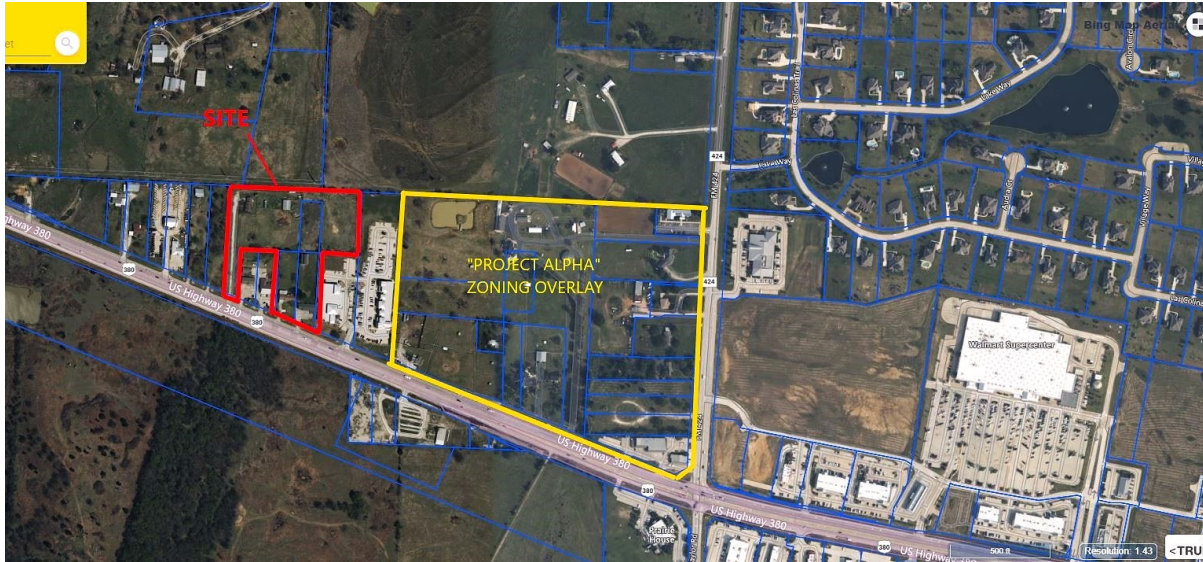


CENTURY 21[®]

Judge Fite Company



8400 E US HIGHWAY 380 HIGHWAY UNIT LOT-2

CROSS ROADS, TX 76227



\$2,565,327



1 acres

DESCRIPTION

Lund Realty is proud to present a FANTASTIC INVESTMENT OPPORTUNITY ON HWY 380! - ONE OF THE LAST REMAINING. Nearly 3 Acres Infill Commercial Lot at the bustling U.S. Hwy 380, Offers a Prime Location Between Major Intersections, with direct access Onto Highly Trafficked U.S. Hwy 380 ensures high visibility and sees approximately 41,214 vehicles per day. With a Strong Mixture of Major National Retailers like Wal-Mart, Future HEB, Starbucks, McDonald's, CVS, Bank of America, and many more. With Mixed Commercial Zoning, Level Topography, and OUTSIDE of 'Project Alpha' Zoning Overlay, This Site Would be Suitable for Multiple Business Uses or Retail Development. Please inquire with the broker for further information. Water line is at the street and wastewater is nearby. An additional 3.74 Acres are available. This offering is for Lot 2 only. Includes two buildings, approx. 2203 sq. ft. main building and an additional two-story building in the back with 110*220 electric 1500 sq. f. upstairs, converted to an office or storage area.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 20823522

YEAR BUILT:

COUNTY: Denton

TRACT OR SUBDIVIION: Rj Moseley

LIST DATE: 02/04/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 2.92

LOT SIZE (SQFT): 127,195

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- CornerLot
- Level
- CityLot

FENCING:

- CrossFenced
- Fenced
- Perimeter

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- SewerAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- StormDrains
- Sidewalks

LISTED BY: Olga Lund 

PHONE: 817.829.2386

BROKERED BY: Lund Realty

century21judgefite.com

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