



FOR SALE | +/- 18.966 AC

# N Locust & Loop 288 Tracts

**Available:** +/- 16.885 AC Total Available  
 Tract 1: +/- 12.56 AC | Tract 2: +/- 4.33 AC

## Overview:

- **Two separate tracts available for individual or complete purchase: +/-12.56 AC and +/- 4.33 AC**
- +/- 16.885 AC available on the southeast corner of N. Locust Street (FM 2164) and N Loop 288
- All utilities, all detention, border roads, mass grading and traffic signal at Beall St available to the property at no cost to the developer
- Prime location with over 4,000 multifamily units and thousands of existing and developing homes within two miles
- Frontage on and easy access to Loop 288 and only a 3-minute drive to N I-35 and a 5 minute drive to HWY 380
- Zoned SC — Ideal for retail, office, or restaurant development



**+/- 16.885 AC**  
Acres



**N Loop 288**  
Frontage



**Land**  
Type



**SC Zoned**  
Commercial Use

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 REALTY

**SCOTT  
 BROWN  
 COMMERCIAL**

# SITE

N Locust St/Loop 288 | Denton, TX

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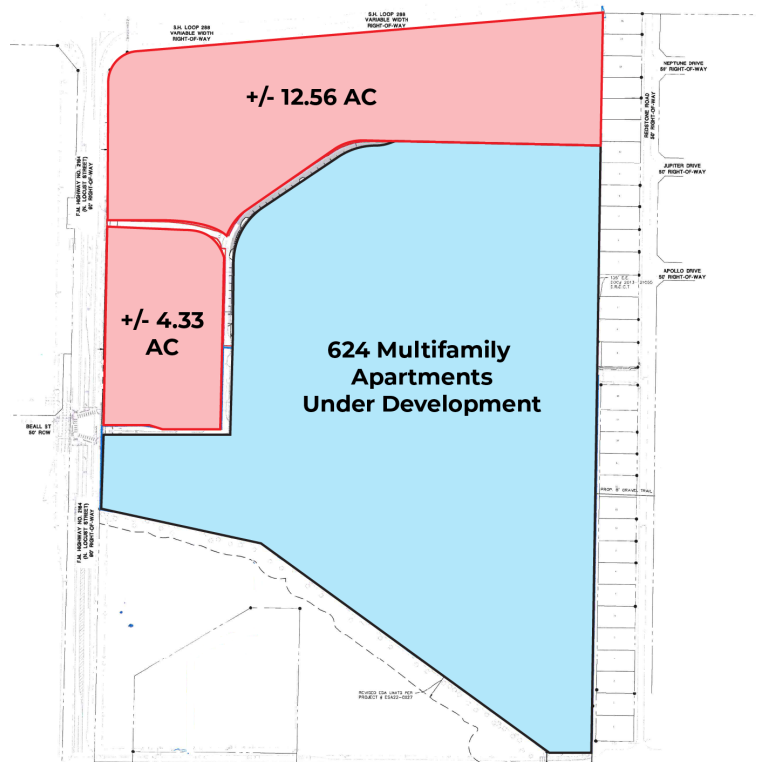
## Traffic Counts

(Vehicles per Day—VPD)

Loop 288: 28,282 VPD

N. Locust St: 8,637 VPD

E. Sherman Dr: 13,367 VPD



\*\*Information contained herein was obtained from sources deemed reliable; however, eXp Realty and/or the owner(s) of the property make no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior to sale or lease or removal from the market for any reason without notice.\*\*

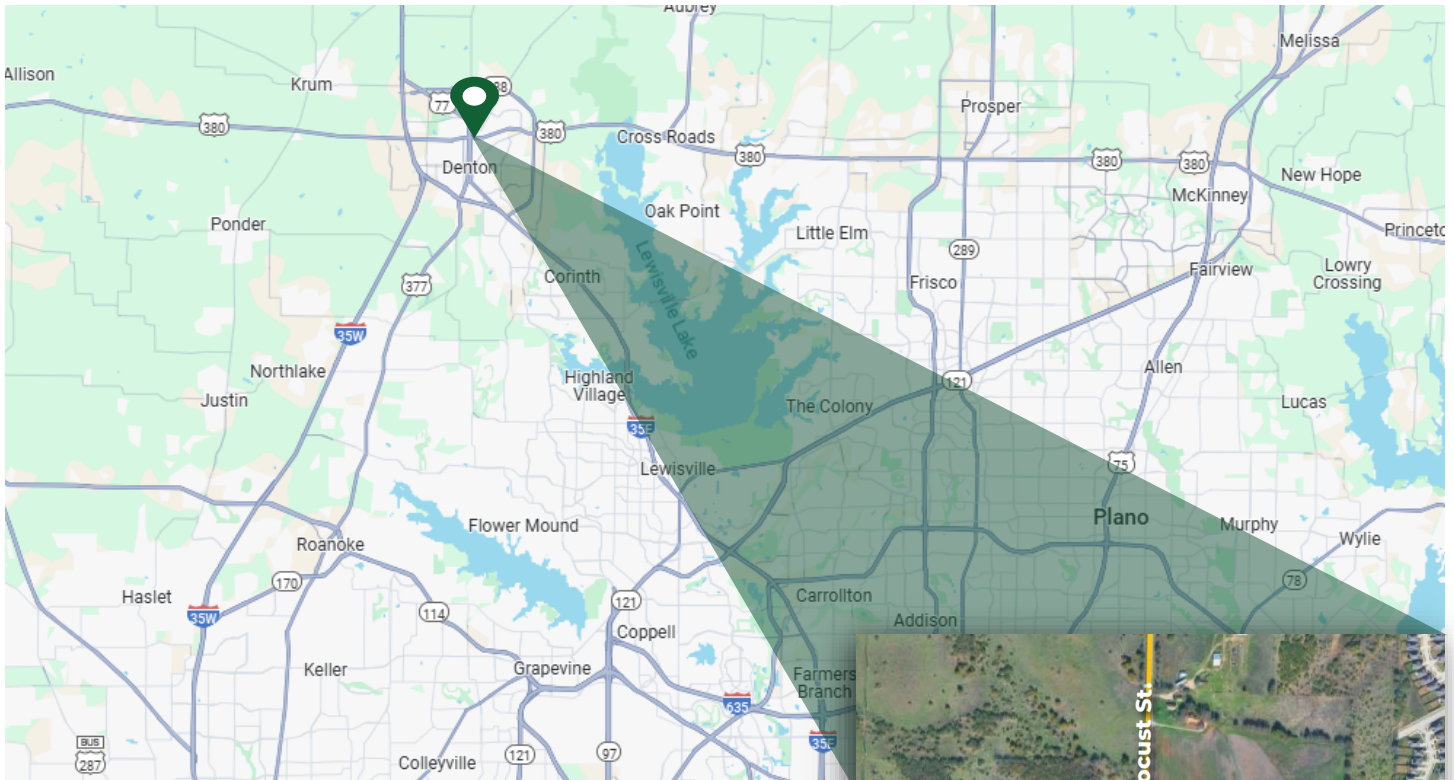
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# MAPS

N Locust St/Loop 288 | Denton, TX

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## DRIVE TIME (To city center)

Loop 288	Direct Access
I-35	3 Minutes
HWY 380	5 Minutes
TWU Campus	7 Minutes
I-35 W / I-35 E Split	7 Minutes
Denton Square	8 Minutes
Rayzor Ranch	8 Minutes
HWY 377	8 Minutes
UNT Campus	12 Minutes



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# PHOTOS

N Locust St/Loop 288 | Denton, TX

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