



Sequoia Village Apartments

Boyd St

Redwood Pl

Shawnee St

Nevada St

Navajo St

Mohican Ave

Creek Ave

Igham Dr

Igk

**SALE**

# Mingo Road

**MINGO ROAD**

Denton, TX 76209

**PRESENTED BY:**

**BRAD TYNDALL**

Phone: 940.381.2220  
brad.tyndall@svn.com

**NICK HORTON**

Phone: 940.381.2220  
nick.horton@svn.com

**HAYDEN HOUSTON**

Phone: 940.381.2220  
hayden.houston@svn.com

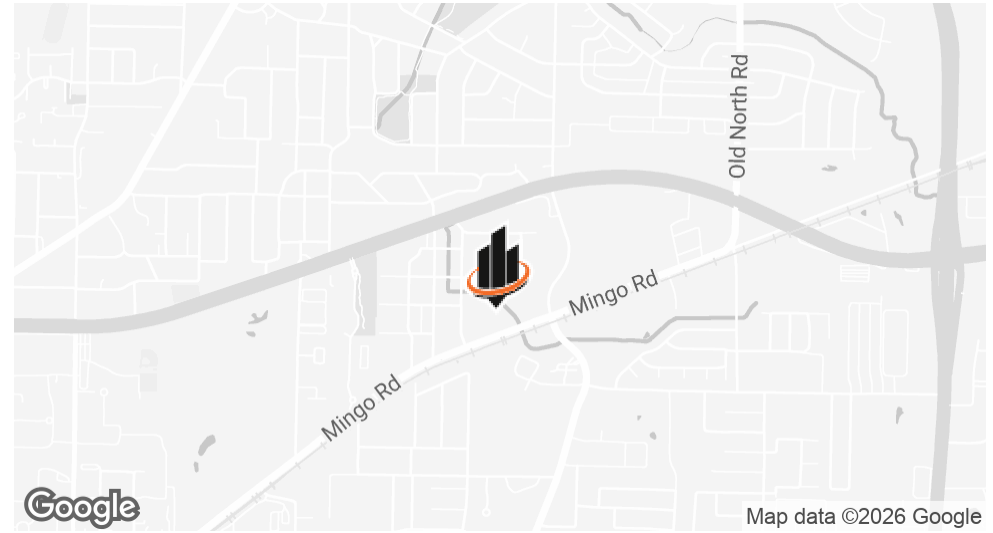
Mingo Rd

Woodlands of



Image Landsat / Copernicus

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,960,000
<b>SALE PRICE (FINISHED LOTS):</b>	\$170,000 Per Lot (Minimum 5 lot take)
<b>NUMBER OF LOTS:</b>	28
<b>ACRES:</b>	8.8
<b>ZONING:</b>	R6

### PROPERTY DESCRIPTION

The Subject Property is an excellent infill opportunity to acquire 28 residential lots in fast-growing Denton, TX. The property is within walking distance of the Texas Women's University campus and its 16,000+ students. The University of North Texas campus, with a current enrollment of over 46,000, is less than 2.5 miles away. Additionally, the Historic Downtown Denton Square, home to unique shopping and dining, is just over 1.5 miles from the property. Mingo Road connects to Downtown Denton to the southeast and both University Drive/US 380 and Loop 288 to the northeast.

The property was successfully rezoned to R6 and Final Plat has been submitted for approval. The R6 district is intended to accommodate a variety of housing types on lots designed to encourage walking to neighborhood-serving retail and other amenities such as parks and school facilities. This zoning district will ensure existing neighborhood character is maintained while also serving as a transition area between established single-family neighborhoods and mixed-use neighborhoods, commercial areas, and key corridors. The property is owned by a registered real estate agent of Texas.

