



FOR SALE | +/- 18.966 AC

N Locust Street Commercial Tract

Available: +/- 2.075 AC

Overview:

- +/- 2.075 AC Commercial Land Tract Available
- Located just north of the N. Locust Street (FM 2164) and Hercules Lane intersection, 0.3 miles from Loop 288
- Prime location with over 4,000 multifamily units and thousands of existing and developing homes within two miles
- Prominent frontage on N. Locust Street and easy access to Loop 288 and only a 3-minute drive to N I-35 and a 5 minute drive to HWY 380
- Zoned SC — Ideal for retail, office, or restaurant development



+/- 2.075 AC
Acres



N Locust St
Frontage



Land
Type



SC Zoned
Commercial Use

CONTACT:

DALTON ALLEN

940.390.7313

Dalton@dentonpremier.com

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REALTY

**SCOTT
BROWN**
COMMERCIAL

SITE

N Locust St/Loop 288 | Denton, TX

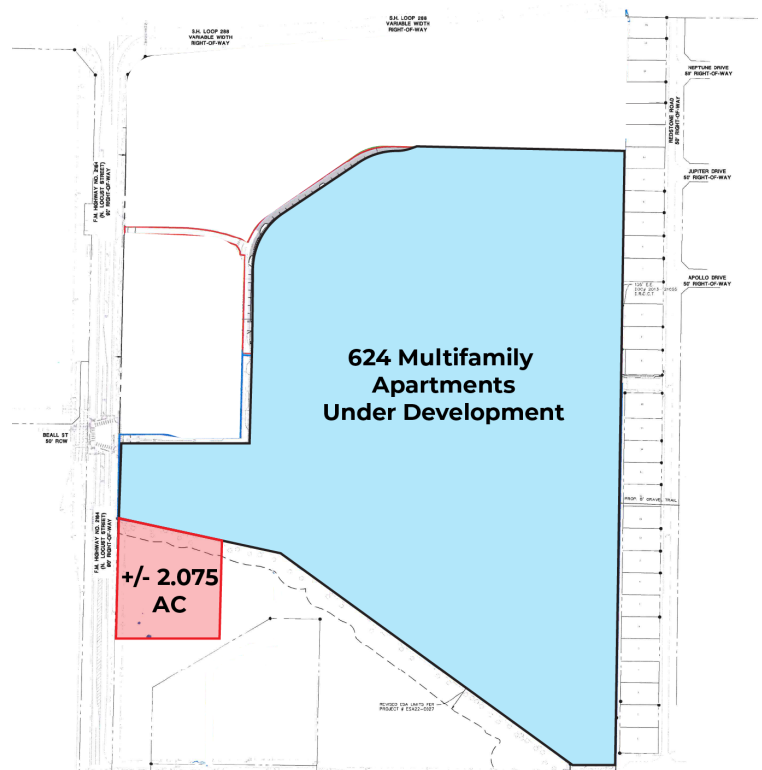
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Traffic Counts

(Vehicles per Day—VPD)

Loop 288: 28,282 VPD
N. Locust St: 8,637 VPD
E. Sherman Dr: 13,367 VPD



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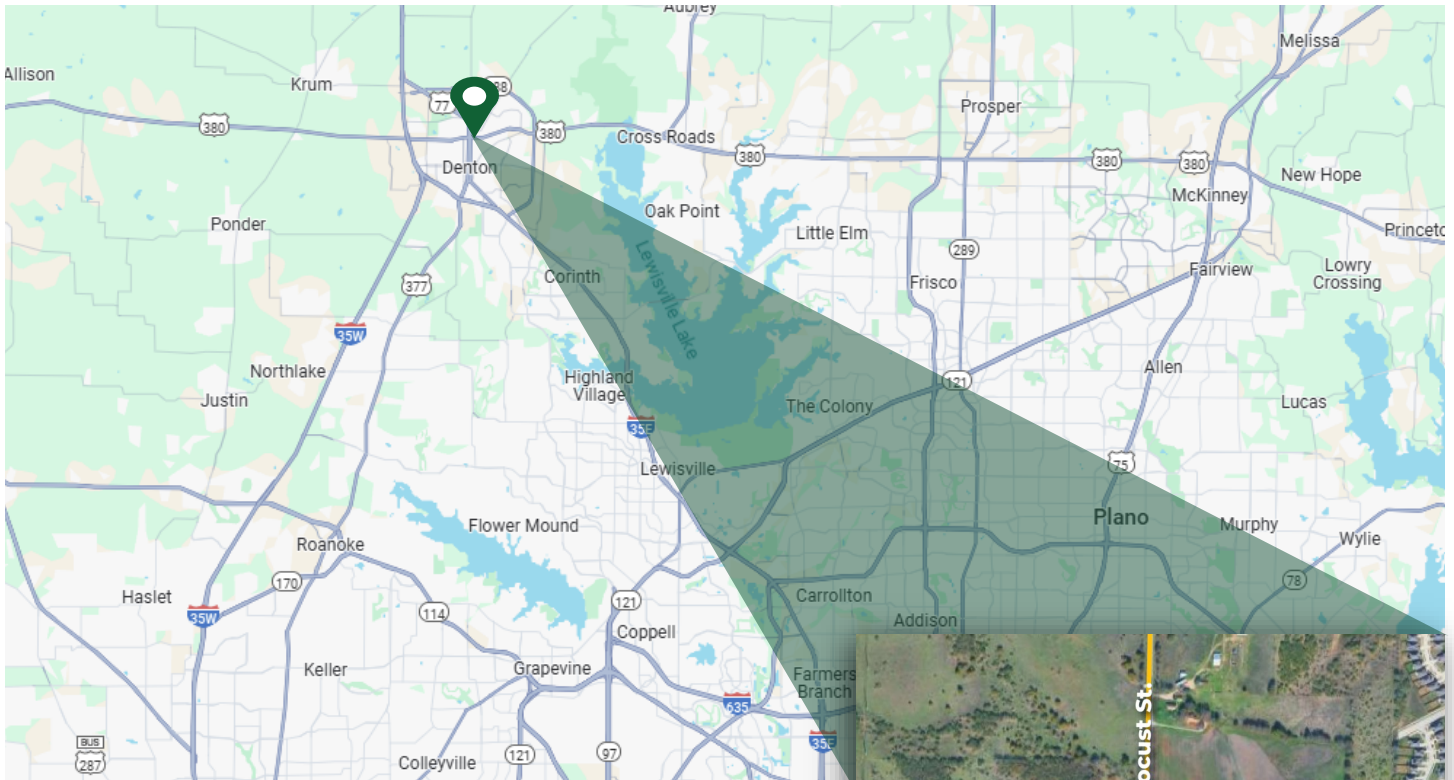
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MAPS

N Locust St | Denton, TX

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DRIVE TIME (To city center)

Loop 288	1 Minute
I-35	3 Minutes
HWY 380	5 Minutes
TWU Campus	7 Minutes
I-35 W / I-35 E Split	7 Minutes
Denton Square	8 Minutes
Rayzor Ranch	8 Minutes
HWY 377	8 Minutes
UNT Campus	12 Minutes



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PHOTOS

N Locust St | Denton, TX

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