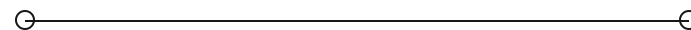


**SALE**

## Corner Lots

**NORTH EAST CORNER OF BONNIE BRAE  
FROM PANHANDLE**

Denton, TX 76201



**PRESENTED BY:**

**GREG JOHNSON**

O: 940.381.2220

[greg.johnson@svn.com](mailto:greg.johnson@svn.com)



## PROPERTY SUMMARY



### OFFERING SUMMARY

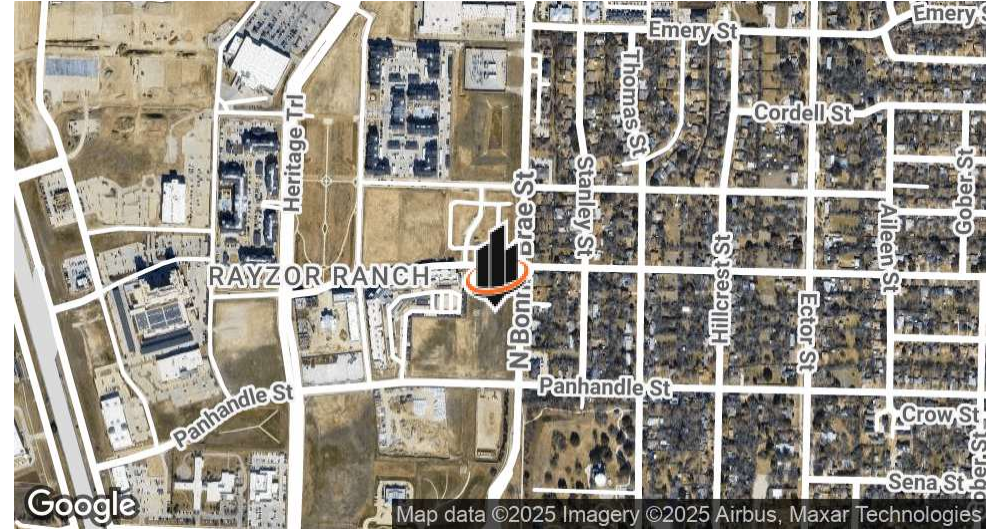
<b>SALE PRICE:</b>	Subject To Offer
<b>LOT SIZE:</b>	3.1 Acres

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**CORNER LOTS** | North East Corner Of Bonnie Brae From Panhandle Denton, TX 76201



### PROPERTY DESCRIPTION

Join National Companies, Hospitals, and Entertainment in Denton's #1 Mixed-Use Development.

No trees! Ready to build lots.

All infrastructure in place.

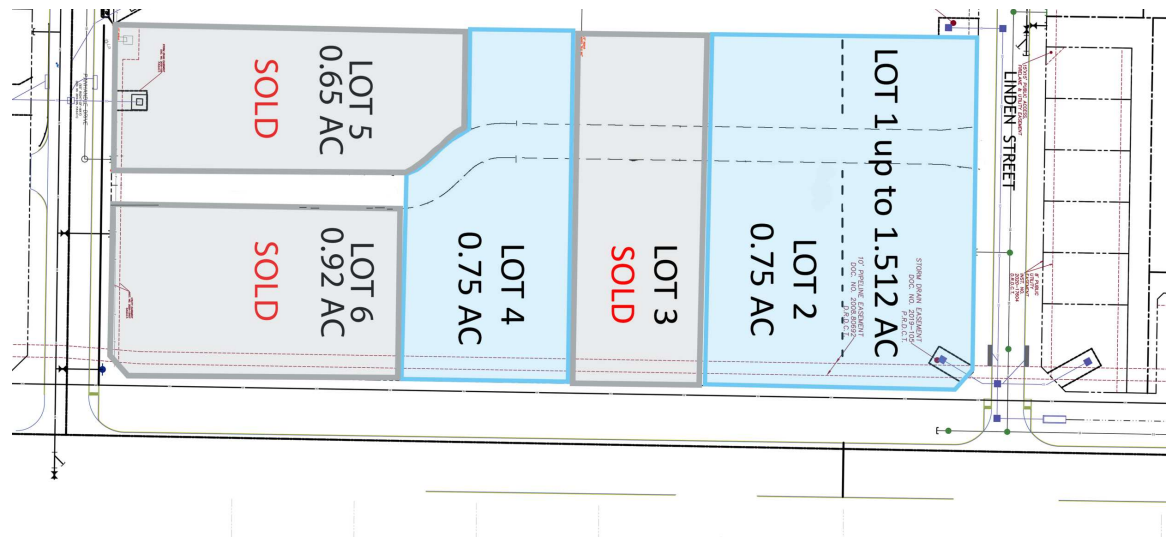
### LOCATION DESCRIPTION

- Rayzor Ranch is a 318 acre Master Planned Mixed-Use Project.
- Offers a ton of retail, entertainment, and urban living around these lots.
- Denton is one of the fastest growing counties in the country.

