



PADS & SHOP SPACE

For lease:
NWC Hwy 380 &
Thomas J Egan Rd
Denton, TX 76266

VENTURE

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Metrics

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Available Spaces

Pads
Lot 2: 1 AC
Lot 3: 1 AC

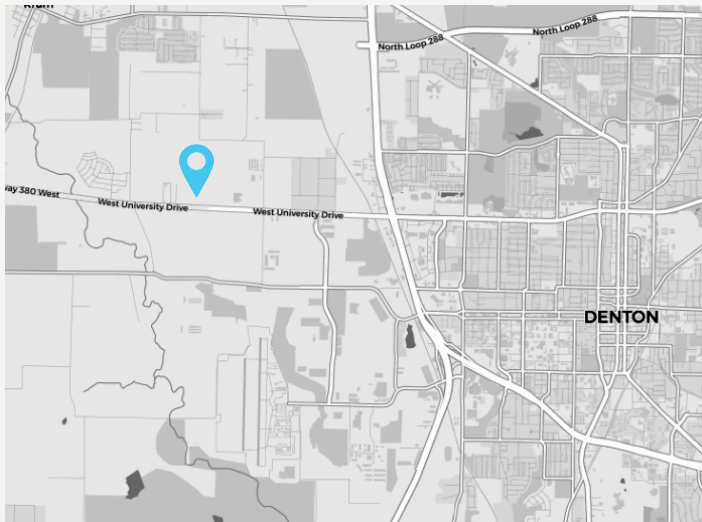
Retail Building
16,125 SF

Zoning

SC
Carwash & automotive repair permitted

Traffic Counts

US 380
30,504 VPD



Property Highlights

1. Located in a high-growth residential area with strong population expansion
2. Signalized intersection approved and funded, with delivery anticipated in Q4 2026
3. Excellent visibility and accessibility with traffic counts exceeding 30,000 vehicles per day
4. Ideal for QSR, fast casual, and service retail users seeking strong drive-by exposure
5. Strong potential for high-volume sales driven by limited competition and growing rooftops
6. Strong residential growth: Over 10,000 new homes are entitled within a 5 mile radius, with significant development expected over the next 3-5 years

2025 Demographic Summary

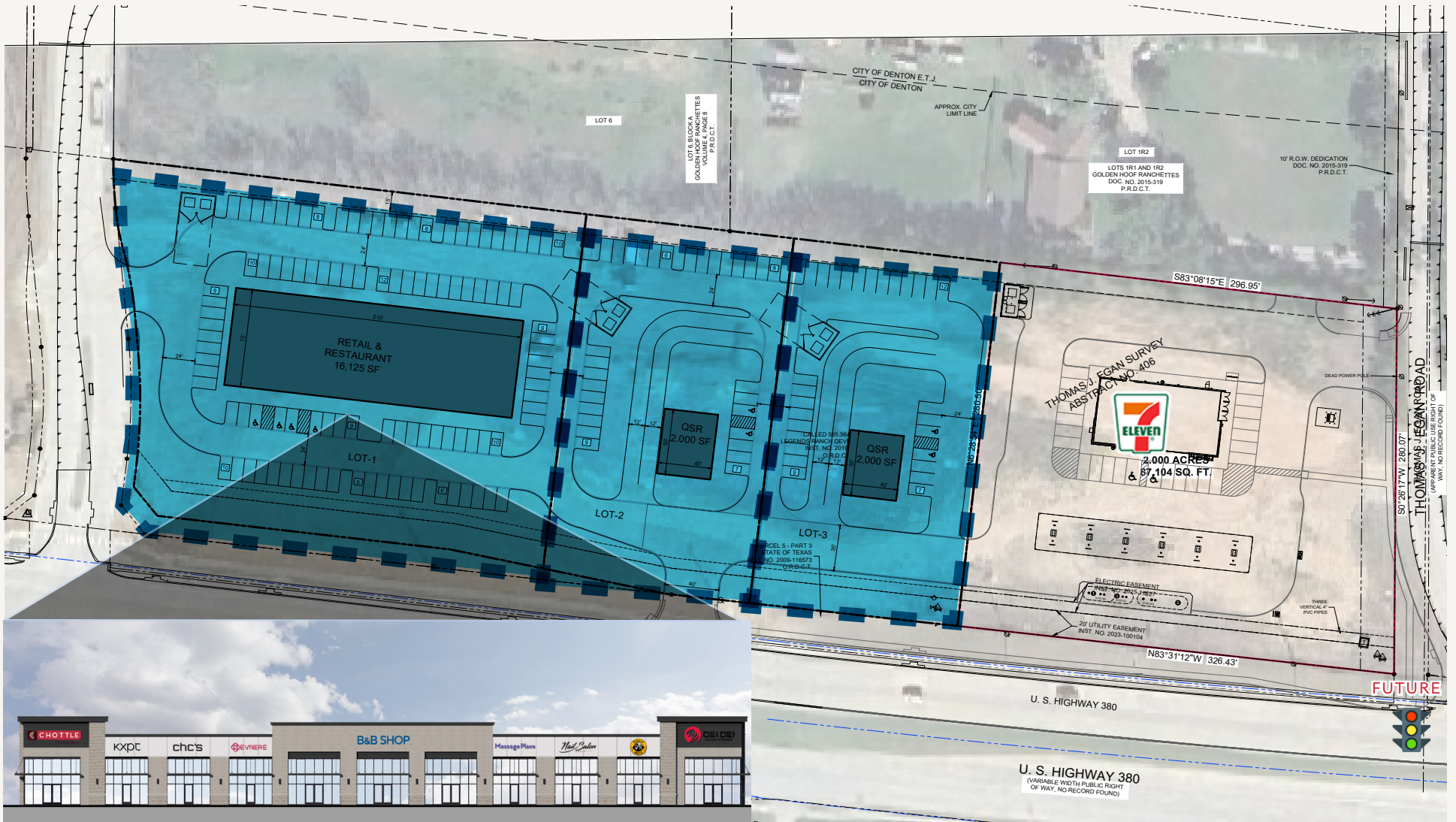
	3 MILE	5 MILES	7 MILES
EST. POPULATION	10,281	48,442	124,980
EST. DAYTIME POPULATION	10,957	34,706	36,758
EST. AVG. HH INCOME	\$150,129	\$93,233	\$106,019

