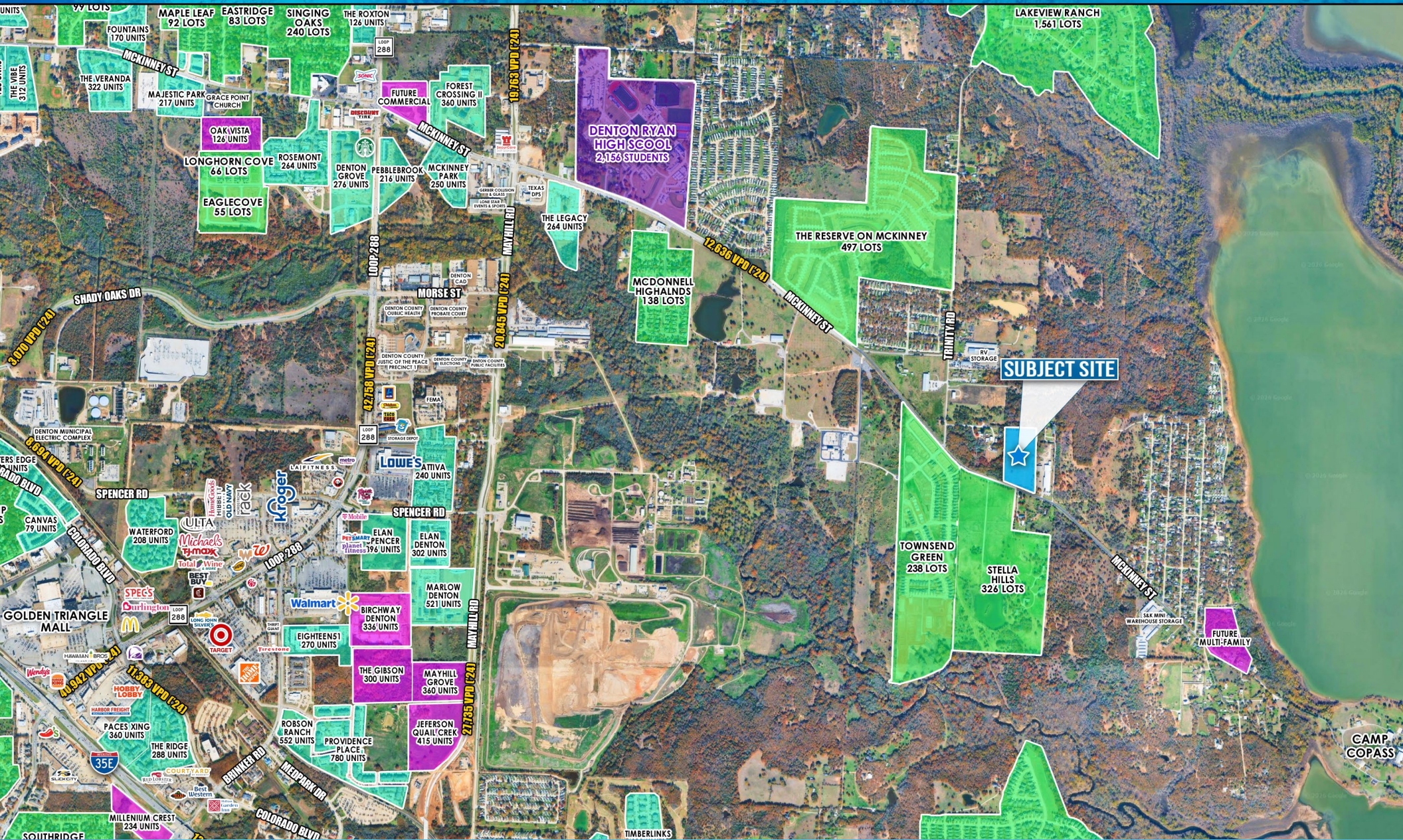


# DEVELOPMENT TRACT AVAILABLE

9.48 AC | 7815 E MCKINNEY ST | DENTON, TX 76280



**BRIAN TORMOEHLN**  
469.438.4990  
brian@falconcompanies.com

**WALKER HAIRSTON**  
214.718.9449  
walker@falconcompanies.com

**falcon**  
FALCONCOMPANIES.COM

**LOCATION**

7815 E McKinney St  
Denton, TX 76208

**PROPERTY DETAILS**

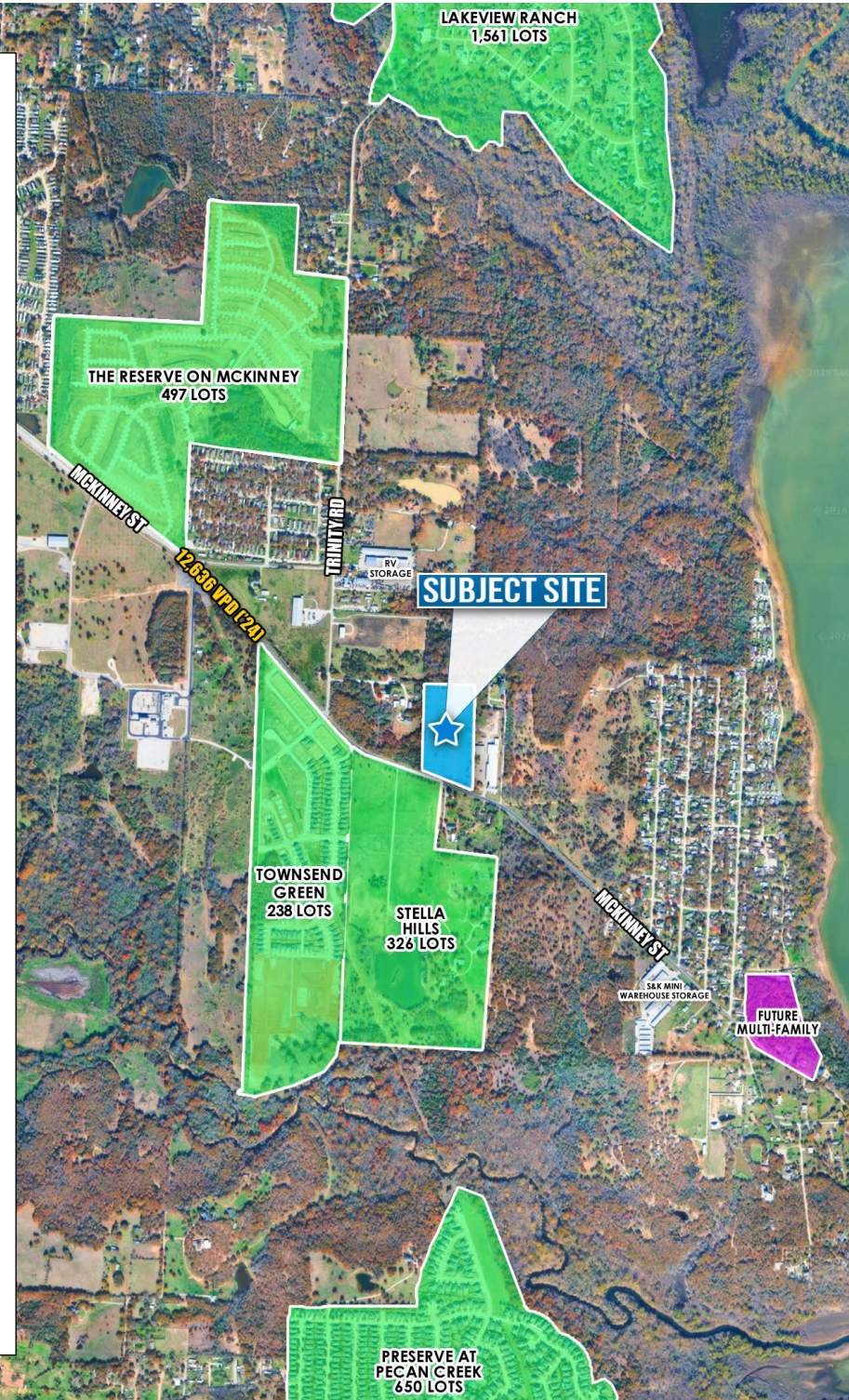
- **Lot Size:** 9.48 Acres
- **Zoning:** R6/RR
- Positioned on E McKinney Street — within one of Denton County’s fastest-growing residential corridors, with strong builder demand, active platting activity, and continued infrastructure investment supporting long-term land value.
- Quick access to I-35E, Loop 288, and Hwy 380, with seamless connectivity to Denton, Corinth, and the greater DFW metroplex.
- Surrounded by active and approved residential growth, including:
  - **Stella Hills** – 326 planned single-family lots (Meritage Homes, 84 acres, immediately adjacent)
  - **Townsend Green** – Active Centex community delivering 238 new homes
- Adjacent to **Camp Copass** — a well-known, year-round Christian retreat and conference center has operated on the lake peninsula since 1946, drawing thousands of visitors annually and anchoring the character of this corridor.

