

FOR SALE

NEQ I-35E & MAYHILL RD

DENTON, TX 75156



PROPERTY INFO

- + Located directly across Denton Regional Medical Center and The Heart Hospital Baylor Denton
- + Median break on Mayhill Rd provides easy access to the site
- + Easy access from Interstate 35E
- + 53,013 SF; 1.22 acres

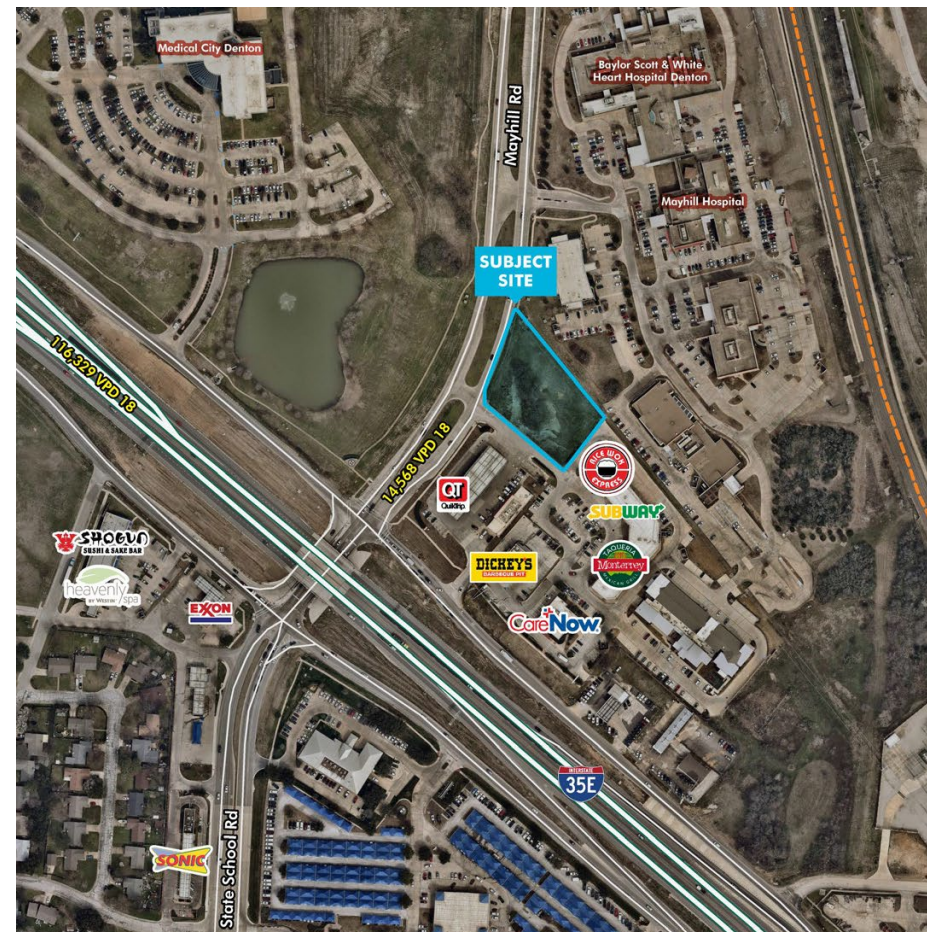
Traffic Counts

