



SALE

Mingo Road Residential Lots

MINGO ROAD

Denton, TX 76209

PRESENTED BY:

BRAD TYNDALL

O: 940.381.2220

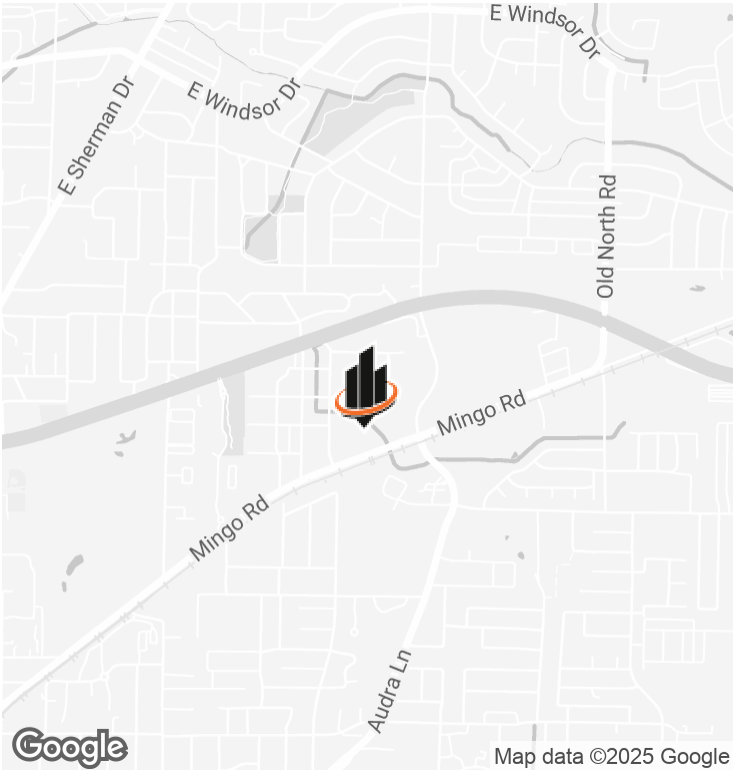
brad.tyndall@svn.com

NICK HORTON

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Seller Financing Available
- 28 Developable Lots
- R6 Zoning
- Submitted for Final Plat
- Potential for city Fee Credits

OFFERING SUMMARY

| | |
|-----------------|-------------|
| SALE PRICE: | \$2,100,000 |
| NUMBER OF LOTS: | 28 |
| PRICE PER LOT: | \$75,000 |
| LOT SIZE: | 8.8 Acres |

