



FOR LEASE OR SALE
PHASE I | 5-BUILDINGS | 657,056 SF
AT FULL BUILD-OUT | 10-BUILDINGS | 1,110,256 SF
DELIVERING Q3 2027



DEVELOPED BY

urban
LOGISTICS REALTY

LEASED BY

 **HOLT LUNSFORD**
COMMERCIAL

ANDREW GILBERT
972.280.8312
agilbert@holtlunsford.com

KEATON BRICE
972.421.1956
kbrice@holtlunsford.com

MATT CARTHEY
817.710.1111
mcarthey@holtlunsford.com

FOR MORE INFORMATION VISIT

HarrisRanchDenton.com



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 1,110,256 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, 5-buildings, 657,056 SF, delivering Q3 2027, sets the foundation for a development built not just for efficiency—but for long-term performance, adaptability, and presence.







DENTON
ENTERPRISE
AIRPORT

1173

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

ON-RAMP
I-35 SOUTH



EXIT
I-35 - NORTH
EXIT 470
Loop 288

ON-RAMP
I-35 NORTH



288

77

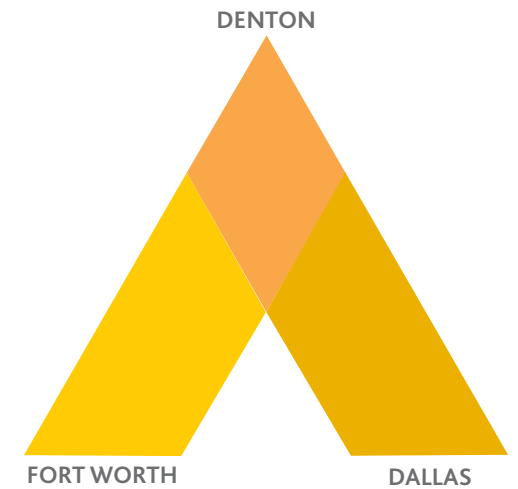
380

DENTON

TO FT. WORTH

TO DALLAS

TOP OF THE GOLDEN TRIANGLE



DRIVE TIMES



288



DFW INTERNATIONAL AIRPORT

DALLAS

FORT WORTH

Miles
Immediate Access

<0.5

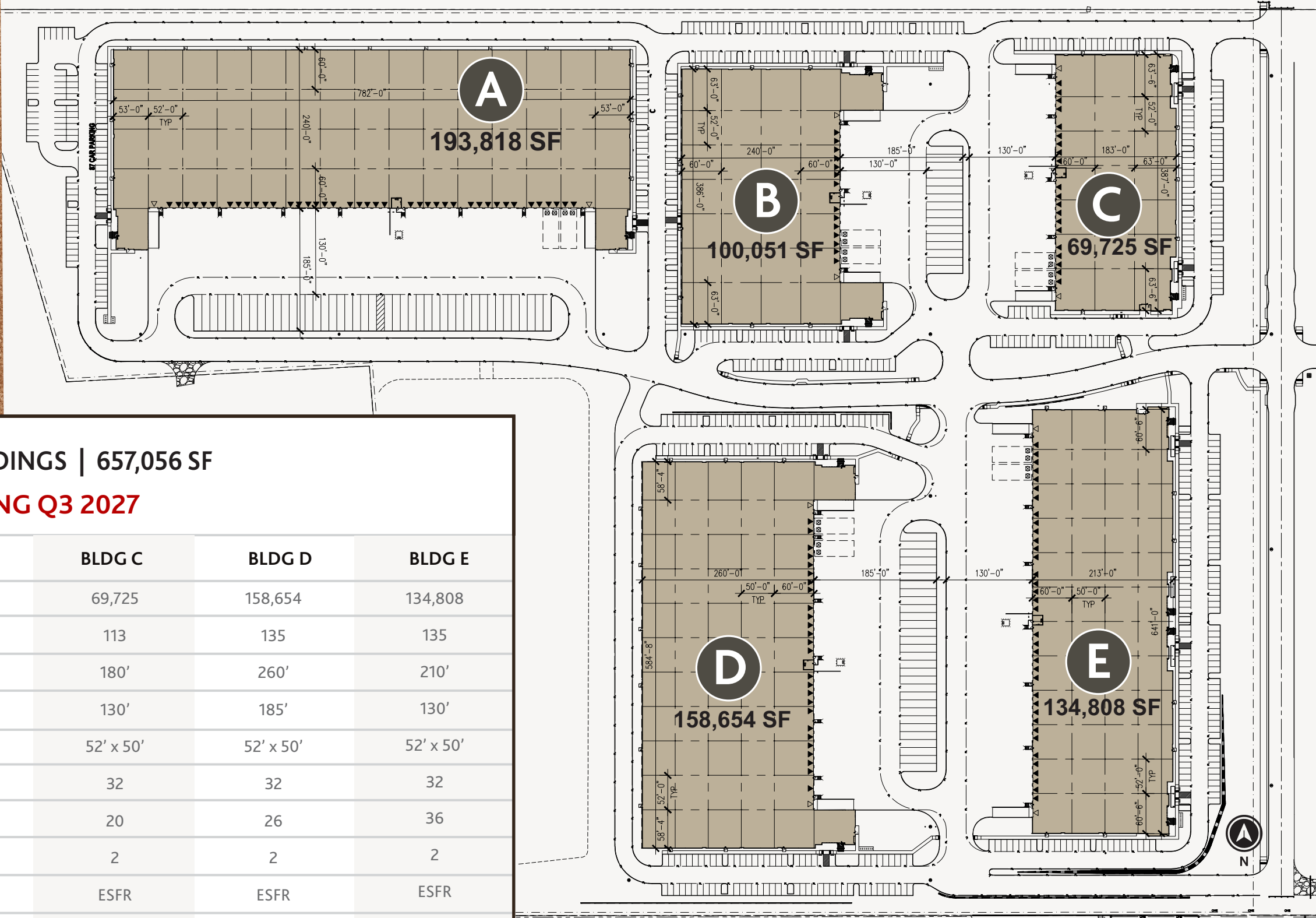
<0.5

27

40

40

→ INGRESS ← EGRESS



PHASE I | 5-BUILDINGS | 657,056 SF
DELIVERING Q3 2027

HIGHLIGHTS	BLDG A	BLDG B	BLDG C	BLDG D	BLDG E
Square Feet:	193,818	100,051	69,725	158,654	134,808
Parking Spaces:	112	166	113	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

LEASED BY
 **HOLT LUNSFORD**
COMMERCIAL

ANDREW GILBERT
972.280.8312
agilbert@holtlunsford.com

KEATON BRICE
972.421.1956
kbrice@holtlunsford.com

MATT CARTHEY
817.710.1111
mcarthey@holtlunsford.com

FOR MORE INFORMATION VISIT
HarrisRanchDenton.com





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.

