



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>McCormick &amp; Lindsey Land Tract</b>
<b>LOCATION:</b>	Frontage Rd. N I-35, Denton, TX 76205 Located on the frontage road between McCormick St. & Lindsey St.
<b>ZONING:</b>	R3
<b>POTENTIAL USE:</b>	Investment/Future Commercial Development
<b>SIZE:</b>	+/- 1.16 AC - 50,530 SF
<b>TRACT CONFIGURATION:</b>	Irregular
<b>TOPOGRAPHY:</b>	Level
<b>FRONTAGE/ VISIBILITY:</b>	I-35 Frontage
<b>UTILITIES:</b>	Not on Site, Curb cut on the northwest corner of the property
<b>TAXES:</b>	Tax Parcel ID's # 34108, 34110, 34111 & 76613
<b>PRICE:</b>	\$455,000.00 - \$392,241.37/ AC - \$9.00 / SF
<b>TERMS:</b>	Cash at closing
<b>LISTED:</b>	Loop Net, CoStar, Denton sites, and many other web-sites
<b>COMMENTS:</b>	Great Future Development Site- future use / development include: Retail /QSR / Office / Medical, wide variety of potential uses. Frontage on I-35 South bound. Less than a mile from I-35 & 377 intersection.
<b>CONTACT:</b>	Austin Davis 940-400-STAG austin@stagcre.com

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