

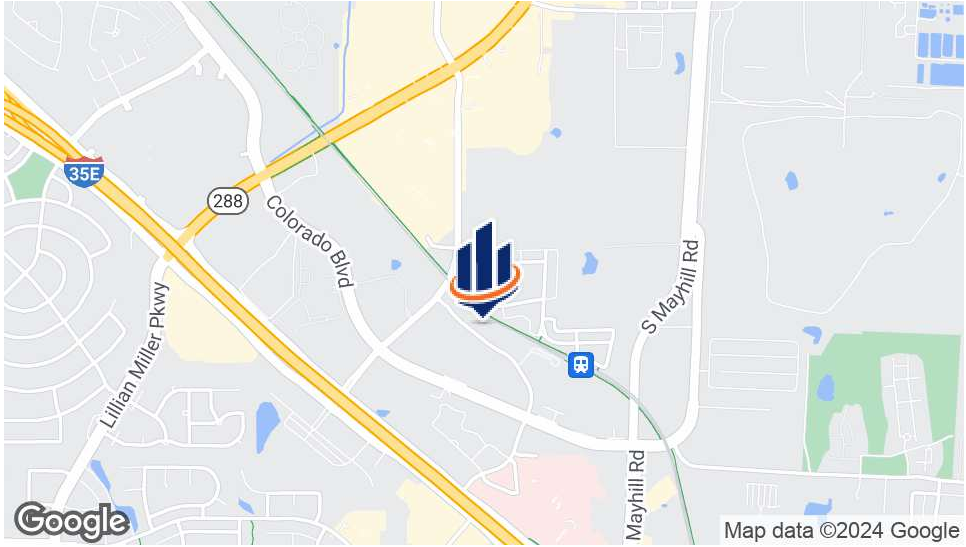
MEDPARK MEDICAL OFFICE LOT

3204 MEDPARK DR.
DENTON, TX 76208

Nathan Tune
O: 940.381.2220
nathan.tune@svn.com



Property Summary



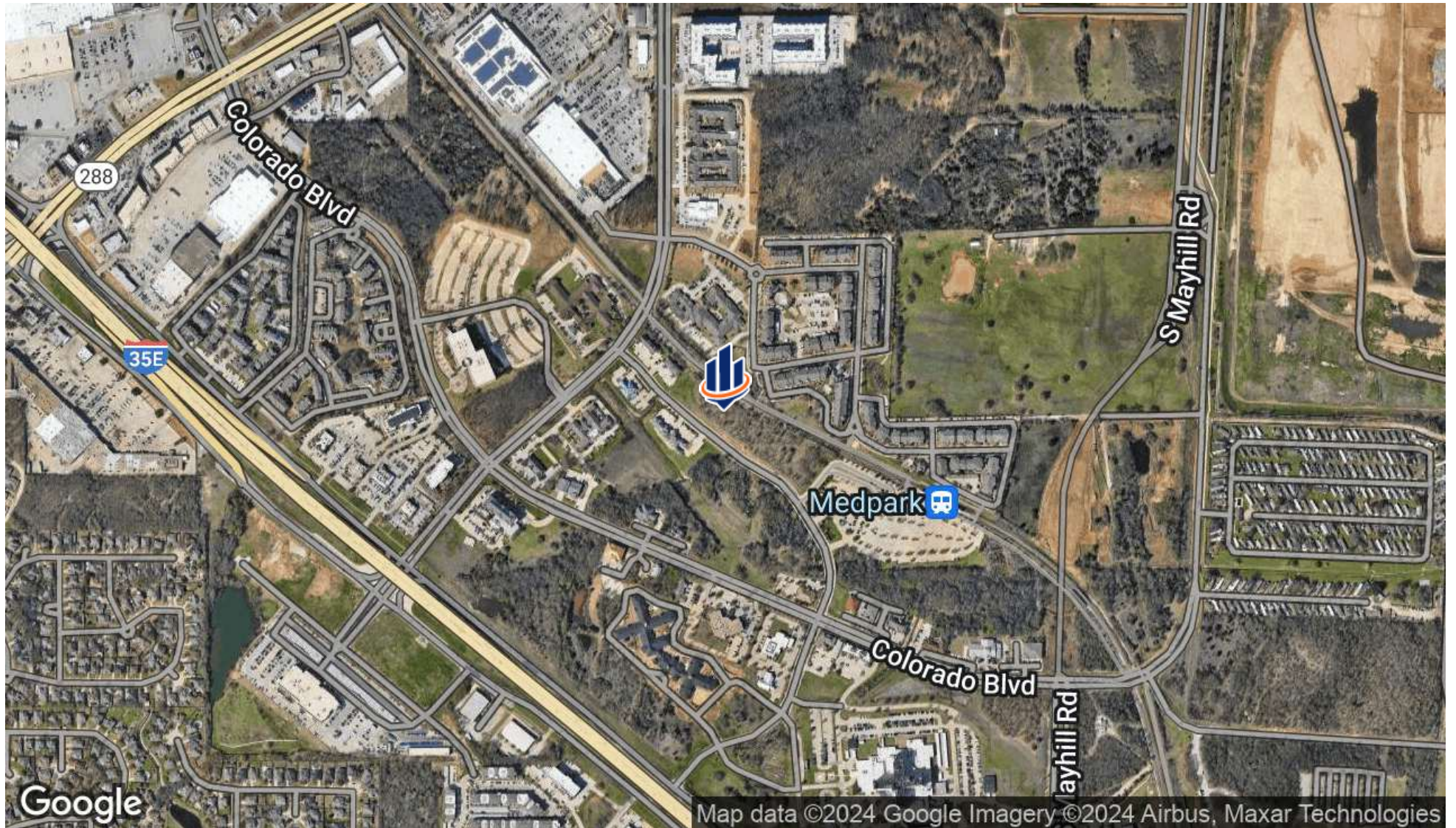
OFFERING SUMMARY

Sale Price: \$325,000
Lot Size: 0.75 Acres

PROPERTY OVERVIEW

Rare Medical Office lot availability adjacent to Medical City Denton Hospital. Perfect for Physician and Ancillary Medical service provider.

Aerial Map



Demographics Map & Report

POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,698	7,505	18,724
Average Age	26.8	31.5	33.4
Average Age (Male)	21.0	28.1	32.3
Average Age (Female)	30.1	35.2	34.8

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	707	2,962	7,042
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$38,281	\$67,432	\$85,963
Average House Value	\$21,072	\$136,507	\$185,800

2020 American Community Survey (ACS)

