



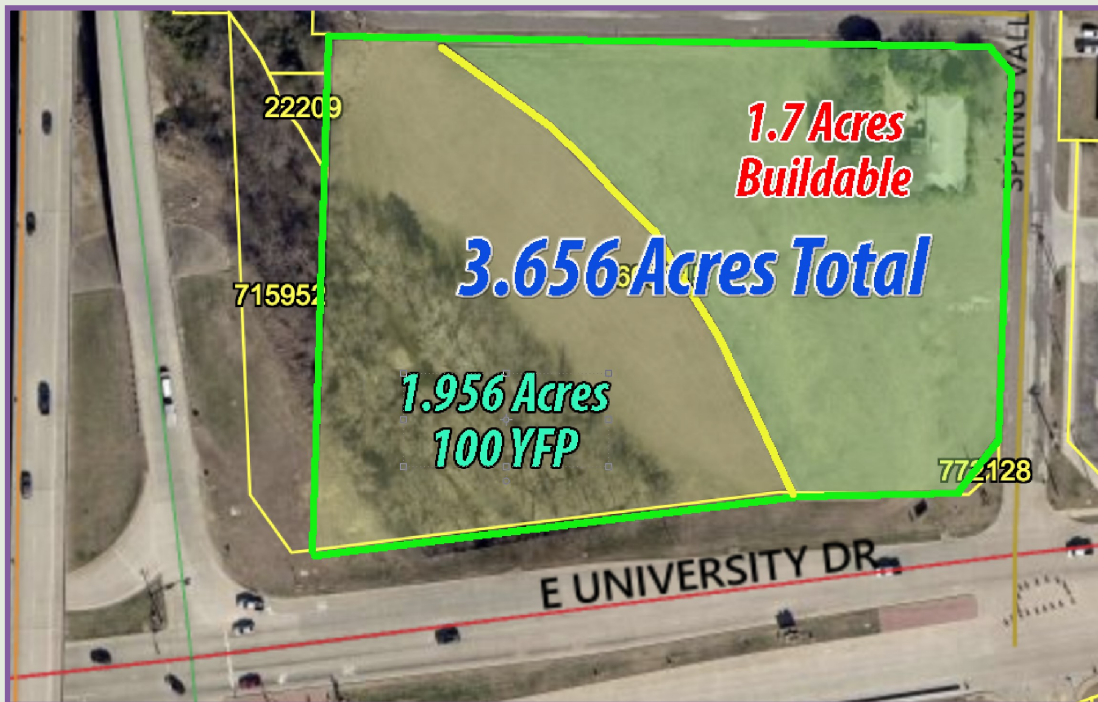
FRANK & MARIELLA CUDD 940-595-5550

2412 Old North Rd, Bldg 104, Denton, TX 76209 940-484-0036

## US 380 & Loop 288

**\$1,450,000**

**Northeast Corner**

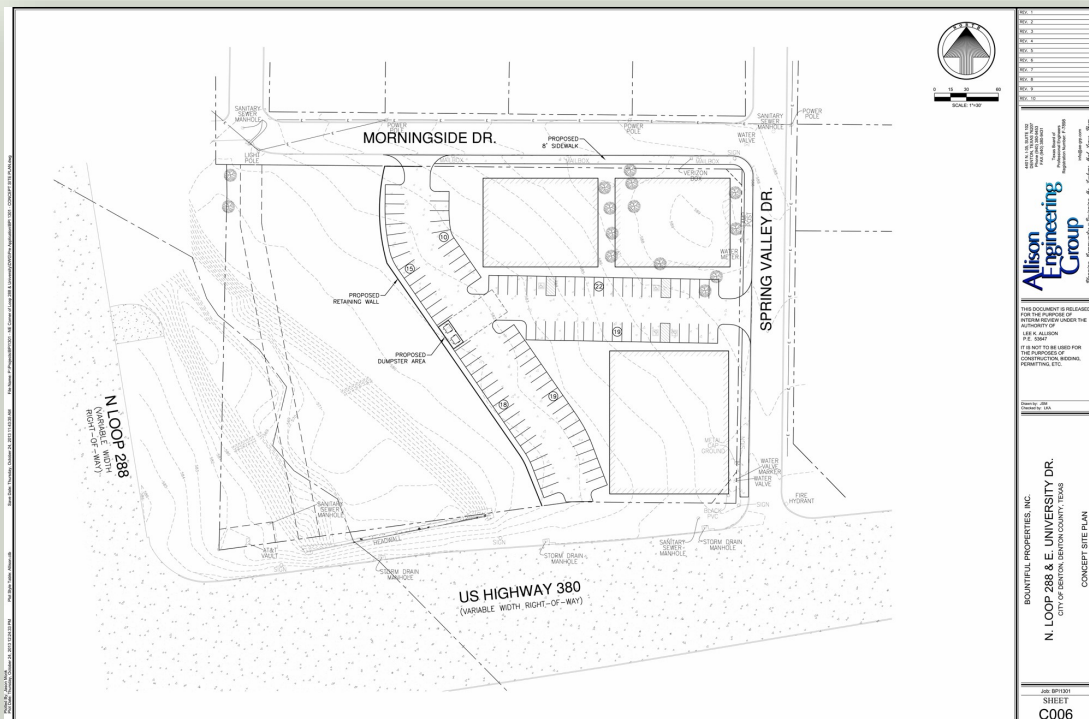


The Light Industrial district is intended to provide locations for a variety of light industrial and employment uses such as light manufacturing, assembly, fabrication, warehousing and distributing, indoor and outdoor storage, and a wide range of supporting commercial uses and activities. The LI district provides a variety of transportation options for access including transit, bicycle, and pedestrian facilities. The LI district provides appropriate transitions to surrounding uses and lower-intensity districts, and is sensitive to the adjacent built and natural context.



# Permitted Uses for Light Industrial

The regulations set forth in this Article, or set forth elsewhere in these Regulations, when referred to in this Article, are the regulations in the Light Industrial District (I-1). The Light Industrial District is intended primarily for production, processing, and assembly plants that are operated so that noise, odor, dust, and glare of such operations are completely confined within an enclosed building. These industries will, by their nature, generate traffic; however, the size and volume of raw materials and finished products should not produce the volume of traffic generated by heavy industrial uses. The Light Industrial District is also intended for the development of office/warehouse uses. Manufacturing, processing, fabrication, or assembling of any commodity except junk or salvage. Warehousing, wholesaling, and storage of any commodity except junk or salvage. Freight terminals. Offices, office/warehouses, laboratories. Veterinary and small animal hospitals. And More!



## ***Information about the City of Denton***

**Denton is a city in Texas with a population of 136,195. Denton is in Denton County and is one of the best places to live in Texas. Living in Denton offers residents a dense suburban feel and most residents rent their homes. In Denton there are a lot of parks. Many young professionals live in Denton and residents tend to lean conservative. The public schools in Denton are highly rated.**

**Here are the Ratings of Denton with other cities of the United States. Denton is ranked as:**

**#41 of 228**

**Best Cities to Buy a House in America**

**#46 of 228**

**Best Public Schools in America**

**#52 of 228**

**Best Cities to Raise a Family in America**