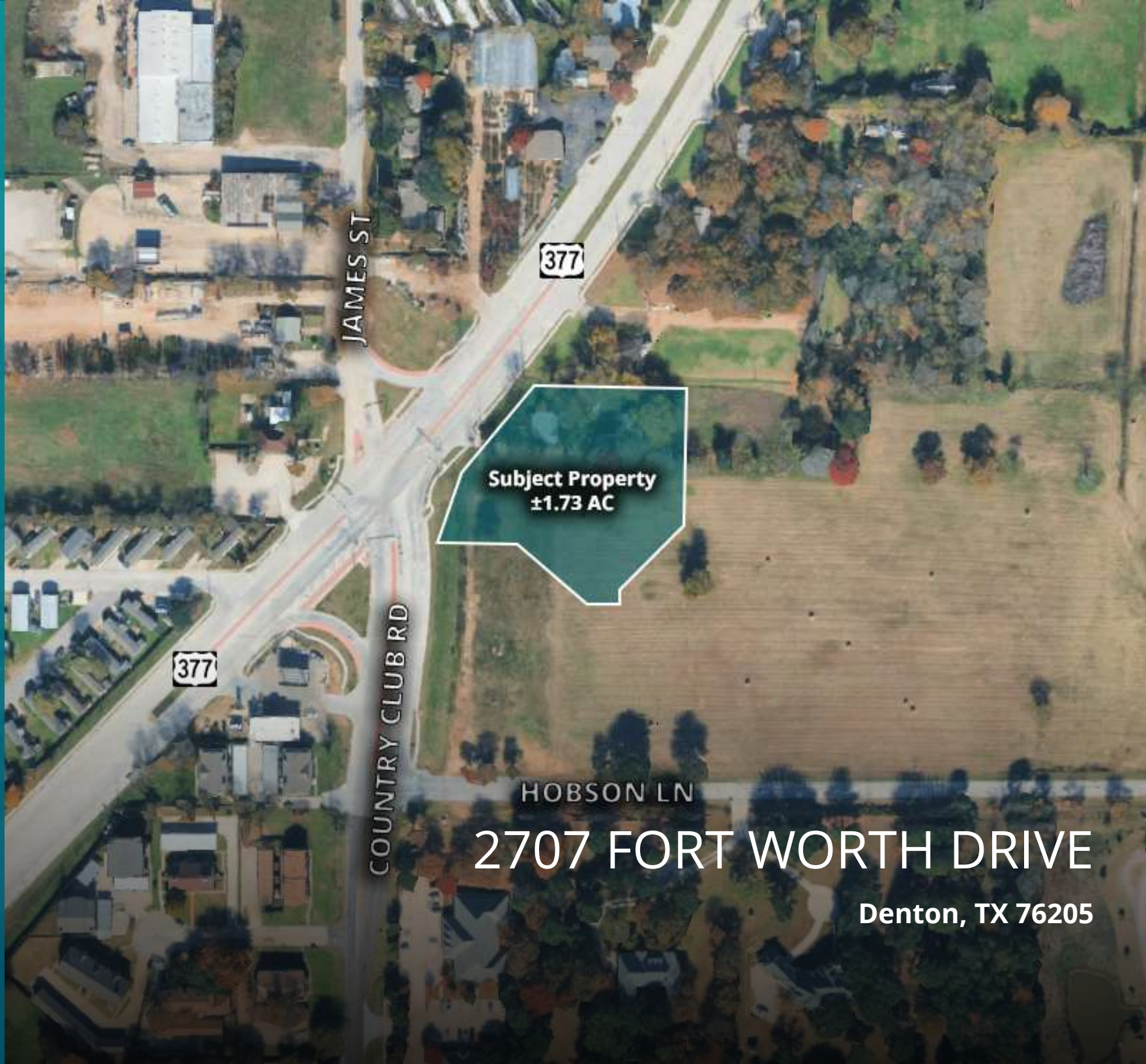




FranklinStreet



Subject Property
±1.73 AC

JAMES ST

377

377

COUNTRY CLUB RD

HOBSON LN

2707 FORT WORTH DRIVE

Denton, TX 76205

PROPERTY DETAILS

Property Description

Franklin Street partnered with Cushman & Wakefield U.S. is pleased to present qualified investors the opportunity to acquire the enclosed site in Denton, TX. The site is positioned at/near the intersection of Fort Worth Drive and Country Club Road, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire Denton MSA.

