



FOR LEASE OR SALE  
PHASE I | 5-BUILDINGS | 656,007 SF  
AT FULL BUILD-OUT | 10-BUILDINGS | 1,109,207 SF  
**BREAKING GROUND SUMMER 2026**



DEVELOPED BY



LEASED BY



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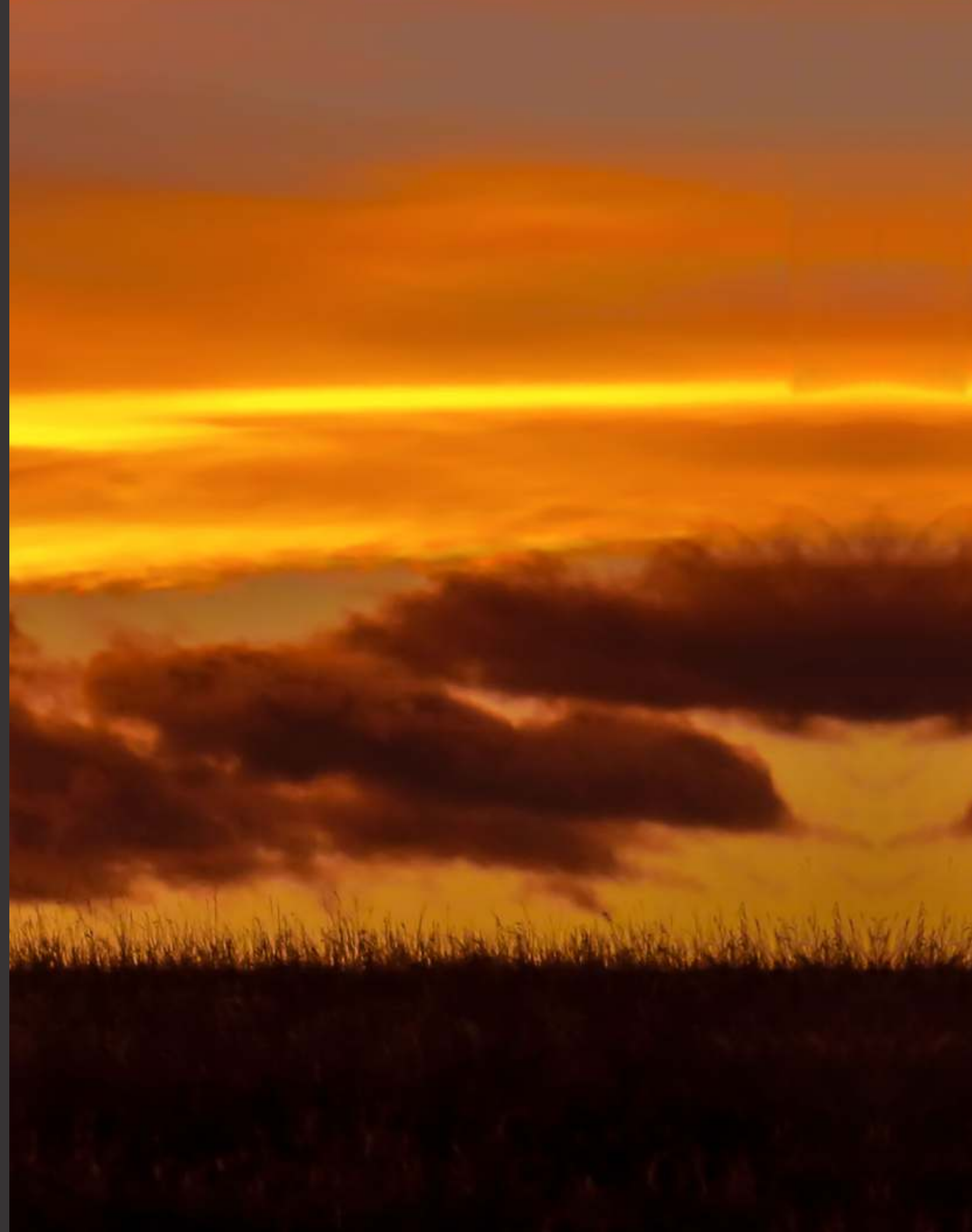
For eighty years, Harris Ranch has been defined by hard work, resilience, and a deep connection to the land. Generations have shaped its legacy with purpose, stewardship, and pride. Today, that same ground is evolving—transforming into a forward-thinking business park.

ROOTED IN ITS HISTORY, BUILT FOR WHAT'S AHEAD.

Harris Ranch is a next-generation, two-phase industrial development totaling 1,109,207 square feet across ten thoughtfully planned buildings. Designed with flexibility and performance in mind, the project offers a range of single-load configurations from 19,000 to 193,000 square feet—accommodating users from emerging growth companies to established operators.

More than a location, Harris Ranch is a deliberate response to the evolving demands of industrial users—where access, design, and functionality align. Positioned along Interstate 35 in Denton, the site provides seamless connectivity to both I-35E and I-35W, while drawing from one of the region's deepest and fastest-growing labor pools.

