

8235 Douglas Ave
 Suite 720
 Dallas, Texas 75225
 T 214.378.1212
venturedfw.com

32 ACRES FOR SALE

SEC US 380 & NAYLOR RD
 CROSS ROADS, TX



MICHAEL WILSON MWILSON@VENTUREDFW.COM | KEN REIMER KREIMER@VENTUREDFW.COM



LOCATION MAP
N.T.S.M.

SITE LEGEND

- NUMBER OF PARKING SPACE
- ▭ EXISTING DRIVEWAY
- ▭ PROPOSED DRIVEWAY 80' R.O.W.
- EXISTING TREE
- PROPOSED 2" CAL. SHRUB
- PROPOSED 4" CAL. TREE
- PROPOSED 8" CAL. TREE



LOT INFORMATION

BLOCK - A. LOT - 1

LOT AREA	= 76,570 S.F. (1.73 ACRES)
BLDG. FOOT PRINT AREA	= 15,000 S.F.
PROPOSED USE	= HOTEL
PARKING SPACE RATIO	= 1 SP / 1 BED @ 40 BEDS
PARKING REQUIRED	= 1 SP / 200 S.F. @ COMMON AREA
PARKING PROVIDED	= 67
HANDICAP PARKING PROVIDED	= 80
TOTAL PARKING PROVIDED	= 84
LANDSCAPE REQUIRED 15%	= 11,487 S.F. (0.26 ACRES)
LANDSCAPE PROVIDED	= 18,152 S.F. (0.42 ACRES)

BLOCK - A. LOT - 2

LOT AREA	= 104,545 S.F. (2.40 ACRES)
BLDG. FOOT PRINT AREA	= 12,000 S.F.
PROPOSED USE	= DAYCARE
PARKING SPACE RATIO	= 1 SP / 10 STUDENTS @ 214
PARKING SPACE RATIO	= 1 SP / 1 TEACHER @ 18
PARKING REQUIRED	= 40
PARKING PROVIDED	= 70
HANDICAP PARKING PROVIDED	= 4
TOTAL PARKING PROVIDED	= 74
LANDSCAPE REQUIRED 15%	= 15,682 S.F. (0.36 ACRES)
LANDSCAPE PROVIDED	= 34,900 S.F. (0.80 ACRES)

BLOCK - B. LOT - 1

LOT AREA	= 47,194 S.F. (1.08 ACRES)
BLDG. FOOT PRINT AREA	= 2,860 S.F.
PROPOSED USE	= RESTAURANT
PARKING SPACE RATIO	= 1 SP / 100 S.F.
PARKING REQUIRED	= 30
PARKING PROVIDED	= 31
HANDICAP PARKING PROVIDED	= 2
TOTAL PARKING PROVIDED	= 33
LANDSCAPE REQUIRED 15%	= 7,080 S.F. (0.16 ACRES)
LANDSCAPE PROVIDED	= 16,870 S.F. (0.39 ACRES)

BLOCK - B. LOT - 2

LOT AREA	= 150,674 S.F. (3.46 ACRES)
BLDG. FOOT PRINT AREA	= 33,000 S.F.
PROPOSED USE	= RETAIL (JR. ANCHOR)
PARKING SPACE RATIO	= 1 SP / 200 S.F.
PARKING REQUIRED	= 185
PARKING PROVIDED	= 189
HANDICAP PARKING PROVIDED	= 197
TOTAL PARKING PROVIDED	= 197
LANDSCAPE REQUIRED 15%	= 22,600 S.F. (0.52 ACRES)
LANDSCAPE PROVIDED	= 18,216 S.F. (0.42 ACRES)

BLOCK - B. LOT - 3

LOT AREA	= 184,877 S.F. (4.24 ACRES)
BLDG. FOOT PRINT AREA	= 21,480 S.F.
PROPOSED USE	= RETAIL
PARKING SPACE RATIO	= 1 SP / 200 S.F.
PARKING REQUIRED	= 108
PARKING PROVIDED	= 276
HANDICAP PARKING PROVIDED	= 12
TOTAL PARKING PROVIDED	= 288
LANDSCAPE REQUIRED 15%	= 27,732 S.F. (0.64 ACRES)
LANDSCAPE PROVIDED	= 23,913 S.F. (0.55 ACRES)

BLOCK - B. LOT - 4

LOT AREA	= 51,168 S.F. (1.17 ACRES)
BLDG. FOOT PRINT AREA	= 6,480 S.F.
PROPOSED USE	= OFFICE
PARKING SPACE RATIO	= 1 SP / 250 S.F.
PARKING REQUIRED	= 26
PARKING PROVIDED	= 68
HANDICAP PARKING PROVIDED	= 4
TOTAL PARKING PROVIDED	= 72
LANDSCAPE REQUIRED 15%	= 7,675 S.F. (0.18 ACRES)
LANDSCAPE PROVIDED	= 12,175 S.F. (0.28 ACRES)

