

**2002 Emery St,
Denton, TX
76201**

- **Near Rayzor Ranch.**
- **Located right off of W University.**
- **Only 1.2 miles from I-35.**
- **Close to Texas Health Presbyterian Hospital and other medical offices.**
- **Excellent visibility and accessibility.**

**Marla Carrico
Broker**

**Carrico and Associates
Realtors**

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***Build your own
medical office!***

***2002 Emery St,
Denton, TX 76201***



\$295,000

0.317 Acre Lot

Zoned Mixed-Use

**Neighborhood in North
Denton**

Why this lot?

Ideal for physicians, specialists, dental, therapy, imaging, urgent care, or other professional medical uses permitted by zoning. A flat, open lot, ready for your vision.

Property Highlights

- 0.317 acres
- Mixed-Use Neighborhood zoning
- Strong growth area
- Near established medical community
- No POA
- Easy access for patients

Build where patients can find you.

Position your practice in one of Denton's growing commercial corridors with convenient access from major roads and nearby healthcare providers.

