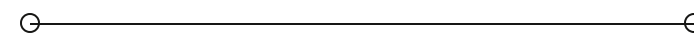


SALE

3482 Springside Road

3482 SPRINGSIDE ROAD

Denton, TX 76207



PRESENTED BY:

GREG JOHNSON
O: 940.381.2220
greg.johnson@svn.com

NATHAN TUNE
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PROPERTY SUMMARY



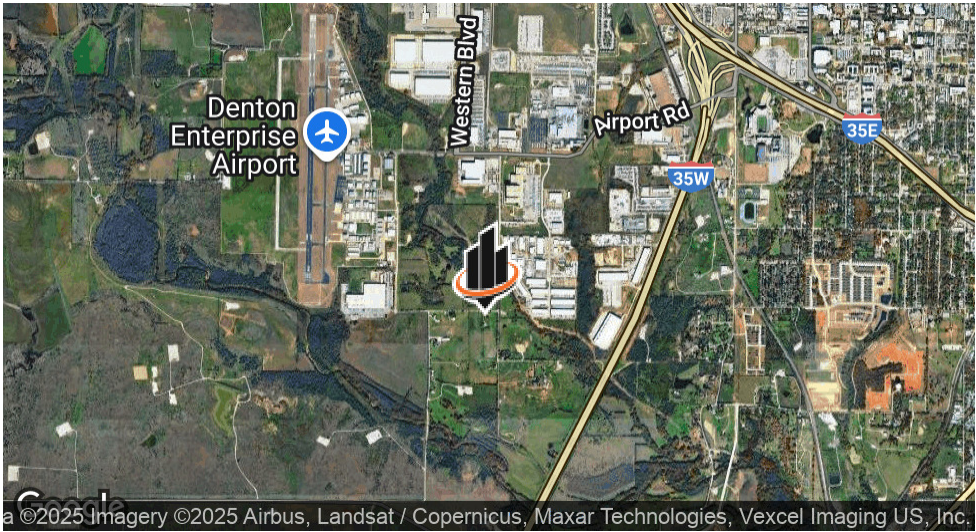
OFFERING SUMMARY

SALE PRICE:	\$8.50 / SF
LOT SIZE:	21.8 Acres
ZONING:	HI: Heavy Industrial

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PROPERTY HIGHLIGHTS

- Close proximity to I-35W, I-35E, HWY 380
- Zoned for heavy industrial use

DENTON CITY INFO



LOCATION DESCRIPTION

Explore the lively atmosphere of Denton, TX, where the energy of a college town meets the charm of a historic downtown. In the heart of Denton, the Historic Downtown Denton Square is the hub of eclectic shops, boutiques, local eateries, and entertainment venues that draw individuals and families from all over. The unique mix of businesses and popular attractions remains a vital part of the city.

LOCATION DETAILS

COUNTY	Denton
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LOCATION BENEFITS

- Denton is one of the fastest-growing cities in Texas, with strong population and business expansion trends.
- This strategic North Texas city is positioned at the intersection of I-35, offering easy access to the DFW Metroplex, major highways, and regional markets.
- Home to two state universities, the University of North Texas and Texas Woman’s University, bringing a dynamic workforce, talent pool, and built-in customer base.
- Denton is known for its lively music scene and frequent community events, driving local engagement and out-of-town visitors year-round.
- Downtown Denton features pedestrian-friendly streets, public transportation options, and proximity to the A-train commuter rail.