**BRAD TYNDALL**

O: 940.381.2220

brad.tyndall@svn.com

**NICK HORTON**

O: 940.381.2220

nick.horton@svn.com

**HAYDEN HOUSTON**

O: 940.381.2220

hayden.houston@svn.com

# SURVEY



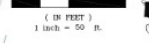
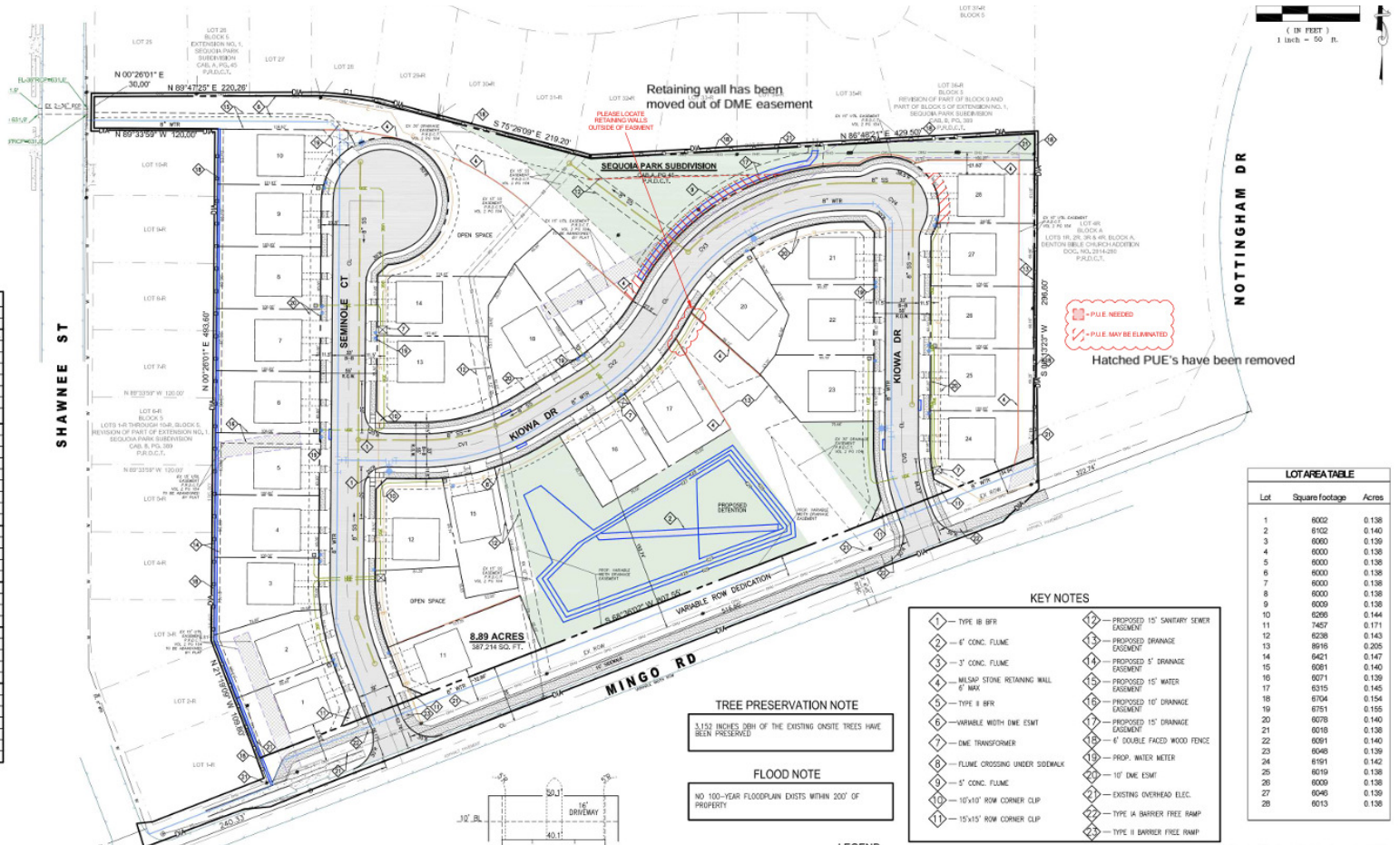
LOCATION MAP  
NTS