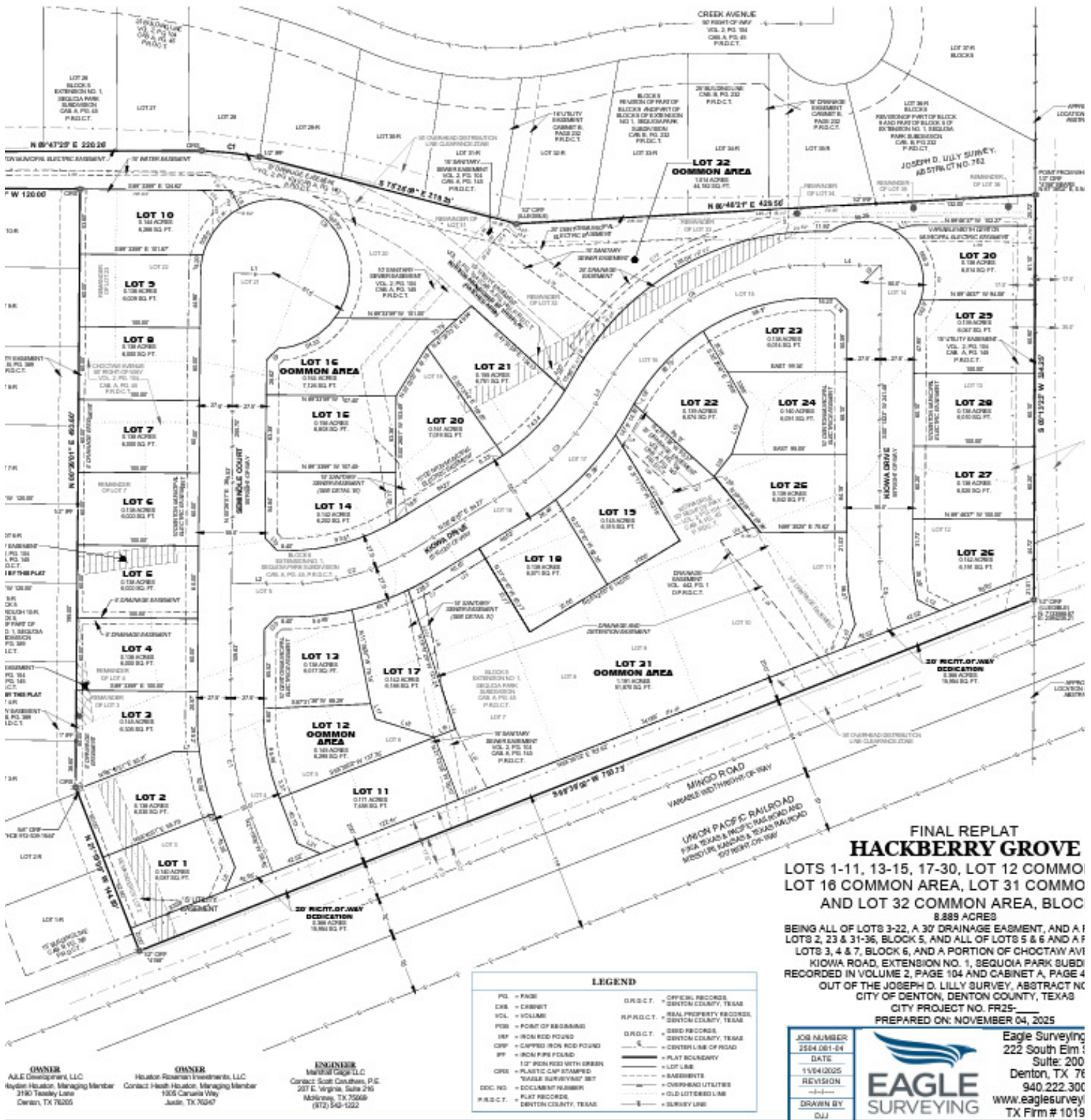
PROPERTY DESCRIPTION

The Subject Property is an excellent infill opportunity to acquire 28 residential lots in fast-growing Denton, TX. The property is within walking distance of the Texas Women's University campus and its 16,000+ students. The University of North Texas campus, with a current enrollment of over 46,000, is less than 2.5 miles away. Additionally, the Historic Downtown Denton Square, home to unique shopping and dining, is just over 1.5 miles from the property. Mingo Road connects to Downtown Denton to the southeast and both University Drive/US 380 and Loop 288 to the northeast.

The property was succesfully rezoned to R6 and Final Plat has been submitted for approval. The R6 district is intended to accommodate a variety of housing types on lots designed to encourage walking to neighborhood-serving retail and other amenities such as parks and school facilities. This zoning district will ensure existing neighborhood character is maintained while also serving as a transition area between established single-family neighborhoods and mixed-use neighborhoods, commercial areas, and key corridors.

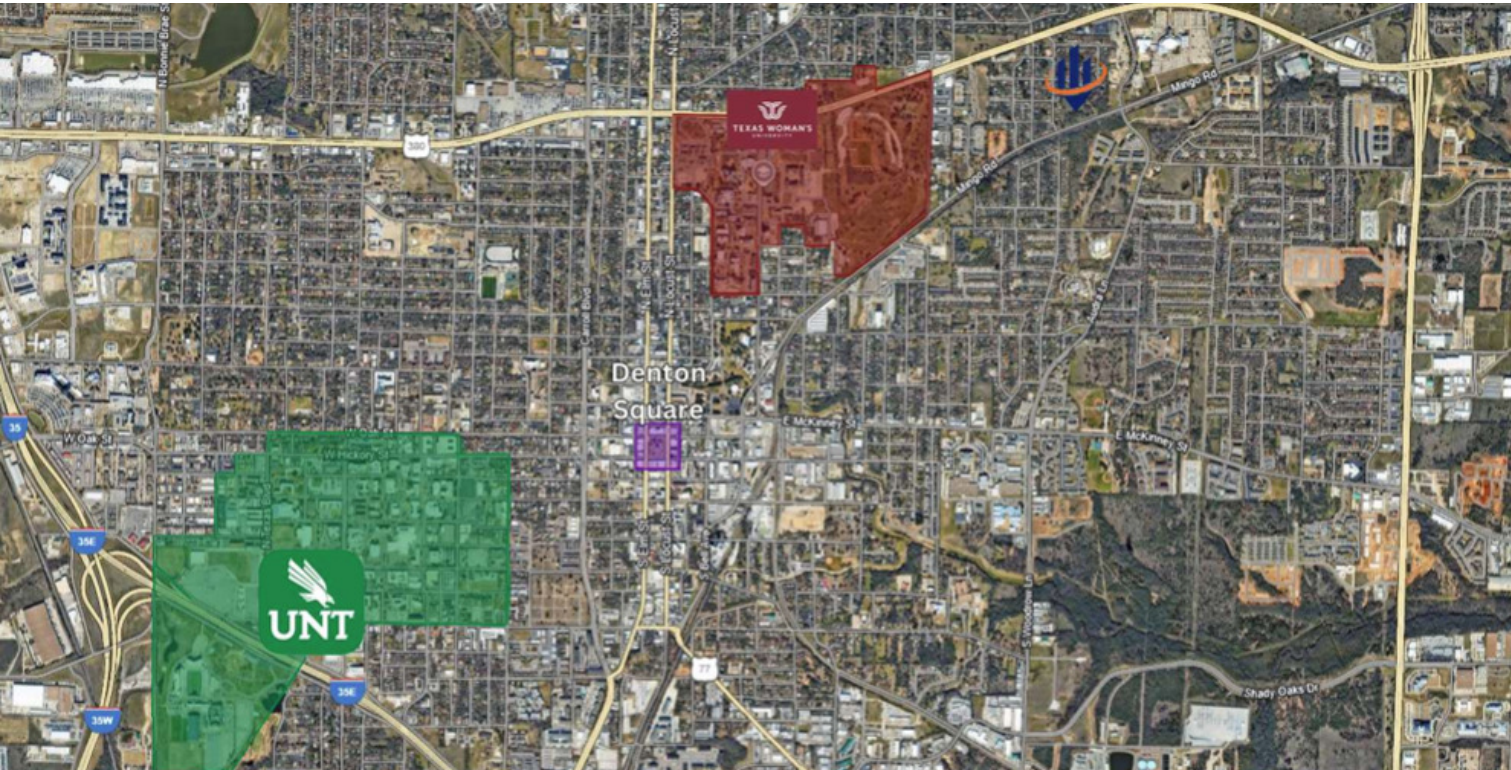
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SITE PLAN



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LOCATION MAP



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