

SCOTT BROWN COMMERCIAL

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

PROPERTY SUMMARY

PROPERTY:	Denton Commercial Land – Loop 288 @ FM 428		
LOCATION:	Loop 288 @ FM 428 – N E corner, Denton, TX 76209		
TYPE:	Commercial Land		
ZONING:	AG – Suitable for commercial	CM-G	
POTENTIAL USE:	Commercial – Retail – Office – C-store – Gas - Grocery		
MAPSCO:	FW 248 A		
SIZE:	25.428 AC (Additional 11 acres possibly available – adjacent)		
AVAILABLE:	All or part - divisible		
PRICE:	\$4.00 / SF	\$174,240.00 / AC	\$4,439,983.00 Total
LAND:	25.428 AC		
FRONTAGE / ACCESS:	Frontage on both Loop 288 and FM 428 (Sherman)		
VISIBILITY:	High traffic / high visibility		
UTILITIES:	All available to the site or near thereto		
POWER:	110 / 220 V		
TAXES:	Tax Parcel ID R34947		
MINERAL RIGHTS:	Not available		
TERMS:	Cash at Closing		
LISTED:	Loop Net, CoStar, Xceligent, Many Web-sites		
COMMENTS:	Hard Corner – N E Loop 288 @ FM 428 (Sherman) – 25.482 AC. Will Divide – will consider all offers. Great corner for development. Wide variety of commercial uses – retail, gas, c-store, grocery, office, shopping center, combo, etc.		
CONTACT:	John Withers, CCIM	940-320-1200	john@sbpcommercial.com

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