**DEMOGRAPHICS** (ESRI 2025)

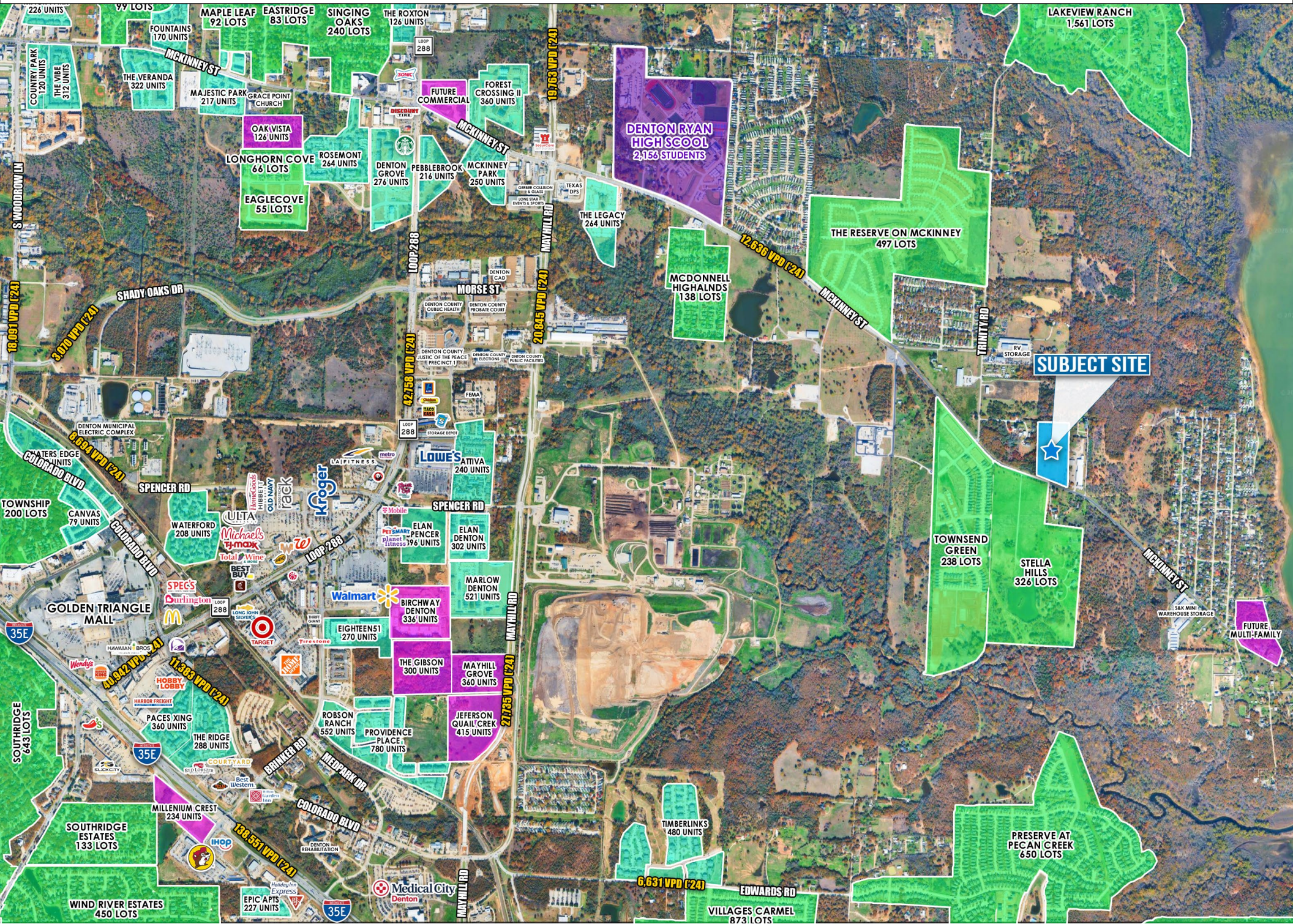
	3 Mile Radius	5 Mile Radius	10 Mile Radius
<b>TOTAL POPULATION:</b>	34,868	137,535	445,820
<b>DAYTIME POPULATION:</b>	40,798	133,086	381,948
<b>AVERAGE HOUSEHOLD INCOME:</b>	\$114,631	\$115,839	\$139,923
<b>MEDIAN HOME VALUE</b>	\$415,069	\$401,375	\$454,000
<b>MEDIAN AGE</b>	32.6	33.4	35.1
<b>5-YR COMPOUND ANNUAL GROWTH RATE</b>	2.37%	1.62%	1.78%

