

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 5094 E MCKINNEY STREET

DENTON, TX 76208



\$1,095,000



2,340 sqft

## DESCRIPTION

5090–5094 E. McKinney St., Denton, TX offers a rare opportunity to acquire ±6.7 acres with R7 (Residential 7) zoning already secured, providing immediate entitlement certainty and true development flexibility. Located along the expanding E. McKinney corridor in Denton, the property benefits from strong arterial frontage, high visibility, and convenient access to major thoroughfares—supporting consistent residential absorption and long-term value. (1.7 acres-zoning MN, also for sale) Positioned directly across from Billy Ryan High School, the site enjoys built-in daily traffic and a stable neighborhood anchor that reinforces housing demand. This strategic infill location places future residents near schools, retail, employment nodes, and regional connectivity. R7 zoning allows for a wide range of residential product types, including single-family detached homes, townhomes, duplexes, triplexes, and fourplexes. This flexibility enables developers to design projects aligned with Denton's strongest-performing segments: missing-middle housing, build-to-rent communities, and attainable ownership product. The ±6.7-acre scale supports a cohesive master-planned concept, phased development strategy, or diversified unit mix to optimize yield while managing absorption risk. In today's environment, securing higher-density zoning within city limits is increasingly difficult and time-consuming. This property eliminates rezoning uncertainty and shortens the path from acquisition to site planning and vertical development. Denton's steady population growth, university presence, healthcare expansion, and strong regional job base further strengthen long-term fundamentals. For developers and investors seeking scale, density, corridor positioning, and entitlement security in one of North Texas's most active growth markets, this is a developer-ready asset with measurable upside and execution-driven return potential.

**PROPERTY TYPE:** Commercial - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21141879

**YEAR BUILT:** 1982

**COUNTY:** Denton

**TRACT OR SUBDIVISION:** M Forrest

**LIST DATE:** 01/01/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,340

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 8.45

**LOT SIZE (SQFT):** 368,299

## INTERIOR FEATURES

### FLOOR COVERINGS:

- CeramicTile

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AttachedCarport
- Concrete
- Covered
- DoorSingle
- ElectricGate
- Garage
- Gravel
- Private

### LOT DESCRIPTION:

- Acreage
- Cleared
- HardwoodTrees
- InteriorLot
- Landscaped
- Level
- ManyTrees
- FewTrees

### ROOF TYPE:

- Composition

### SIDING:

- AluminumSiding
- WoodSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - NaturalGasAvailable
  - SepticAvailable
  - SeparateMeters
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

- SecuritySystemOwned
  - SecuritySystem
  - SecurityGate
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**LISTED BY:** Veronica Yeary 

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**BROKERED BY:** All City