BLOCK - B. LOT - 5

LOT AREA	= 49,965 S.F. (1.15 ACRES)
BLDG. FOOT PRINT AREA	= 6,480 S.F.
PROPOSED USE	= OFFICE
PARKING SPACE RATIO	= 1 SP / 250 S.F.
PARKING REQUIRED	= 26
PARKING PROVIDED	= 73
HANDICAP PARKING PROVIDED	= 4
TOTAL PARKING PROVIDED	= 77
LANDSCAPE REQUIRED 15%	= 7,495 S.F. (0.17 ACRES)
LANDSCAPE PROVIDED	= 11,990 S.F. (0.28 ACRES)

BLOCK - B. LOT - 6

LOT AREA	= 61,700 S.F. (1.42 ACRES)
BLDG. FOOT PRINT AREA	= 6,400 S.F.
PROPOSED USE	= C-STORE & GAS STATION
PARKING SPACE RATIO	= 1 SP / 200 S.F.
PARKING REQUIRED	= 27
PARKING PROVIDED	= 57
HANDICAP PARKING PROVIDED	= 2
TOTAL PARKING PROVIDED	= 59
LANDSCAPE REQUIRED 15%	= 9,255 S.F. (0.21 ACRES)
LANDSCAPE PROVIDED	= 22,080 S.F. (0.51 ACRES)

BLOCK - B. LOT - 7

LOT AREA	= 79,296 S.F. (1.82 ACRES)
BLDG. FOOT PRINT AREA	= 12,000 S.F.
PROPOSED USE	= RETAIL & RESTAURANT
PARKING SPACE RATIO	= 1 SP / 200 S.F. @ RETAIL
PARKING SPACE RATIO	= 1 SP / 100 S.F. @ REST.
PARKING REQUIRED	= 72
PARKING PROVIDED	= 85
HANDICAP PARKING PROVIDED	= 4
TOTAL PARKING PROVIDED	= 89
LANDSCAPE REQUIRED 15%	= 11,890 S.F. (0.27 ACRES)
LANDSCAPE PROVIDED	= 19,060 S.F. (0.44 ACRES)

BLOCK - C. LOT - 1

LOT AREA	= 64,282 S.F. (1.49 ACRES)
BLDG. FOOT PRINT AREA	= 4,700 S.F.
PROPOSED USE	= RESTAURANT
PARKING SPACE RATIO	= 1 SP / 100 S.F.
PARKING REQUIRED	= 47
PARKING PROVIDED	= 56
HANDICAP PARKING PROVIDED	= 4
TOTAL PARKING PROVIDED	= 60
LANDSCAPE REQUIRED 15%	= 9,717 S.F. (0.22 ACRES)
LANDSCAPE PROVIDED	= 18,850 S.F. (0.43 ACRES)

BLOCK - C. LOT - 2

LOT AREA	= 110,537 S.F. (2.54 ACRES)
BLDG. FOOT PRINT AREA	= NONE
PROPOSED USE	= RECREATION PARK
PARKING SPACE RATIO	= 1 SP / 200 S.F. @ 2,000 S.F.
PARKING REQUIRED	= 10
PARKING PROVIDED	= 32
HANDICAP PARKING PROVIDED	= 2
TOTAL PARKING PROVIDED	= 34
LANDSCAPE REQUIRED 15%	= 16,580 S.F. (0.38 ACRES)
LANDSCAPE PROVIDED	= 83,470 S.F. (1.92 ACRES)

BLOCK - C. LOT - 3

LOT AREA	= 163,328 S.F. (3.75 ACRES)
BLDG. FOOT PRINT AREA	= 57,770 S.F.
PROPOSED USE	= ASSISTED LIVING CENTER
PARKING SPACE RATIO	= 1 SP / 2 BEDS @ 120
PARKING REQUIRED	= 60
PARKING PROVIDED	= 77
HANDICAP PARKING PROVIDED	= 3
TOTAL PARKING PROVIDED	= 82
LANDSCAPE REQUIRED 15%	= 24,499 S.F. (0.56 ACRES)
LANDSCAPE PROVIDED	= 32,904 S.F. (0.76 ACRES)

BLOCK - C. LOT - 4

LOT AREA	= 49,774 S.F. (1.14 ACRES)
BLDG. FOOT PRINT AREA	= 4,500 S.F.
PROPOSED USE	= BANK
PARKING SPACE RATIO	= 1 SP / 300 S.F.
PARKING REQUIRED	= 15
PARKING PROVIDED	= 46
HANDICAP PARKING PROVIDED	= 2
TOTAL PARKING PROVIDED	= 48
LANDSCAPE REQUIRED 15%	= 7,466 S.F. (0.17 ACRES)
LANDSCAPE PROVIDED	= 14,390 S.F. (0.33 ACRES)

