

CENTURY 21

Judge Fite Company



17.63AC COLLINS ROAD

DENTON, TX 76208



\$1,606,810



1 acres

DESCRIPTION

LOTS 1, 2 & 3 (APPR:17.63AC) -- This versatile parcel offers significant potential for residential, multifamily, or commercial development, aligning with various investment strategies. The property benefits from its proximity to two major universities, the University of North Texas and Texas Woman's University, both approximately 5 to 7 miles away. The location provides easy access to nearby amenities, including shopping, dining, schools, and major thoroughfares. Given Denton's strong growth and dynamic community, this presents an ideal opportunity for future development. Buyers are encouraged to consult with the City of Denton and Denton County departments for specific development guidelines and use approvals. This property along with the property in MLS #20958617 and MLS #20958616 can be purchased all together or separately.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 20958605

YEAR BUILT:

COUNTY: Denton

TRACT OR SUBDIVIION: Th Living

LIST DATE: 06/25/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 17.63

LOT SIZE (SQFT): 767,962

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- FewTrees

UTILITIES

UTILITIES:

- ElectricityAvailable
- None
- Other

ADDITIONAL PROPERTY DETAILS

LISTED BY: Reggie Andrews 

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BROKERED BY: Synergy Realty