



# PROPERTY SUMMARY

PROPERTY:	<b>Frontier Dr and Clubhouse Dr Development Site</b>
LOCATION:	Northwest Corner of Frontier Dr and Clubhouse Dr, Denton TX, 76210
TYPE:	Development Site
ZONING:	O-MN (Mixed-Use Neighborhood) within the ULD Overlay
POTENTIAL USE:	Office   Medical Office   Retail   Restaurant   Daycare   Hospitality
AVAILABLE:	Immediately
LAND:	+/- 1.6 AC   69,696 SF
TOPOGRAPHY:	Gently sloped
FRONTAGE/ACCESS:	Frontier Dr and Clubhouse Dr
VISIBILITY:	High
UTILITIES:	All utilities on site
TAXES:	Tax Parcel ID: 469656
PRICING:	\$975,000.00
TERMS:	Cash at Closing
LISTED:	LoopNet, Costar, Crexi and many more
COMMENTS:	<p>±1.6 acres located at the Northwest corner of Clubhouse Dr and Frontier Dr within the Unicorn Lake development, one of Denton's most established and successful mixed use districts. The site benefits from excellent visibility and prominent corner positioning, surrounded by a strong concentration of medical offices, professional services, restaurants, and neighborhood-serving retail. Unicorn Lake's proven tenant mix, walkable internal road network, and proximity to Loop 288 and I-35 have made it a preferred destination for healthcare users, office professionals, and a diverse range of retail. With scenic lake views, utility availability, and gently sloping terrain, the property offers flexibility for a variety of commercial or mixed use concepts.</p>

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