BLOCK - C. LOT - 5

LOT AREA	= 46,095 S.F. (1.06 ACRES)
BLDG. FOOT PRINT AREA	= 7,500 S.F.
PROPOSED USE	= URGENT CARE
PARKING SPACE RATIO	= 1 SP / 300 S.F.
PARKING REQUIRED	= 25
PARKING PROVIDED	= 53
HANDICAP PARKING PROVIDED	= 3
TOTAL PARKING PROVIDED	= 56
LANDSCAPE REQUIRED 15%	= 6,914 S.F. (0.16 ACRES)
LANDSCAPE PROVIDED	= 12,260 S.F. (0.28 ACRES)

CONCEPT PLAN
FOR THE VOLUNTEER ENTERPRISES
 AT CROSS ROAD
 MARCELLA JONES SURVEY, ABSTRACT NO. 662
 TOWN OF CROSS ROADS
 DENTON COUNTY, TEXAS
 SEPTEMBER 28, 2016

ASA
ENGINEERING
 17819 DAVENPORT ROAD, SUITE 215
 DALLAS, TEXAS 75252
 (972) 248-9651 FAX (972) 248-9681
 TX T&P.E. REGISTRATION # F-306874
 T&P.L.D. REGISTRATION # 100433



LOCATION

SEC US 380 & NAYLOR RD
CROSS ROADS, TX

SIZE