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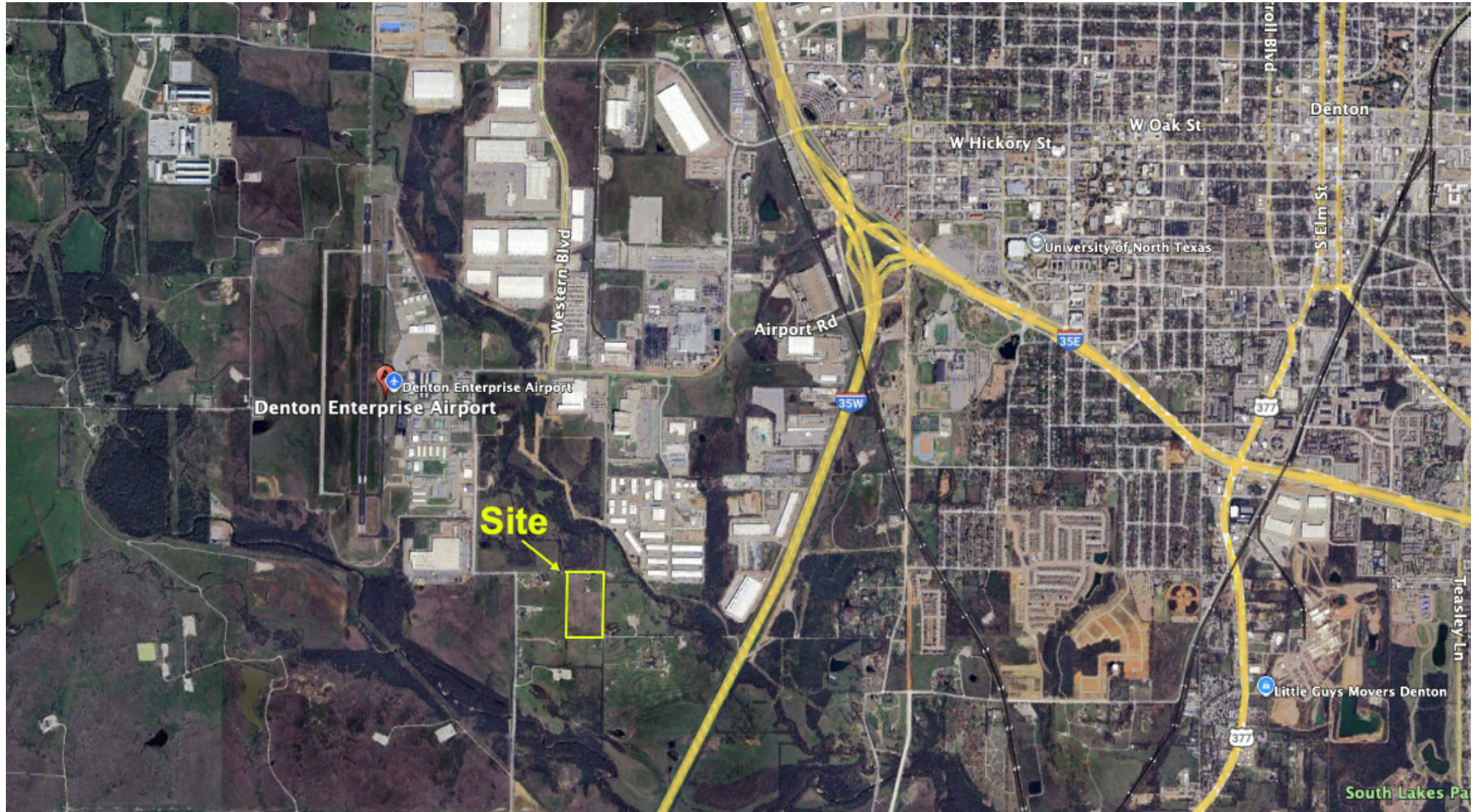
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AERIAL



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4

ADDITIONAL AERIALS



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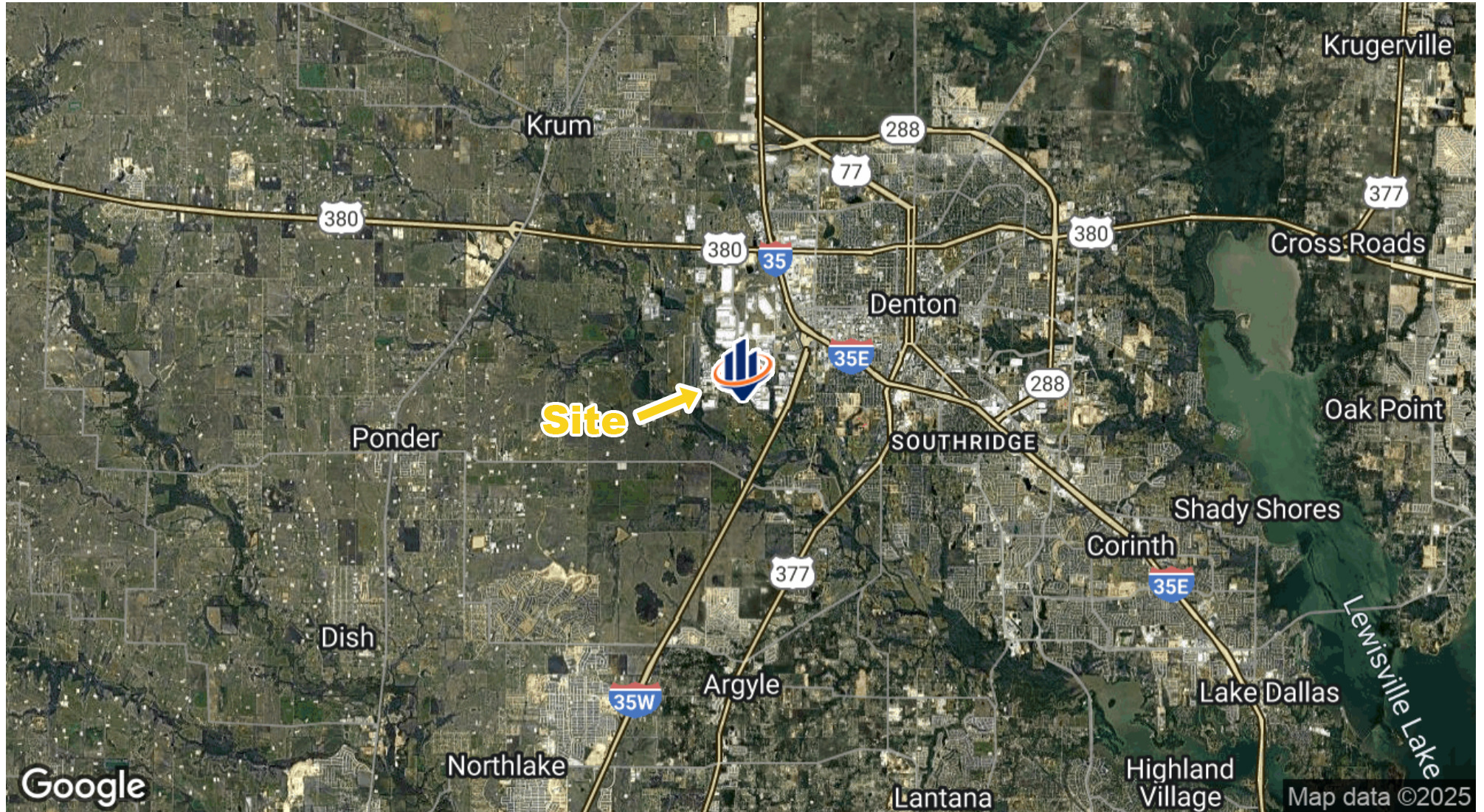
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LOCATION MAP



