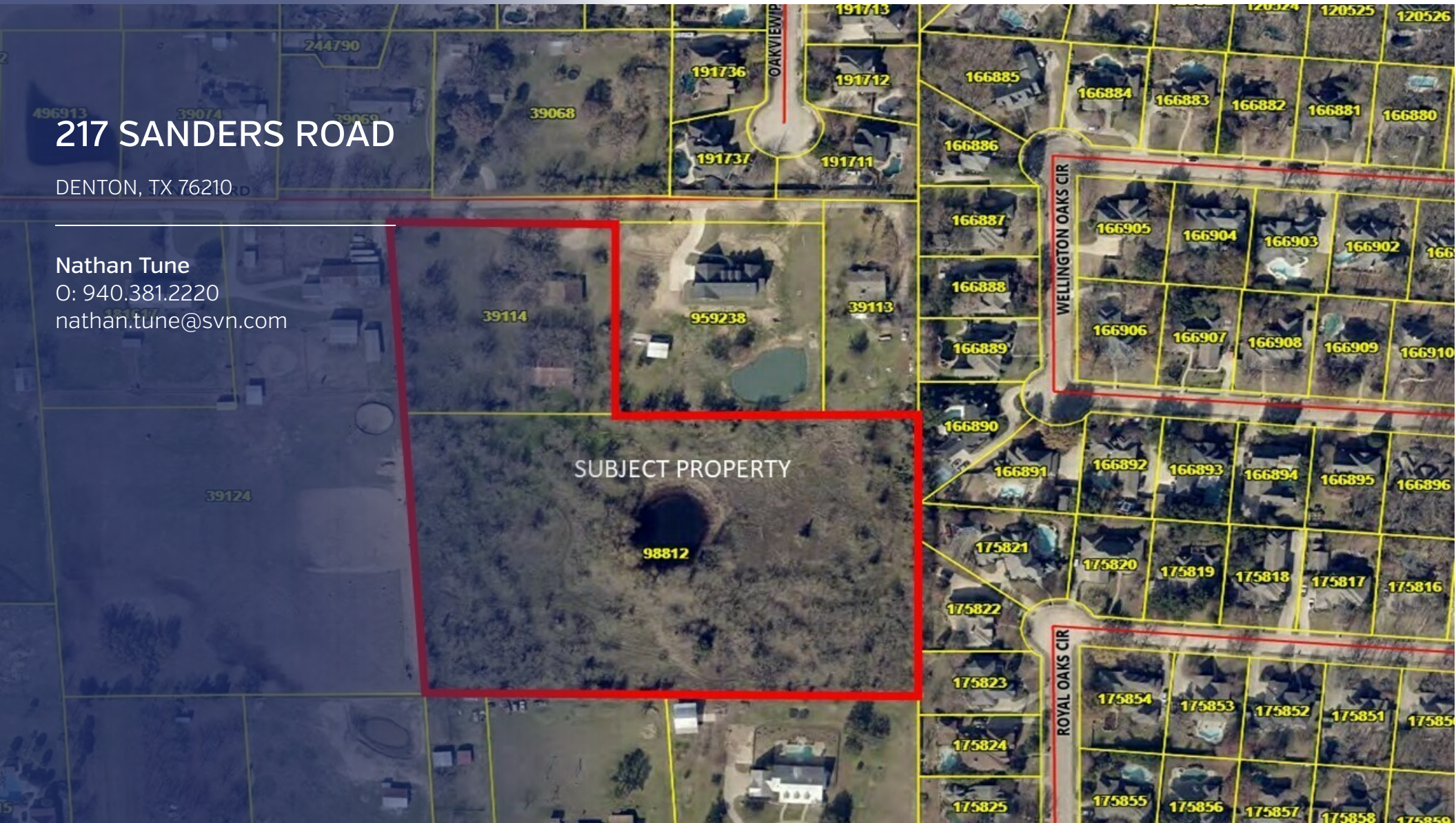


217 SANDERS ROAD

