



# 380 Industrial

INDUSTRIAL / FOR SALE OR BTS

Thomas J. Egan Road & 380, Denton, Texas



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## Denton, TX

Well-located at the northeast corner of US 380 and Thomas J. Egan Road, this ground-up development provides easy access to I-35, FM 156, and a planned arc of Loop 288. Just down the street from Denton's major industrial area, this site serves the rapidly growing Denton market.

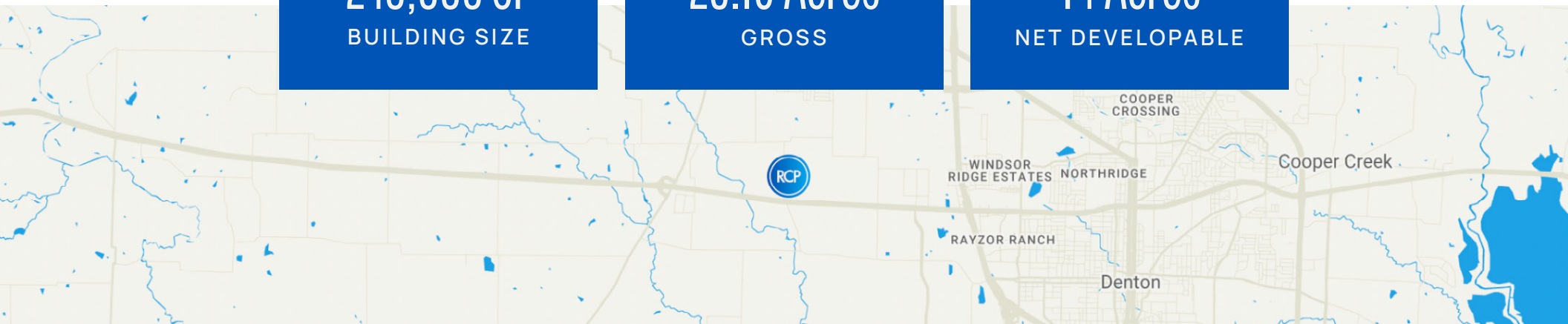
## Property Highlights

- Located at the NE corner of Thomas J Egan Rd and US-380; half of a mile west of future Loop 288
- Frontage on 6 lane road at US 380
- Future light at Thomas Egan & 380
- Annexed into City of Denton and Rezoned to LI
- Sewer to site
- 12" water line

**240,000 SF**  
BUILDING SIZE

**28.16 Acres**  
GROSS

**14 Acres**  
NET DEVELOPABLE



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For more photos and info about this property,  
please visit [ReserveCapPartners.com](https://ReserveCapPartners.com) and navigate as shown below:  
**PORTFOLIO > INDUSTRIAL > 380 INDUSTRIAL**

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RCP RESERVE  
CAPITAL PARTNERS

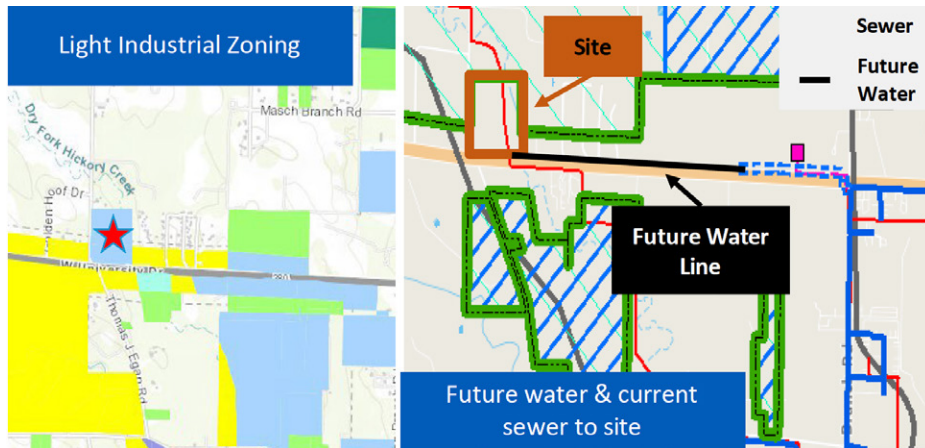


PRIME LOCATION NEAR I-35, 380, AND FUTURE LOOP 288

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INDUSTRIAL ZONING





## Property Contact

### Leasing Info:

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### Property Management:

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