

# SCOTT BROWN COMMERCIAL

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

## PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Greenlee Commercial Lot</b>
<b>LOCATION:</b>	1425 Greenlee St., Denton, TX 76205  Just off corner of I-35 E North and McCormick – across freeway from UNT
<b>TYPE:</b>	Commercial / Multifamily Land
<b>ZONING:</b>	NRMU & NR 3 - Multi-family (duplex, tri-plex, quad-plex, etc.)
<b>POTENTIAL USE:</b>	Build one or more duplexes or a tri-plex, quad-plex, etc.
<b>SIZE:</b>	0.81 AC                      Approx 35,284 SF
<b>FRONTAGE/ ACCESS:</b>	Greenlee
<b>VISIBILITY:</b>	Visible from I-35 / High Exposure
<b>UTILITIES:</b>	All existing to the site
<b>POWER:</b>	110 / 220
<b>TAXES:</b>	R35352
<b>PRICE:</b>	\$250,000                      /                      \$7.09/SF
<b>TERMS:</b>	Cash at Closing
<b>LISTED:</b>	Loop Net, CoStar, Many Web-sites
<b>COMMENTS:</b>	LOCATION! Great future development site directly across from the rapidly expanding University of North Texas and future frontage following the I-35 Expansion project. All utilities exist to the site. Site perimeter has many large trees but they are not in the way of construction. Best suited for development of one or more duplexes, a tri-plex, quad-plex, etc. – depending on your desire and design and within the parameters of what the city will permit and require. Located just ½ block off of I-35 and McCormick St. – across the freeway from the UNT campus. EZ access to / from the campus, I-35 and all of Denton. Great opportunity to develop or to hold as an investment.
<b>CONTACT:</b>	John Withers, CCIM                      940-320-1200 <a href="mailto:john@sbpcommercial.com">john@sbpcommercial.com</a>

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