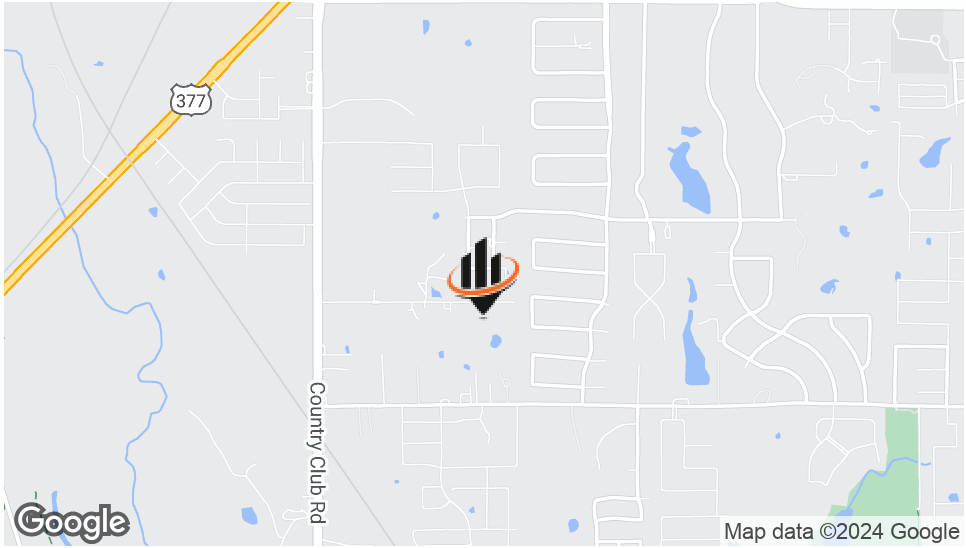
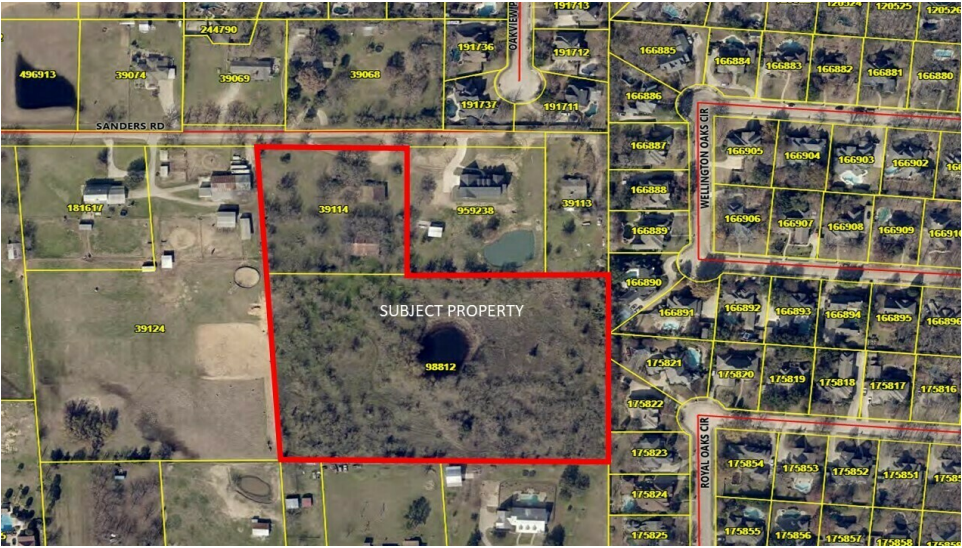
DENTON, TX 76210

