

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 8540 W UNIVERSITY DRIVE

DENTON, TX 76207



\$1,100,000



1 acres

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## DESCRIPTION

Great opportunity in booming Denton TX! 5.4 acres with approximately 330 feet of highway frontage. High visibility directly off of heavily traveled Highway 380 offers so many possibilities. Easy access to I-35 to the East and Decatur to the West. There is a brick home on back of the property as well (will be sold AS IS). Property consists of 2 parcels. Front parcel is in the City of Denton and the back parcel is in Denton County. Krum ISD. Zoned residential-agriculture. City water is available at the road. House is currently on water well and private septic. Survey available. -HIGH VISIBILITY-HIGH TRAFFIC -EASY I-35 ACCESS -CLOSE TO AIRPORT -SHORT DRIVE TO UNT AND TWU

**PROPERTY TYPE:** Land - Improved Land  
**MLS STATUS:** Active  
**MLS:** 21049369  
**YEAR BUILT:**  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** S Huizar  
**LIST DATE:** 09/04/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 5.47  
**LOT SIZE (SQFT):** 238,273

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Barndominium

### LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- Level
- Pasture
- FewTrees
- CityLot

### FENCING:

- BarbedWire
- Partial

## UTILITIES

### UTILITIES:

- ElectricityConnected
- PhoneAvailable
- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

**LISTED BY:** Nina Christopher 

- FencedYard

- Sidewalks

**PHONE:** 877.366.2213

**BROKERED BY:** LPT Realty, LLC

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