Phase I, breaking ground SUMMER 2026, sets the foundation for a development built not just for efficiency—but for long-term performance, adaptability, and presence.







**EXIT**  
**I-35 - SOUTH**  
 EXIT 471  
 US 77, FM 1173,  
 Loop 288, Denton  
 Krum

1173

**HARRIS RANCH** ★

**EXIT**  
**I-35 - NORTH**  
 EXIT 470  
 Loop 288

**ON-RAMP**  
**I-35 NORTH**

**ON-RAMP**  
**I-35 SOUTH**

DENTON  
 ENTERPRISE  
 AIRPORT

TO FT. WORTH

TO DALLAS

**TOP OF THE GOLDEN TRIANGLE**

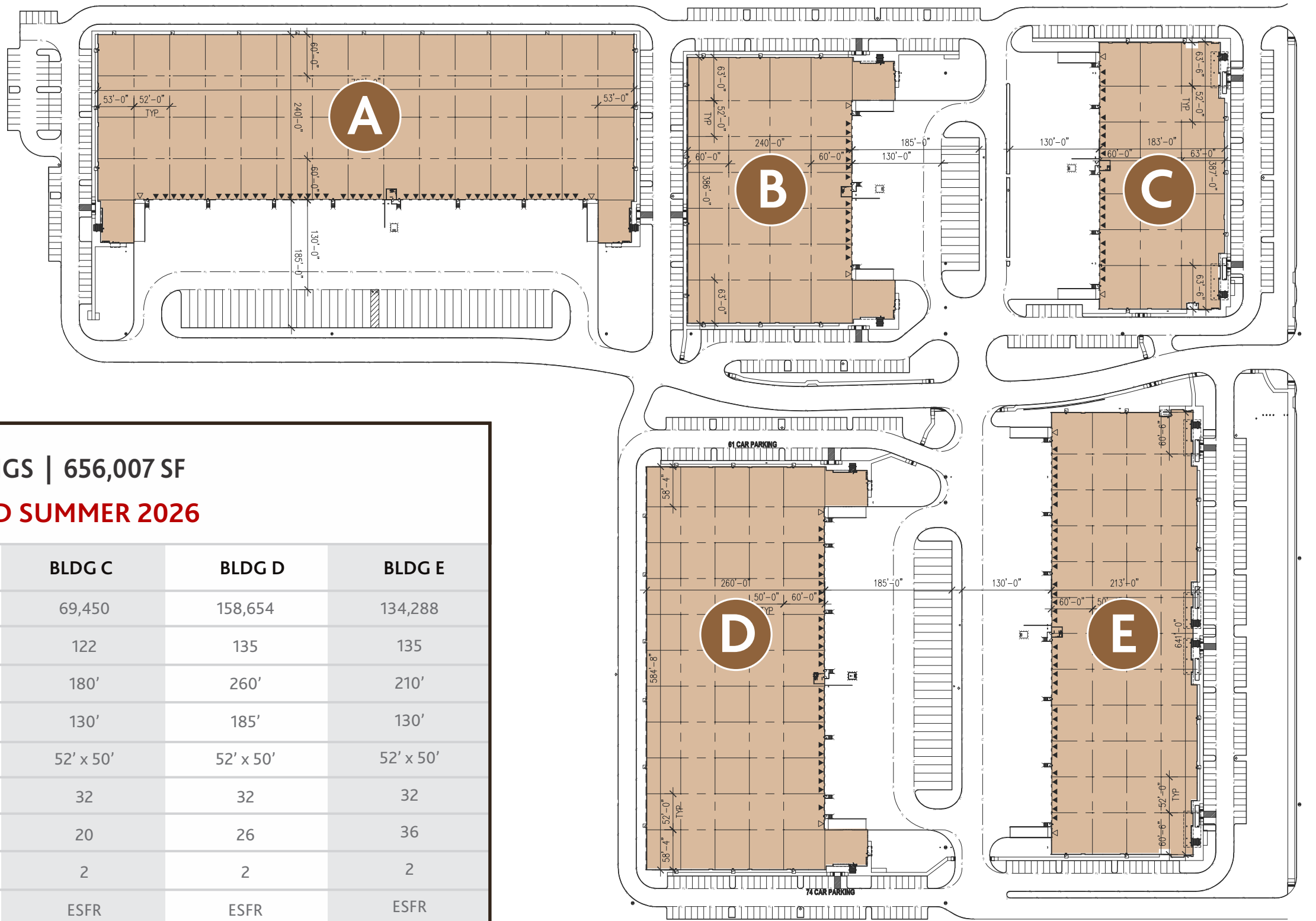
**DRIVE TIMES**

	Miles
INTERSTATE 35	Immediate Access
288	<0.5
380	<0.5
DFW INTERNATIONAL AIRPORT	27
DALLAS	40
FORT WORTH	40

