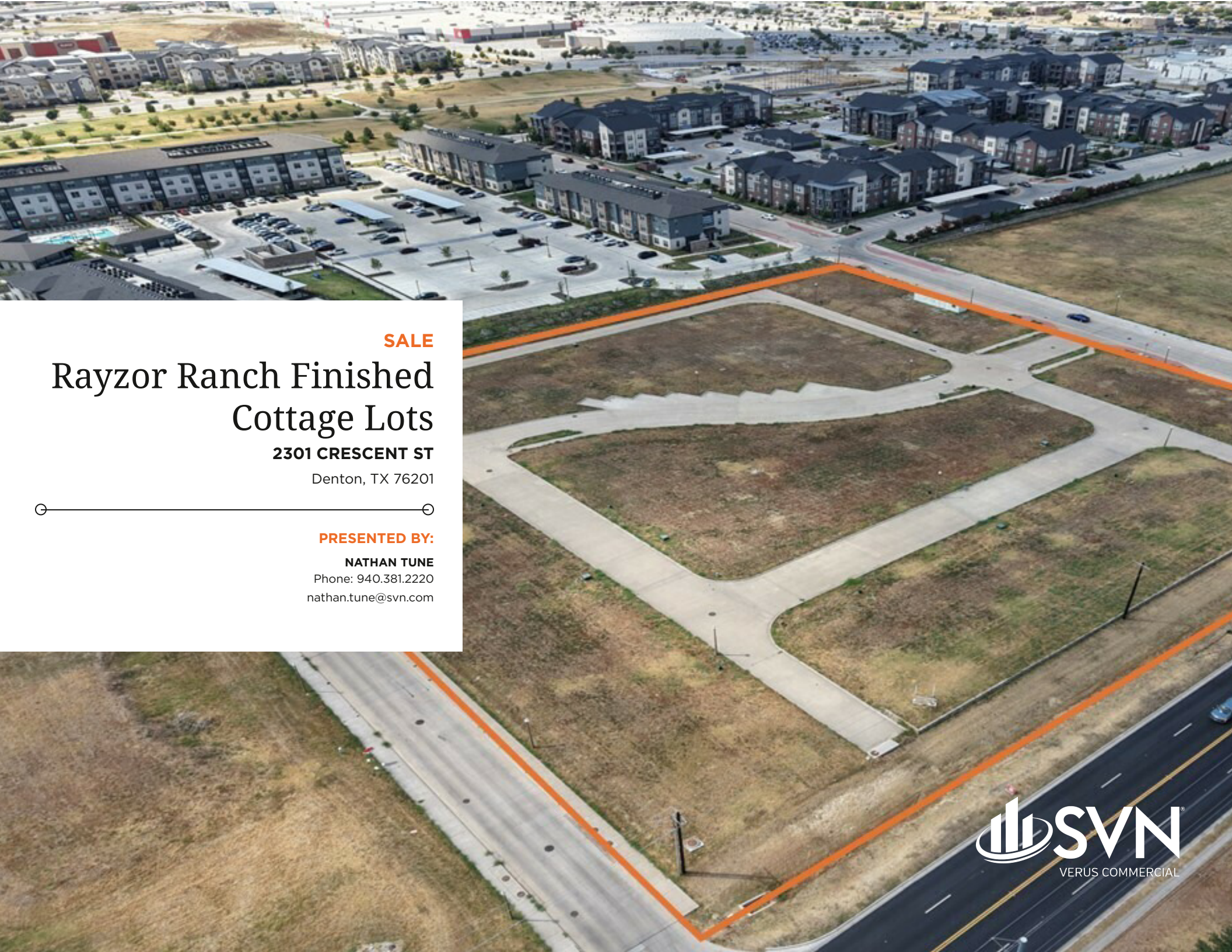


An aerial photograph of a residential development. In the foreground, a large, irregularly shaped lot is outlined in orange. This lot is currently undeveloped, showing dry grass and some dirt. To the left and behind the lot, several multi-story apartment buildings with dark roofs and light-colored siding are visible. These buildings are arranged around a central courtyard area with a swimming pool. A paved road runs along the top and right sides of the lot, and another road runs along the bottom. The background shows more of the residential complex and some commercial buildings in the distance.

