



PROPERTY SUMMARY

PROPERTY:	Shoreline Dr and Clubhouse Dr Development Site
LOCATION:	Southwest Corner of Shoreline Dr and Clubhouse Dr, Denton TX, 76210
TYPE:	Development Site
ZONING:	O-MN and O-MR (Mixed-Use) within the ULD Overlay
POTENTIAL USE:	Office Medical Office Retail Restaurant Daycare Multi-family
AVAILABLE:	Immediately
LAND:	+/- 4.65 AC 202,554 SF
TOPOGRAPHY:	Flat
FRONTAGE/ACCESS:	Shoreline Dr, Clubhouse Dr, Frontier Dr
VISIBILITY:	High
UTILITIES:	All utilities on site
TAXES:	Tax Parcel ID: 219002
PRICING:	\$1,400,000
TERMS:	Cash at Closing
LISTED:	LoopNet, Costar, Crexi and many more
COMMENTS:	±4.65 acres located at the Southwest corner of Shoreline Dr and Frontier Dr within the Unicorn Lake development, one of Denton's most established and successful mixed use districts. The site benefits from excellent visibility and prominent corner positioning, surrounded by a strong concentration of medical offices, professional services, restaurants, and neighborhood-serving retail. Unicorn Lake's proven tenant mix, walkable internal road network, and proximity to Loop 288 and I-35 have made it a preferred destination for healthcare users, office professionals, and a diverse range of retail. With scenic lake views, utility availability, and level terrain, the property offers flexibility for a variety of commercial or mixed use concepts.

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