**TRAFFIC COUNTS** (2024 AADT)

**MCKINNEY ST:** 12,678 vpd









# DEMOGRAPHIC SUMMARY

76208

Ring of 3 miles

## KEY FACTS



34,868  
Population



40,798  
Daytime Population



2.37%  
'23-'28 Compound Annual Growth Rate



13,159  
Households



\$415,069  
Median Home Value



32.6  
Median Age

## EDUCATION



20%  
High School Diploma



22%  
Some College



38.25%  
Bachelor's Degree or Graduate Degree

## INCOME



\$81,169  
Median Household Income



\$114,631  
Average Household Income



\$43,377  
Per Capita Income



\$124,216  
Median Net Worth

## AVERAGE ANNUAL HOUSEHOLD SPENDING



\$99,790  
Total Annual Expenditures



\$4,211  
2025 Meals at Restaurants



\$7,449  
2025 Meals at Home



\$31,594  
Retail Goods



\$3,981  
Entertainment



\$1,088  
Personal Care



\$7,264  
Health Care

## BUSINESS



1,204  
Total Businesses



17,608  
Total Employees



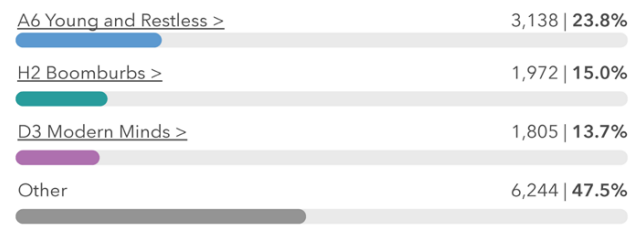
31.51%  
Blue Collar Occupation



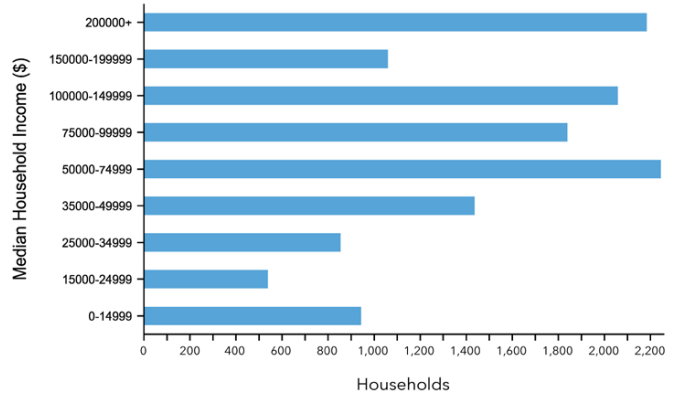
68.51%  
White Collar Occupation

## Tapestry

Top 3 segments by household count



[View comparison table](#)