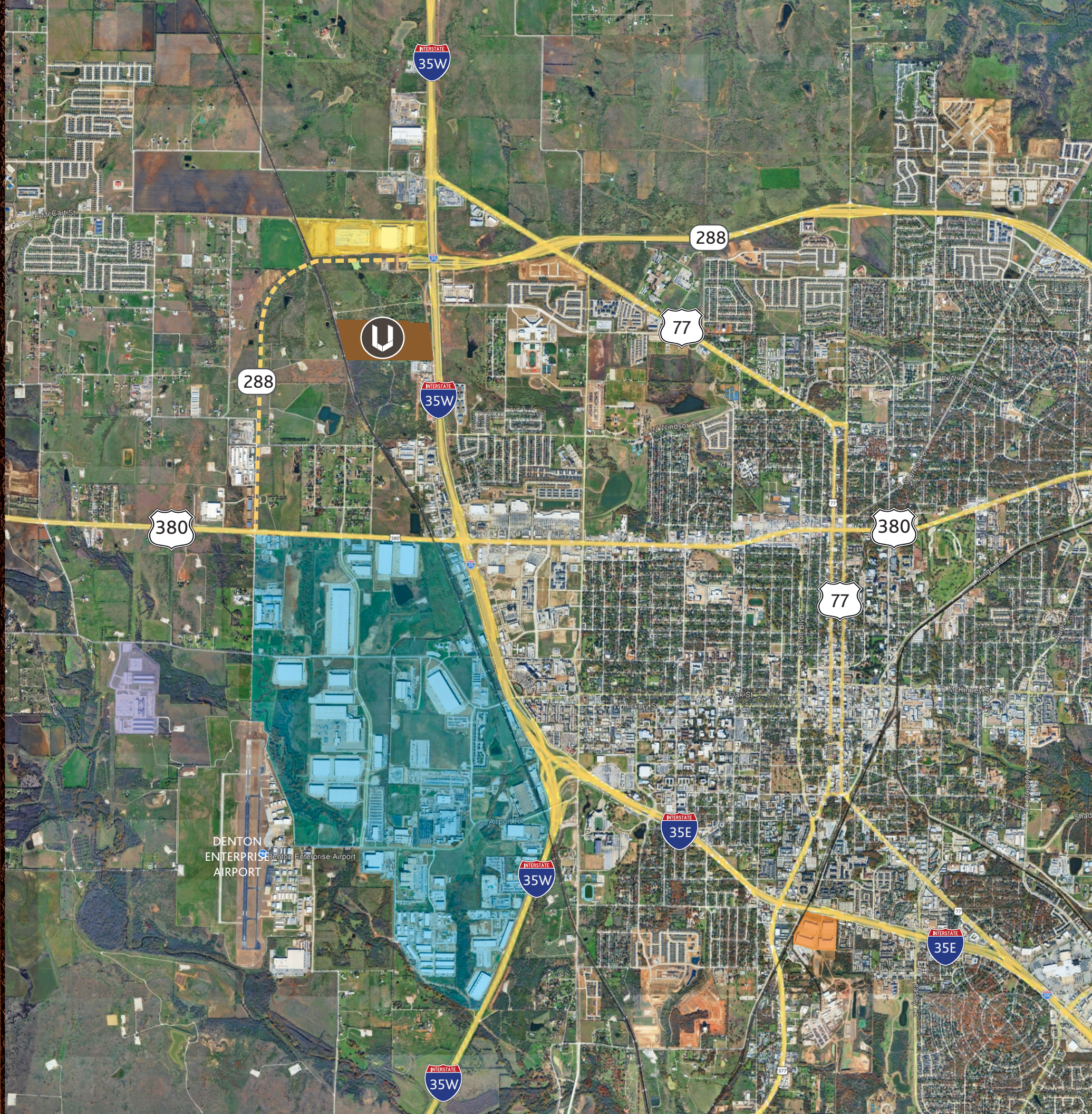


Where you want to be! **DENTON**

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.





