

FOR SALE



±1.5 ACRES OF LAND

1200 S. Loop 288 Denton, Texas 76205

HENRY S. MILLER

5151 Belt Line Rd #900
Dallas, Texas 75254
972.419.4000
www.henrysmiller.com

MICHAEL GRESBACK

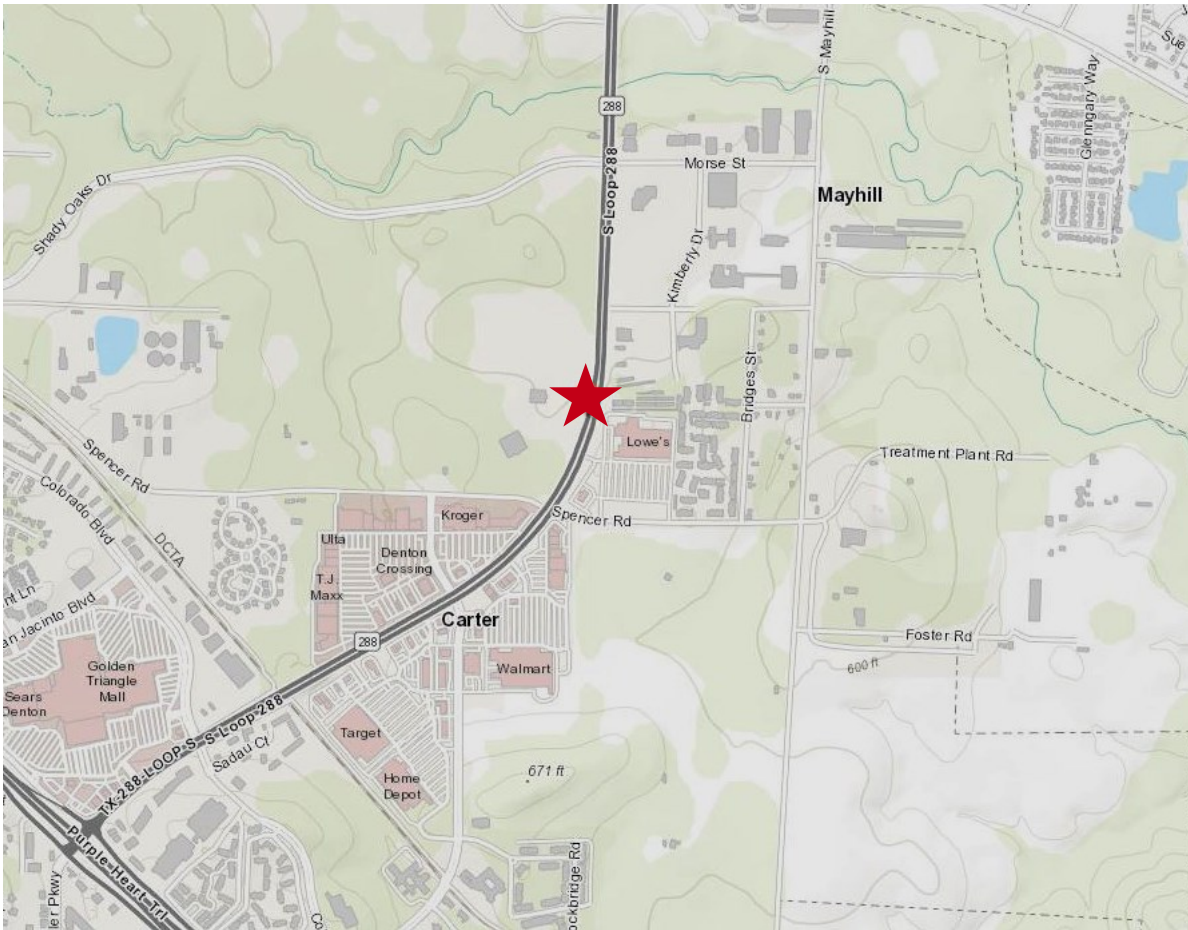
Retail Associate
mgresback@henrysmiller.com
p 972.419.4080

FRANK BULLOCK

Executive Vice President
frankbullock@henrysmiller.com
p 972.419.4019



DENTON LOOP 288 LAND **PROPERTY INFORMATION**



LOCATION

NWQ Loop 288 & Spencer Rd.
Denton, TX

LAND SIZE

±1.5 Acres

COUNTY

Denton

ZONING

LI (Light Industrial)

