

FOR SALE

FULLY ENTITLED LAND FOR 29-UNIT TOWNHOME DEVELOPMENT

2605 E McKinney St | Denton, TX 76209



VISION

COMMERCIAL REAL ESTATE



[David Spina](#) | [Preston Beaupain](#)

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

PRICE | **\$1,500,000**

PROPERTY AREA | **3.77 AC**

TCN
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

- Fully entitled for 29-unit townhome development
- Zoned multi-family
- Shovel-ready
- High-volume development area
- Can be build-to-rent or sold individually

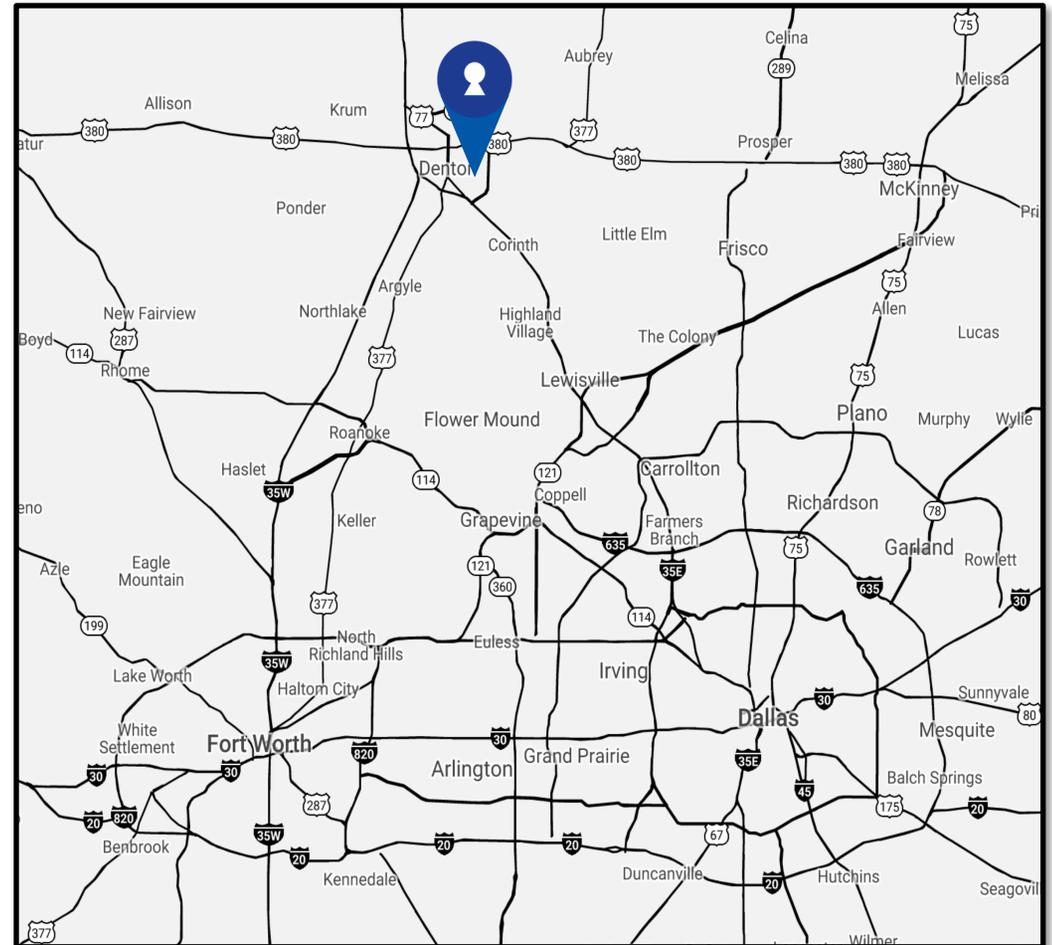
DEMOGRAPHICS

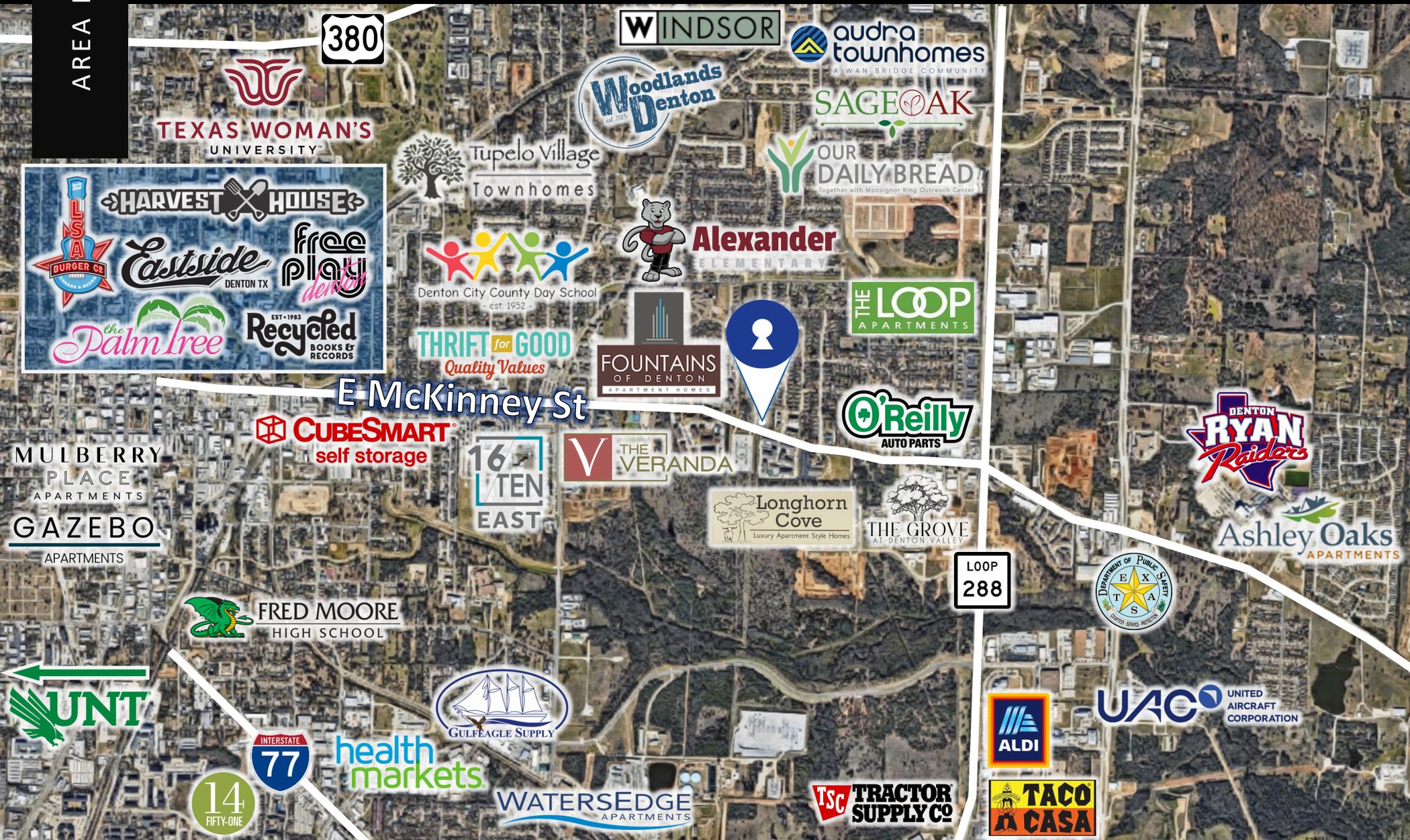
	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	12,878	37,172	82,814	153,777
DAYTIME POPULATION	12,137	47,459	91,017	158,193
AVG HH INCOME	\$67,161	\$73,984	\$80,685	\$99,474
POPULATION GROWTH 2024-2029	2.47%	1.54%	1.17%	1.28%