I-35E	116,329 vpd
Mayhill Rd	14,568 vpd

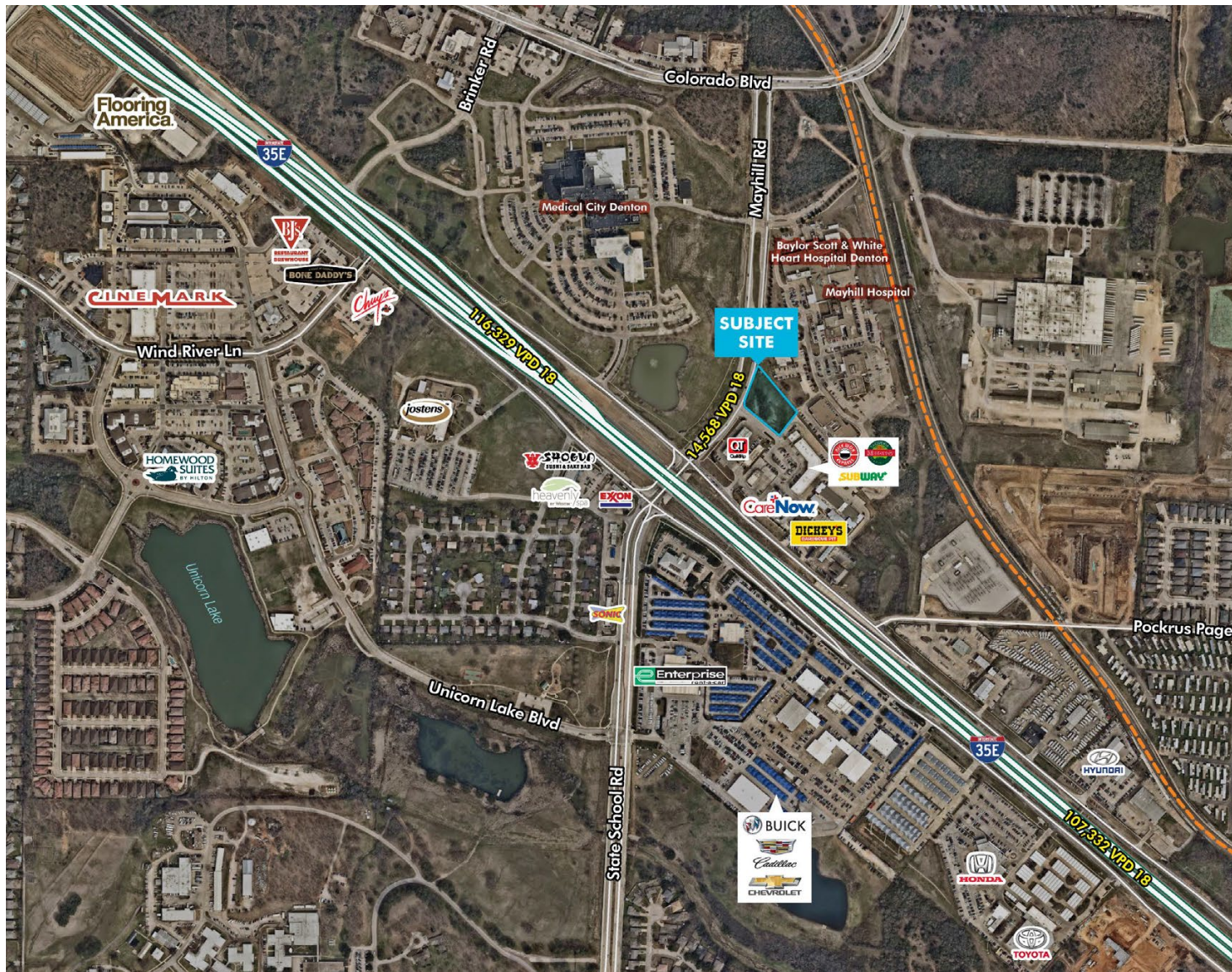
Source: CoStar 2018

2018 Demographic Summary

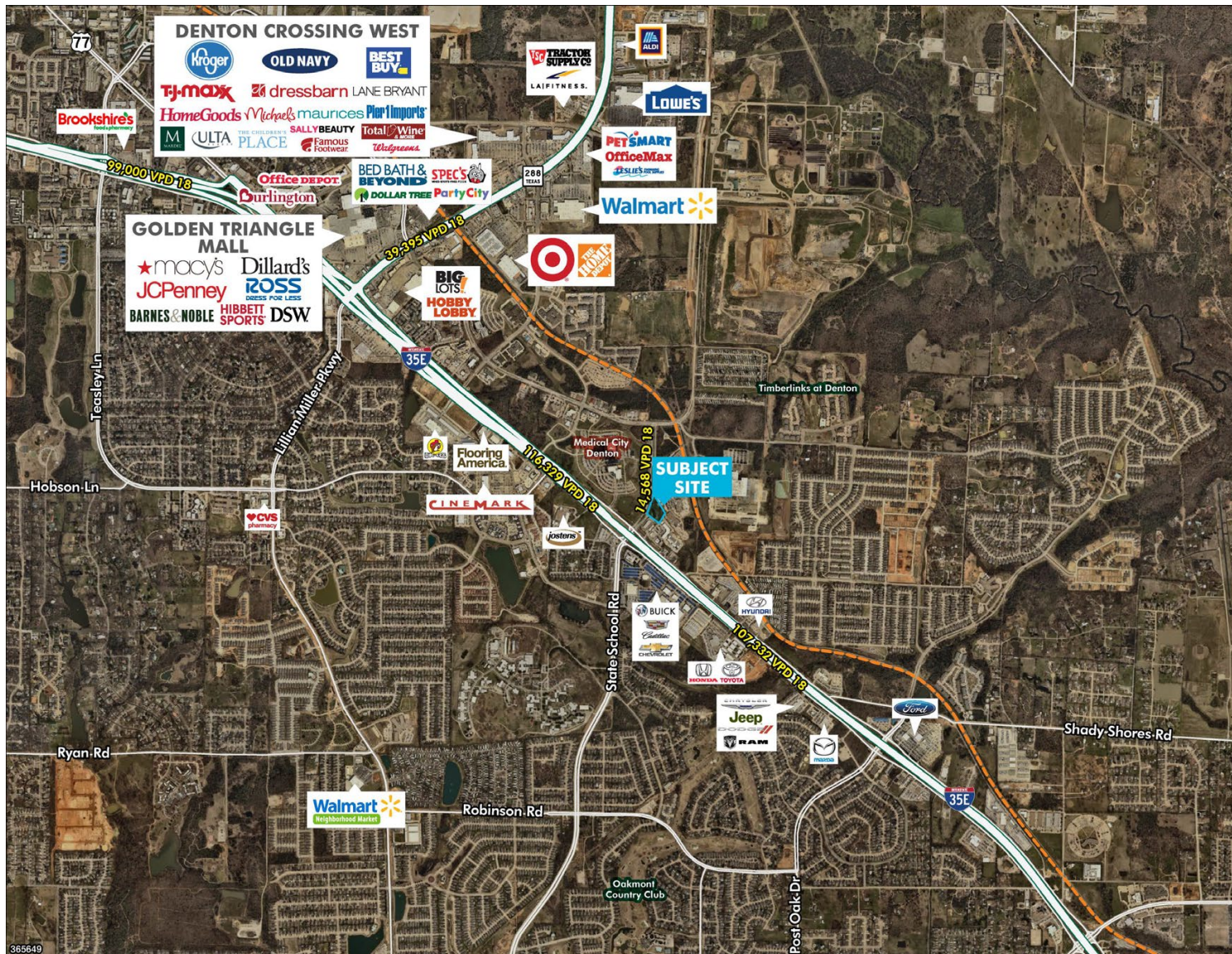
	1 Mile	3 Miles	5 Miles
Total Population	11,520	72,645	145,635
Daytime Population	16,520	71,778	141,094
Average HH Income	\$86,780	\$91,810	\$81,864
Median Age	34.6	32.4	29.7



