

SALE

Rayzor Ranch Retail

**NORTH EAST CORNER OF BONNIE BRAE
FROM PANHANDLE**

Denton, TX 76201

PRESENTED BY:

GREG JOHNSON

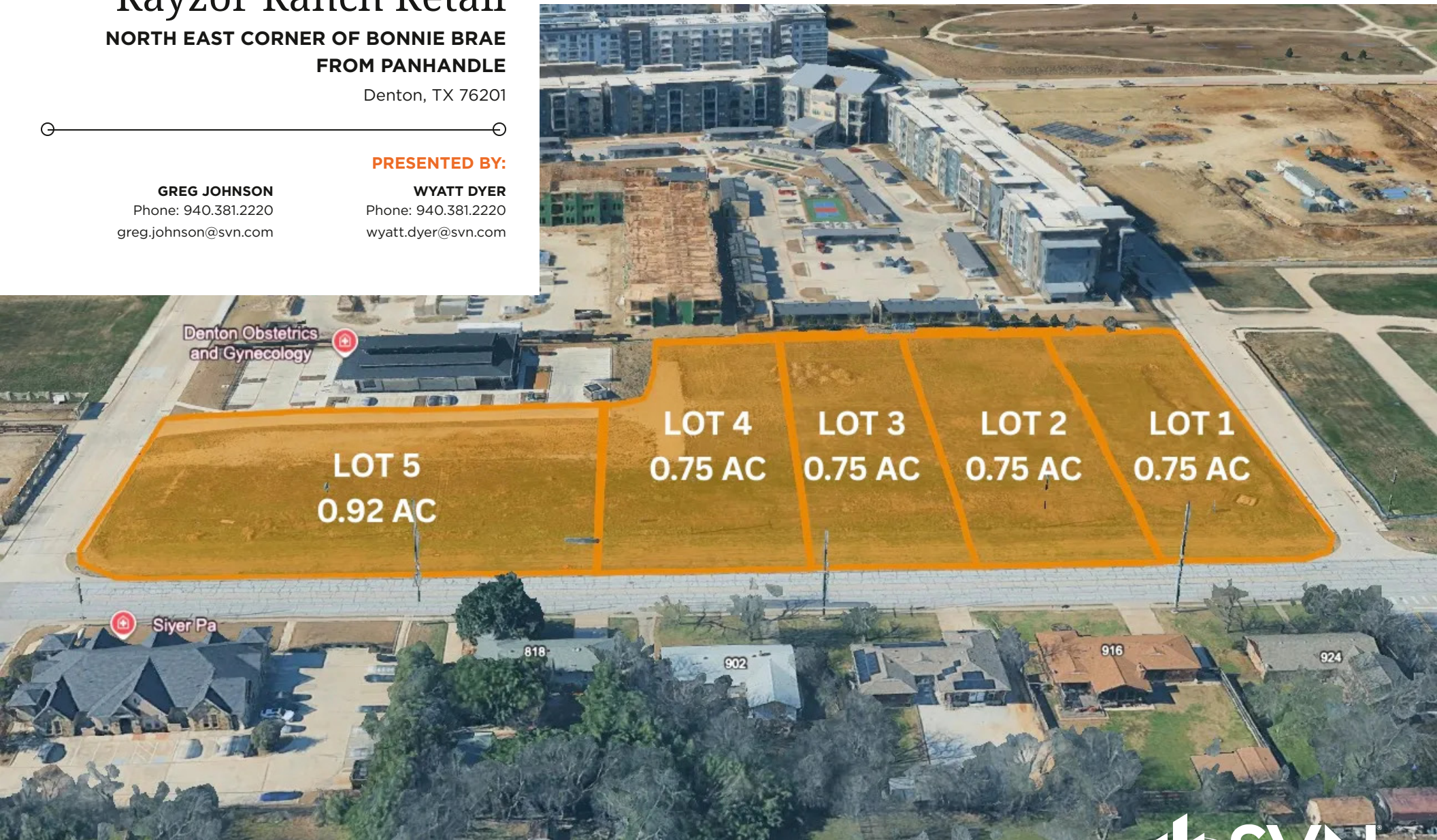
Phone: 940.381.2220

greg.johnson@svn.com

WYATT DYER

Phone: 940.381.2220

wyatt.dyer@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,760,000
LOT SIZE:	3.92 Acres
ZONING:	MN

PURCHASE DESCRIPTION

Property totals 3.92 Acres but is split into 4 0.75 AC pad sites and 1 0.92 AC site. These sites can be purchased individually or together. 0.75 AC - 3.92 AC

GREG JOHNSON
O: 940.381.2220
greg.johnson@svn.com

WYATT DYER
O: 940.381.2220
wyatt.dyer@svn.com



PROPERTY DESCRIPTION

Comprised of five lots totaling 3.92 acres, this highly visible property is positioned along Bonnie Brae Street between Linden Drive and Panhandle Street in Rayzor Ranch. The site benefits from nearby national retailers, restaurants, residential communities, healthcare facilities, and steady area traffic, making it well suited for retail, restaurant, or other customer-driven commercial development.