Nathan Tune
O: 940.381.2220
nathan.tune@svn.com

SUBJECT PROPERTY



Property Summary



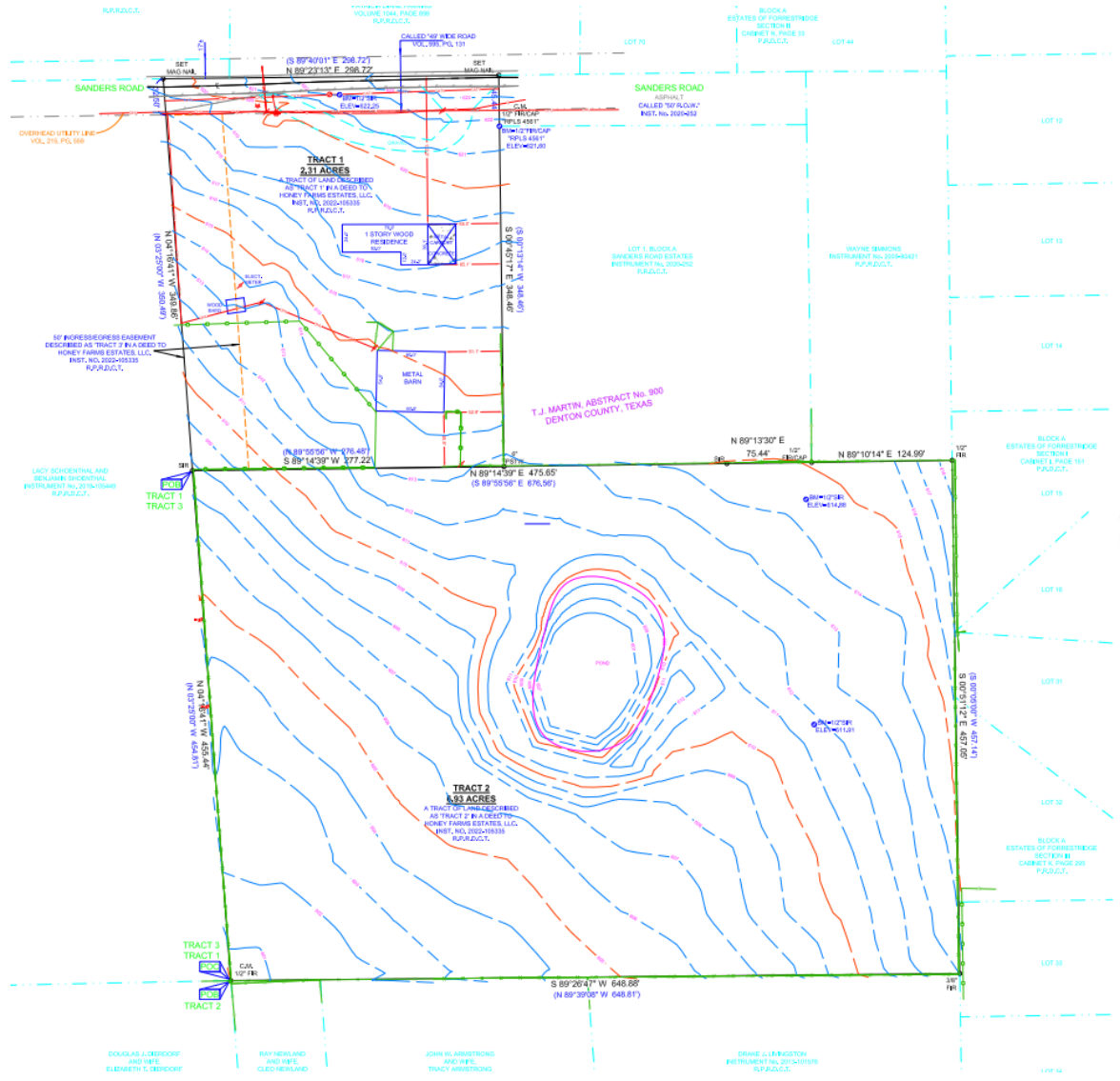
OFFERING SUMMARY

Sale Price: \$1,300,000
Lot Size: 9.24 Acres
Zoning: R2 Residential

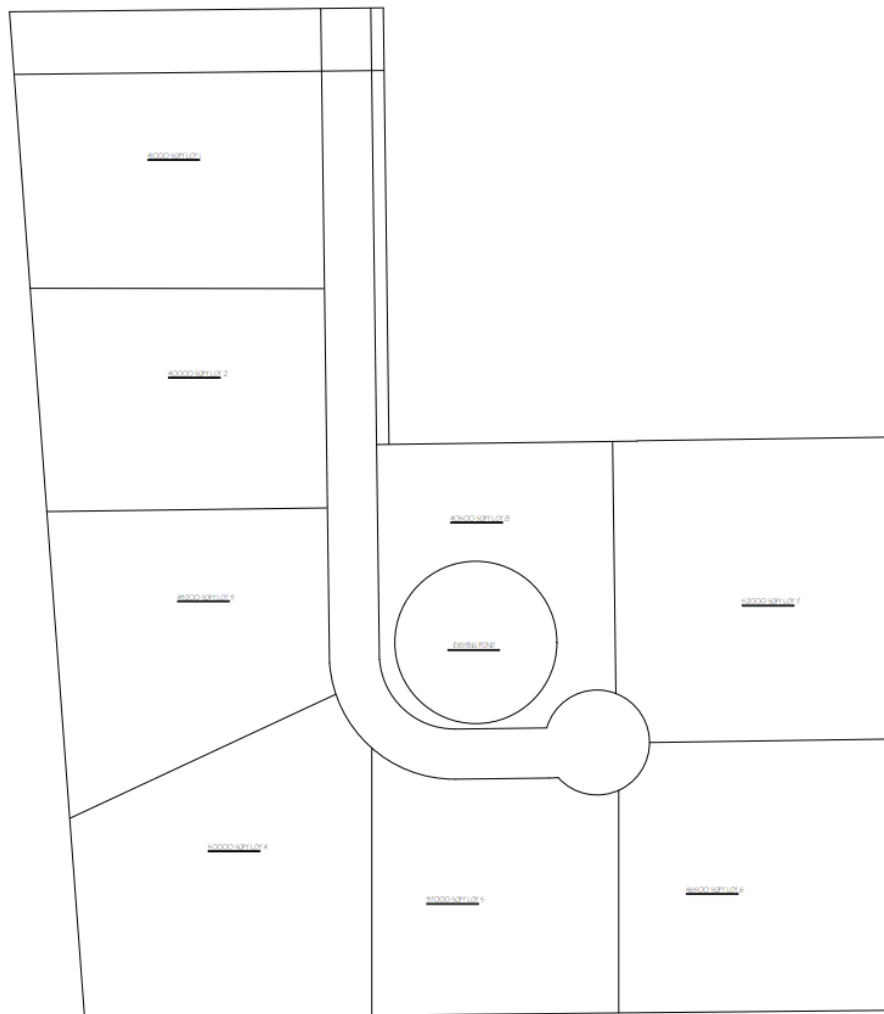
PROPERTY OVERVIEW

Perfect for building your dream home or developing a small residential subdivision.

