

SECTION A

Gross Acreage: +/- 22.3675

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SECTION B

Gross Acreage: +/- 37.0784

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SECTION C

Gross Acreage: +/- 98.8368





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Denton Industrial Sites - 158.2827 Acres

Denton Industrial Park | Denton, TX 76207

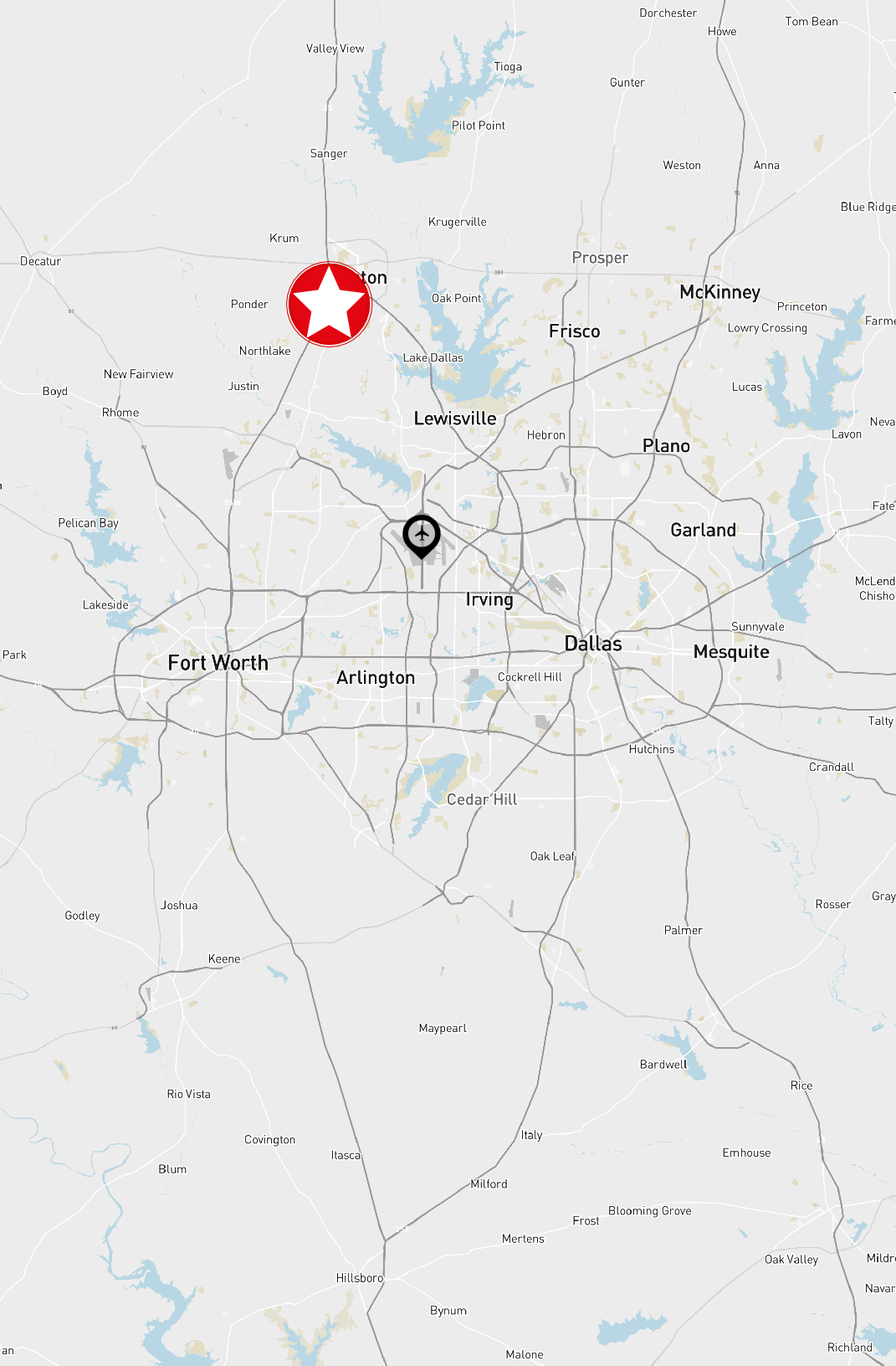
PROPERTY, UTILITY & ZONING INFO



LOCATION	East of Denton Enterprise Airport Denton, TX 76207
TOTAL ACREAGE	~158.2827 Acres
ZONING	Heavy Industrial
NEAREST HIGHWAYS	I-35 W/E Junction Highway 377 Highway 380
TARGETED USES	Industrial, Distribution & Manufacturing
UTILITIES	<div>(Click icons for details)</div> <div> Water</div> <div> Wastewater</div> <div> Storm Water</div> <div> Floodplain</div>



LOCATION



WHY DENTON?

- **Strategic Location:** Denton is strategically located within the northern portion of the Dallas-Fort Worth (DFW) Metroplex, one of the fastest-growing metropolitan areas in the United States. Its proximity to major highways, including I-35, offers excellent connectivity and accessibility for the transportation of goods to regional and national markets.
- **Proximity to Major Markets:** Denton's location within the DFW Metroplex provides access to a large consumer base and major markets across various industries. With a population of over 7 million people in the DFW area, companies relocating to Denton can tap into a robust customer base.
- **Skilled Workforce:** Denton is home to several higher education institutions, including the University of North Texas, Texas Woman's University, and North Central Texas College. These institutions produce a talented pool of graduates, providing a skilled labor force for industrial companies in need of qualified employees.
- **Business-Friendly Environment:** Denton embraces a business-friendly environment, offering favorable tax policies, streamlined regulations, and incentives for companies looking to relocate or expand their operations. The city encourages economic development and maintains strong relationships with local businesses to foster growth.
- **Affordable Operating Costs:** Denton offers competitive operating costs compared to other areas within the DFW Metroplex. The cost of living and doing business in Denton is generally lower than in nearby cities, making it an attractive location for industrial companies seeking to optimize their operational expenses.
- **Robust Infrastructure:** Denton boasts modern industrial infrastructure, including available land for development, industrial parks, and warehouse facilities. The city's infrastructure supports the efficient movement of goods, with well-maintained roads and access to rail and air transportation.
- **Quality of Life:** Denton offers an excellent quality of life for employees, with a vibrant arts and music scene, recreational activities, and a range of housing options. The city's amenities, such as parks, shopping centers, restaurants, and entertainment venues, contribute to a positive work-life balance and attract talent to the area.

In summary, Denton, TX, offers industrial companies strategic advantages such as its location within the DFW Metroplex, access to major markets, a skilled workforce, a business-friendly environment, affordable operating costs, robust infrastructure, and a high quality of life for employees. These factors make Denton an appealing destination for industrial companies considering relocation.



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