



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Alegre Vista Redevelopment Site</b>		
<b>ADDRESS:</b>	521 Alegre Vista Dr, Denton, TX 76205		
<b>TYPE/ZONING:</b>	Commercial   Retail   Office   Multifamily		
<b>AVAILABLE:</b>	+/- 0.326 Acres   +/- 14,200 SF 3,300 SF – 3 – Bay self-serve car wash with 2 vacuum bays. Equipment not in place.		
<b>PRICE:</b>	\$255,000.00		
<b>TERMS:</b>	Negotiable		
<b>UTILITIES:</b>	Tenants Expense - All existing to the site		
<b>SIGNAGE:</b>	All signage will be per city ordinances.		
<b>PARKING:</b>	Ample		
<b>LISTED:</b>	LoopNet, Costar, Crexi, and many other sites		
<b>COMMENTS:</b>	Former car wash location. No equipment still in place. Surrounded by growth and development. Redevelopment opportunity. High traffic / High visibility / High Demand Area in Denton County.		
<b>CONTACT:</b>	John Withers, CCIM	(940)400-STAG	john@stagcre.com

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