PRICE

Contact Broker

TRAFFIC COUNTS

	VPD
@ Spencer Rd and State Loop 288 E	±5,596
@ Spencer Rd and State Loop 288 W	±4,570

PROPERTY INFORMATION

- Located near FEMA regional headquarters
- Close proximity to Golden Triangle Mall
- Build to Suit

AREA RETAILERS



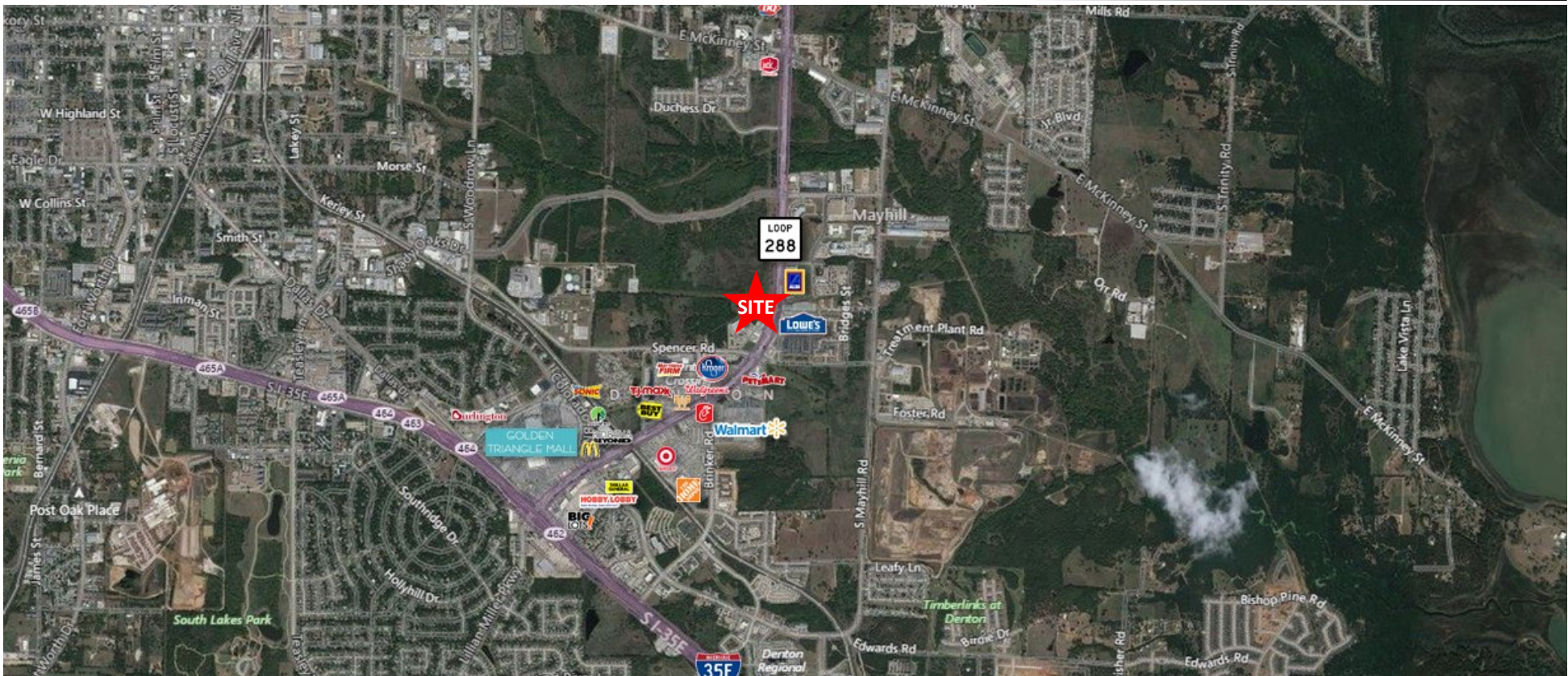
HENRY S. MILLER

5151 Belt Line Rd #900
Dallas, Texas 75254
972.419.4000
www.henrysmiller.com

The above information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



DENTON LOOP 288 LAND **PROPERTY INFORMATION**



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Estimated Population	4,190	67,352	151,768
Estimated Households	1,647	26,174	55,713
Average HH Income	\$37,757	\$64,752	\$74,716
Median Age	26	29	29
Daytime Population	10,019	76,024	142,586

HENRY S. MILLER

5151 Belt Line Rd #900
Dallas, Texas 75254
972.419.4000
www.henrysmiller.com

The above information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.

