



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

## PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>HWY 377 Development Site – Argyle/Denton</b>
<b>LOCATION:</b>	00 Hwy 377, Denton, TX 76226 Hwy 377 & Hamilton Road – Denton, TX
<b>TYPE:</b>	Land – suitable for commercial development
<b>ZONING:</b>	Neighborhood Residential Mixed Use (NRMU)
<b>POTENTIAL USE:</b>	Wide variety of commercial uses – Multifamily, Retail, many others
<b>SIZE:</b>	4.35 AC / 189,486 SF
<b>AVAILABLE:</b>	Immediately
<b>TRACT CONFIGURATION:</b>	Rectangular
<b>ACCESS:</b>	Hwy 377 & Hamilton Road
<b>UTILITIES:</b>	Water & Power On Site
<b>TAXES:</b>	Tax Parcel ID # 73913 & 65680 Property Currently in Agricultural Exemption
<b>MINERAL RIGHTS:</b>	N/A
<b>PRICE:</b>	\$450,000.00
<b>TERMS:</b>	Cash at closing
<b>LISTED:</b>	LoopNet, CoStar, Xceligent, Denton Sites, Many Web-sites
<b>COMMENTS:</b>	4.35 AC of land located just off HWY 377 in Denton, but in Argyle School District. This land is suited for Multifamily, Retail, and many other Commercial Development. Over 378 feet of frontage on HWY 377, high traffic and high visibility. Site is on the border of Denton and Argyle possibilities are endless. Aggressively priced, property will not last long.
<b>CONTACT:</b>	John Withers, CCIM      940-320-1200 <a href="mailto:john@sbpcommercial.com">john@sbpcommercial.com</a>

Information contained herein was obtained from sources deemed reliable, however, Scott Brown Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

[www.sbpcommercial.com](http://www.sbpcommercial.com)