

# SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT  
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## PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Loop 288 Development Land</b>		
<b>LOCATION:</b>	TBD State Highway Loop 288. Denton, TX 76205		
	Located on the north side of Loop 288, less than ½ mile from I-35 E & Loop 288 Intersection.		
<b>TYPE:</b>	Commercial Land		
<b>ZONING:</b>	Regional Center Commercial Neighborhood (RCC-N)		
<b>POTENTIAL USE:</b>	Multifamily / Retail / Mixed Use		
<b>SIZE:</b>	+/- 7.832 AC	+/- 341,162 SF	
<b>TRACT CONFIGURATION:</b>	Rectangular		
<b>TOPOGRAPHY:</b>	Level		
<b>FRONTAGE/ VISIBILITY:</b>	Loop 288		
<b>UTILITIES:</b>	Water & Electric on site – Sewer in close proximity		
<b>TAXES:</b>	Tax Parcel ID # TBD		
<b>PRICE:</b>	\$3,748,500.00	\$479,160.00/ AC	\$11.00/ SF
<b>TERMS:</b>	Cash at closing		
<b>LISTED:</b>	Loop Net, CoStar, Xceligent, Denton sites, and many other web-sites		
<b>AREA RETAILERS:</b>	Best Buy, Super Target, Home Depot, Total Wine, Wal-Mart, Kroger, Old Navy, Lowes, Bed Bath & Beyond, Tractor Supply, LA Fitness, Staples, Dillard's, JCPenny, Sears		
<b>COMMENTS:</b>	7.823 Acres fronting State Highway Loop 288 in Denton, TX. The proposed site is located in a prime, high demand area; highly visible with over 36K vehicles per day drive the site. Centrally located within Denton's premier retail centers and in a heavy residential rental market the site, offers a variety of redevelopment opportunities.		
<b>CONTACT:</b>	John Withers, CCIM	940-320-1200	<a href="mailto:john@sbpcommercial.com">john@sbpcommercial.com</a>

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