

SITE



SALE

3204 Medpark Drive

3204 MEDPARK DRIVE

Corinth, TX 76208

PRESENTED BY:

GREG JOHNSON

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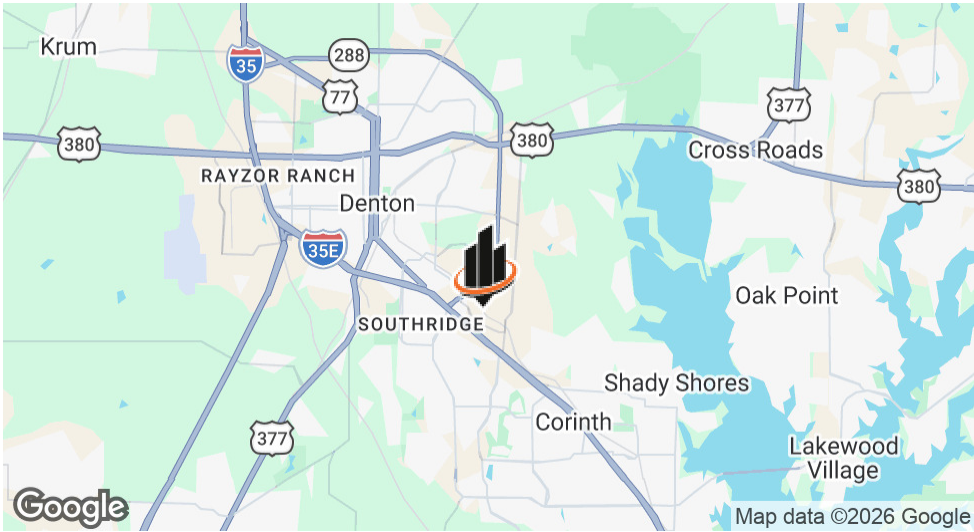
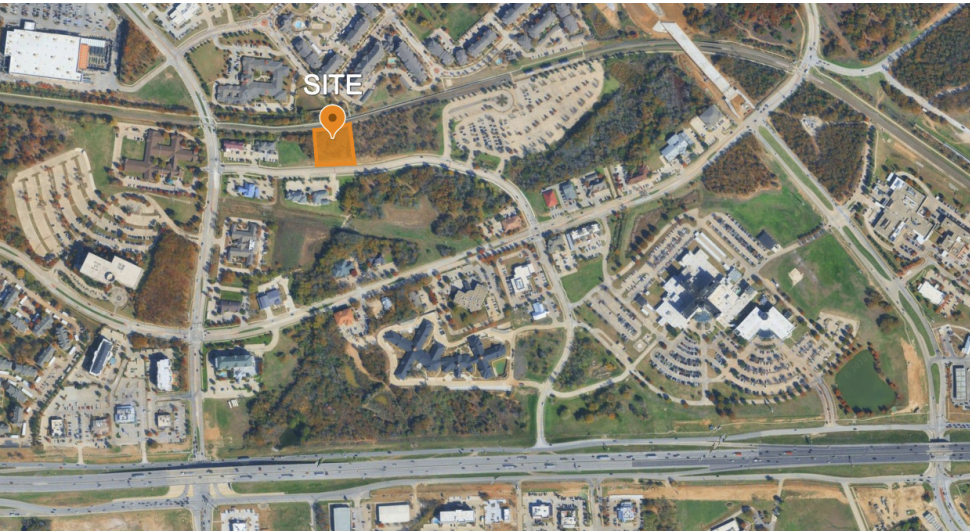
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Medical City
Denton

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$460,000 (\$14.08 PSF)
LOT SIZE:	0.75 Acres
ZONING:	MR

PROPERTY DESCRIPTION

This 0.75-acre site at 3204 Medpark Drive in Denton, Texas, offers a well-positioned development opportunity near Interstate 35 and the established medical corridor surrounding Medical City Denton. The property benefits from convenient regional access, strong visibility within a growing healthcare area, and close proximity to medical offices, professional services, restaurants, and residential neighborhoods. Its location makes it particularly well suited for medical office or related professional development seeking to serve the surrounding Denton market.