SALE

Rayzor Ranch Finished Cottage Lots

2301 CRESCENT ST

Denton, TX 76201

PRESENTED BY:

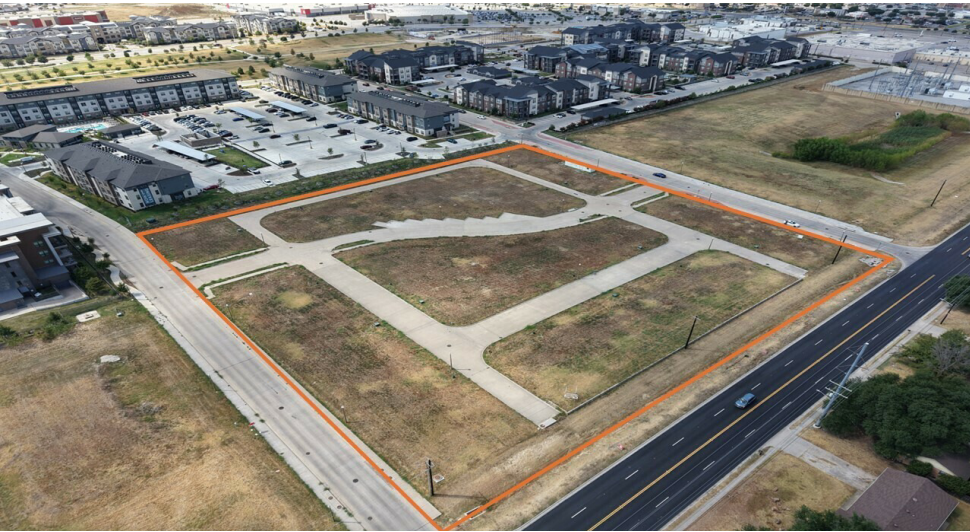
NATHAN TUNE

Phone: 940.381.2220

nathan.tune@svn.com


VERUS COMMERCIAL

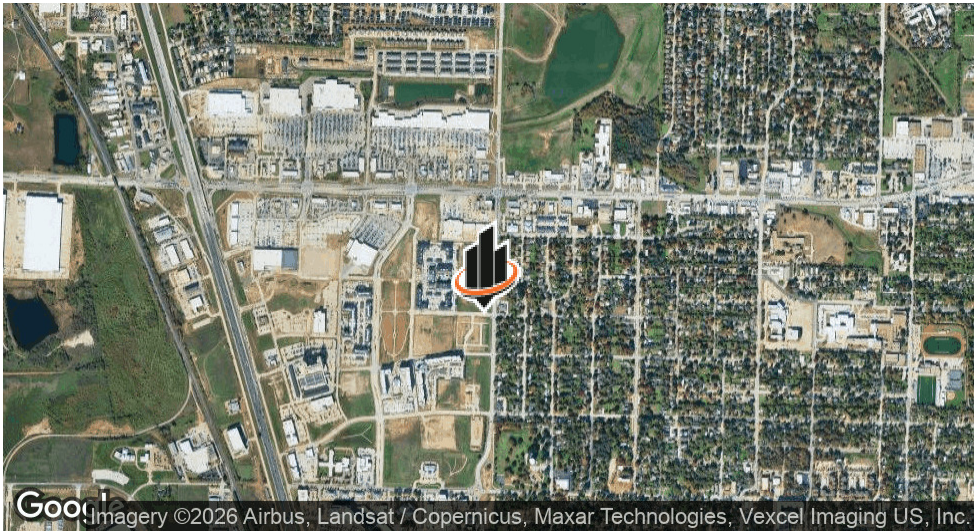
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,700,000 - \$100,000 per lot
LOT SIZE:	3,740 SF

