



 **VENTURE**

214.378.1212

3190 S. I-35 FOR SALE

NWQ I-35 & WIND RIVER LN
DENTON, TX

ANSON SWITZER
ASWITZER@VENTUREDFW.COM

LOCATION

3190 S. I-35

SIZE

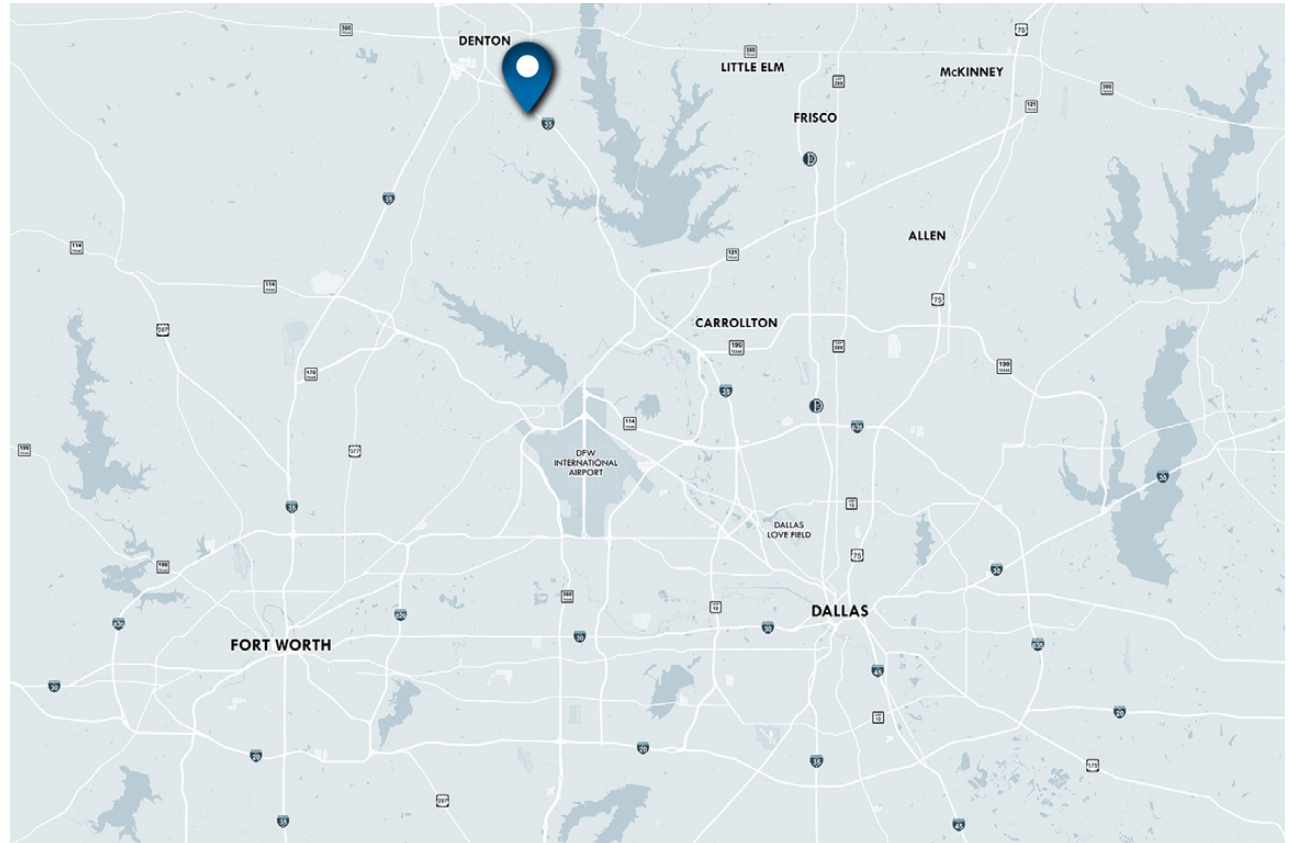
LAND
±1.53 AC

TRAFFIC COUNTS

I-35
116,329 VPD

PROPERTY HIGHLIGHTS

- ★ ZONED COMMERCIAL
- ★ POTENTIAL FOR 8,000 SF RETAIL CENTER OR 6,000 SF RESTAURANT
- ★ ALL UTILITIES HAVE BEEN RUN TO THE SITE
- ★ ACROSS THE HIGHWAY FROM DENTON REGIONAL MEDICAL CENTER

