



**N STEMMONS FREEWAY**  
LEWISVILLE, TX 75077



\$3,100,000



1 acres

## DESCRIPTION

PRIME DEVELOPMENT SITE AT THE SOUTHWEST QUADRANT OF I-35 AND McGee LANE with daily traffic exceeding 100,000. This highly visible property offers excellent accessibility and exposure, making it an ideal candidate for future growth and investment opportunities. Its proximity to major transportation routes enhances its appeal for both residents and businesses. The property is zoned as LI, and the City has expressed a preference for multi-family development on this site. It is situated within the Northern Gateway District. Additionally, the site benefits from nearby amenities such as retail centers, dining options, and recreational facilities, which further contribute to its attractiveness for prospective residents and developers. The combination of strategic location and supportive city planning creates a compelling environment for a successful multi-family project. Landmark location to enter the City of Lewisville from the north. The area also enjoys well-established utility infrastructure and convenient access to public transportation, which can help streamline the development process for investors. Recent enhancements to local roadways and pedestrian pathways further improve connectivity within the district, fostering a vibrant and accessible community environment.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 20015611

**YEAR BUILT:**

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Pk Waggoner

**LIST DATE:** 04/05/2023

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 4.85

**LOT SIZE (SQFT):** 211,178

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- CornerLot
- CityLot

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- NaturalGasAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- StormDrains

**LISTED BY:** Tim Lee 

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**BROKERED BY:** Fortune Realty

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