



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>W. University Redevelopment Site</b>		
<b>TYPE/ZONING:</b>	Office   Medical   Professional Office   Residential Development		
<b>LOCATION:</b>	4000 West University (HWY 380), Denton, TX 76207		
<b>BUILDING SIZE:</b>	+/- 3,747 SF with +/- 2,520 SF Outbuilding		
<b>ACERAGE:</b>	+/- 5.23 Acres   +/-227,818 SF		
<b>SALES PRICE:</b>	Call for Pricing		
<b>SIGNAGE:</b>	Exterior Signage available – per city ordinances		
<b>TERM:</b>	Cash at Closing		
<b>VISIBILITY/ACCESS:</b>	University Dr (HWY 380)		
<b>LISTED:</b>	CoStar, LoopNet, Crexi, and many more....		
<b>COMMENTS:</b>	Existing Professional Office on great future development site. Existing building is ideal for Construction Office or Equipment Rental and Sales Office. Site is path of rapid growth and development. Great future site for Professional Office, Medical or Residential Development.		
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