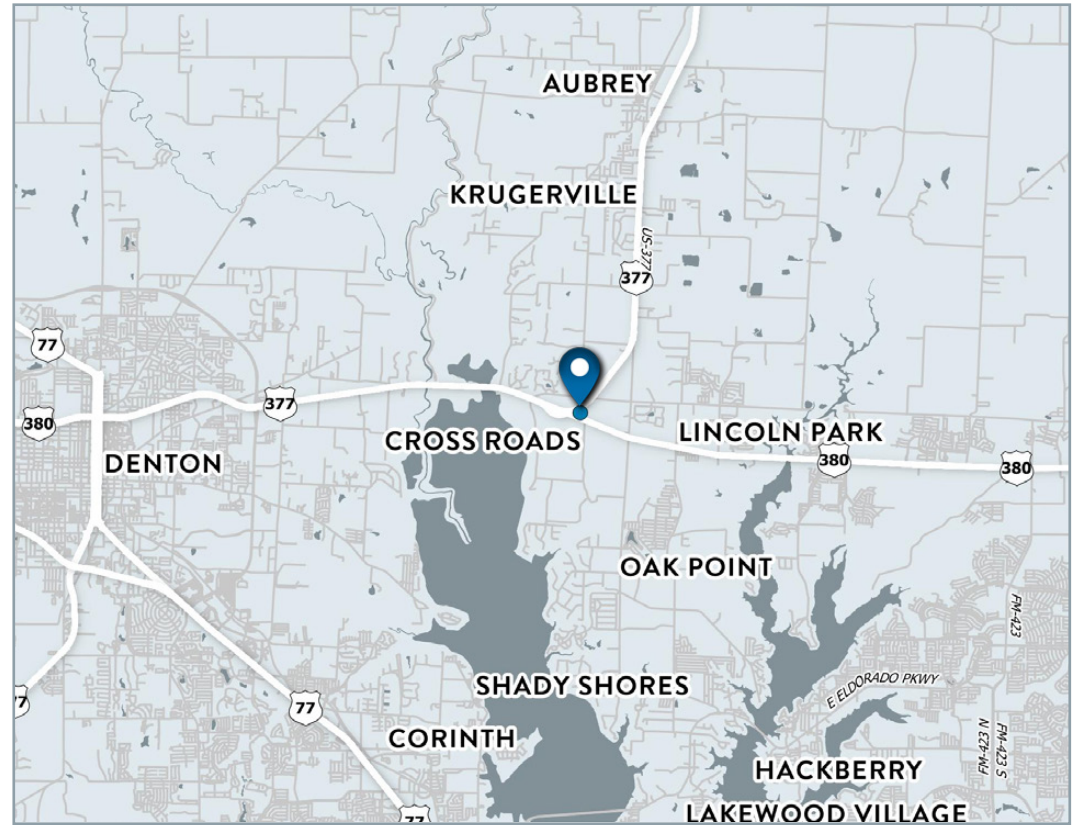
32 ACRES

TRAFFIC COUNTS

US 380 39,218 VPD
FM 424 8,664 VPD

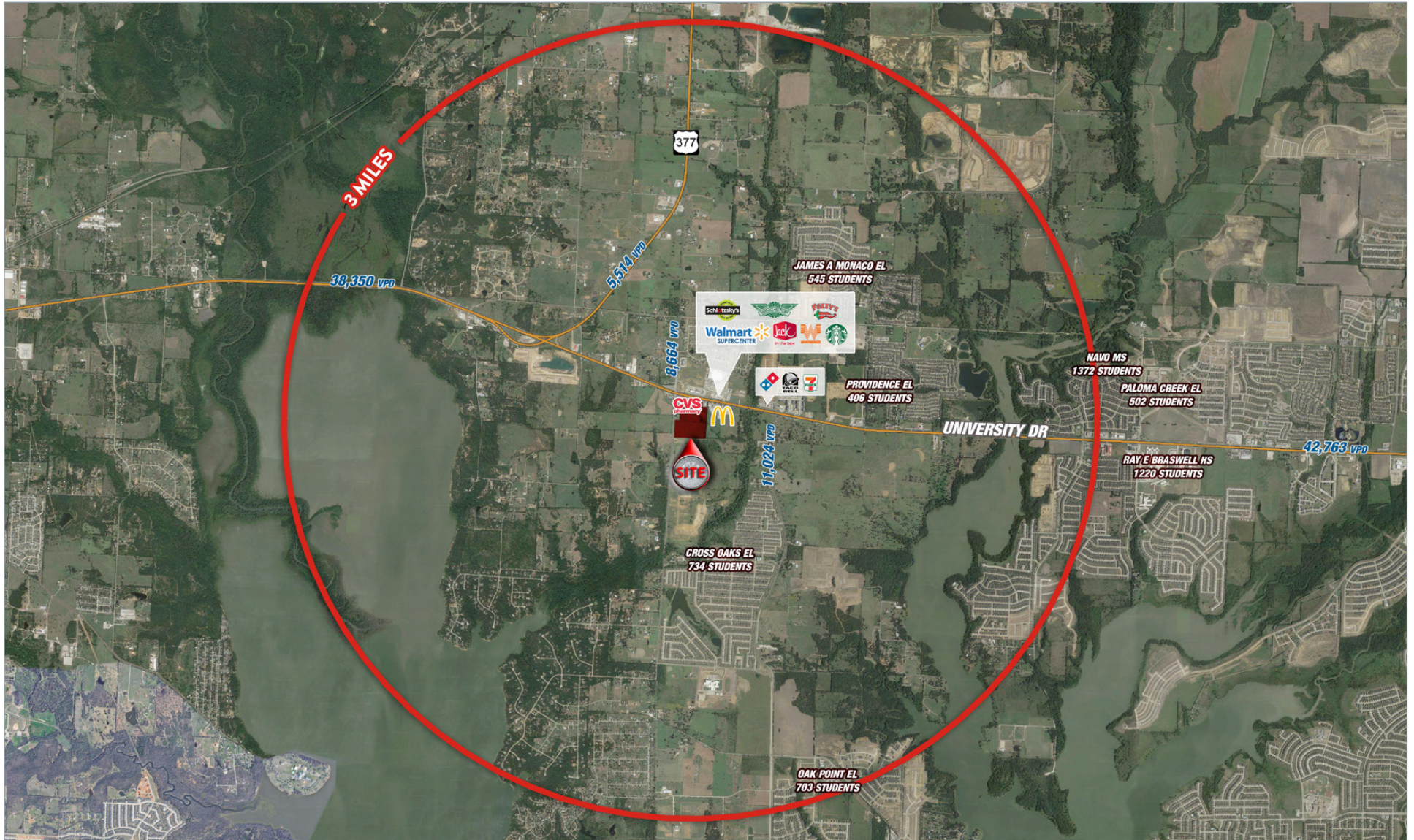
2018 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
EST. POPULATION	664	21,422	52,860
EST. DAYTIME POP	631	3,084	5,247
EST. AVG. HH INCOME	\$107,773	\$103,740	\$94,227



PROPERTY HIGHLIGHTS

- ★ APPROXIMATELY 32 ACRES AVAILABLE
- ★ ACROSS FROM WALMART SUPERCENTER
- ★ SIGNALIZED INTERSECTION IN FAST-GROWING 380 CORRIDOR
- ★ HIGH GROWTH OF SINGLE-FAMILY HOMES IN AREA
- ★ ZONED: COMMERCIAL



8235 Douglas Ave
Suite 720
Dallas, TX 75225
214.378.1212
venturedfw.com

MICHAEL WILSON
Vice President
214.378.1212
mwilson@venturedfw.com

KEN REIMER
Founding Principal
Managing Partner
214.378.1212
kreimer@venturedfw.com