

SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY:	7950 Highway 380			
LOCATION:	7950 Highway 380, Crossroads, TX Highway 380 Frontage			
ZONING:	Commercial 2			
POTENTIAL USE:	Multifamily / Investment / Senior Housing / Retail / Office			
SIZE:	+/- 1.175 AC +/- 51,183 SF			
FRONTAGE/VISIBILITY:	Fronts Highway 380			
UTILITIES:	Power / Water			
TAXES:	Tax Parcel ID # 38369 2015 Taxes ID # 38369: \$3,700.15			
PRICE:	\$409,464.00 \$8.00/SF			
DEMOGRAPHIC:				
	Demographics	1 mile	3 miles	5 miles
	2014 Population	241	13,384	33,256
	Pop Growth 2014-2019	14.52%	13.43%	13.77%
	Household Income	65,357	79,620	70,689
COMMENTS:	Prime location in the heart of the Crossroads development. This property located on the busy Highway 380. Area Retailers include WalMart, Whataburger, Palios Pizza, Starbucks. High Traffic, High Visibility with Easy Access to all points off HWY 380. Motivated Seller. Bring us an Offer.			
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