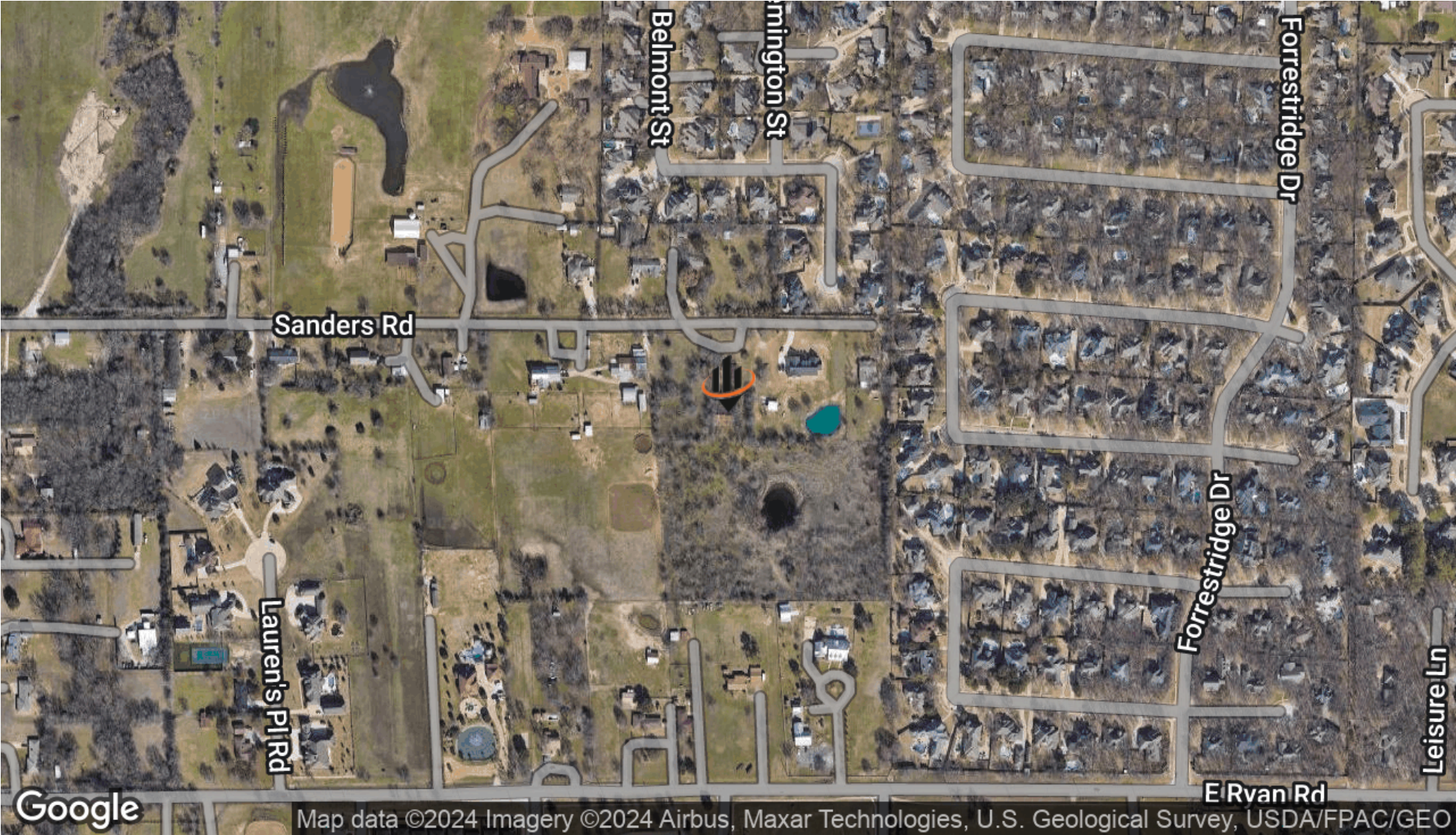
Additional Photos



Additional Photos



Location Map



217 SANDERS ROAD DENTON, TX 76210

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map & Report

POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,145	4,261	9,738
Average Age	34.0	36.7	38.5
Average Age (Male)	32.8	35.2	37.2
Average Age (Female)	44.0	43.0	43.7

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	443	1,595	3,576
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$115,452	\$107,725	\$109,856
Average House Value	\$382,290	\$314,749	\$297,637

* Demographic data derived from 2020 ACS - US Census

