

CENTURY 21[®]

Judge Fite Company



1902 KIOWA ROAD

DENTON, TX 76209



\$2,100,000



1 acres

DESCRIPTION

This property presents an exceptional opportunity for builders and developers seeking entitled land in Denton's expanding residential market. The recently approved R6 zoning, Feb 2026, provides flexibility for various residential product types, while the complete site plan minimizes development timeline risks. Seller is currently in the process of getting final plat approval with the city for 28 duplex lots. Single family, duplex, townhomes, triplex, and fourplex are all permitted under the R6 zoning. Price is for paper lots. Perfect for builders looking to secure pipeline in a prime growth corridor, this offering allows for acquisition as paper lots. Contact listing agent for complete due diligence package, pricing details, and development specifications. Owner is listing agent. **DEVELOPMENT HIGHLIGHTS:** Strategically located residential development opportunity in growing Denton market Recent R6 zoning approval allows for efficient lot layout and maximum density Comprehensive site plan features 28 buildable lots with efficient street layout Green space integrated throughout the development with 30' buffer zones Existing open space preserved along northern boundary Proximity to established neighborhoods and existing infrastructure Convenient access via Mingo Road with planned landscape enhancements

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Pending

MLS: 21126305

YEAR BUILT:

COUNTY: Denton

TRACT OR SUBDIVIION: Sequoia Park

LIST DATE: 12/05/2025

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 8.89

LOT SIZE (SQFT): 387,248

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- ManyTrees
- Subdivided
- CityLot

UTILITIES

UTILITIES:

- ElectricityAvailable
- PhoneAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Hayden Houston 

PHONE: 940.381.2220

BROKERED BY: Verus Advisors

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