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RETAILER MAP



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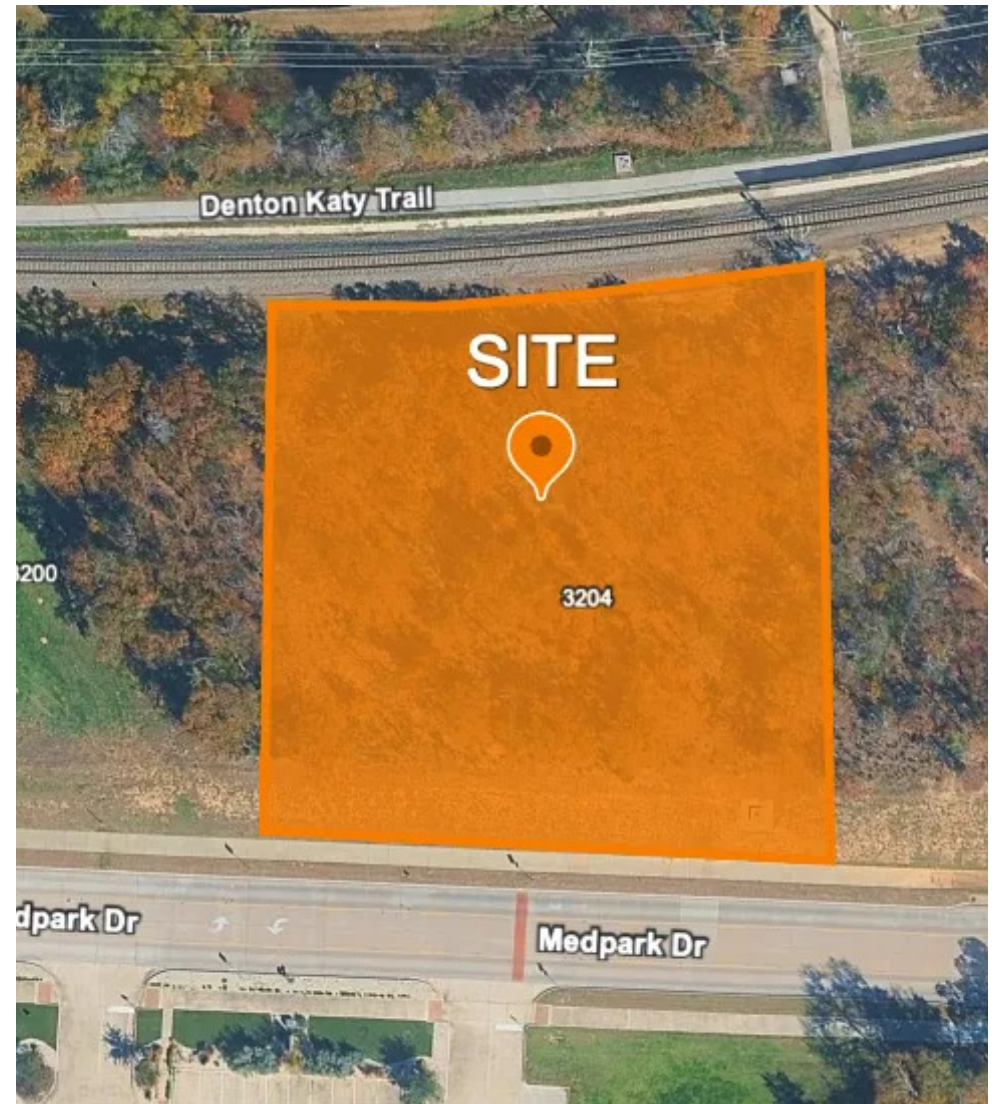
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SVN | VERUS COMMERCIAL



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ZONING DISTRICTS
MR - MIXED-USE REGIONAL

Subchapter 3: Zoning Districts
3.3 Mixed-Use Districts
3.3.3 MR - Mixed-Use Regional

B. MR District Dimensional Standards

Table 3.3-C: MR District Dimensional Standards			
Dimensional Standards			Additional Standards
LOT DIMENSIONS (MINIMUM)			
A	Lot area	None	3.7.2A Minimum Lot Dimensions
B	Lot width	None	
C	Lot depth	None	
SETBACKS (MINIMUM)			
D	Front yard	None	3.7.3: Setbacks
E	Side yard	None [1]	
F	Rear yard	None [1]	
OTHER STANDARDS			
G	Building height (maximum)	100 feet [1] [2]	3.7.5: Building Height
	Building coverage (maximum)	90 percent	3.7.6: Building Coverage
	Single-family detached dwelling, townhome, or duplex		If approved prior to October 1, 2019, see Section 1.5.2I: Applicability of this DDC to Existing Residential Uses and Structures
Notes:			
[1] Buildings adjacent to a Residential zoning district shall comply with the standards in Subsection 7.10.6: Building Height in Transition Areas.			
[2] Additional height may be allowed with a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).			

Purpose

The MR district is intended to provide a walkable urban center to augment the regional draw and image of Denton. Development may include national retailers, employment, restaurants and entertainment venues at the highest levels of scale and density within the City. This district ensures that development will complement and embrace existing viable uses, and raise the standard of design to increase regional draw, accommodate greater connectivity and mobility options, and create a sense of place. The MR district may be established in areas with the greatest regional access and is sensitive to the adjacent built and natural context.

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MEET THE TEAM



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