



PROPERTY SUMMARY

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| PROPERTY: | I-35 Pad Site – Denton, TX |
| LOCATION: | 309 S I-35 East, Denton, TX 76207 |
| TYPE: | Ground Build, Build to Suit, Commercial Pad Site |
| ZONING: | CM-G (Community Mixed Use General) |
| POTENTIAL USE: | Retail, Drive-thru, Food Service, Vehicle Service, C-Store |
| AVAILABLE: | Immediately |
| LAND: | +/- 1.166 AC 50,791 SF |
| TOPOGRAPHY: | Level |
| FRONTAGE/ACCESS: | I-35 Frontage & Acme St |
| VISIBILITY: | High |
| UTILITIES: | All utilities on site |
| TAXES: | Tax Parcel ID:: 225515 & 21414 |
| LEASE RATE: | Negotiable |
| TERMS: | Negotiable |
| LISTED: | Loopnet, Costar and many more |
| COMMENTS: | +/- 1.166 acres just off south I-35 E with 375 feet off intersection of I-35 and HWY 377. Wide variety of commercial uses, ideal site for retail, drive-thru, service center or c-store. High traffic, high visibility for this site. Utilities existing. Great opportunity - Ground lease or Build to suit |
| CONTACT: | John Withers, CCIM (940) 400-STAG john@stagcre.com |

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