

# SCOTT BROWN COMMERCIAL

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

## PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>1000 N Potter Shop Road</b>			
<b>LOCATION:</b>	1000 N Potter Shop Road			
	Property is at the hard corner of Highway 377 & N Potter Shop Road			
<b>ZONING:</b>	Commercial 2			
<b>POTENTIAL USE:</b>	Multifamily / Investment / Senior Housing /Retail / Office			
<b>SIZE:</b>	+/- 3.652 AC    +/- 159,081 SF			
<b>FRONTAGE/VISIBILITY:</b>	Fronts Highway 377 & N Potter Shop Road			
<b>UTILITIES:</b>	Power / Water			
<b>TAXES:</b>	Tax Parcel ID # 38316 2015 Taxes ID # 38316: \$			
<b>PRICE:</b>	\$954,486.00    \$6.00/SF			
<b>DEMOGRAPHIC:</b>				
	<b>Demographics</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
	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
<b>COMMENTS:</b>	Prime location in the heart of the Crossroads development. This property is adjacent to other available parcels if more acreage is desired. Will discount price per foot if multiple parcels are purchased. 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.			
<b>CONTACT:</b>	Michael Tull	(940) 320-1200	Michael@SBPCommercial.com	

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