30 DUPLEX LOTS  
SITE DATA SUMMARY TABLE

ITEM	REQUIRED	PROVIDED
<b>GENERAL SITE DATA</b>		
Lot Area (square feet & acres)		387,214 SF 8.89 AC
Building Footprint Area (square feet)		1,804 SF
Total Building Area (square feet)		57,728 SF
Building Height (feet - distance to tallest building element)	40'	22' - 0"
Building Coverage (percent - %)	65 %	14.9 %
Development Impact Area		417,255 SF
Floor Area Ratio - non residential		NA
<b>PARKING</b>		
Parking Ratio	2 SPC / DU	2 SPC / DU
Accessible Parking Provided (# of spaces)	NA	NA
Bicycle Spaces Provided (# of spaces)	NA	NA
Parking In Excess of 125% of required parking (# of spaces)	NA	NA
<b>LANDSCAPE AREA</b>		
Open Space (if and %)	5%	59,265 sf - 15.3%
Landscape Area (if and %)	NA	NA
Tree Canopy (if and %)	NA	NA
<b>PERMEABLE AREA</b>		
Permeable Pavement (if #)		0
Other Permeable Area within the lot not including landscaping		0
<b>IMPERVIOUS AREA</b>		
Building Footprint area (if #)		57,728
Area of sidewalks, Pavement & other Impervious Network		92,393
Total Impervious Area		150,145
<b>WATER UTILITIES</b>		
Water Demand (GPD)		38,912
Water Demand - Peak Hour (GPD)		116,736
Flow Rate (GPM) - 1000 gpm per 100g		28,000
Irrigation water demand (GPM)		50
Wastewater Loading (GPD)		38,912
Wastewater Loading - Peak Hour (GPD)		116,736

Curve #	Length	Radius	Tangent	Chord Length	Delta
CV1	48.06'	337.85'	24.07'	48.02'	08° 09' 01"

Curve #	Length	Radius	Tangent	Chord Length	Delta
CV1	110.72'	200.00'	56.82'	109.31'	31° 43' 11"
CV2	100.50'	200.00'	51.33'	99.44'	28° 47' 23"
CV3	209.70'	200.00'	115.65'	200.23'	60° 04' 33"
CV4	56.69'	36.00'	36.14'	51.01'	90° 13' 23"
CV5	67.61'	177.50'	34.22'	67.20'	21° 49' 21"



Lot	Square Footage	Acres
1	6002	0.138
2	8102	0.140
3	6000	0.139
4	6000	0.138
5	6000	0.138
6	6000	0.138
7	6000	0.138
8	6000	0.138
9	6000	0.138
10	6288	0.144
11	7457	0.171
12	6238	0.143
13	8496	0.205
14	6421	0.147
15	6081	0.140
16	6071	0.139
17	6315	0.145
18	6704	0.154
19	6751	0.155
20	6078	0.140
21	6018	0.138
22	6691	0.140
23	6048	0.139
24	6191	0.142
25	6019	0.138
26	6009	0.138
27	6046	0.139
28	6013	0.138

- KEY NOTES**
- 1 - TYPE II BFR
  - 2 - 4" CONC. FLUME
  - 3 - 3" CONC. FLUME
  - 4 - M&SAP STONE RETAINING WALL
  - 5 - 4" CONC. FLUME
  - 6 - TYPE II BFR
  - 7 - VARIABLE WIDTH DME ESMT
  - 8 - DME TRANSFORMER
  - 9 - FLUME CROSSING UNDER SIDEWALK
  - 10 - 5" CONC. FLUME
  - 11 - 15x15' ROW CORNER CLIP
  - 12 - PROPOSED 15" SANITARY SEWER EASEMENT
  - 13 - PROPOSED 5" DRAINAGE EASEMENT
  - 14 - PROPOSED 15" WATER EASEMENT
  - 15 - PROPOSED 10" DRAINAGE EASEMENT
  - 16 - PROPOSED 15" DRAINAGE EASEMENT
  - 17 - PROP. WATER METER
  - 18 - 4" DOUBLE FACED WOOD FENCE
  - 19 - 10" DME ESMT
  - 20 - EXISTING OVERHEAD ELEC.
  - 21 - TYPE IA BARRIER FREE RAMP
  - 22 - TYPE II BARRIER FREE RAMP

