



FOR SALE

# 2.47 ACRES AVAILABLE DENTON, TX

## Key Features

- Parcel size: 107,571 SF / 2.47 Acres
- Positioned in a residential area
- Excellent visibility with frontage along Fort Worth Dr

## Property Highlights

- Use: The property is undeveloped excess land owned by a 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; QSR allowed\*\*

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



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