INVESTMENT DETAIL

Address	2707 Fort Worth Drive, Denton, TX 76205
Price	\$2,150,000
Size	±1.736 AC
Parcel ID	36214 & 705686
Zoning	SC (S) – Suburban Corridor – moderate to high intensity commercial, office and retail uses in high traffic corridors
County	Denton County
Traffic Count	10,039 VPD
Use	Fully Restricted Against C-Store Use/QSR Allowed



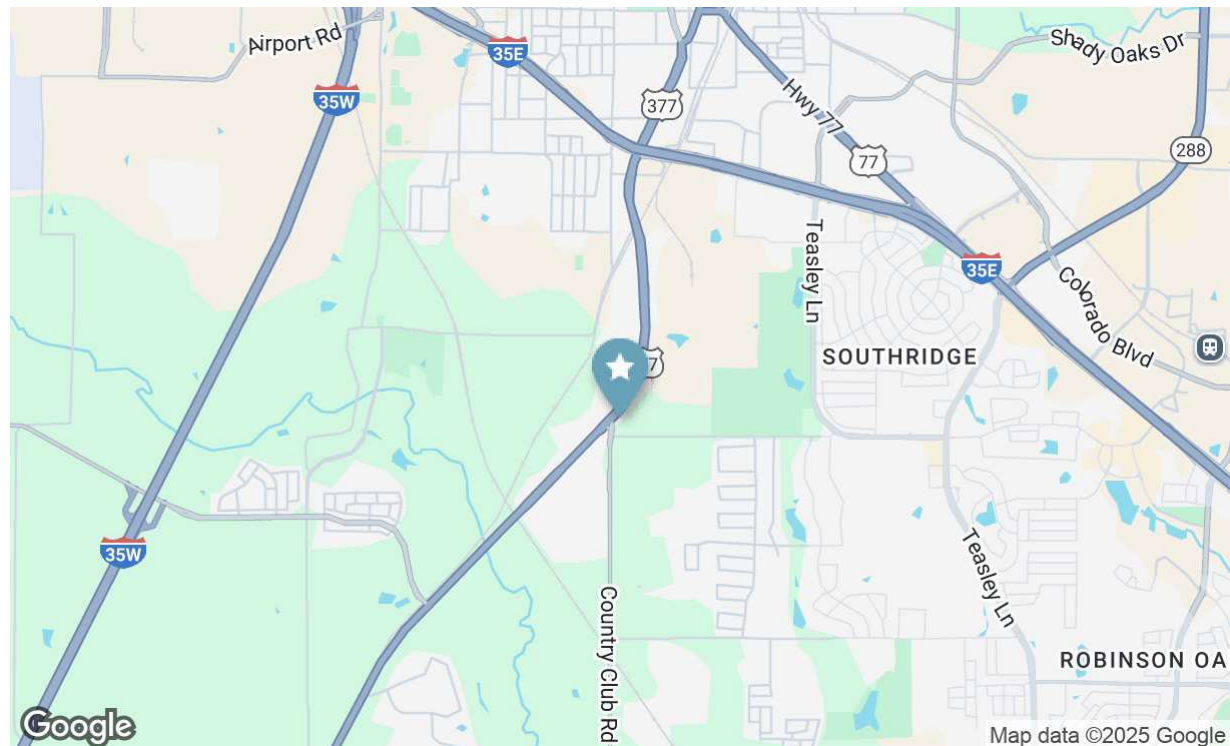


LOCATION OVERVIEW

ABOUT DENTON

Denton, Texas, known as the “Redbud Capital of Texas,” is a thriving North Texas city with a population of 160,564 as of 2024, marking steady growth since 2020. Situated in Denton County, the city anchors the northern edge of the Dallas–Fort Worth metroplex and has developed a reputation as a vibrant college town, home to both the University of North Texas and Texas Woman’s University. With a median age of 29.6 years, Denton reflects a youthful and energetic community driven by education, creativity, and innovation. The city’s economy is diverse and resilient, with a median household income of \$71,920 and key industries including education, healthcare, manufacturing, and professional services. Denton has become a hub for arts, culture, and entrepreneurship, bolstered by its strategic location along major highways and proximity to DFW International Airport.

Urban development in Denton emphasizes sustainable growth, historic preservation, and a high quality of life. The city boasts a homeownership rate of 42.7% and an average commute time of 25.9 minutes, appealing to both families and professionals. Cultural highlights such as the annual Denton Arts & Jazz Festival, live music venues around the historic downtown square, and unique neighborhoods like Oak-Hickory and Southridge add to its charm. With its blend of small-town warmth, cultural richness, and metropolitan accessibility, Denton continues to attract residents, students, and businesses alike.



**2707 Fort Worth Drive
Denton, TX 76205**

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