

CENTURY 21

Judge Fite Company



3940 SWISHER ROAD

DENTON, TX 76208



\$1,395,000



1 acres

DESCRIPTION

Location. Location. Location. This exceptional 10-acre improved parcel offers a rare opportunity for both residential or commercial development, ideally situated just outside the city limits of Denton within the ETJ. Its prime location near Interstate 35 provides excellent accessibility and visibility, making it well suited for a variety of potential uses. Conveniently located near shopping, Texas Woman's University, and University of North Texas, this property blends a strategic location with strong growth potential. Currently benefiting from an agricultural tax exemption, it presents a valuable investment opportunity for developers or investors. The seller also has a tenant in place who maintains and grounds-keeps the property, helping preserve its condition and usability. Backing up to The Preserve at Pecan Creek, a well-established community, this parcel is perfectly positioned for future residential communities, mixed-use, or commercial projects in one of Denton's most desirable and expanding areas.

PROPERTY TYPE: Land - Improved Land
MLS STATUS: Active
MLS: 21223982
YEAR BUILT:
COUNTY: Denton
TRACT OR SUBDIVIION: G Walker
LIST DATE: 03/31/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 10
LOT SIZE (SQFT): 435,600

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- FewTrees

UTILITIES

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Herbert Johnson 

PHONE: 972.821.9536

BROKERED BY: Compass RE Texas, LLC

century21judgefite.com

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