



110+/- ACRE DEVELOPMENT SITE

FM-156 & Rector Road | Krum, Texas (Denton ETJ)

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Vanguard Real Estate Advisors ("Vanguard REA") has been exclusively retained by Ownership to offer qualified investors and developers the opportunity to purchase 110+/- acres of rail served land (the "Site"), located along Rector Road in Krum, Texas. The Site is located within the Denton ETJ (Division 2) approximately 1.5 miles west of Interstate 35. The Site has approximately 7,250 feet of frontage along the Burlington Northern Santa Fe (BNSF) Class I rail which merges with the Kansas City Southern (KCS) Class I rail just south of the Site. The Site benefits from its strategic location, ample rail frontage, and proximity to a major interstate. With an **asking price of only \$2.06 per square foot**, the Site represents a unique opportunity to acquire acreage which lends itself to a multitude of uses in a rapidly emerging market.

A 1.5% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity; a third party broker must register their client upon initial contact with VREA.

INVESTMENT OVERVIEW ⁽¹⁾

Property	110+/- Acres
Location	Rector Road, Krum, Texas 76249 (Denton ETJ)
Access	Via Rector Road
GPS Coordinates	(33.283875, -97.208851)
Water Provider	Denton CCN (16" water main approximately 2 miles east along Interstate 35)
Sewer Provider	Denton CCN (4" force main approximately 2 miles east along Interstate 35)
Appraisal District Property ID	10024.31, 60589, 1008434, 60589
School District	Krum ISD

(1) Purchaser to confirm all information during due diligence

PRICING

Asking Price	\$9,850,000
Asking Price per SF	\$2.06

* Price is based on 109.83+/- acres per the Seller's survey

TAX INFORMATION

Taxing Entity	Tax Rate
Denton County	0.224958
Krum ISD	1.229800
Total Tax Rate	1.454758



DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 296
3-MILE | 9,277
5-MILE | 25,866

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 7.55%
3-MILE | 2.38%
5-MILE | 2.28%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$119,962
3-MILE | \$105,109
5-MILE | \$94,605

MEDIAN HOME VALUE



1-MILE | \$265,000
3-MILE | \$437,746
5-MILE | \$358,682

110+/- ACRES
KRUM, TX (DENTON ETJ)



110+/- ACRES
KRUM, TX (DENTON ETJ)



110+/- ACRES
KRUM, TX (DENTON ETJ)

Hopkins Meadows
DR Horton
Homes from \$349K - \$499K

Canzer Road

Future Industrial
Development

KANSAS CITY SOUTHERN RAILROAD

110+/-
Acres

Rector Road

BURLINGTON SOUTHERN SANTA FE RAILROAD







INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is located approximately 1.5 miles west of Interstate 35 which allows for convenient access to both Fort Worth via Interstate 35W and Dallas via Interstate 35E.
- The Site is advantageously positioned with approximately 7,250 feet of collective frontage along the BNSF Class I rail and access to the Kansas City Southern Class 1 rail directly south of the Site.
- Per CoStar, the Site is located within the Denton Industrial Submarket which achieved an average rent of \$10.83 per square foot as of Q1 2025.



Zoning

- The Site is located within the Denton ETJ and just outside of the City of Krum.
- Located outside of Denton city limits, the Site lends itself well to a variety of uses as there is no zoning in place.
- Due to its proximity to Interstate 35 and access to ample railroad frontage, the Site is well suited for industrial development. Other potential uses include outdoor storage, mobile homes, single family, and more.
- *Purchaser to verify zoning and uses allowed on the Site.*



Population and Demographics

- According to the U.S. Census Bureau, Denton County has a current population of approximately 1,037,646 as of 2024, an increase of 3.06 percent from 2023.
- Denton County ranked within the top five counties in the country in 2023 for total population gains according to the U.S. Census Bureau, with an addition of 30,422 people from 2022 to 2023.
- Within ten years, the Denton job market is predicted to grow by up to 50%, which is significantly more than the U.S. average predicted job growth rate of 33.5% for the coming decade.