*STDB.com 2024

TRAFFIC COUNT

47,247 VPD at E McKinney St & S Loop 288





TEXAS WOMAN'S UNIVERSITY
 HARVEST HOUSE
 Eastside free play dentist
 the Palm Tree
 Recycled BOOKS & RECORDS

CUBESMART self storage

E McKinney St



MULBERRY PLACE APARTMENTS
GAZEBO APARTMENTS

FRED MOORE HIGH SCHOOL



health markets



WATERSEDGE APARTMENTS

WINDSOR



audra townhomes
A WAN BRIDGE COMMUNITY

SAGEOAK

OUR DAILY BREAD
Together with Monsignor King Outreach Center

Tupelo Village Townhomes



THRIFT for GOOD
Quality Values

Alexander ELEMENTARY

FOUNTAINS OF DENTON
APARTMENT HOMES

THE LOOP APARTMENTS

O'Reilly AUTO PARTS

THE VERANDA

Longhorn Cove
Luxury Apartment Style Homes

THE GROVE AT DENTON VALLEY

DENTON RYAN Raiders

Ashley Oaks APARTMENTS



UACO UNITED AIRCRAFT CORPORATION

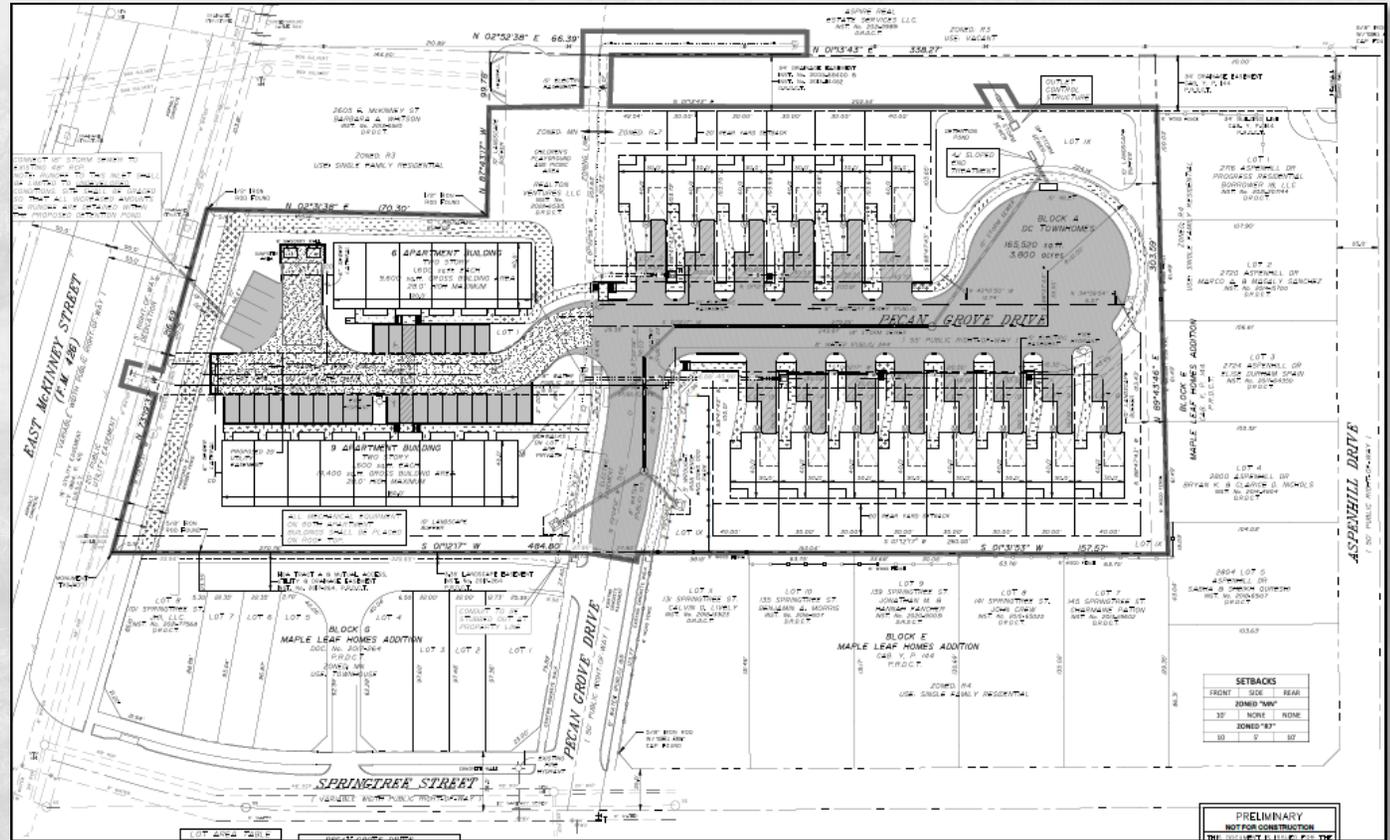


TACO CASA

TSC TRACTOR SUPPLY CO



- 👁️ Geotech Report
- 👁️ Full Construction Documents (CDs)
 - 👁️ Architectural Package
 - 👁️ Structural Engineering Drawings
 - 👁️ MEP Drawings
 - 👁️ Civil Plans
 - 👁️ Grading/Paving
 - 👁️ Plan
 - 👁️ Wet & Dry Utilities
- 👁️ Wastewater Study
- 👁️ Environmental – Phase I
- 👁️ Survey and Topo
- 👁️ City-Stamped Plans
- 👁️ City Approval Letters





COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for **3-year job growth** (185,600 jobs)
#1 in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)