ADDITIONAL PHOTOS



GREG JOHNSON
O: 940.381.2220
greg.johnson@svn.com

WYATT DYER
O: 940.381.2220
wyatt.dyer@svn.com

LOT DESCRIPTIONS



GREG JOHNSON
O: 940.381.2220
greg.johnson@svn.com

WYATT DYER
O: 940.381.2220
wyatt.dyer@svn.com

LOTS

	PRICE	LOT SIZE
LOT 1	\$22 PSF (\$720,000)	0.75 AC
LOT 2	\$22 PSF (\$720,000)	0.75 AC
LOT 3	\$22 PSF (\$720,000)	0.75 AC
LOT 4	\$22 PSF (\$720,000)	0.75 AC
LOT 5	\$22 PSF (\$880,000)	0.92 AC
5 LOTS	\$3,760,000	3.92 AC

PERMITTED USES

- Neighborhood Retail: Small-scale businesses like boutiques, corner markets, and specialty shops that serve local residents.
- Cafes and Restaurants: Small eateries, bakeries, or coffee shops, especially those featuring outdoor or patio dining.
- Professional Offices: Low-traffic professional spaces such as insurance agencies, real estate offices, or creative studios.

ADDITIONAL PHOTOS



GREG JOHNSON

O: 940.381.2220

greg.johnson@svn.com

WYATT DYER

O: 940.381.2220

wyatt.dyer@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

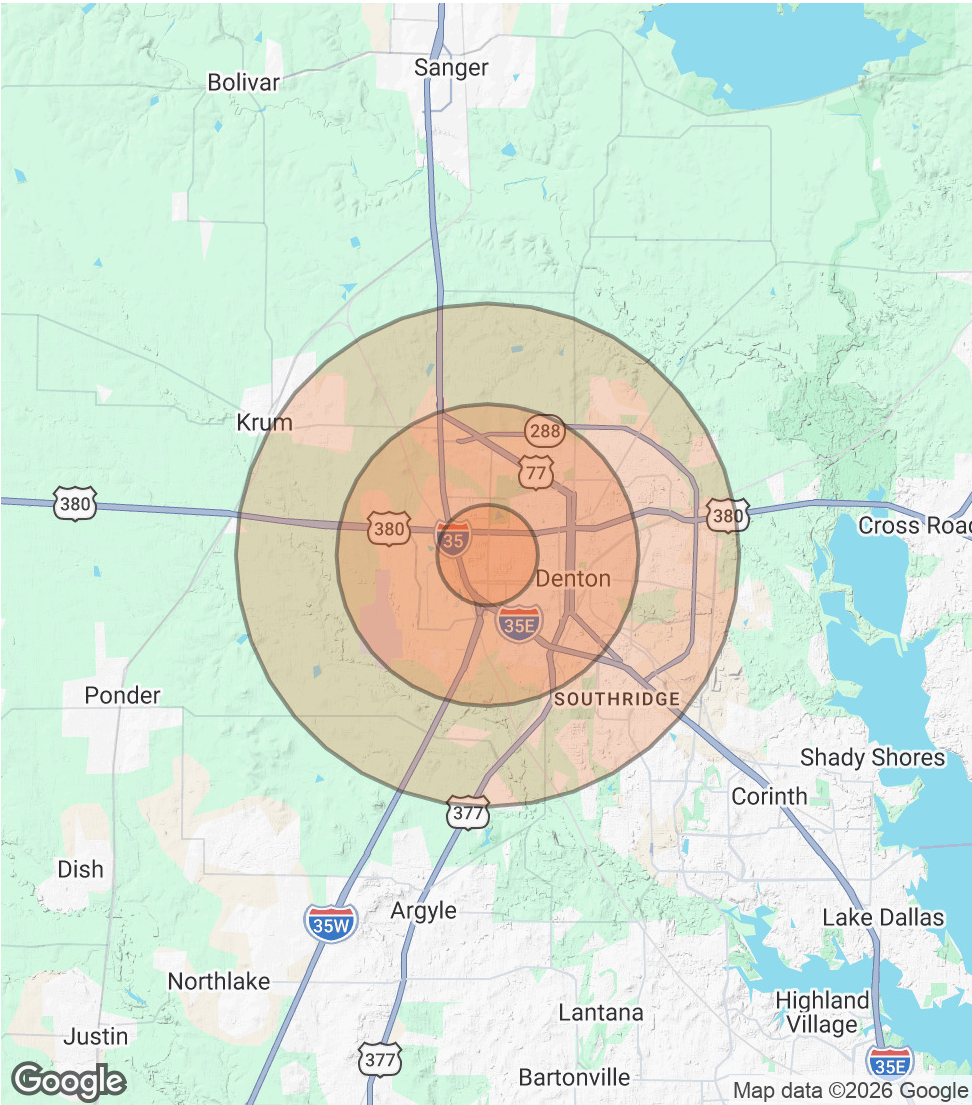
TOTAL POPULATION	12,354	63,979	124,872
AVERAGE AGE	33	33	35
AVERAGE AGE (MALE)	32	33	34
AVERAGE AGE (FEMALE)	34	34	36

