



PROPERTY SUMMARY

PROPERTY:	E McKinney, Denton FM 426
ADDRESS:	TBD E McKinney, Denton, TX 76208, approx. 8 mins from Walmart, Kroger & Target Super Store
TYPE/ZONING:	Residential Developmental Site
POTENTIAL USE:	Single Family, Town Homes, Etc.
AVAILABLE:	+/- 9.48 Acres 412,529 SF Additional +/- 15 acres can be available. Call for additional information.
PRICING:	\$1,850,000.00 \$4.48/SF
TERMS:	Cash At Closing
UTILITIES:	All utilities believed to be near the site
TAXES:	Tax Parcel ID: 38444
TOPOGRAPHY:	Level
FRONTAGE ACCESS:	FM 426
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	This 9.48 acres on FM 426 and located opposite the new Centex Homes (Pulte Homes) & Meritage Homes new development and is approx. 8 minutes from major retailers like Walmart, Kroger, and Target Super Store making it a super-hot location, offering immense development potential. Ideal for single-family or townhome projects. The property is positioned for high demand and growth, presenting a lucrative opportunity for savvy investors.
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