Downtown Denton



Krum, Texas



DFW HIGHLIGHTS

- The Dallas-Fort Worth area continues to exhibit a robust and diverse economy. In 2023, its Gross Metropolitan Product (GMP) reached approximately \$744.7 billion, reflecting significant growth from \$682 billion in 2022. This positions Dallas-Fort Worth as the fifth-largest metropolitan economy in the United States. According to CBRE's 2025 U.S.
- According to The Dallas Federal Reserve Economic Indicators, The DFW region has continued to show strong employment trends, with year-over-year job growth of 3.6% as of mid-2023, surpassing the national average. Employment growth slowed slightly in early 2024 but remains a leader among U.S. metropolitan areas
- The DFW metro's estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- As of January 1, 2024, Denton County has experienced significant population growth, adding nearly 30,000 new residents in the previous year. This increase brought the county's total population to just over 1 million, making it the seventh county in Texas to surpass this milestone. This growth underscores Denton County's role as one of the fastest-growing counties in the Dallas-Fort Worth area.



GROSS METROPOLITAN PRODUCT

\$744.7 Billion



DFW POPULATION GROWTH

1.33% (2021-2022)

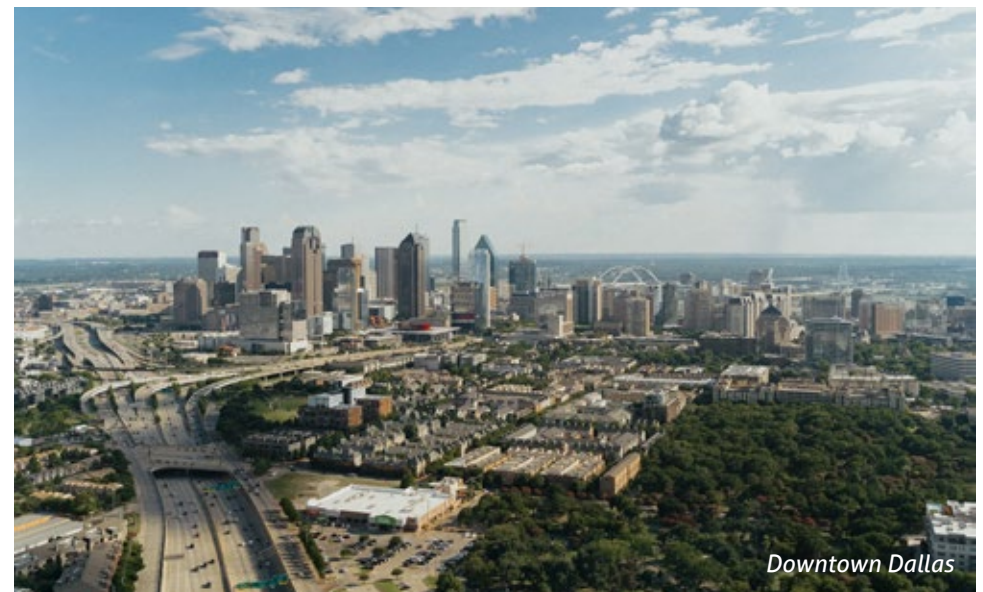


DFW ESTIMATED POPULATION

8.1 Million



Fort Worth



Downtown Dallas

ECONOMIC OVERVIEW

Denton County is strategically located at the junction of Interstate 35W and Interstate 35E, which has contributed to its growth as an emerging industrial node on the north side of the metroplex. Rents in Denton sit slightly above the metro average at about \$10.80/SF, according to CoStar. The submarket has followed the market-wide trend of exceptional rent growth over the past few years, and rents have appreciated about 35% over the last decade. The University of North Texas and Texas Women's University both contribute to the strength of Denton County's economy, as they boast a combined enrollment of 58,420 students. A study done by SmartAsset in 2021 ranked Denton County among the top 10 counties in the state with the highest gross domestic product.



University of North Texas

DENTON COUNTY MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
University of North Texas	8,891
Lewisville ISD	6,000+
Peterbilt Motors Company	2,000
Texas Health Presbyterian Hospital Denton	1,100
Texas Women's University	1,077
Sally Beauty Holdings	1,000
Medical City Denton	799
Safran Electrical & Power	571
Tetra Pak	500
ESAB Welding & Cutting	405

Source: Denton Economic Development Partnership



AREA OVERVIEW

Denton has emerged as one of Dallas-Fort Worth's next industrial frontiers feeding off the tremendous economic and demographic growth occurring in North Texas. With convenient access to interstate 35E and 35W, Denton continues to experience significant economic and population growth, solidifying its position as a key player in the expansion of the Dallas-Fort Worth region. Denton's industrial sector continues to expand, contributing to the Dallas-Fort Worth region's overall job growth, which saw an increase of 64,500 jobs in the past year. With a steadily rising population—now exceeding 164,000—Denton remains a focal point for economic expansion in North Texas, projected to surpass 200,000 residents by 2030. The City's strategic location and infrastructure investments position it as a prime destination for business and workforce growth.

