



FOR SALE

2.47 ACRES AVAILABLE DENTON, TX

Key Features

- Parcel size: 107,571 sqft./2.47 Acres
- Positioned in a high-growth residential area
- Excellent visibility with frontage along major traffic corridor of NC Hwy 17
- Less than half a mile from the I-140 Exit and three miles to major retail thoroughfare that includes Walmart, Lowes Foods, Harris Teeter and Holiday Inn Express

Property Highlights

- Use: the property is undeveloped excess land owned by national convenience/fuel brand
- Great opportunity for QSR user, auto repair, office/medical, laundromat
- **Site may be restricted against uses competitive with C-Store/Fuel**

Tax Parcel ID	2025 RE Tax	Zoning	Asking Price
R705686 & R36214	\$11,801	C1 - Commercial	\$2,150,000



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