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6

RETAIL MAP



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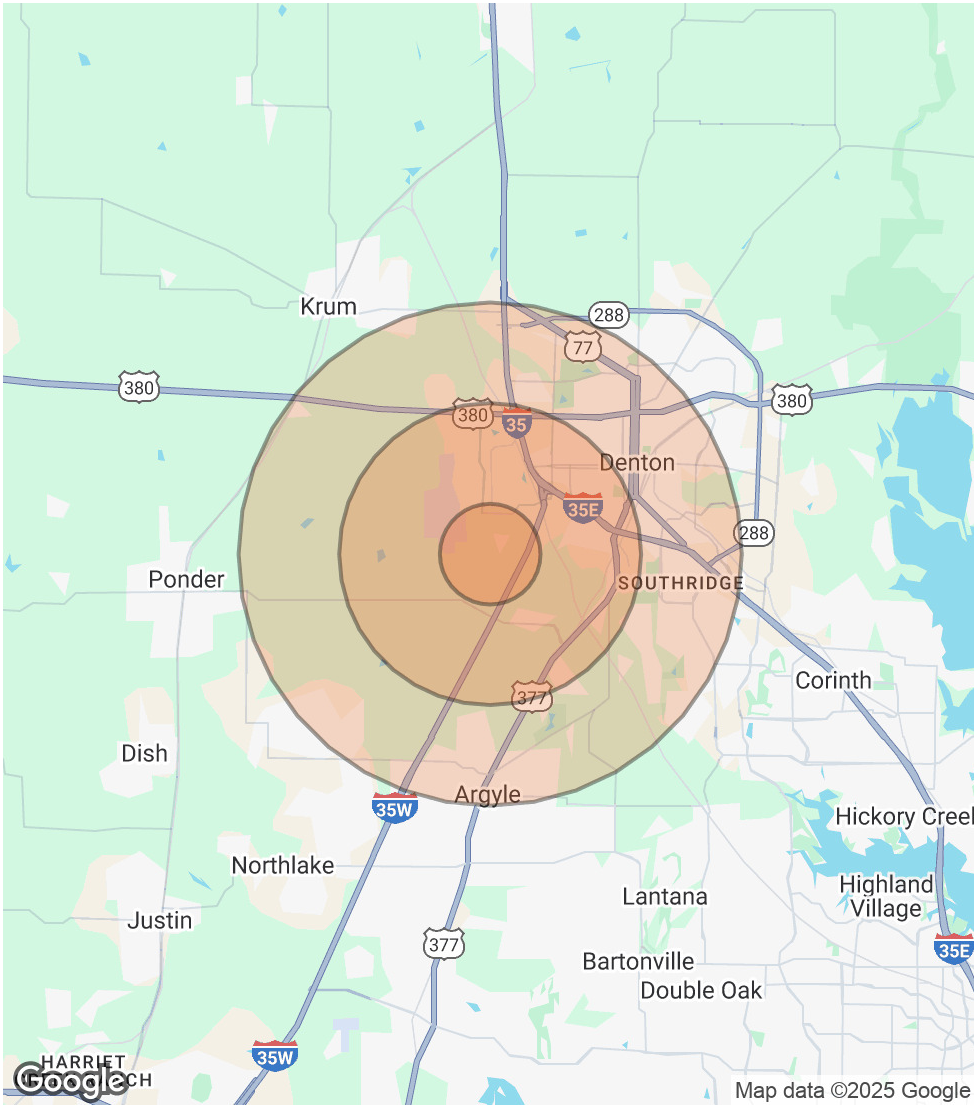
SVN | VERUS COMMERCIAL

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	124	32,996	105,428
AVERAGE AGE	28	31	36
AVERAGE AGE (MALE)	28	31	35
AVERAGE AGE (FEMALE)	28	31	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	54	13,706	42,598
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$61,624	\$66,464	\$90,351
AVERAGE HOUSE VALUE	\$485,506	\$395,524	\$407,965

Demographics data derived from AlphaMap



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