**TREE PRESERVATION NOTE**  
3,152 INCHES DIA OF THE EXISTING ONSITE TREES HAVE BEEN PRESERVED

**FLOOD NOTE**  
NO 100-YEAR FLOODPLAIN EXISTS WITHIN 200' OF PROPERTY

- LEGEND**
- PROP. DME TRANSFORMER
  - PROPOSED FIRE HYDRANT
  - EXISTING FIRE HYDRANT
  - EXISTING SANITARY SEWER MH
  - PROPOSED SANITARY SEWER MH
  - PROPOSED CONCRETE PAVEMENT
  - LANDSCAPE AREA
  - TREE TO BE PRESERVED
  - EX OVERHEAD ELEC.
  - DEVELOPMENT IMPACT AREA
  - PROPOSED FENCING
  - PROPOSED SIDEWALK PER STD DTL PLAN NOTE
  - PROPOSED WATER METER

**ZONING COMPLIANCE PLAN**

**SEQUOIA PARK**  
PROJECT # ZCP25-0032  
28 DUPLEX LOTS  
2 OPEN SPACE LOTS

**ZONING: R6**  
PROPOSED LAND USE: DUPLEX  
8.89 ACRES (387,214 SF)  
SEQUOIA PARK SUBDIVISION  
CAB A, PG 45, P.D.B.C.T.  
DENTON COUNTY, TEXAS

**BRAD TYNDALL**  
O: 940.381.2220  
brad.tyndall@svn.com

**NICK HORTON**  
O: 940.381.2220  
nick.horton@svn.com

**HAYDEN HOUSTON**  
O: 940.381.2220  
hayden.houston@svn.com

**SITE PHOTOS**



**BRAD TYNDALL**  
O: 940.381.2220  
brad.tyndall@svn.com

**NICK HORTON**  
O: 940.381.2220  
nick.horton@svn.com

**HAYDEN HOUSTON**  
O: 940.381.2220  
hayden.houston@svn.com

**MINGO ROAD** | Denton, TX 76209

# DENTON OVERVIEW



**BRAD TYNDALL**  
 O: 940.381.2220  
 brad.tyndall@svn.com

**NICK HORTON**  
 O: 940.381.2220  
 nick.horton@svn.com

**HAYDEN HOUSTON**  
 O: 940.381.2220  
 hayden.houston@svn.com



## OVERVIEW

Founded in 1901, Texas Woman's University (TWU) is a premier public university located in Denton, Texas. While fully coeducational since 1994, TWU holds the distinction of being the nation's largest public university system primarily for women. With a thriving enrollment of over 15,400 students and a dedicated workforce of more than 2,000 faculty and staff, the university is a prominent engine of academic excellence and economic stability within the Dallas-Fort Worth metroplex. TWU is classified as an R2 Doctoral University (High Research Activity) and is nationally recognized for its powerhouse programs in nursing, healthcare, nutrition, and business. Notably, TWU ranks #2 among all Texas public universities for graduate baccalaureate salaries, reflecting the high-caliber, career-driven demographic it attracts to the immediate area.

Universities act as recession-resistant economic anchors. TWU's massive student and workforce population creates a perpetual, recurring demand for nearby housing, retail, dining, and daily services. Graduate students make up approximately 36% of total enrollment. This older, professional demographic—primarily concentrated in high-paying healthcare and education tracks—seeks out high-quality, convenient housing options close to campus.

TWU continues to aggressively expand its local footprint. Major capital projects, including a new 175,000-square-foot Health Science Center on the Denton campus, continue to inject momentum into the immediate neighborhood, driving long-term property appreciation. As one of Denton County's top employers, TWU brings a stable daytime population of staff, researchers, and healthcare professionals directly to the asset's doorstep, fueling local retail and commercial spending.

