



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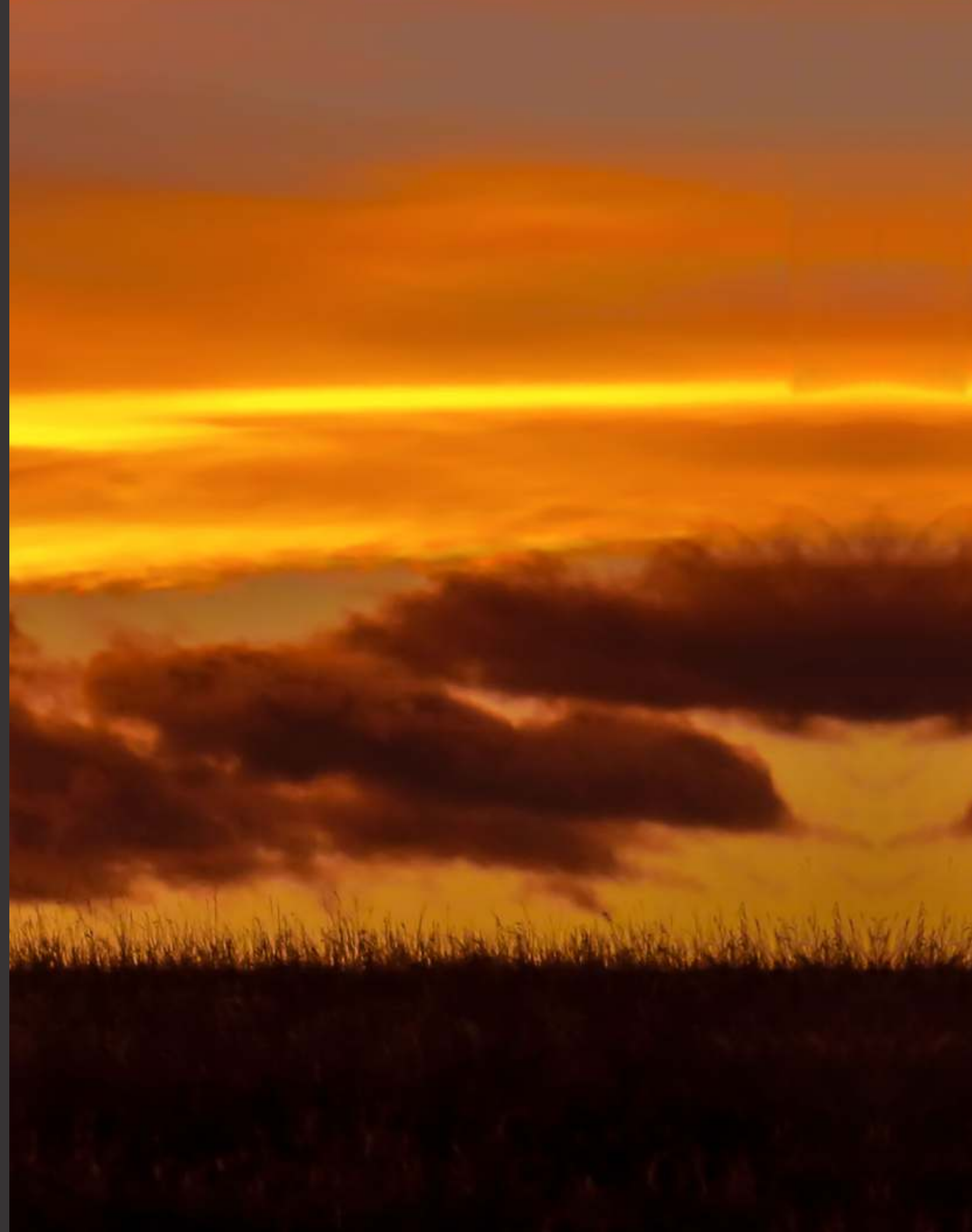
For eighty years, Harris Ranch has been defined by hard work, resilience, and a deep connection to the land. Generations have shaped its legacy with purpose, stewardship, and pride. Today, that same ground is evolving—transforming into a forward-thinking business park.

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.







