

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 5200 E MCKINNEY STREET

DENTON, TX 76208



\$900,000



0 sqft

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## DESCRIPTION

Commercial land opportunity with opportunity for a build-to-suit arrangement (terms to be negotiated) located on the east side of Denton, directly across from Ryan High School, with convenient access to Loop 288, I-35W, and Highway 380. The property is also within approximately 5 miles of the University of North Texas and Texas Woman's University. Zoned MN (Mixed-Use Neighborhood), the site allows for a variety of permitted uses, including retail, office, medical, and other commercial applications (buyer to verify permitted uses with the city). Utilities and infrastructure are available nearby, which may support future development. A concept plan had been initiated by the current owner and reflects a potential layout consisting of one building with four units and two additional buildings with eight units each. The concept plan is for reference only, and buyers are encouraged to conduct their own due diligence regarding development options. . New plat completed. Original survey available.

**PROPERTY TYPE:** Commercial - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21241835

**YEAR BUILT:**

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** MCDONNELL HIGHLANDS PH 1 BLK B LOT 1(

**LIST DATE:** 04/16/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 2.49

**LOT SIZE (SQFT):** 108,420

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage

## UTILITIES

**UTILITIES:**

- CableAvailable
- ElectricityAvailable
- SewerAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Esmeralda Coplin 

**PHONE:** 940.765.4844

**BROKERED BY:** House Brokerage

century21judgefite.com

each office is independently owned and operated