



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Denton Multifamily Site</b>		
<b>LOCATION:</b>	1234 Avenue A, Denton, TX 76201		
<b>TYPE:</b>	Multifamily   Student Housing   Apartments		
<b>ZONING:</b>	<b>MR</b> – Mixed Use Regional		
<b>AVAILABLE:</b>	Immediately		
<b>LAND:</b>	+/- 0.92 Acres / +/- 40,0755 SF		
<b>TOPOGRAPHY:</b>	Flat		
<b>FRONTAGE/ ACCESS:</b>	Avenue A & Greenlee Street		
<b>UTILITIES:</b>	All Utilities on Site		
<b>TAXES:</b>	Tax Parcel ID#: 1045097		
<b>SALES PRICE:</b>	\$1,400,000.00		
<b>TERMS:</b>	Cash At Closing		
<b>LISTED:</b>	LoopNet, CoStar, Many Web-sites		
<b>COMMENTS:</b>	Multifamily Development Site. Build now or hold for future appreciation. City approved plans for 30 units in hand ready to transfer with the sale. Walking distance to the University of North Texas and easy access to I-35 E. Perfect location for student housing or other multifamily projects.		
<b>CONTACT:</b>	John Withers, CCIM	(940) 390-6235	<a href="mailto:john@stagcre.com">john@stagcre.com</a>
	Morgan Parkey	(817) 891-0425	<a href="mailto:parkey@stagcre.com">parkey@stagcre.com</a>

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