



PROPERTY SUMMARY

PROPERTY:	Unicorn Lake Development Site
LOCATION:	Accessible via Tuscan Hills Cir, Denton, TX 76210
TYPE:	Development Site
ZONING:	O-MN (Mixed-Use Neighborhood) within the ULD Overlay
POTENTIAL USE:	Office Medical Office Retail Restaurant Daycare Hospitality
AVAILABLE:	Immediately
LAND:	+/- 13 AC 566,280 SF
TOPOGRAPHY:	Rolling
FRONTAGE/ACCESS:	Frontage on Unicorn Lake Blvd, accessed through Tuscan Hills Circle
VISIBILITY:	High
UTILITIES:	All utilities on site
TAXES:	Tax Parcel ID: 469656
PRICING:	\$1,045,000.00
TERMS:	Cash at Closing
LISTED:	LoopNet, Costar, Crexi and many more
COMMENTS:	± 13 acres positioned on the south end of Unicorn Lake within Denton's premier mixed-use district. This infill tract offers utility access and flexible OMN zoning under the Unicorn Lake Overlay, supporting office, day care, retail, restaurant, or hospitality development. While accessed through Tuscan Hills Circle, the property benefits from its close proximity to I-35, Loop 288, major medical providers, retail centers, and national hospitality brands. With direct lake frontage and scenic views, it stands as one of the few remaining infill sites in Denton offering both development potential and long-term investment upside.

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