**SVN | VERUS COMMERCIAL**

2

LAND LOTS



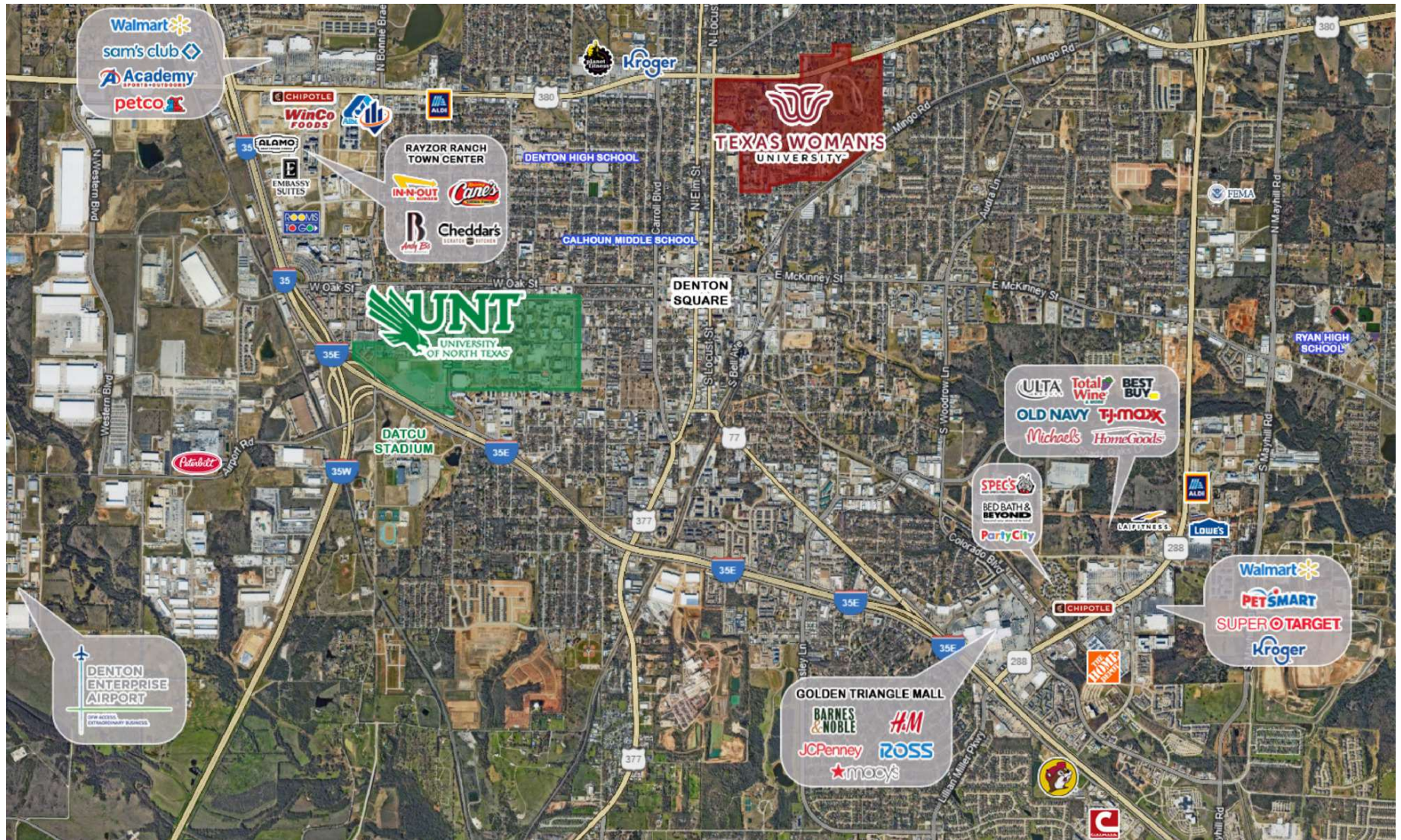
# OF LOTS 6 | TOTAL LOT SIZE 0.75 - 0.82 ACRES | TOTAL LOT PRICE N/A | BEST USE MEDICAL/PROFESSIONAL OFFICE

