



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Denton Industrial Site</b>
<b>LOCATION:</b>	3145 Mingo Road, Denton, TX 76205
<b>TYPE:</b>	Industrial Development / Industrial Land
<b>ZONING:</b>	LI - Light Industrial
<b>POTENTIAL USE:</b>	Light manufacturing and other industrial uses
<b>AVAILABLE:</b>	Immediately
<b>LAND:</b>	+/- 7.570 AC / +/- 329,749 SF
<b>TOPOGRAPHY:</b>	Flat
<b>FRONTAGE/ ACCESS:</b>	Mingo Rd
<b>UTILITIES:</b>	All Utilities on Site
<b>TAXES:</b>	Tax Parcel ID#: 77918 & 46833
<b>SALES PRICE:</b>	\$1,649,000.00 / \$217,833 Per AC / \$5.00 Per SF
<b>TERMS:</b>	Cash At Closing
<b>LISTED:</b>	LoopNet, CoStar, Many Web-sites
<b>COMMENTS:</b>	+/- 7.57 Acres Zoned Industrial. Build now or hold for future appreciation, as neighboring business will need this property to expand. Easy access to University (HWY 380) and Loop 288. Perfect location for office headquarters, landscaping, construction, or trucking company, but suited for many types of businesses. This is one of the last undeveloped industrial properties in the area. Businesses in the area include landscaping companies, construction companies, auto auction, auto repair facility, heavy equipment rental, boat and RV storage, office warehouse complexes, horse stables, impound yard, and others.

**CONTACT:** John Withers, CCIM (940) 400-STAG john@stagcre.com

\*\*Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice

[www.stagcre.com](http://www.stagcre.com)