



PROPERTY SUMMARY

PROPERTY:	Downtown Denton Corner Lot
LOCATION:	503 – 515 N Locust, Denton, TX 76205
TYPE:	Development Site
ZONING:	Mixed-Use Neighborhood (MN)
POTENTIAL USE:	Mixed Use Multi Family Office Retail General Commercial uses
AVAILABLE:	Immediately
LAND:	+/- 0.689 Acres +/- 30,004 SF
TOPOGRAPHY:	Flat
FRONTAGE/ACCESS:	Locust & Parkway
VISIBILITY:	High
UTILITIES:	All utilities on site
TAXES:	Tax Parcel ID: 26808, 26802, 26795, 26788
PRICING:	\$895,000.00
TERMS:	Cash at Closing
LISTED:	LoopNet, Costar, Crexi and many more
COMMENTS:	Rare urban infill redevelopment opportunity located just north of Downtown Denton. Positioned on the hard corner of Locust Street and Parkway minutes north of the Historic Downtown Denton Square. The site consists of multiple contiguous parcels that create a larger development footprint, allowing investors, developers, or owner-users flexibility for a variety of potential uses including mixed-use, office, retail, or MF redevelopment. The surrounding area features a blend of established neighborhoods, expanding commercial corridors, and increasing redevelopment activity as Denton continues to experience population and employment growth.

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