## 2025 Race and ethnicity (Esri)

The largest group: White Alone (51.44)

The smallest group: Pacific Islander Alone (0.13)

Indicator	Value	Diff
White Alone	51.44	+2.89
Black Alone	15.70	-0.02
American Indian/Alaska Native Alone	0.91	-0.06
Asian Alone	5.49	-2.91
Pacific Islander Alone	0.13	0
Other Race	9.83	-2.24
Two or More Races	16.51	+2.35
Hispanic Origin (Any Race)	28.38	-0.80

Bars show deviation from Dallas-Ft. Worth, TX

This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2025, 2030.

# DEMOGRAPHIC SUMMARY

76208

Ring of 5 miles

## KEY FACTS



137,535  
Population



133,086  
Daytime Population



1.62%  
'23-'28 Compound Annual Growth Rate



52,854  
Households



\$401,375  
Median Home Value



33.4  
Median Age

## EDUCATION



17%  
High School Diploma



21%  
Some College



43.03%  
Bachelor's Degree or Graduate Degree

## INCOME



\$85,863  
Median Household Income



\$115,839  
Average Household Income



\$44,635  
Per Capita Income



\$204,044  
Median Net Worth

## AVERAGE ANNUAL HOUSEHOLD SPENDING



\$100,120  
Total Annual Expenditures



\$4,156  
2025 Meals at Restaurants



\$7,365  
2025 Meals at Home



\$32,070  
Retail Goods



\$4,060  
Entertainment



\$1,078  
Personal Care



\$7,452  
Health Care

## BUSINESS



4,666  
Total Businesses



50,303  
Total Employees



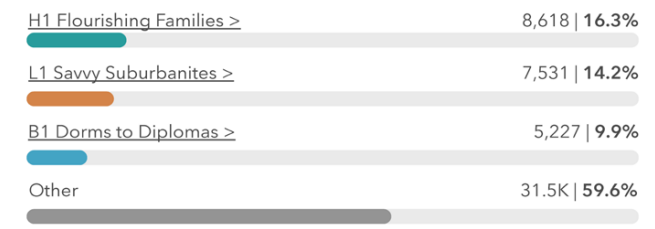
29.80%  
Blue Collar Occupation



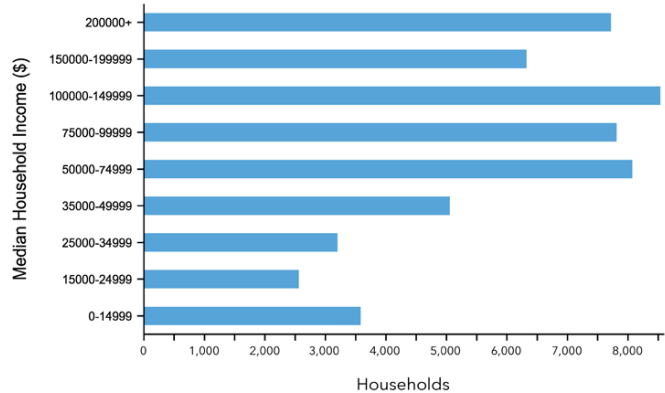
70.18%  
White Collar Occupation

## Tapestry

Top 3 segments by household count



[View comparison table](#)



## 2025 Race and ethnicity (Esri)

The largest group: White Alone (57.27)

The smallest group: Pacific Islander Alone (0.11)

Indicator	Value	Diff
White Alone	57.27	+8.72
Black Alone	12.75	-2.97
American Indian/Alaska Native Alone	0.91	-0.06
Asian Alone	5.05	-3.35
Pacific Islander Alone	0.11	-0.02
Other Race	9.23	-2.84
Two or More Races	14.69	+0.53
Hispanic Origin (Any Race)	25.45	-3.73

Bars show deviation from Dallas-Ft. Worth, TX

This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2025, 2030.