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PROPERTY DESCRIPTION

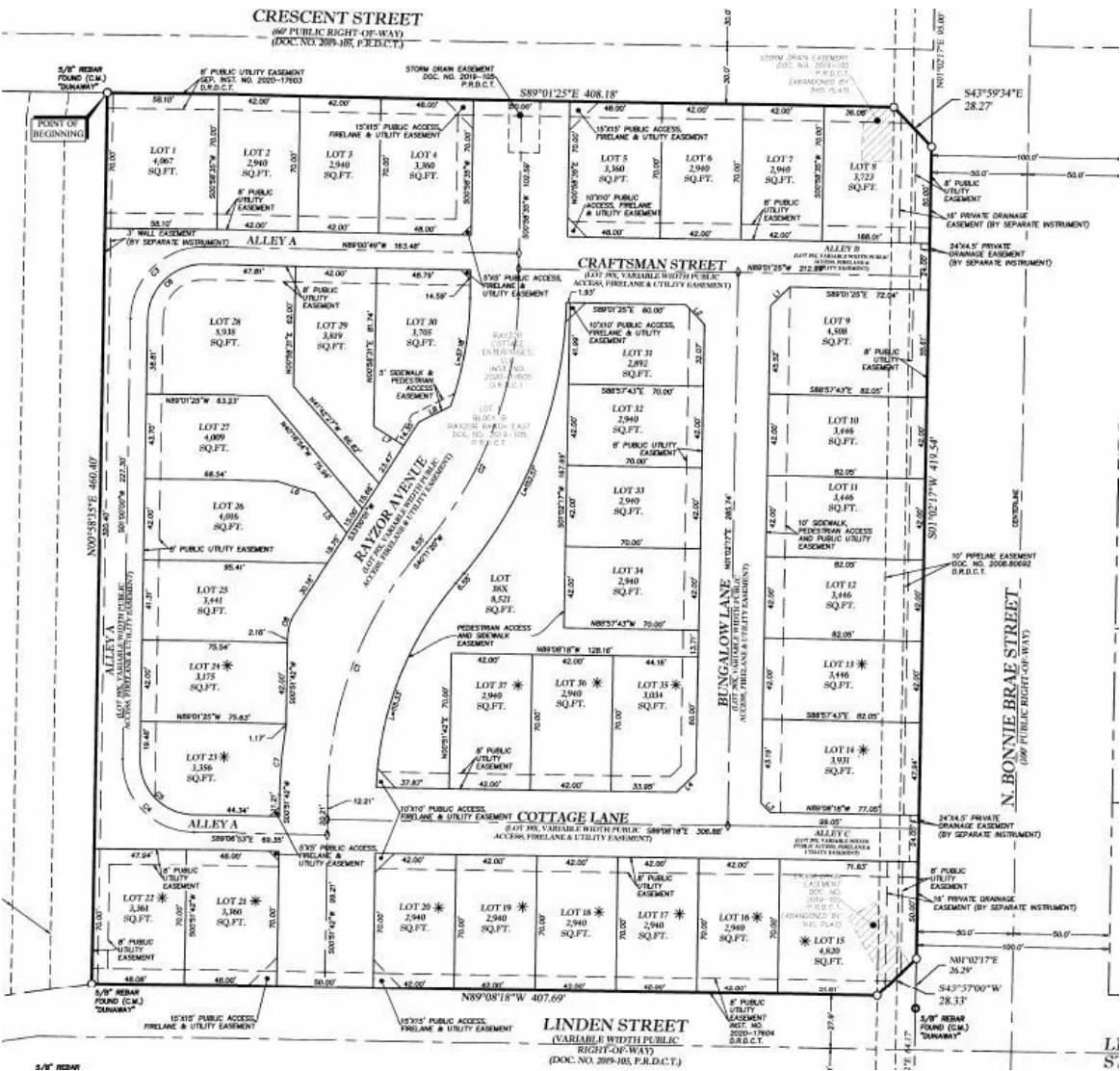
37 finished 40 front foot residential lots. All roads and utilities are in place.

