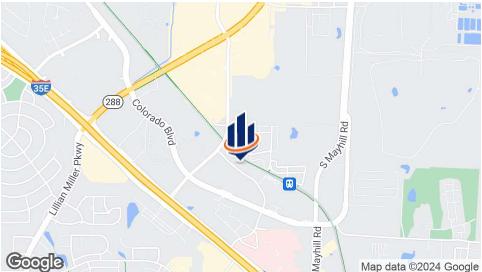


Telliome Depot MEDPARK MEDICAL OFFICE LOT nti Cierti Addite Hote Far 3204 MEDPARK DR. **DENTON, TX 76208** Medical City Still Balletty ete met die "Bie beitet DONE DADDY'S Nathan Tune Chellings 0:940.381.2220 nathan.tune@svn.com 011143.04 04 micentere

Property Summary



\$325,000



OFFERING SUMMARY

Sale Price:

Lot Size:

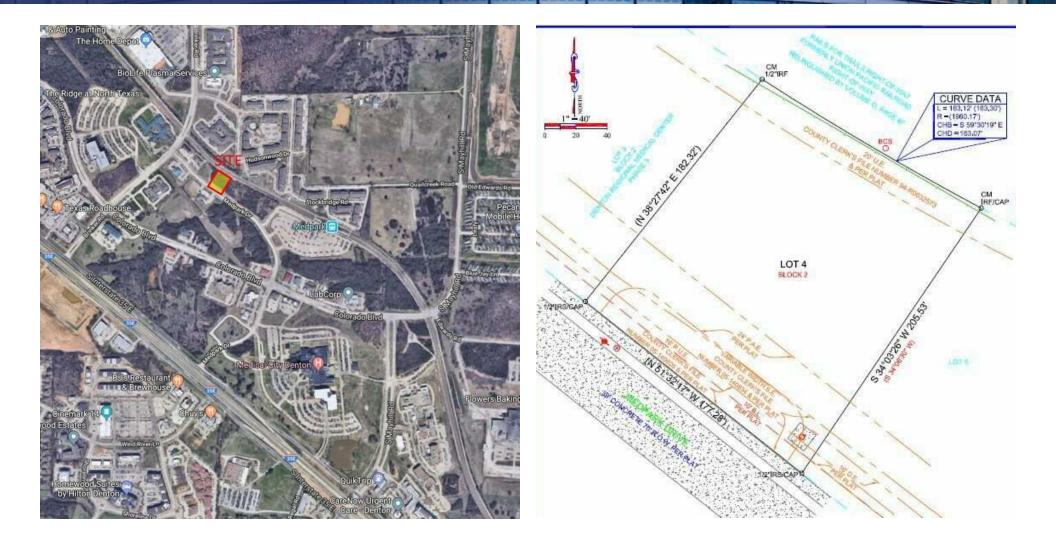
PROPERTY OVERVIEW

Rare Medical Office lot availability adjacent to Medical City Denton Hospital. Perfect for Physician and Ancillary 0.75 Acres Medical service provider.

MEDPARK MEDICAL OFFICE LOT | 3204 MEDPARK DR. DENTON, TX 76208

SVN | Verus Commercial | Page 2

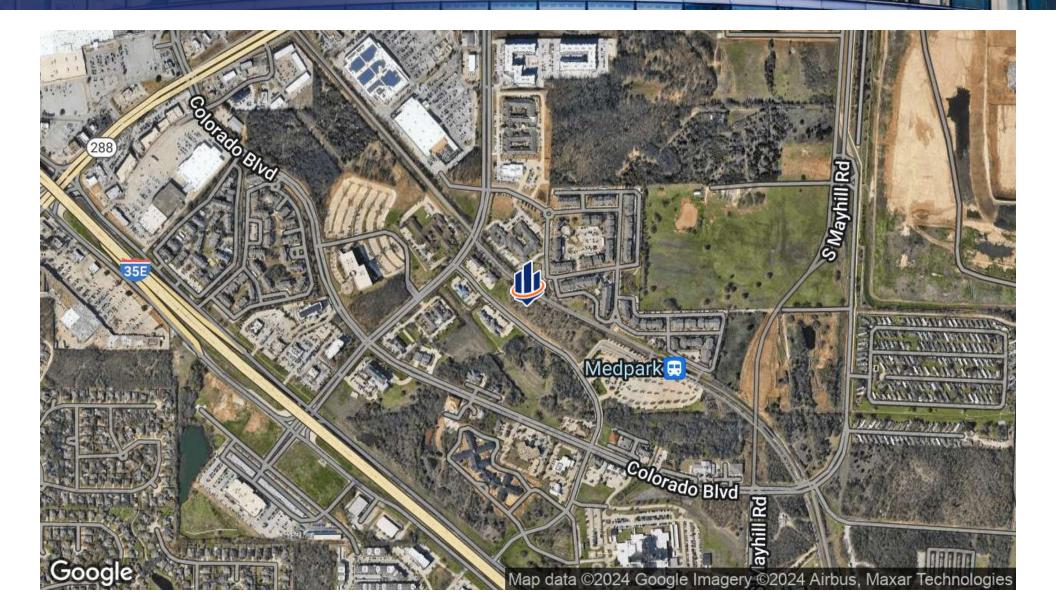
Additional Photos



MEDPARK MEDICAL OFFICE LOT | 3204 MEDPARK DR. DENTON, TX 76208

SVN | Verus Commercial | Page 3

Aerial Map



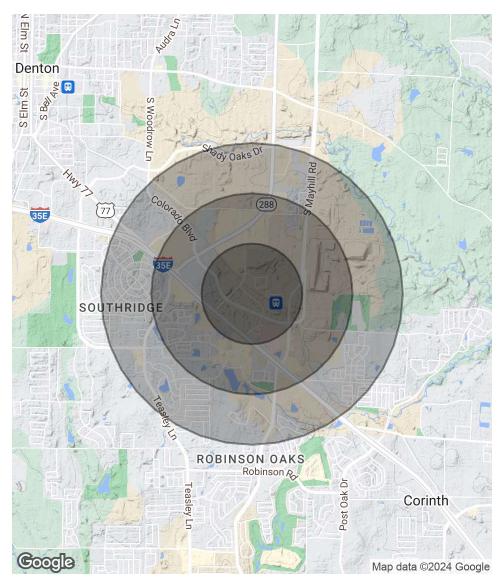
MEDPARK MEDICAL OFFICE LOT | 3204 MEDPARK DR. DENTON, TX 76208

SVN | Verus Commercial | Page 4

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
HOUSEHOLDS & INCOME Total Households	0.5 MILES	1 MILE 2,962	1.5 MILES 7,042
Total Households	707	2,962	7,042

2020 American Community Survey (ACS)



MEDPARK MEDICAL OFFICE LOT | 3204 MEDPARK DR. DENTON, TX 76208

SVN | Verus Commercial | Page 5