BLS, Dec. 2021

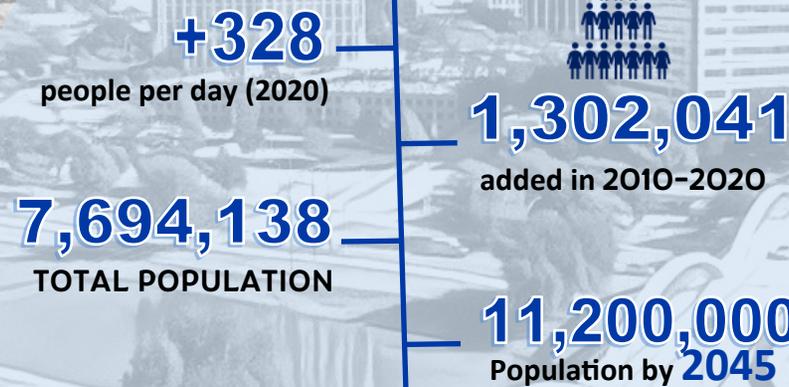
4 **Global 500 Companies** Fortune, 2021
9 **World's Most Admired Companies** Fortune, 2022
22 **Fortune 500 Companies**



50%
LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.

+7.2%
EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022

DFW AREA GROWTH



3 Commercial AIRPORTS

- DFW International
 - Dallas Love Field
 - Alliance
- Travel anywhere in Continental U.S. in **4 hours**
Access nearly **60** international destinations

HIGHER EDUCATION

Three Research 1 Universities



30 Higher Education Institutions
15 Major Universities Including:



4TH LARGEST METRO IN U.S. OVER **200** CITIES

HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

INFORMATION ON BROKERAGE SERVICES



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction on honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction on known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction on. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction on impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation on agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information on purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Vision Commercial RE DFW LC	9006752	info@visioncommercial.com	817.803.3287
Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025



IABS 1-1