



MARKET OVERVIEW

Located in the rapidly expanding town of Krum (just miles from Denton and strategically between Dallas and Fort Worth), the area supports strong consumer demand—with over 25,000 local residents within five miles and projected population growth of nearly 23% by 2029. A healthy median household income (more than \$97K within 1 mile) further underscores the location's commercial potential. Ideal for retail, restaurant, service, or mixed-use development opportunities.

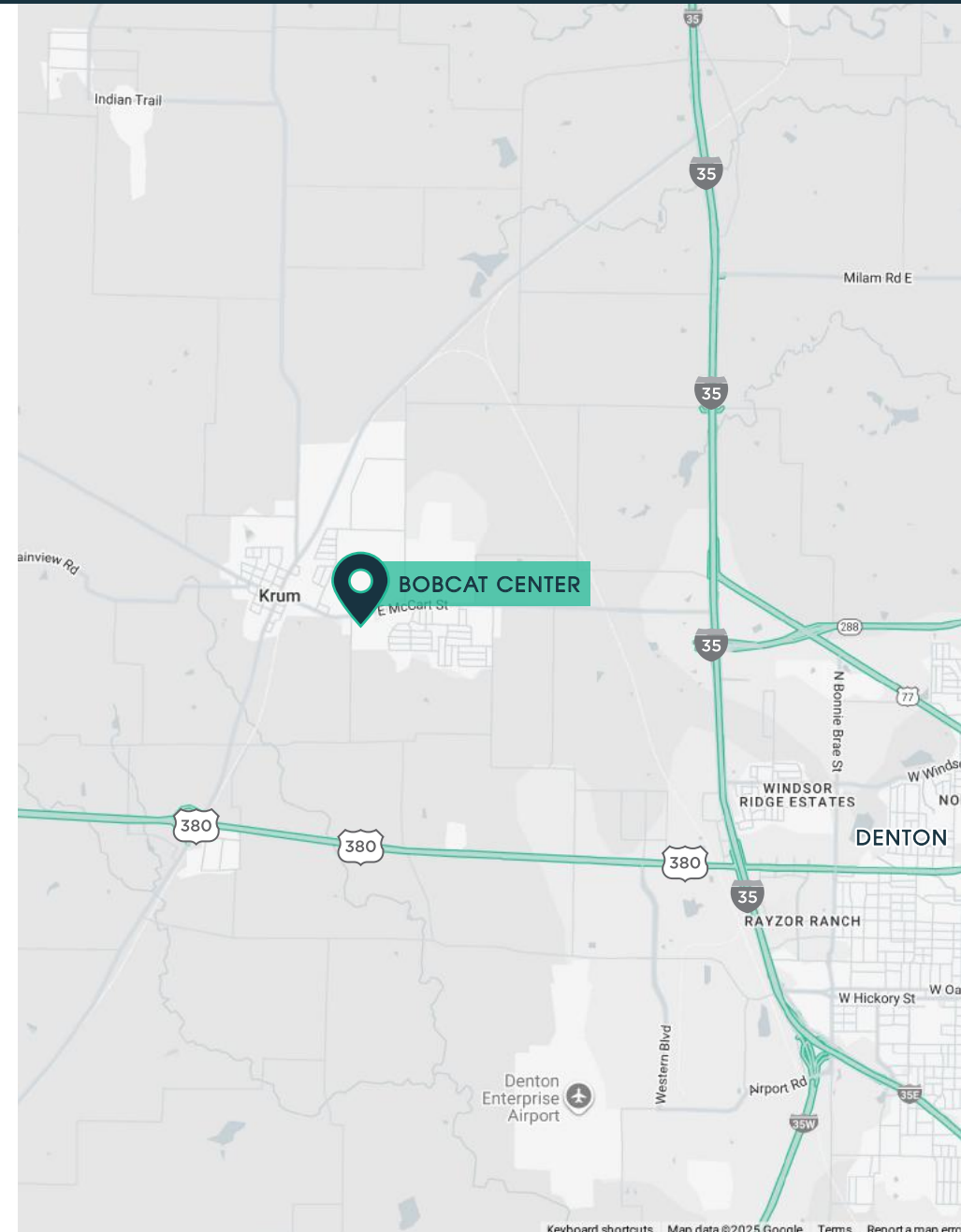
PROPERTY HIGHLIGHTS

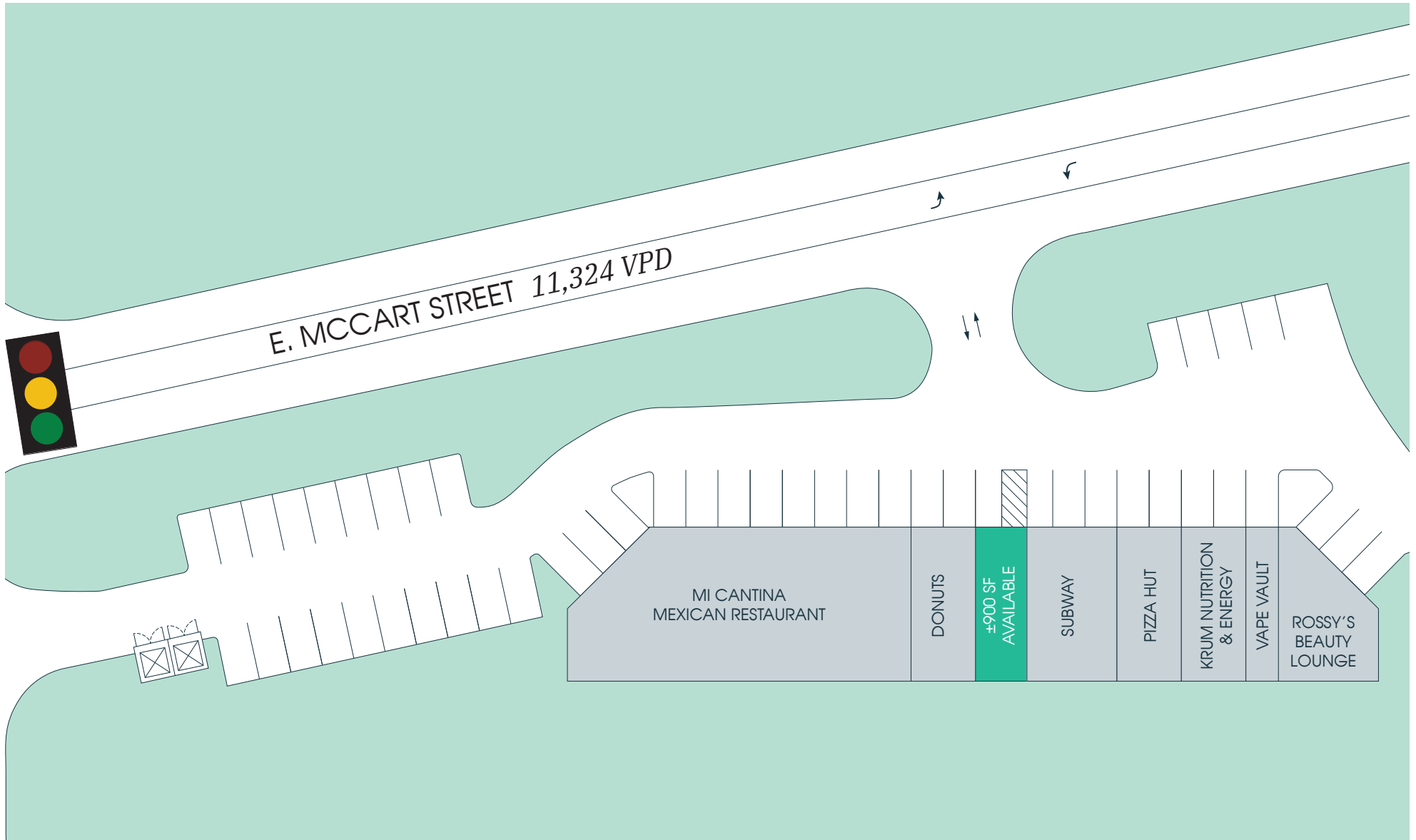
- > ±900 SF Available
- > Immediately Adjacent to Subway
- > Easily accessible to Interstate 35W (5 minutes)

TRAFFIC COUNTS

- > E. McCart Street: 11,324 VPD

DEMOGRAPHICS	3-Mile	5-Mile	10-Mile
2024 Population	9,214	25,637	187,697
Avg HH Income	\$102,083	\$70,754	\$66,990
Households	3,026	9,982	72,781







±900 SF
Available