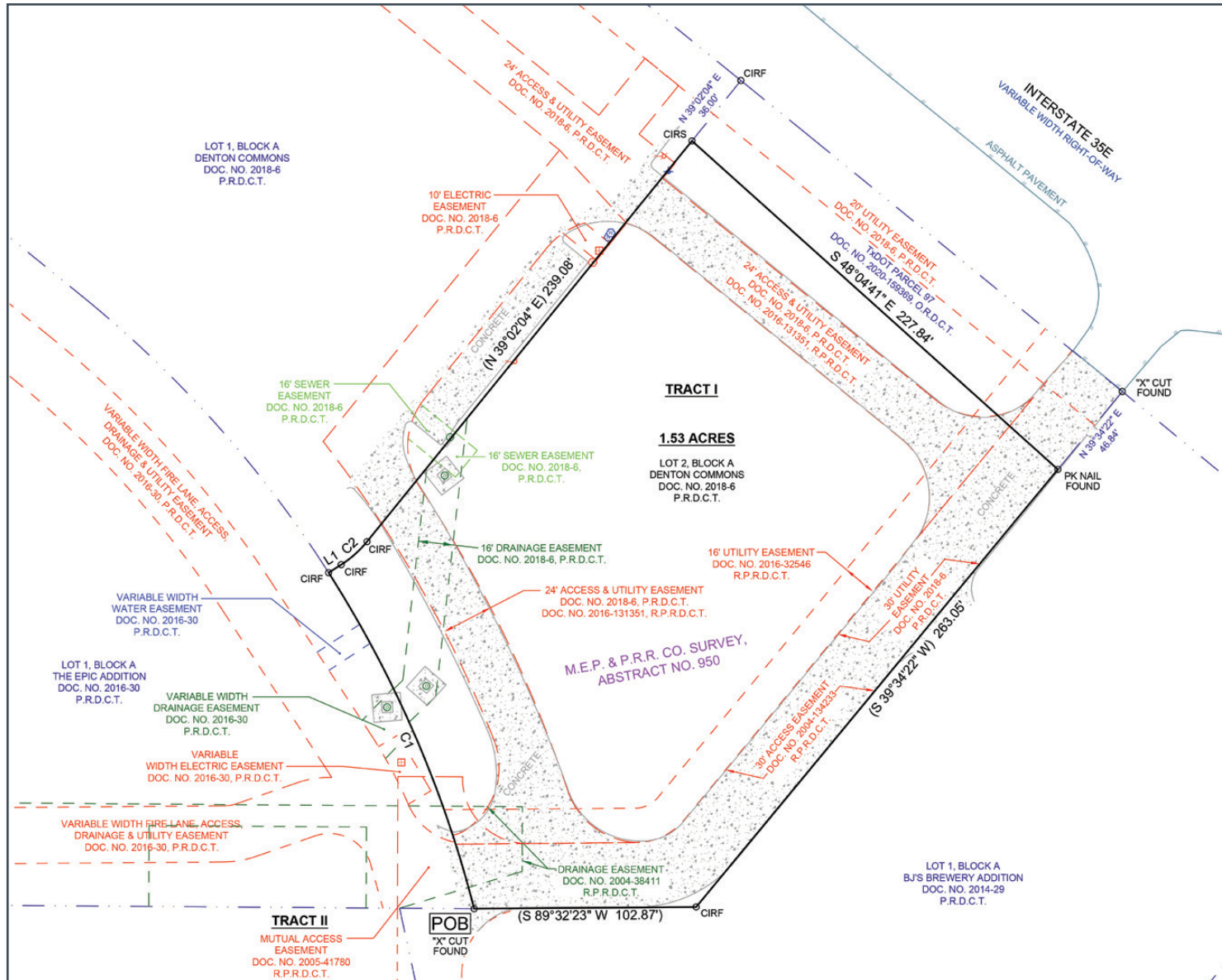


2022 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,183	81,683	159,151
EST. DAYTIME POPULATION	12,311	53,806	102,009
EST. AVG. HH INCOME	\$79,327	\$86,057	\$78,447

AREA ATTRACTIONS









8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

ANSON SWITZER
Vice President
214.378.1212
214-392-6326 cell
aswitzer@venturedfw.com

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.