CORPORATE NEIGHBORS



HARRIS RANCH
AN URBAN DISTRICT



arvato



CAD CUT



RELOGISTICS



READERLINK®

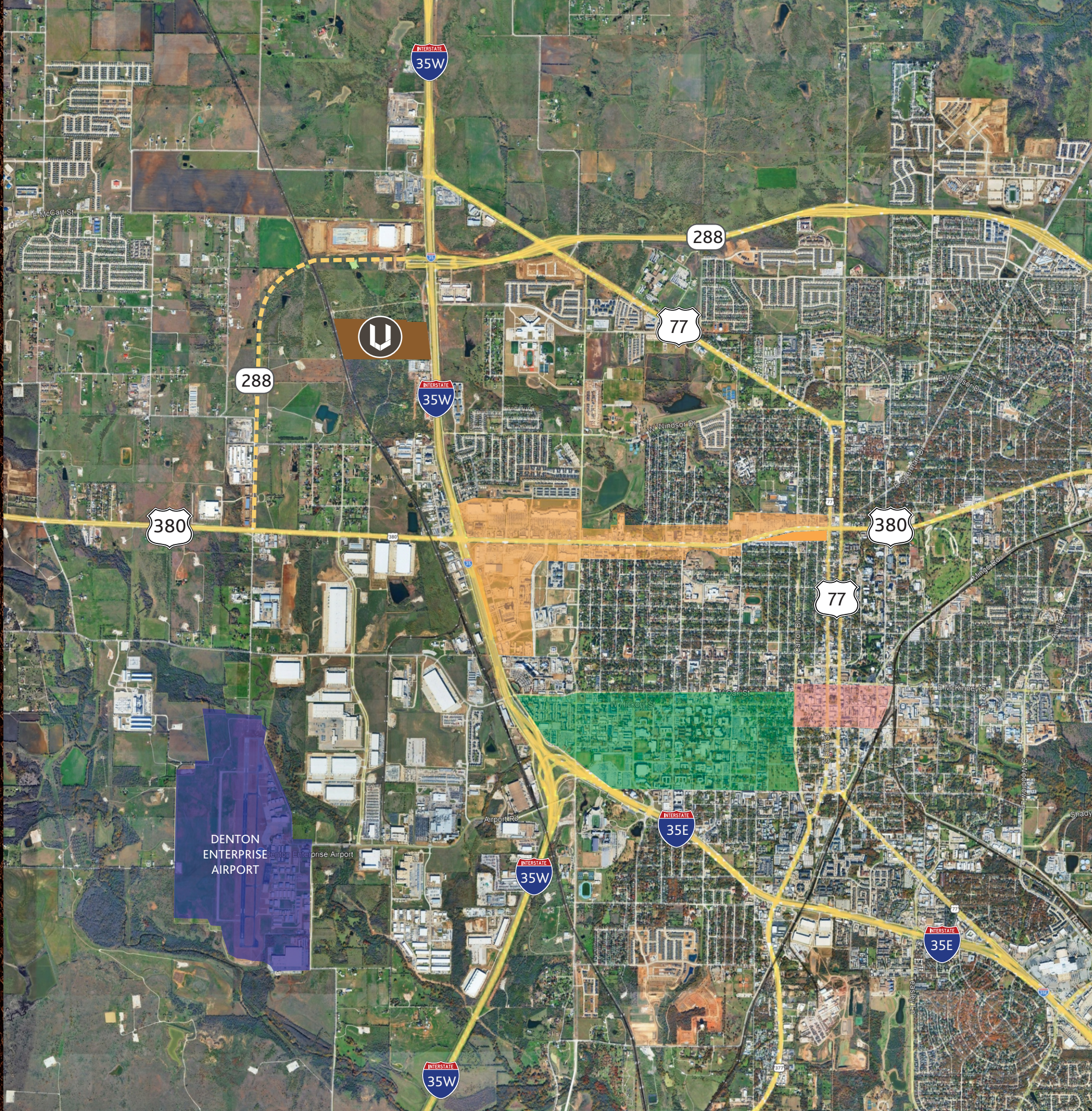


CoreWeave



TEXAS POOL SUPPLY





AMENITIES



RAZOR RANCH - RETAIL ROW

FOOD

Cold Stone Creamery
Cowboy Chicken
Crumbl Cookies
Dave's Hot Chicken
Denton Yogurt Story
Dickey's Barbecue Pit
Donut Joy
Freebirds
Hanasato
Naz's Halal Food
Panda Express
Panera Bread
Papa Johns
Starbucks
Starwood Café
Taco Cabana
Villa Grande
Whataburger
Which Wich?
Wing Stop

RETAIL

Academy
America's Best
AT&T
Bath & Body Works
Boot Barn
Burlington
Chair King Backyard
Store
Famous Footwear
Five Below
GameStop
GNC
Guitar Center
James Avery
Marshalls
Mattress Firm
Petco
Ross
Studio by Sally
Ulta Beauty

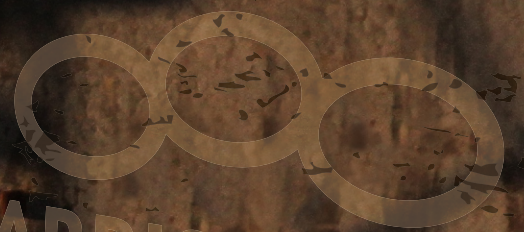
SERVICES

CareNow
Deluxe Nails
Denton Dental
First State Bank
H&R Block
Nails of America
PNC Bank
Salons by JC
Serenity Nails
Sport Clips
SuperCuts
The Joint Chiropractic

DENTON

Square District




HARRIS RANCH

DEVELOPED BY

urban
LOGISTICS REALTY

LEASED BY

 **HOLT LUNSFORD**
COMMERCIAL

ANDREW GILBERT
972.280.8312
agilbert@holtlunsford.com

KEATON BRICE
972.421.1956
kbrice@holtlunsford.com

MATT CARTHEY
817.710.1111
mcarthey@holtlunsford.com

FOR MORE INFORMATION VISIT

HarrisRanchDenton.com