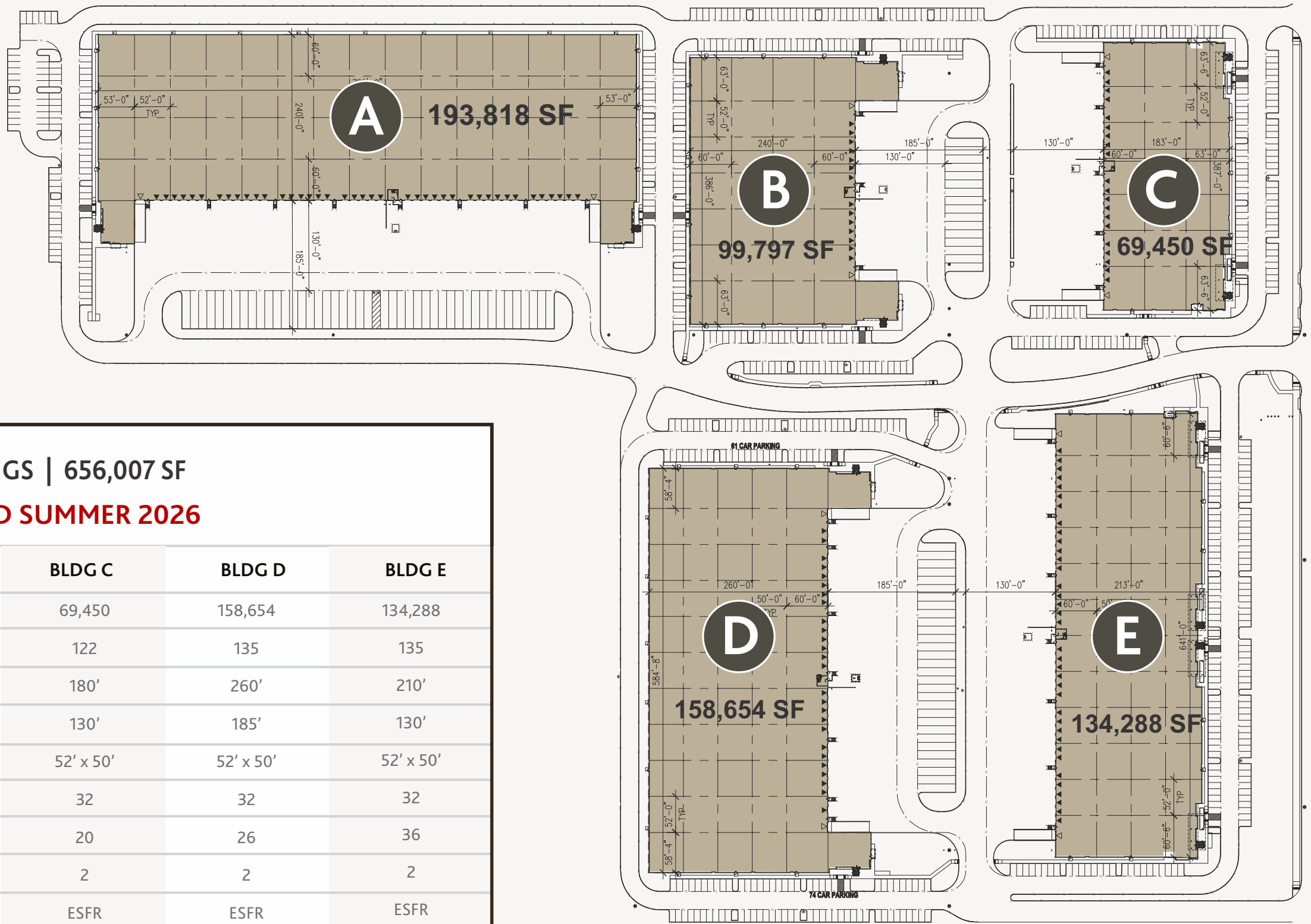
### TOP OF THE GOLDEN TRIANGLE

DENTON  
FORT WORTH  
DALLAS

### DRIVE TIMES

	Miles
<b>I-35</b>	Immediate Access
<b>288</b>	<0.5
<b>380</b>	<0.5
DFW INTERNATIONAL AIRPORT	27
DALLAS	40
FORT WORTH	40

→ INGRESS ← EGRESS



**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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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.

#### **THE RANCH COMMONS - GATHERING SPACE**

At Harris Ranch, we asked a simple question: Why can't an industrial development offer the same quality amenities as a Class A office environment? The Ranch Commons is our answer - the centerpiece of the Harris Ranch experience—a thoughtfully designed gathering place where tenants can meet, collaborate, recharge, and connect. More than an amenity, it creates a workplace experience that helps attract talent, foster connections, and elevate the everyday experience of being at Harris Ranch.



*Where you want 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.



**DENTON DIFFERENCE**  
**WHERE HIP INTERSECTS WITH HISTORIC**



## Amenities



  
HARRIS RANCH

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