**BRAD TYNDALL**

O: 940.381.2220

brad.tyndall@svn.com

**NICK HORTON**

O: 940.381.2220

nick.horton@svn.com

**HAYDEN HOUSTON**

O: 940.381.2220

hayden.houston@svn.com

# DEMOGRAPHICS MAP & REPORT

## POPULATION

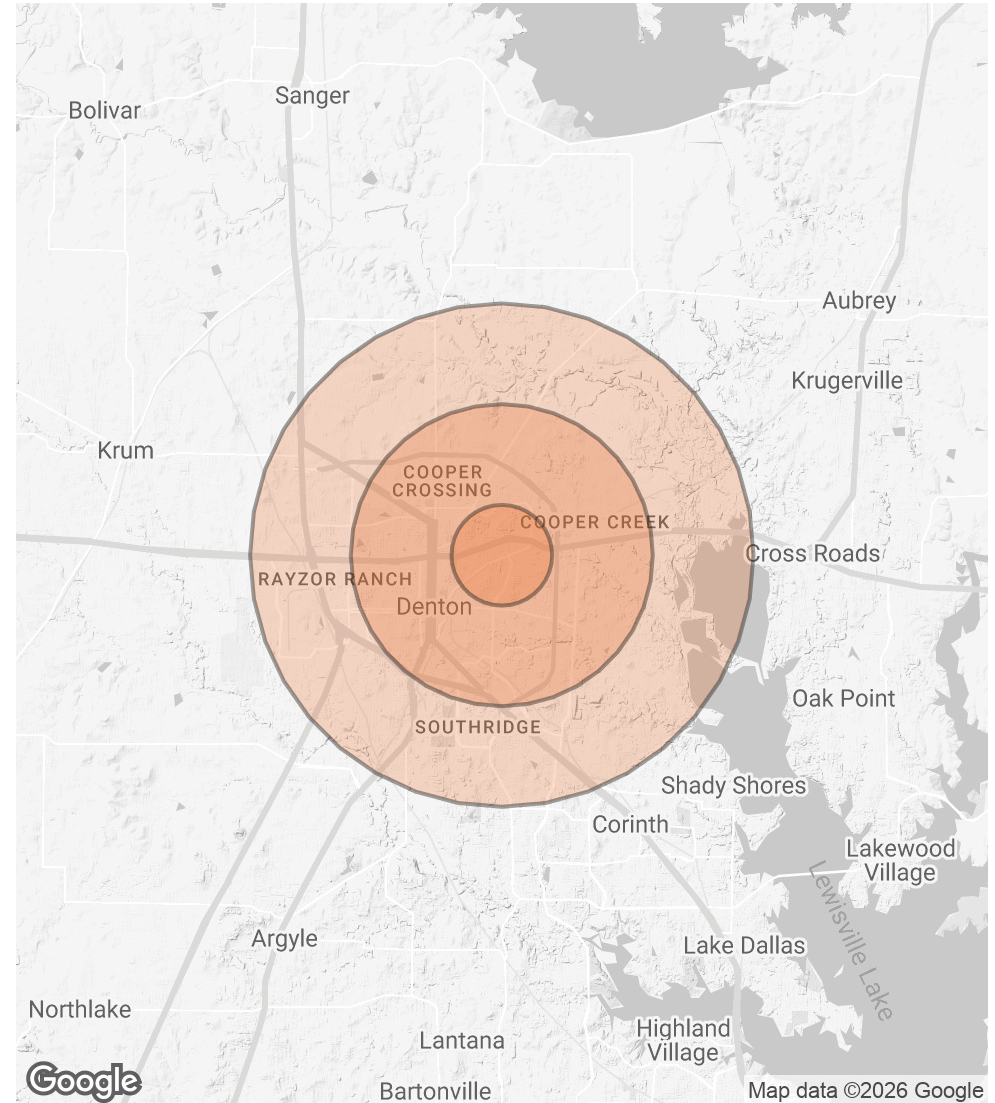
	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	12,991	86,278	132,753
<b>AVERAGE AGE</b>	37	34	35
<b>AVERAGE AGE (MALE)</b>	36	34	34
<b>AVERAGE AGE (FEMALE)</b>	39	35	36

## HOUSEHOLDS & INCOME

### 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,917	35,047	52,176
<b># OF PERSONS PER HH</b>	2.6	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$90,349	\$74,380	\$87,871
<b>AVERAGE HOUSE VALUE</b>	\$375,052	\$328,223	\$352,764

