

EXPRESSWAY INDUSTRIAL PARK

1700-1716 Shady Oaks Dr, Denton, TX



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PrestonBend
COMMERCIAL

Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

EXPRESSWAY INDUSTRIAL PARK

1700-1716 Shady Oaks Drive, Denton, Texas



OFFERING OVERVIEW

EXECUTIVE SUMMARY

INVESTMENT OFFERING

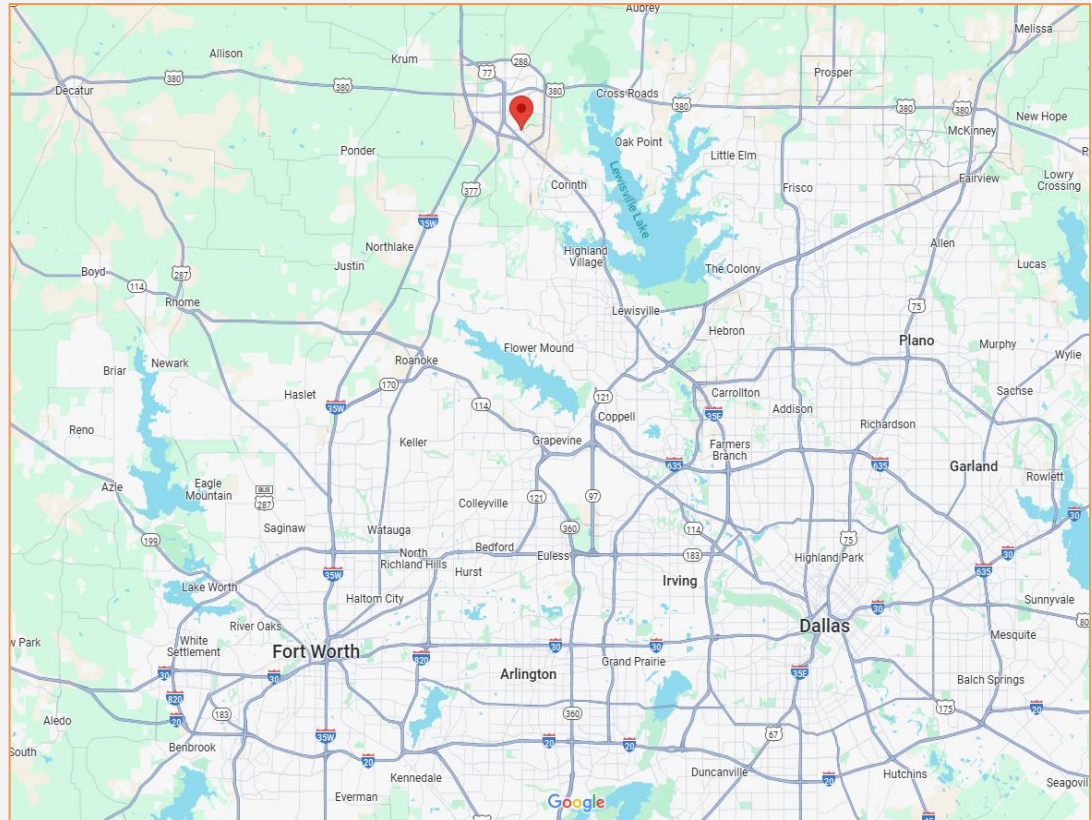
Preston Bend Real Estate is pleased to exclusively offer for sale this rare property located in the fast-growing north end of the Dallas Fort Worth metroplex. Expressway Industrial Park is in the heart of Denton’s industrial district and offers investors excellent passive income with limited Landlord responsibility. The property is 100% occupied with staggered lease expirations and a mix of local and national brands, many with years of commitment to the center.

INVESTMENT SUMMARY

Package Price:	Contact Broker
Current NOI:	Contact Broker
Total SF:	87,387 SF
Total Land:	6.027 AC

PROPERTY DETAIL

Address: 1700-1716 Shady Oaks Drive, 76205
Legal Description: Expressway Industrial Park, Blk D Lot 1,2
APN/Parcel ID: R34718
SF: 87,387 SF
Lot Size: 6.027 AC
County: Denton
Zoning: LI
Gas: Atmos
Electric: TXU
Water: Denton
Sewer: Denton
Trash: Denton



EXPRESSWAY INDUSTRIAL PARK

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The Property

Expressway Business Park is comprised of four buildings totaling 87,387 SF on 6.027 Acres. Located in the heart of Denton's industrial center, this property features a variety of floor plans and configurations. The property has access to the road at multiple access points and features a signalized intersection to assist with entering and exiting the industrial park.