ADDITIONAL PHOTOS



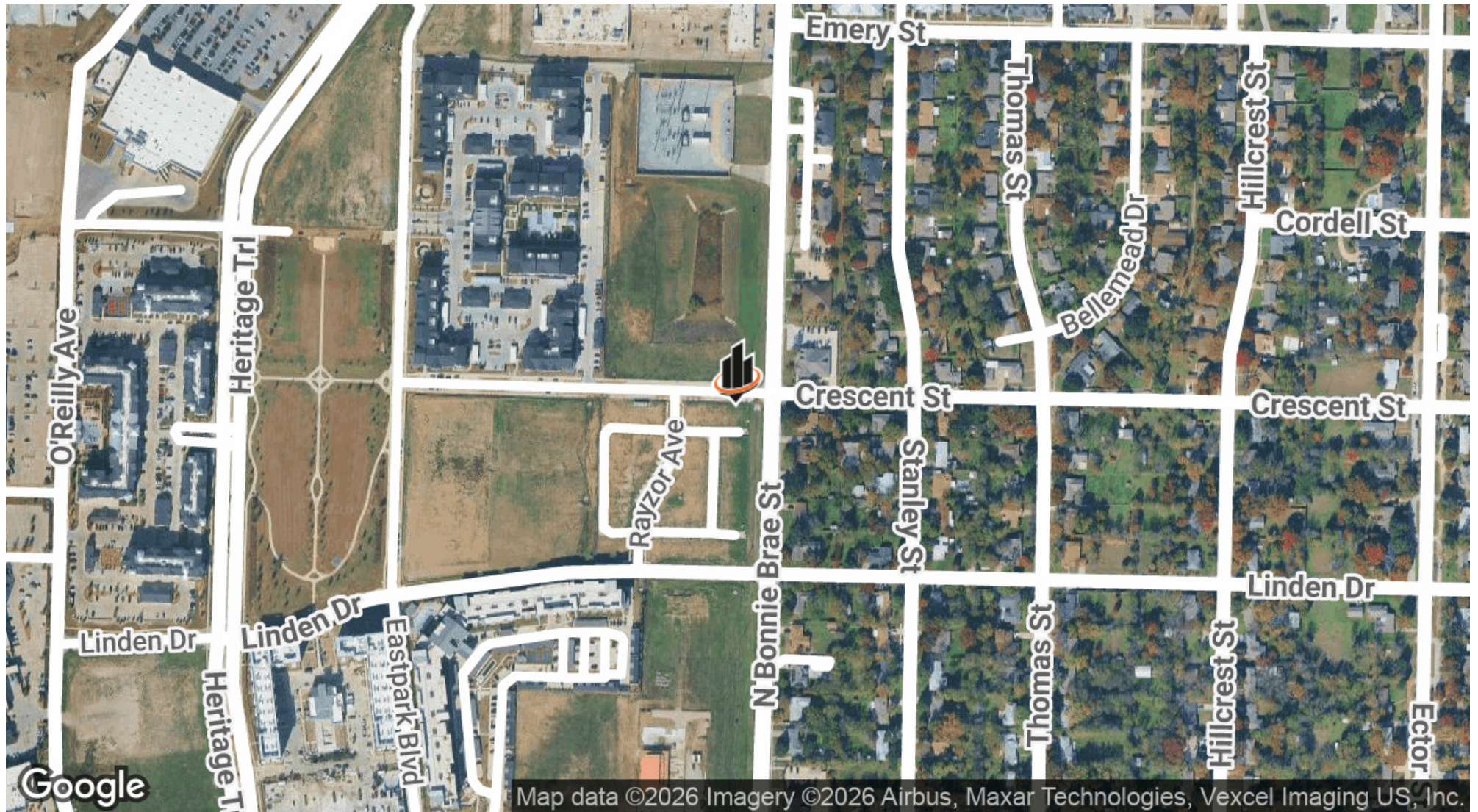
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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 2 MILES