TRANSPORTATION



Air: Charter and logistics related air transportation is available via Alliance Airport in Fort Worth, the world's first industrial airport, located approximately 20 miles southwest of the Site. Additionally, private and charter flights are conveniently available via Denton Enterprise Airport located approximately 4.5 miles south of the Site. Commercial flights, both domestic and international, are available via Dallas Fort Worth International Airport located 27 miles southeast of the Site.



Highway: The Site is located along Rector Road with access to FM-156, a north-south thoroughfare connecting Denton to North Fort Worth. Interstate-35 is situated just over a mile and a half east of the Site with connections to Fort Worth via I-35W and Dallas via I-35E to the south and running all the way north to Minnesota. The Site is also just over 3.5 miles north of US-380, a major east-west thoroughfare connecting Denton County to Collin County.



Rail: The Site is located along the BNSF Railway where it converges with the KCS railroad. The BNSF Railway operates one of the largest freight rail networks in North America, covering approximately 32,500 route miles across 28 states and three Canadian provinces. It plays a critical role in transporting goods, including agricultural products, consumer goods, and industrial materials, making it a key component of the U.S. supply chain.

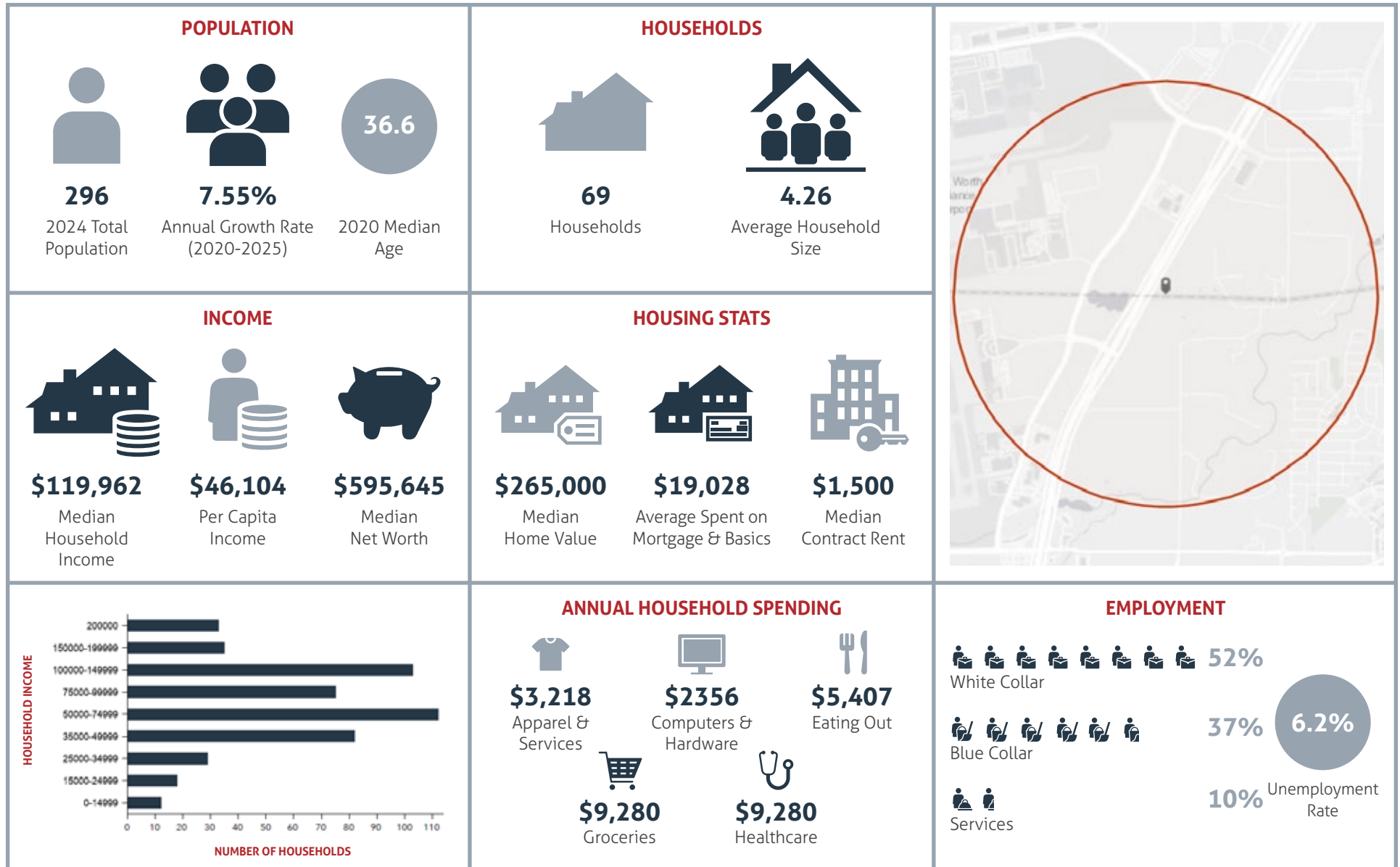


Denton Enterprise Airport

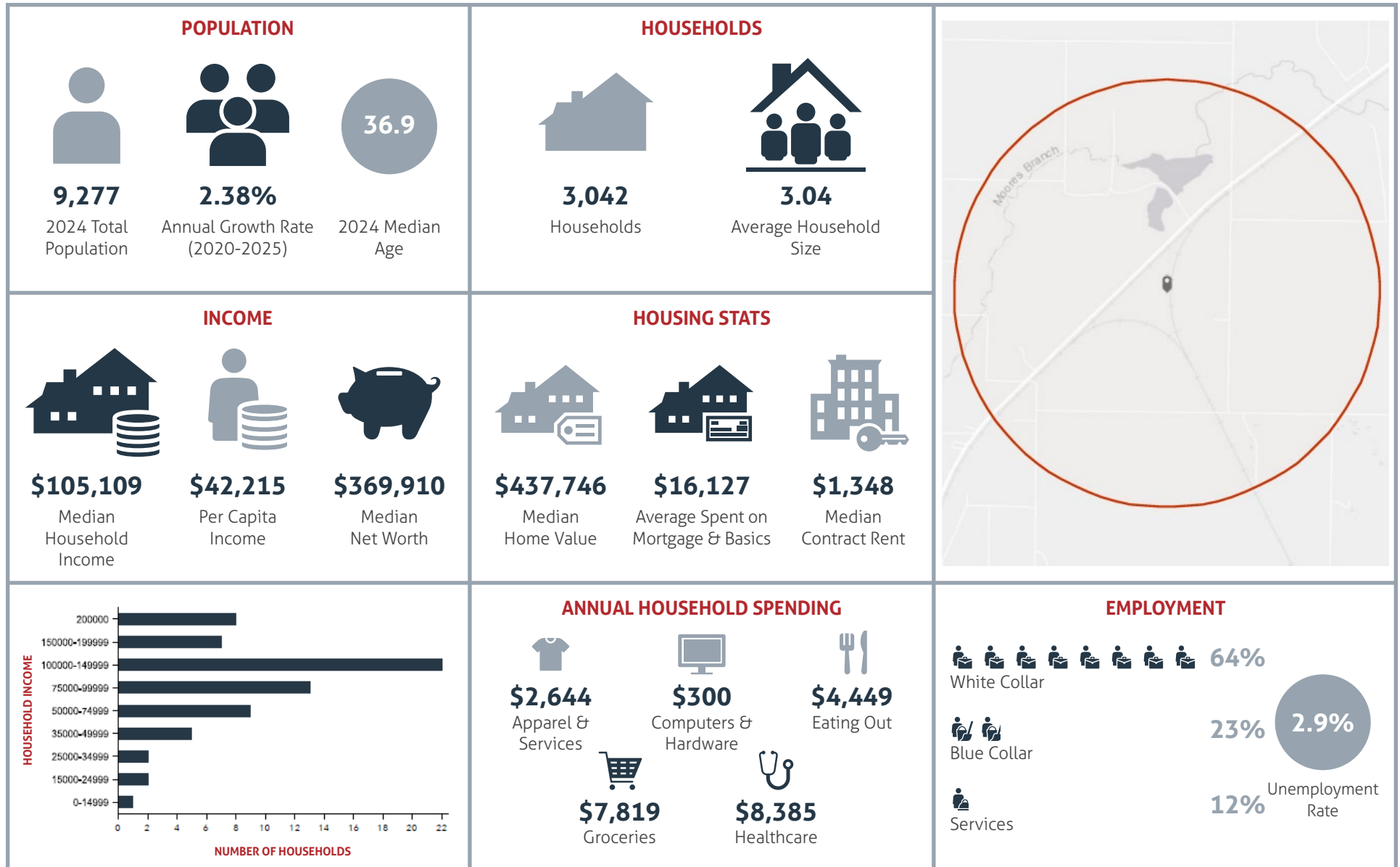


BNSF Railway

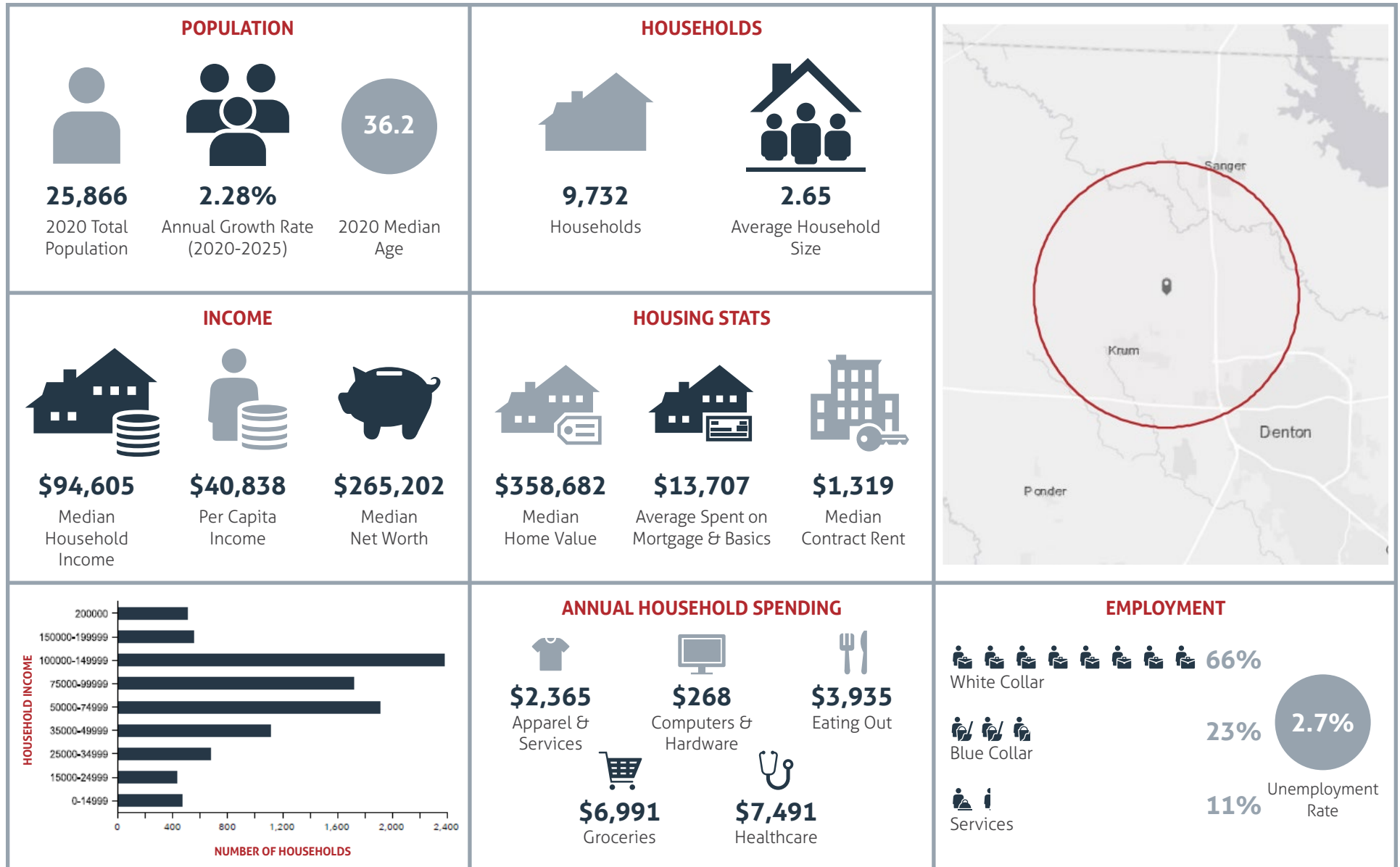
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (a client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

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