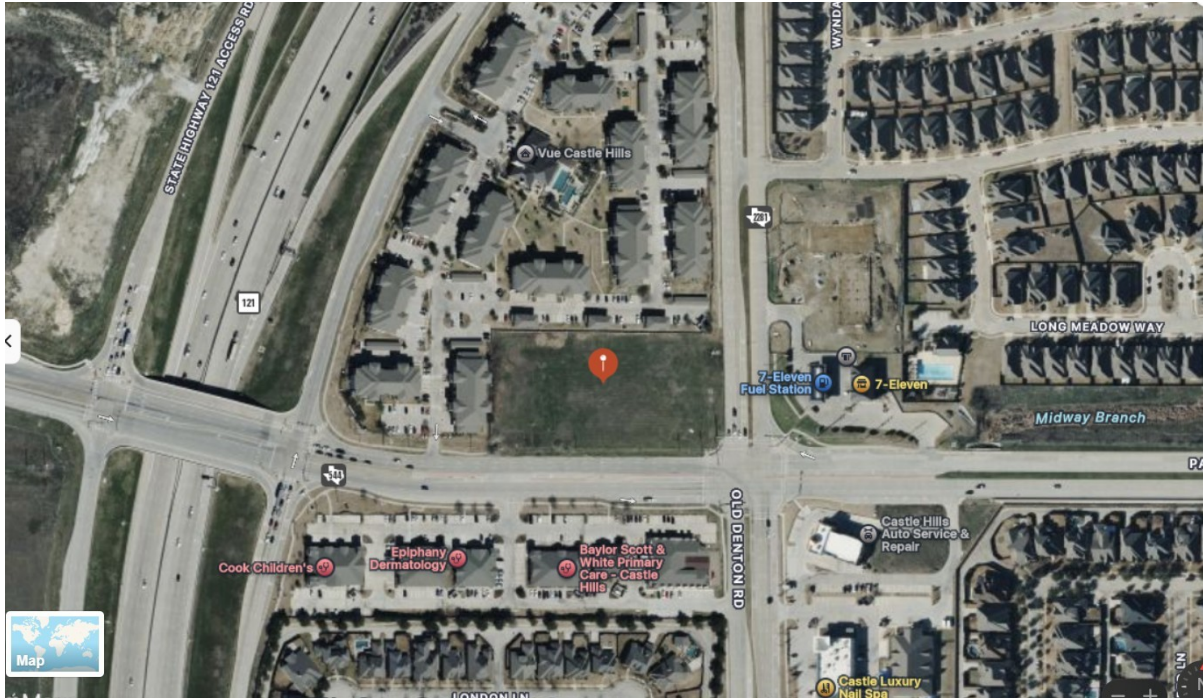


# CENTURY 21<sup>®</sup>

Judge Fite Company



1729 FM 544  
LEWISVILLE, TX 75056



\$3,100,000



1 acres

## DESCRIPTION

Strategic Commercial Corner Lot – 2.97 Acres in Lewisville, TX - Ready for Development Discover an exceptional opportunity to own nearly 3 acres of prime commercial land located at the high traffic intersection of Parker Rd and Old Denton Rd in Lewisville. This site is zoned General Business (GB) and offers outstanding visibility and accessibility within a thriving master-planned community —making it ideal for a variety of commercial uses. Site Features: - Approx. 129,212 sq ft - GB zoning with flexible development options: retail, medical office, fitness center or specialty-use projects - Special Use Permit needed for car wash or gas station - Surrounded by thriving residential communities; - Flagship attractions like Nebraska Furniture Mart and Andretti indoor Karting - Dining and nightlife at venues including Lava Cantina - Upscale multifamily options at Live Grandscape and Jefferson Grandscape - Utilities: Connections made available on site Whether you're planning a flagship retail build, community service center, Wedding or party venue or investment project, this site checks every box for accessibility, visibility, and long-term value.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21017973  
**YEAR BUILT:**  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** Trinsic Castle Hills Add  
**LIST DATE:** 08/01/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 2.97  
**LOT SIZE (SQFT):** 129,198

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- CornerLot

## UTILITIES

**UTILITIES:**

- SewerAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Archana Naini 

**PHONE:** 469.984.3168

**BROKERED BY:** DHS Realty

century21judgefite.com

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