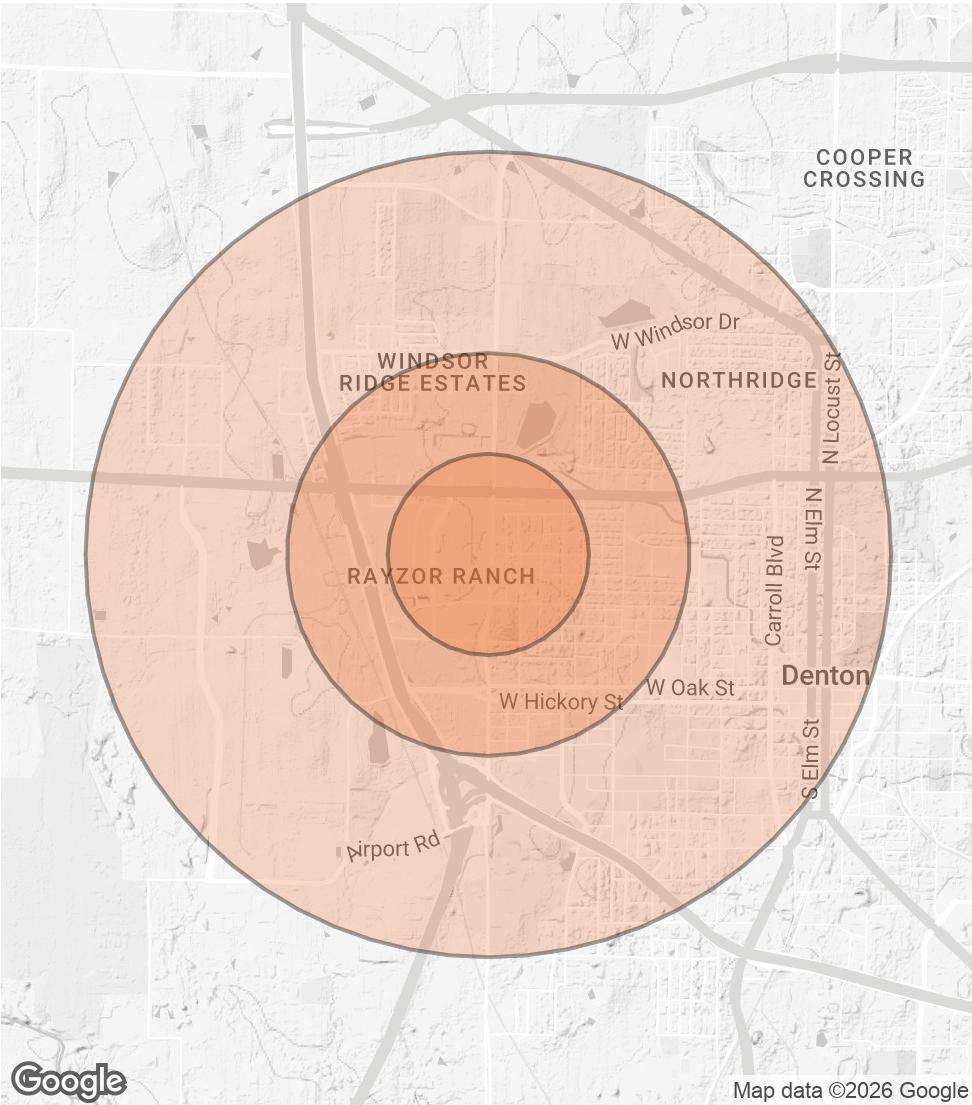
TOTAL POPULATION	1,073	7,621	32,637
AVERAGE AGE	37.0	31.5	28.7
AVERAGE AGE (MALE)	33.2	29.3	27.3
AVERAGE AGE (FEMALE)	39.6	33.6	29.8

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 2 MILES

TOTAL HOUSEHOLDS	511	3,461	11,834
# OF PERSONS PER HH	2.1	2.2	2.8
AVERAGE HH INCOME	\$71,430	\$59,197	\$63,231
AVERAGE HOUSE VALUE	\$262,929	\$271,982	\$266,708

2023 American Community Survey (ACS)



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NATHAN TUNE

Senior Advisor

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PROFESSIONAL BACKGROUND

Nathan brings a wealth of knowledge and experience in evaluating risk, thinking outside of the box, advising, and guiding his clients through the acquisition, disposition, or development of Commercial Property. Nathan grew up in Celina, TX, where he was part of the State Champion Celina Bobcat football team in 2005. He went on to graduate from the University of North Texas, with a BBA in Finance, while lettering and being elected team captain, as a Quarterback on the football team from 2006-2010 and has been an active member of the Denton community ever since.

Nathan was promoted to Senior VP – Land and Investments in 2018. He specializes in income-producing investment properties, land development, and retail land sales. He has brokered transactions with a total value in excess of \$100MM and has been a part of 20+ successful property rezonings.

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