The City of Denton

Denton is the county seat of Denton County, Texas with an estimated population of 164,000. It is a strong suburb, located in the far north end of the Dallas Fort Worth metroplex on Interstate 35, approximately 35 miles northwest of Dallas and 40 miles northeast of Fort Worth. The city is currently under a new significant Interstate 35 redevelopment that will continue to boost the city's growth well into the future. Denton has a large vibrant college community as it is home to two major universities, The University of North Texas and Texas Women's University. Because of its access to the metroplex and amenities offered to local residents, Denton has seen a significant population boom, being called one of the fastest-growing cities in the United States.



- Suite 100: 9,900 SF - Denton Bolt
- Suite 104: 4,599 SF – Supreme Appliance
- Suite 114-116: 4,982 SF - 144 Print and Race Studio
- Suite 118: 4,000 SF – Kelly Saw
- Suite 120: 7,706 SF – Solutions Direct
- Suite 130-140: 6,700 SF- Watkins Diesel
- Suite 1706: 9,570 SF- Carrier Enterprises
- Suite 1712: 20,250 SF- Museum Fabrication Group
- Suite 1716: 19,500 SF- Zenplus Restoration

TENANT PROFILES

1700/100 - The Denton Bolt Company has provided quality industrial hardware/tool products and services to their Dallas Fort Worth customer base since 1979.

1700/104 - Supreme Appliances is a leading appliance repair provider for the Dallas area and they service nearly every make and model of major appliances released in the past 20 years.

1700/114 - 144 Print House & Race Studio offers a wide range of professional graphic design, embroidery and screen printing. They also build race cars including a 2023 Toyota GR86 for the business owner/driver.

1700/118 - Kelly Saw is a family-owned business of over 40 years that provides sharpening services for saw blades, router bits, and many other woodworking tools. They also sell a variety of new blades, bits, glue, sanding discs, and screws.

1700/120 - Solutions Direct is an online technical supplier of industrial products for a wide variety of applications and offers a wide selection of electrical enclosures, electronic racks & cabinets, infrared temperature measurement products, material testing equipment, process control & measurement products, and scales & balances.

1700/130-140 - Watkins Diesel Repair is a family owned and operated company with over 14 years of experience, specializing in diesel engine performance and repair.

1706 - Carrier Enterprises is a parts supplier and HVAC training facility. They keep their warehouse fully stocked with high-quality, HVAC equipment, parts, and supplies.

1712 - Museum Fabrication builds and installs professional, high-quality exhibits to a wide variety of clients including Museums, Showrooms, Nature Centers, Corporate Offices and much more.

1716 - ZenPlus Restoration provides Fire, Flood, Storm and Water Damage cleanup services.

DEMOGRAPHICS near 1700 SHADY OAKS DR

	1 MILE	3 MILE	5 MILE
2023 Total Population	11,399	102,220	162,837
2028 Population	12,268	110,007	174,976
Pop Growth 2023-2028	+ 7.62%	+ 7.62%	+ 7.45%
Average Age	33	34	35
2023 Total Households	4,495	38,471	59,761
HH Growth 2023-2028	+ 7.61%	+ 7.69%	+ 7.57%
Median Household Inc	\$48,394	\$55,143	\$66,682
Avg Household Size	2.30	2.40	2.50
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$235,278	\$241,495	\$252,039
Median Year Built	1988	1989	1994

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REAL ESTATE

A GROUP OF SKILLED NORTH TEXAS INDUSTRY VETERANS DEDICATED TO PROVIDING OUTSTANDING SERVICE AND INNOVATIVE, CUSTOMIZED STRATEGIES TO MEET YOUR COMMERCIAL REAL ESTATE OBJECTIVES

Our knowledge of the region gives you access to unique information and insight that in turn ensures that you make the most financially sound decisions concerning your real estate needs. We aspire to bring a new standard of dedication and professionalism to the North Texas Real Estate market. We work with users of commercial real estate to thoroughly understand our client's objectives and needs of the project in order to develop a winning strategy.

A New Standard of Dedication



ACQUISITIONS
& DISPOSITIONS



TENANT & LANDLORD
REPRESENTATION



PROPERTY
MANAGEMENT



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