# DEMOGRAPHIC SUMMARY

76208

Ring of 10 miles

## KEY FACTS



445,820  
Population



381,948  
Daytime Population



1.78%  
'23-'28 Compound Annual Growth Rate



165,233  
Households



\$454,000  
Median Home Value



35.1  
Median Age

## EDUCATION



16%  
High School Diploma



19%  
Some College



47.51%  
Bachelor's Degree or Graduate Degree

## INCOME



\$106,631  
Median Household Income



\$139,923  
Average Household Income



\$51,854  
Per Capita Income



\$356,234  
Median Net Worth

## AVERAGE ANNUAL HOUSEHOLD SPENDING



\$119,936  
Total Annual Expenditures



\$4,968  
2025 Meals at Restaurants



\$8,650  
2025 Meals at Home



\$38,497  
Retail Goods



\$4,891  
Entertainment



\$1,279  
Personal Care



\$8,937  
Health Care

## BUSINESS



11,438  
Total Businesses



113,116  
Total Employees



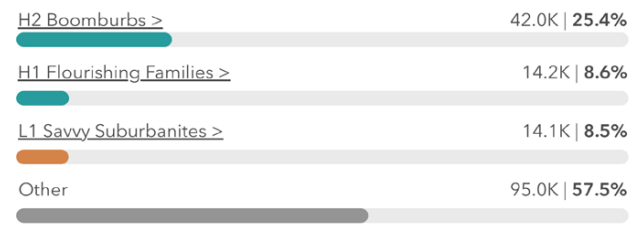
26.14%  
Blue Collar Occupation



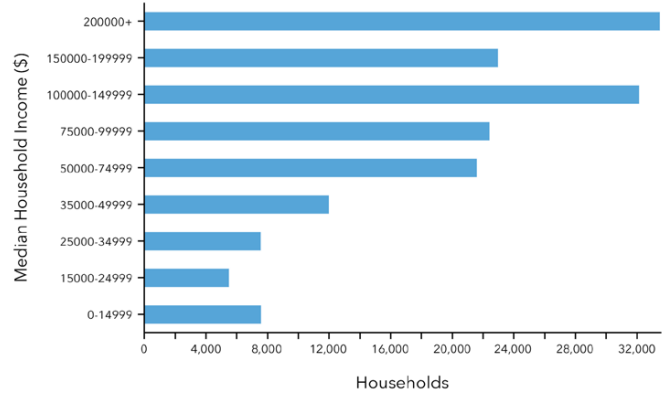
73.85%  
White Collar Occupation

## Tapestry

Top 3 segments by household count



[View comparison table](#)



## 2025 Race and ethnicity (Esri)

The largest group: White Alone (57.25)

The smallest group: Pacific Islander Alone (0.10)

Indicator ▲	Value	Diff
White Alone	57.25	+8.70
Black Alone	13.25	-2.47
American Indian/Alaska Native Alone	0.87	-0.10
Asian Alone	7.11	-1.29
Pacific Islander Alone	0.10	-0.03
Other Race	7.58	-4.49
Two or More Races	13.85	-0.31
Hispanic Origin (Any Race)	22.16	-7.02

Bars show deviation from Dallas-Ft. Worth, TX

This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2025, 2030.

# INFORMATION ABOUT BROKERAGE SERVICES

## 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.

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Licensed Broker / Broker Firm Name or Primary Assumed  
Business Name

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License No.

thughes@falconcompanies.com  
E-Mail

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Timothy Hughes  
Designated Broker of Firm

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E-Mail

972-404-8383  
Phone

\_\_\_\_\_  
Sales Agent / Associate's Name

\_\_\_\_\_  
License No.

\_\_\_\_\_  
E-Mail

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date