Area Attractions



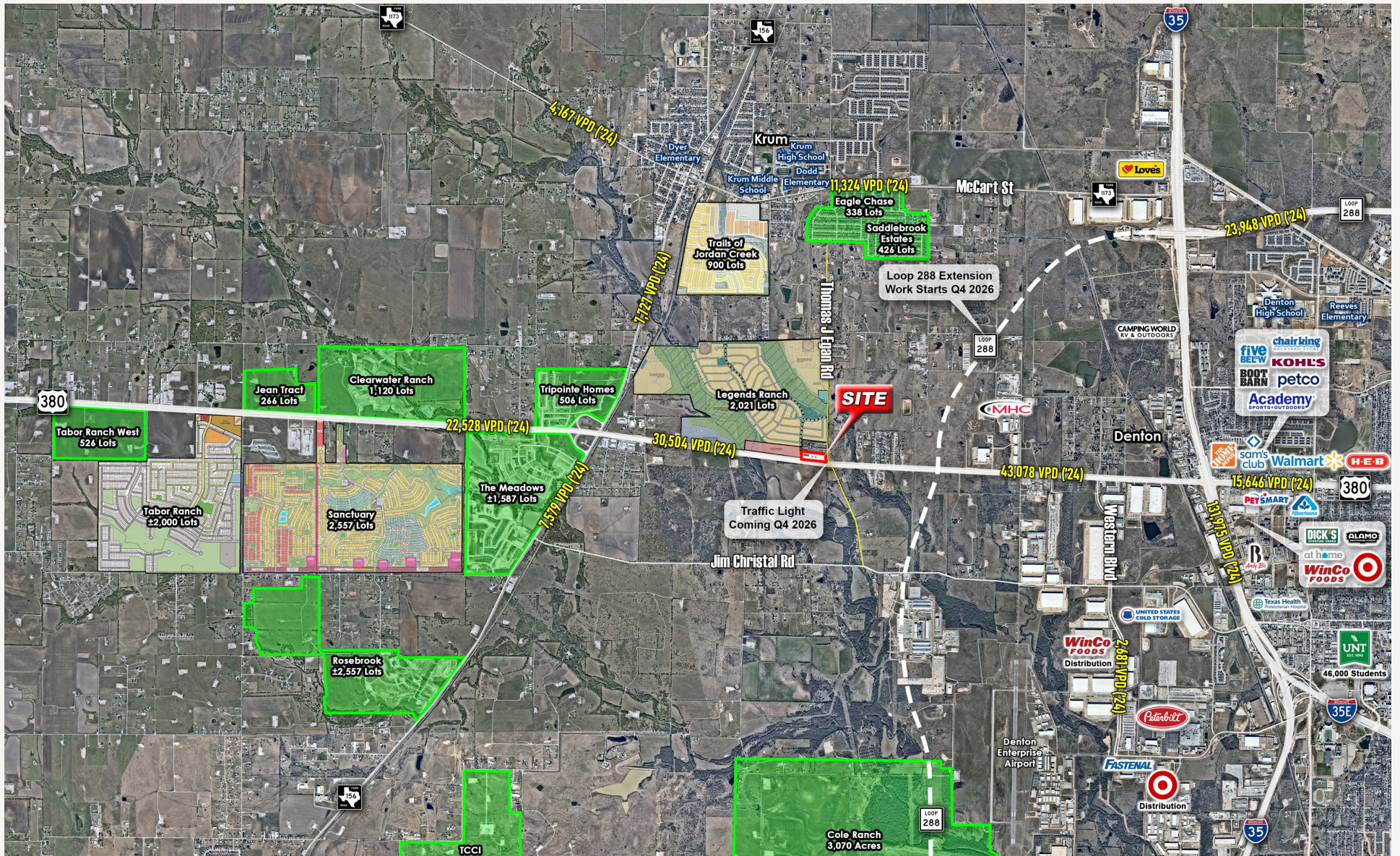
Site Plan

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Aerial

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