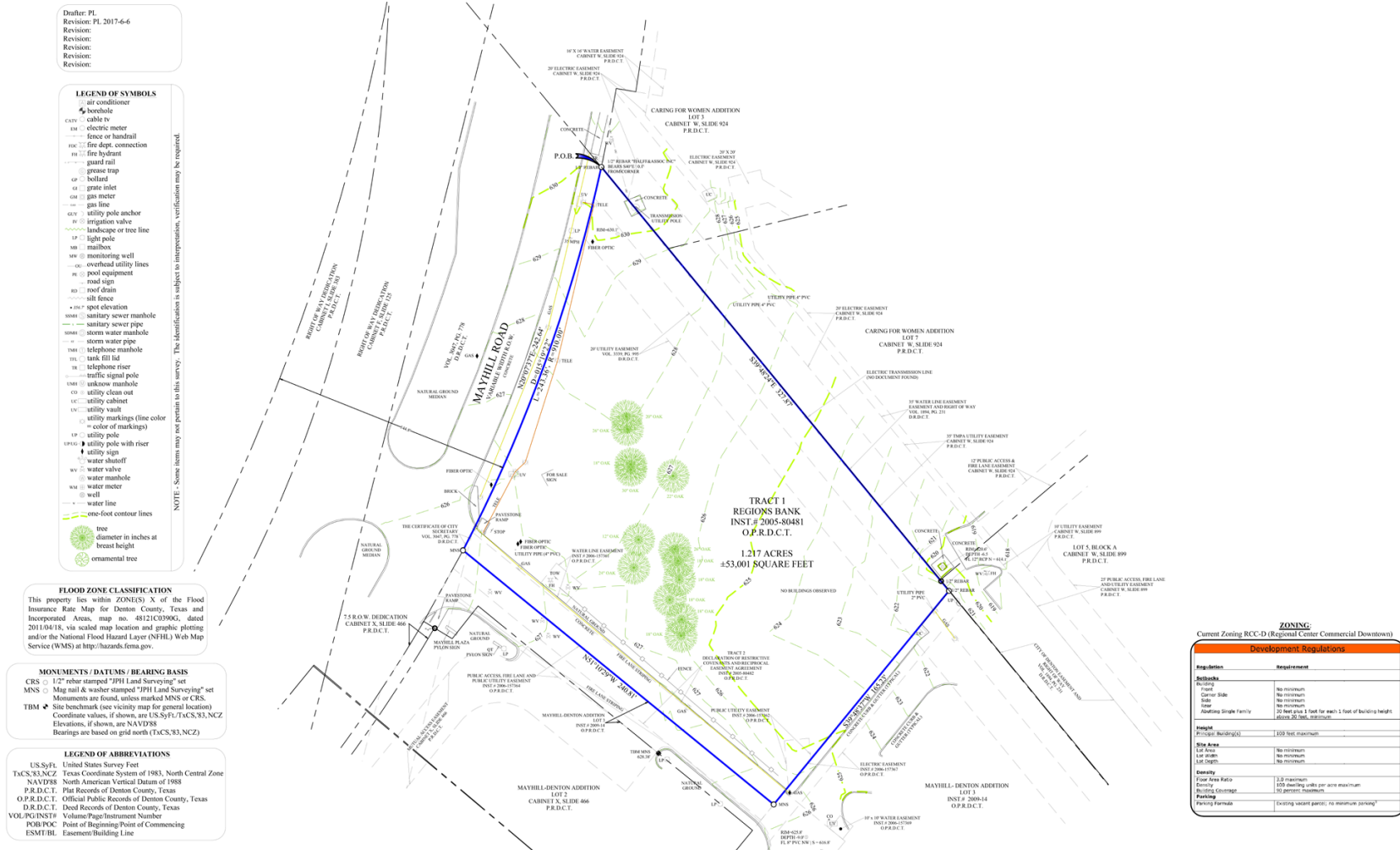
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