



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>I-35 Pad Site - Denton, TX</b>
<b>LOCATION:</b>	309 S I-35 East, Denton, TX 76207
<b>TYPE:</b>	Ground Build, Build to Suit, Commercial Pad Site
<b>ZONING:</b>	CM-G (Community Mixed Use General)
<b>POTENTIAL USE:</b>	Retail, Drive-thru, Food Service, Vehicle Service, C-Store
<b>AVAILABLE:</b>	Immediately
<b>LAND:</b>	+/- 1.166 AC   50,791 SF
<b>TOPOGRAPHY:</b>	Level
<b>FRONTAGE/ACCESS:</b>	I-35 Frontage & Acme St
<b>VISIBILITY:</b>	High
<b>UTILITIES:</b>	All utilities on site
<b>TAXES:</b>	Tax Parcel ID:: 225515 & 21414
<b>LEASE RATE:</b>	Negotiable
<b>TERMS:</b>	Negotiable
<b>LISTED:</b>	Loopnet, Costar and many more
<b>COMMENTS:</b>	+/- 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
<b>CONTACT:</b>	John Withers, CCIM      (940) 400-STAG <a href="mailto:john@stagcre.com">john@stagcre.com</a>

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