

LAND FOR SALE

98± acres available

FOUNDRY
COMMERCIAL



I-35 and Eagle Parkway | Roanoke, Texas | Denton County

HIGHLIGHTS

- 98± acres 3.55± miles south of I-35W and 114 intersection (Texas Motor Speedway)
- Price: \$4,250,000
- Zoning: Agricultural
- Ft. Worth Master Thoroughfare Plan calls for N Beach Street as a Commercial Connector
- Utilities Contiguous to Property
- Two Active Gas Wells Located on the Property

TRAFFIC COUNTS

- I-35 & Eagle Parkway 51,000±
- I-35 & Alliance Blvd. 54,656±

Demographics	1 Mile	3 Mile	5 Mile
Population	4,450	31,668	89,026
Avg. HH Income	\$98,711	\$92,834	\$101,596

For more information, please contact:

BRIAN BROOKS

Vice President
214.996.9818
brian.brooks@foundrycommercial.com
Licensed Real Estate Broker

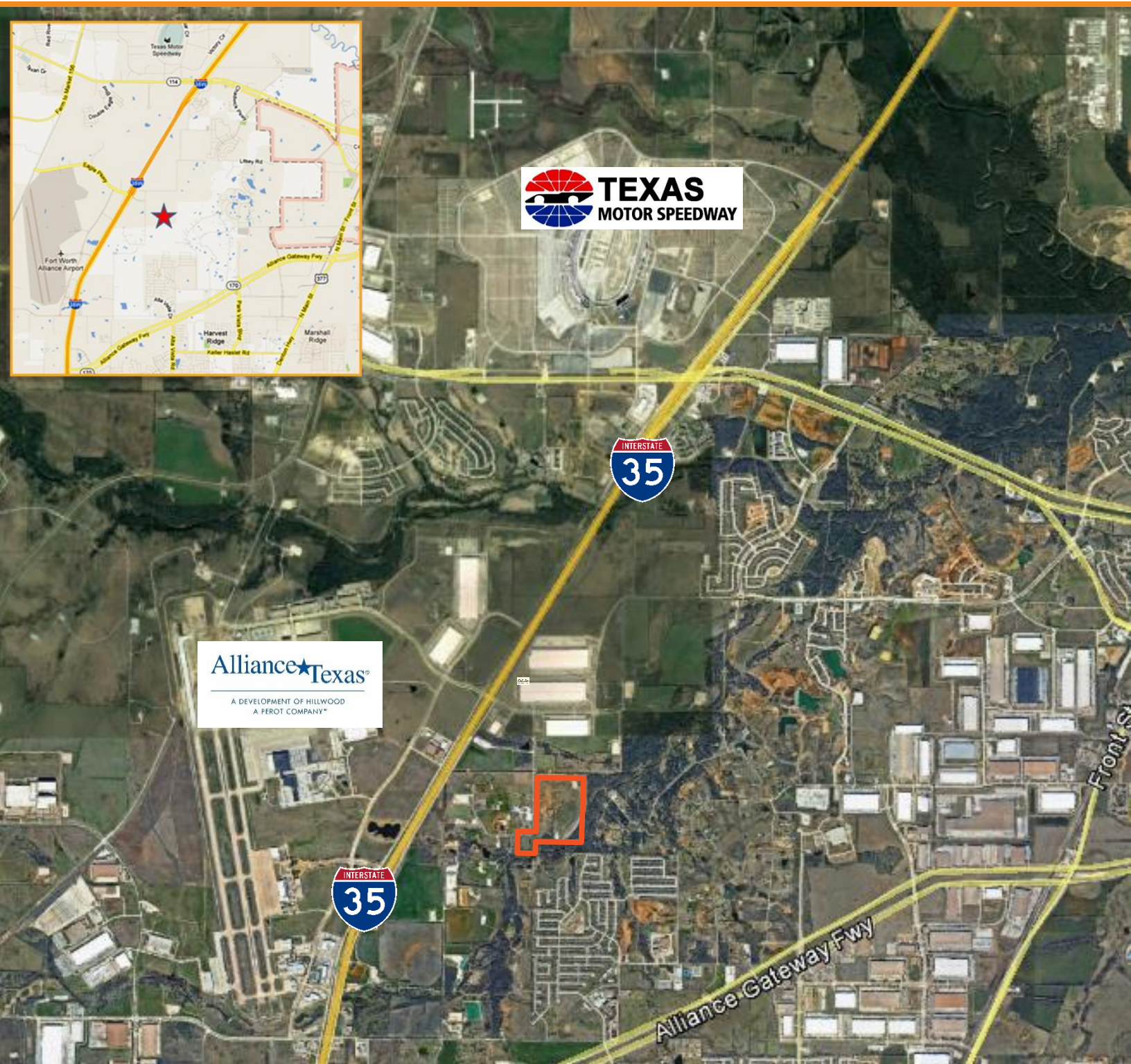
Old Main at Old Parkland
3819 Maple Avenue
Dallas, TX 75219
214.996.9800

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

foundrycommercial.com

LAND FOR SALE

I-35 & EAGLE PARKWAY | ROANOKE, TX



For more information, please contact:

BRIAN BROOKS
Vice President
214.996.9818
brian.brooks@foundrycommercial.com
Licensed Real Estate Broker



Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

foundrycommercial.com

LAND FOR SALE

I-35 & EAGLE PARKWAY | ROANOKE, TX

100 YEAR FLOOD LIMIT



For more information, please contact:

BRIAN BROOKS

Vice President

214.996.9818

brian.brooks@foundrycommercial.com

Licensed Real Estate Broker

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

FOUNDRY
COMMERCIAL

foundrycommercial.com