→ INGRESS ← EGRESS



**HARRIS RANCH**  
DENTON, TEXAS



**PHASE I | 5-BUILDINGS | 656,007 SF**  
**BREAKING GROUND SUMMER 2026**

HIGHLIGHTS	BLDG A	BLDG B	BLDG C	BLDG D	BLDG E
Square Feet:	193,818	99,797	69,450	158,654	134,288
Parking Spaces:	112	127	122	135	135
Bldg. Depth:	240'	240'	180'	260'	210'
Truck Court Depth:	185'	185'	130'	185'	130'
Typical Bay:	52' x 60'	52' x 60'	52' x 50'	52' x 50'	52' x 50'
Clear Height:	36	32	32	32	32
Dock Doors:	41	14	20	26	36
Drive-In Doors	2	2	2	2	2
Sprinkler System:	ESFR	ESFR	ESFR	ESFR	ESFR
Trailer Storage:	44	16	n/a	30	n/a

DEVELOPED BY  
**urban**  
LOGISTICS REALTY

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**HOLT LUNSFORD**  
COMMERCIAL

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**HARRIS RANCH**  
DENTON, TEXAS

For generations, Harris Ranch was a place shaped by purpose—where hard work, connection to the land, and pride in doing things right defined daily life. That legacy doesn't end here—it evolves.

Today's workforce expects more—and rightly so. They seek environments that support connection, encourage creativity, and respect their well-being. Harris Ranch carries its legacy forward by creating a workplace that reflects those same values, reimagined for how people work today.

Here, the line between function and experience is intentionally blurred. Whether it's stepping outside for a moment of clarity or gathering in a shared space to collaborate, every element is designed to support both productivity and well-being. These aren't just features—they're the foundation for stronger teams, better ideas, and lasting company culture.

**FLEXIBLE MOVE-IN READY OFFICE SPACE**

Purposefully designed office environments allow users to integrate quickly and operate efficiently. Flexible layouts support a range of business needs—making it easy to establish presence and scale within the park.

**LEED-CERTIFIED DESIGN**

Harris Ranch is built with long-term performance in mind. Sustainable design principles drive operational efficiency, reduce costs, and create healthier environments for the people who work here every day—reflecting a continued commitment to responsible development.

From day one, the vision has been clear: honor the legacy of the land by creating a place where businesses—and the people behind them—want to be, grow, and stay.

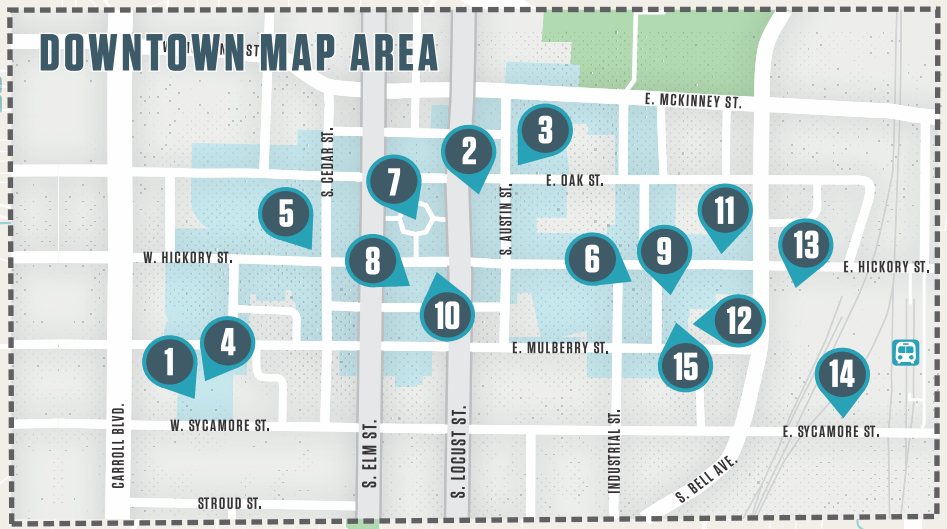


*Where we you to be!*  
**DENTON**

OVER \$132+ MILLION HAS BEEN  
INVESTED IN DOWNTOWN DENTON  
ENTERTAINMENT DISTRICT

The Denton Square District is comprised of 50 historical buildings, sites, and structures, including the Denton County Courthouse on the Square, which was constructed in 1896. The area encompasses creative people, unique places, restaurants, live music and authentic cultural hub that make Denton unusual and eccentric in the best way.





1. African American Museum
2. Andy's Bar and Grill
3. Austin Street Truck Stop
4. Bayless-Selby House Museum
5. Campus Theatre
6. Dan's SilverLeaf
7. Denton County Courthouse
8. Discover Denton Visitor Center
9. Flour Power Kids
10. Free Play
11. Harvest House
12. North Central Texas College
13. Patterson-Appleton Arts Center
14. Rubber Gloves Rehearsal Studio
15. Vinyl Lounge





  
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