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	5,590	26,952	49,519
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$59,006	\$66,998	\$85,594
AVERAGE HOUSE VALUE	\$383,160	\$346,679	\$361,068

2020 American Community Survey (ACS)



GREG JOHNSON

O: 940.381.2220

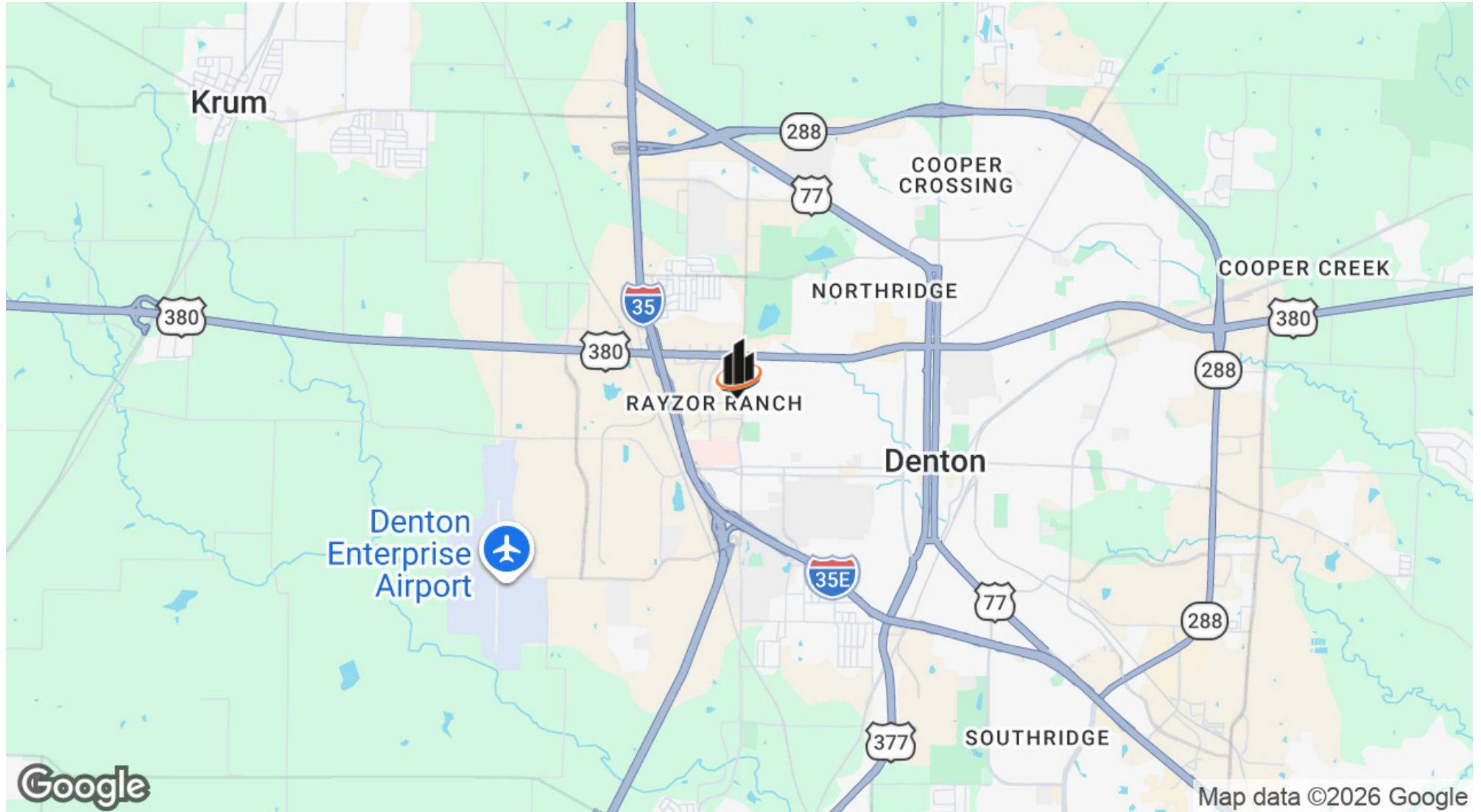
greg.johnson@svn.com

WYATT DYER

O: 940.381.2220

wyatt.dyer@svn.com

LOCATION MAP



GREG JOHNSON

O: 940.381.2220

greg.johnson@svn.com

WYATT DYER

O: 940.381.2220

wyatt.dyer@svn.com

MEET THE TEAM



GREG JOHNSON

Managing Director

Direct: 940.381.2220 Cell: 940.594.7717
greg.johnson@svn.com



WYATT DYER

Associate Advisor

Direct: 940.381.2220
wyatt.dyer@svn.com

GREG JOHNSON

O: 940.381.2220
greg.johnson@svn.com

WYATT DYER

O: 940.381.2220
wyatt.dyer@svn.com