STATUS	LOT #	SUB-TYPE	SIZE	ZONING
Available	LOT 1	Office	0.82 Acres	PD Rayzor Ranch Town Center
Available	LOT 2	Office	0.75 Acres	PD Rayzor Ranch Town Center
Unavailable	LOT 3	Office	0.75 Acres	PD Rayzor Ranch Tower Center
Available	LOT 4	Office	0.75 Acres	PD Rayzor Ranch Town Center
Unavailable	LOT 5	Office	0.65 Acres	PD Rayzor Ranch Town Center
Unavailable	LOT 6	Office	0.92 Acres	PD Rayzor Ranch

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## RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

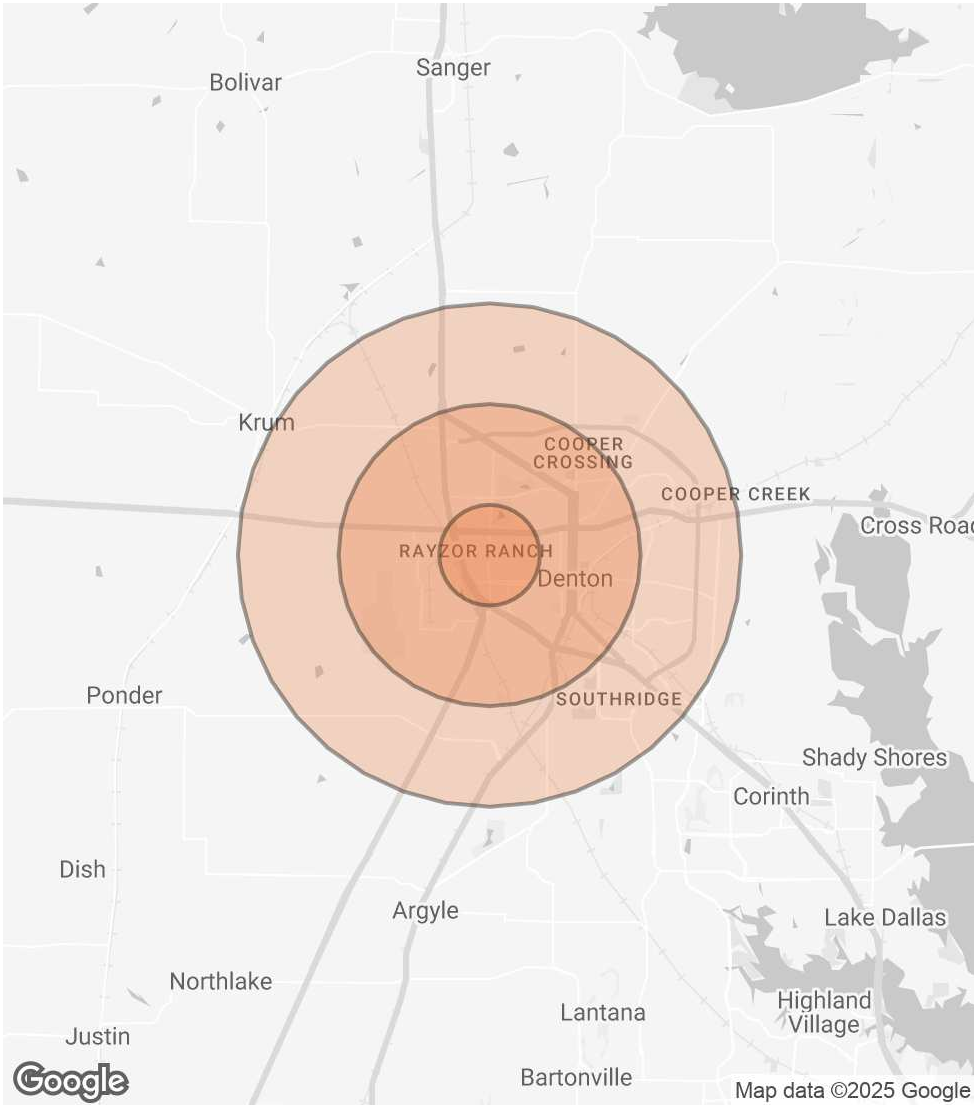
## POPULATION 1 MILE 3 MILES 5 MILES

TOTAL POPULATION	12,354	63,979	124,872
AVERAGE AGE	33	33	35
AVERAGE AGE (MALE)	32	33	34
AVERAGE AGE (FEMALE)	34	34	36

## HOUSEHOLDS & INCOME 1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	5,590	26,952	49,519
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$59,006	\$66,998	\$85,594
AVERAGE HOUSE VALUE	\$383,160	\$346,679	\$361,068

Demographics data derived from AlphaMap



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## MEET THE TEAM



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