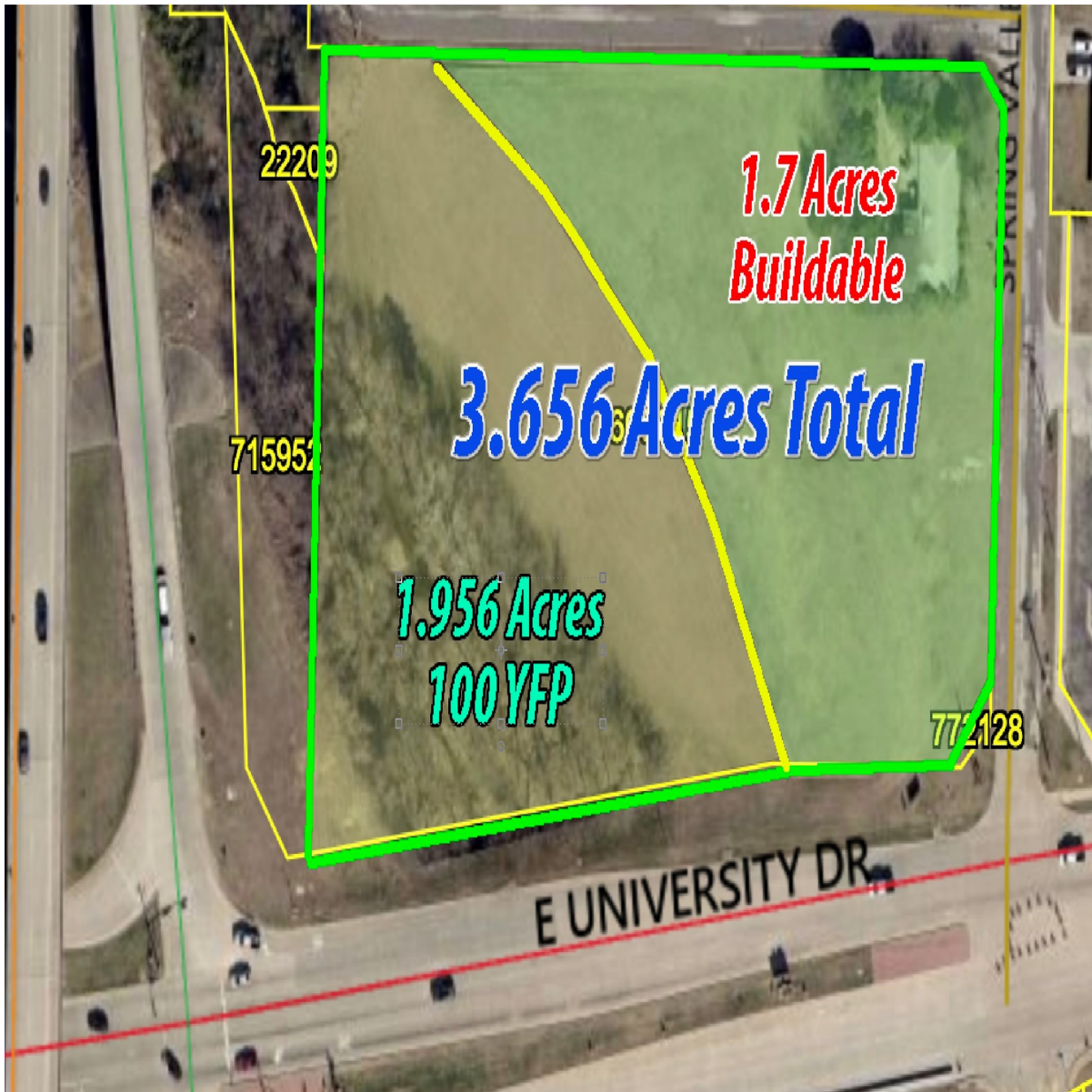


# CENTURY 21

Judge Fite Company



## E US HWY 380

DENTON, TX 76208



\$1,250,000



0 sqft

## DESCRIPTION

High Traffic with Little Access to the Competition. This Commercial Property is 3.66 +- Acres. 1.7 +- Acres can be developed. Zoned LI - Light Industrial. A Convenience Store - Gas Station is Needed on the West Bound side of US 380. There are NO Convenience Stores on the North Side of US 380 for 7 miles. The new Traffic Inlands on the highway make it very difficult to access the 3 Stores on the southside. The LI district is intended to provide locations for a variety of light industrial and employment uses such as light manufacturing, assembly, fabrication, warehousing and distributing, indoor and outdoor storage, and a wide range of supporting commercial uses and activities. The LI district provides a variety of transportation options for access including transit, bicycle, and pedestrian facilities. The LI district provides appropriate transitions to surrounding uses and lower-intensity districts and is sensitive to the adjacent built and natural context.

**PROPERTY TYPE:** Commercial - Unimproved Land

**MLS STATUS:** Active

**MLS:** 20598862

**YEAR BUILT:**

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** The Loop Addition

**LIST DATE:** 06/04/2024

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 3.66

**LOT SIZE (SQFT):** 159,647

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- CornerLot
- Level
- Sloped

## UTILITIES

**UTILITIES:**

- CableAvailable
- ElectricityAvailable
- ElectricityConnected
- ElectricityNotAvailable
- NaturalGasAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** MARIELLA CUDD 

**COMMUNITY:**  
**PHONE:** 940.484.0036

- Curbs

**BROKERED BY:** CUDD REALTY