2020 American Community Survey (ACS)



**BRAD TYNDALL**

O: 940.381.2220

brad.tyndall@svn.com

**NICK HORTON**

O: 940.381.2220

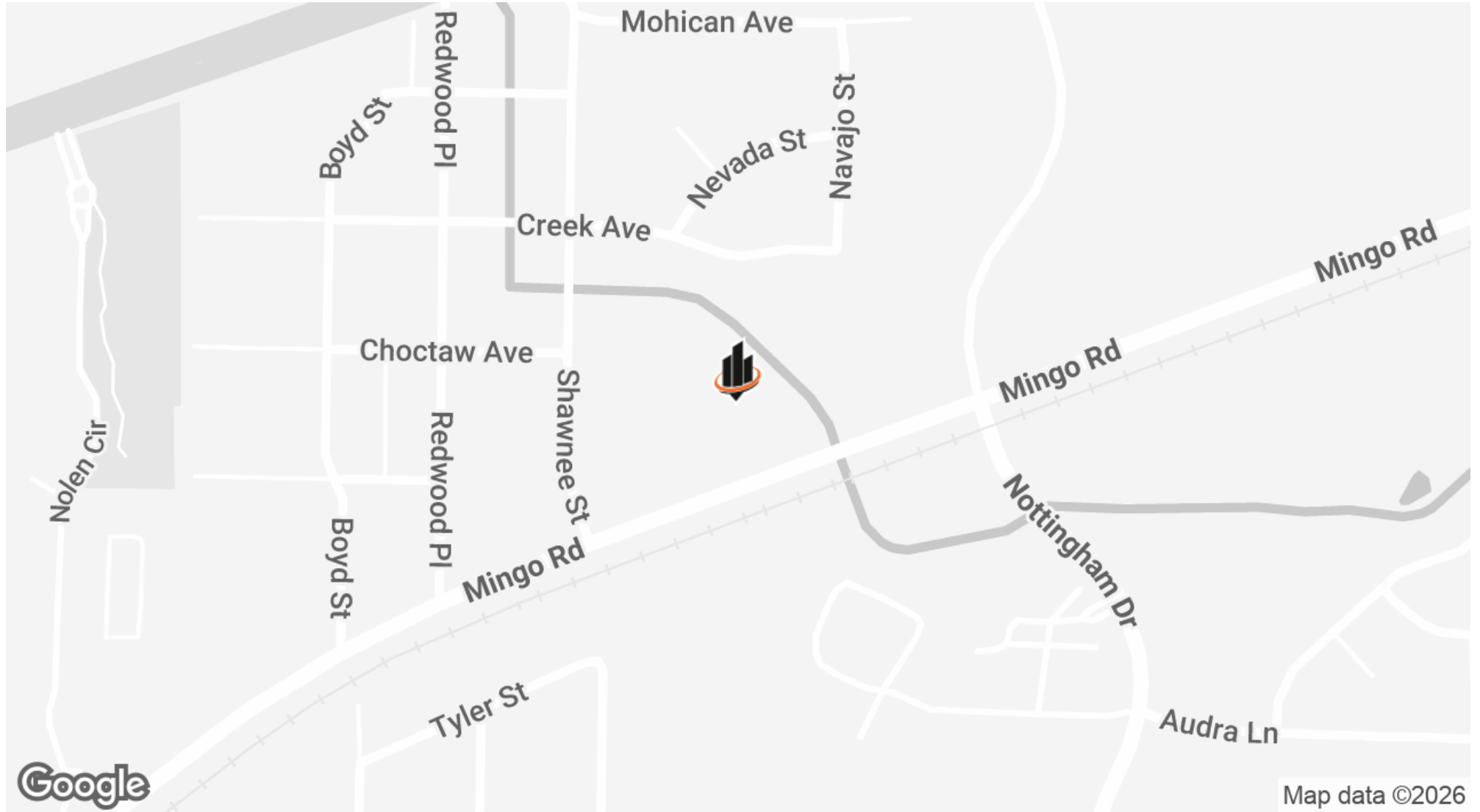
nick.horton@svn.com

**HAYDEN HOUSTON**

O: 940.381.2220

hayden.houston@svn.com

# LOCATION MAP



**BRAD TYNDALL**  
O: 940.381.2220  
brad.tyndall@svn.com

**NICK HORTON**  
O: 940.381.2220  
nick.horton@svn.com

**HAYDEN HOUSTON**  
O: 940.381.2220  
hayden.houston@svn.com