



# 1804 N BELL AVE

DENTON, TX 76209

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# Property Summary



## PROPERTY DESCRIPTION

Discover a prime investment opportunity at 1804 N Bell Ave in Denton, TX. This property boasts a desirable location with Hwy 380 frontage and a hard corner positioning adjacent to TWU Campus. With substantial traffic counts and current zoning as BAH - Bell Avenue Historic, this property presents a promising canvas for redevelopment. The seller is willing to accommodate zoning adjustments, offering flexibility for prospective retail or land investors. Don't miss the chance to capitalize on this sought-after location in the thriving Denton area.

## PROPERTY HIGHLIGHTS

- Hwy 380 Frontage
- Hard Corner
- Adjacent to TWU Campus
- High Traffic Counts
- Currently Zoned BAH - Bell Avenue Historic
- Seller will allow time to rezone

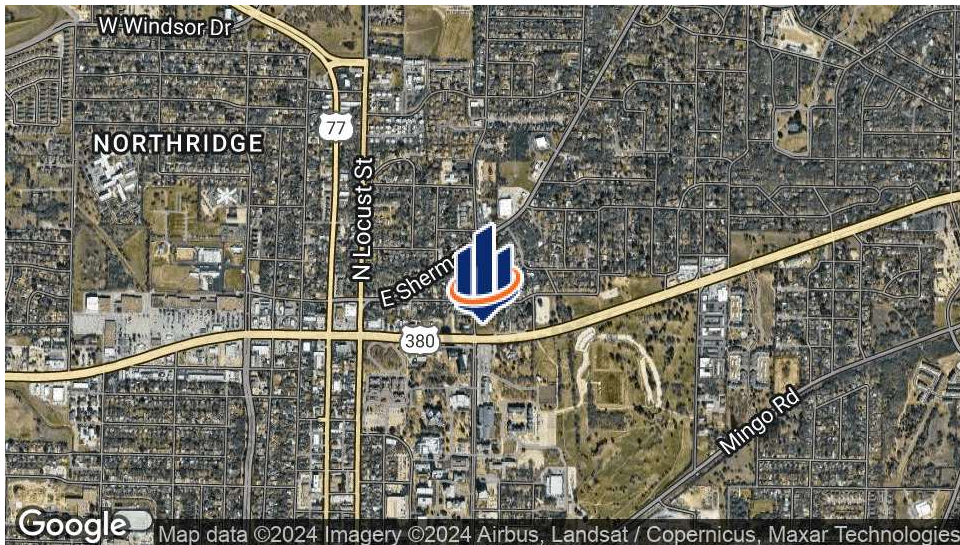
## OFFERING SUMMARY

Sale Price:

Call for pricing

Lot Size:

1.065 Acres



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# Traffic Count



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# Additional Photos



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# Retailer Map



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