# Roanoke Ranch

Highway 114 & Briarwyck Pkwy, Roanoke, TX 76262. For lease, sale or build-to-suit.

EAGLE NEST
PROPERTY GROUP



**56,019**
VPD on SH 114

**Pads to Jr. box**
Pad sites, shop space, junior box

**Fall 2027**
Pads and site work deliver

**Flexible zoning**
Retail, medical, office. PD in process.

Conceptual rendering, illustrative only. SH 114 count: TxDOT, October 2026.

For retail, restaurant, medical and office users who want Highway 114 frontage at Briarwyck Parkway in Roanoke. Frontage pads are offered for ground lease, 1.5-2 AC side lots for sale or build-to-suit, and junior box and shop space for lease.

Roanoke Ranch anchors a master-planned business district built around Pelican Industrial's Class-A light industrial park, with a full 114 interchange. 183,000 residents within a 15 to 16 minute drive, at a $213K average household income.

Roanoke, Denton County, Texas. Rate and price from the broker.


## Stuart W. Monteith

Owner and Broker, Eagle Nest Brokerage LLC

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**Kirk Searcy**, Retail Leasing, Fortierra

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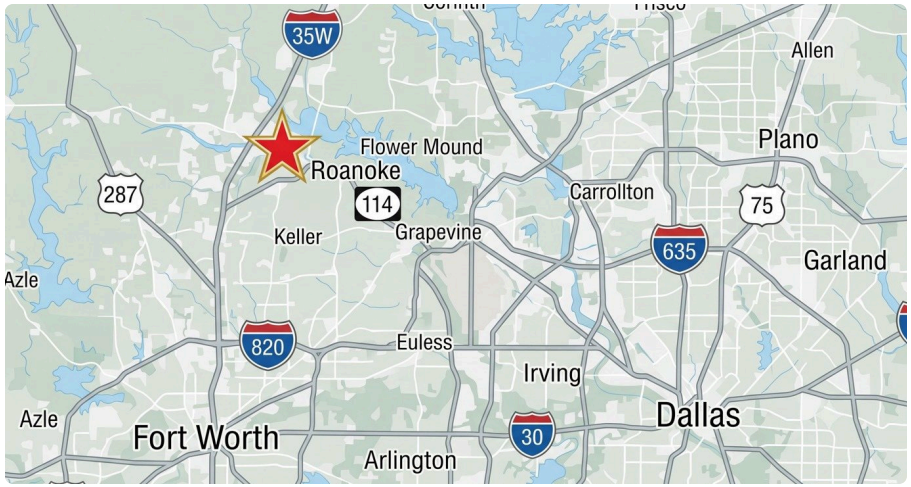


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# Roanoke Ranch




Conceptual site plan. Pad lines illustrative. Subject to survey and final platting.




Regional location, Roanoke

## Location

SH 114 frontage at Briarwyck Pkwy
Roanoke, Denton County, TX

## Rate and price

Contact broker
469.949.6467
stuart@eaglenestpg.com

## Available

Frontage pads for ground lease
1.5-2 AC side lots for sale or build-to-suit
Junior box and shop space for lease

## Traffic counts, TxDOT, October 2026

**56,019 VPD**
SH 114

**7,610 VPD**
Business SH 114

## Demographics

| | 3 miles | 5 miles | 15-16 min drive |
|---|---|---|---|
| Population | 26,463 | 75,226 | 183,000 |
| Median household income | $140K | $147K | $149K |
| Average household income | $195K | $202K | $213K |

U.S. Census Bureau, ACS 2020-2024. 15 to 16 minute drive times: OpenStreetMap routing.

## Highlights

Last open master-planned frontage on the 114 corridor
Full 114 interchange and flexible zoning (retail, medical, office)
Pads and site work deliver Fall 2027, buildings Summer 2028

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Trade area aerial, Roanoke Ranch marked as the site. Traffic counts as labeled on the source map.

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Conceptual rendering. Illustrative only. Pads available. Not engineered or approved.

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Representative Pelican Industrial flex. Retail-quality architecture, storefront glass and landscaped grounds.

PELICAN INDUSTRIAL

# A daily hub of people and businesses

Roanoke Ranch anchors a master-planned business district built around Pelican Industrial's Class-A light industrial park. High-design buildings and hundreds of owners, employees and customers on site every day make this the address office, medical, retail and storage users want.

**Designed to a higher standard.** Retail-quality architecture, storefront glass and landscaped grounds across the district.

**Room for every use.** Office, medical, retail, restaurant and storage users, side by side.

**People on site, all day.** Owners, staff and customers keep it active from morning to night.

| Class-A | 1.6M+ SF | Mixed-use | Daily |
|---|---|---|---|
| Design standard | Built by Pelican | Office to storage | Business hub |

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# Demand, from morning to night

PELICAN INDUSTRIAL

The light industrial park and the retail frontage share one trade area, and feed it all day.




Conceptual rendering of the built-out retail. Illustrative only. Not engineered or approved.

## Daytime

Business owners, their crews, and steady showroom and vendor traffic from the light industrial park, plus corridor employers like AllianceTexas and Charles Schwab.

## Evenings and weekends

183,000 residents within a 15 to 16 minute drive, at a $213K average household income, and a rooftop count still climbing.

## Pass-by traffic

More than 56,000 vehicles a day on Highway 114, right at the site's full interchange.

**56,019**
VPD, SH 114

**183,000**
Population, 15-16 min drive

**$213K**
Avg HH income, 15-16 min drive

**4K to 9K SF**
Flex suites next door

One owner and one master plan, with retail and industry built to rise together.

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

EQUAL HOUSING OPPORTUNITY

**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF**:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

| | | | |
|---|---|---|---|
| Eagle Nest Brokerage LLC | 9012179 | stuart@eaglenestpg.com | 469.949.6467 |
| Name of Sponsoring Broker (Licensed Individual or Business Entity) | License No. | Email | Phone |
| Stuart W. Monteith | 695927 | stuart@eaglenestpg.com | 469.949.6467 |
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| | | | |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| | | | |
| Name of Sales Agent/Associate | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____