

# 00 US 380 & Trinity Rd., Denton, Texas 76208

**MLS#:** 20972924 \$ **Active**  
**Property Type:** Commercial Sale

00 US 380 & Trinity Rd. Denton, TX 76208  
**SubType:** Retail

**LP:** \$7,300,000



**Low LP:** **\$/Gr SqFt:** \$12.89  
**Subdivision:** M. Forrest  
**County:** Denton  
**Country:** United States  
**Parcel ID:** [37316](#)  
**Parcel ID 2:** 37318  
**Lot:** **Block:**  
**Spcl Tax Auth:** **MultiPrcl:** Yes **MUD Dst:** No  
**PID:**No

**Bldg SF:** 0/Other  
**Yr Built:** 9999/Preowned  
**Apprsr:**  
**Lot SqFt:** 566,280/Other  
**Lot Dim:**  
**Adult Community:** **Will Subdiv:**  
**Gross SqFt:** 566,280  
**Zoning:** R3  
**Mult Zone:** No  
**# Units:** 0  
**Acres:** 13.000  
**#Stories:** 1

## General Information

<b>Gross Income:</b>	\$0	<b>Leasable SqFt:</b>	203,425	<b>Avg Monthly Lease:</b>
<b>Net Income:</b>	\$0	<b>Leasable Space:</b>		<b>Spaces Leased:</b>
<b>Annual Expenses:</b>	\$0	<b>Lease Expire Date:</b>		<b>Occupancy Rate:</b>

## Features

<b>Building Use:</b>	Retail	<b>Ceiling Height:</b>	Other
<b>Inclusions:</b>	Land & Improvements	<b>Flooring:</b>	None
<b>Lot Size/Acre:</b>	10 to < 50 Acres	<b>Heating:</b>	None
<b>Topography:</b>		<b>Cooling:</b>	None
<b>Soil:</b>		<b>Owner Pays:</b>	
<b>Rd Front Desc:</b>		<b>Tot Ann Exp Inc:</b>	
<b>Tenant Pays:</b>	All Utilities	<b>Lease Desc:</b>	
<b>Foundation:</b>	None	<b>Possession:</b>	Closing/Funding
<b>Construction:</b>	Other		
<b>Roof:</b>	Other		
<b>Freight Doors:</b>			
<b>Street/Utilities:</b>	All Weather Road, Concrete, Curbs, Electricity Available		
<b>Showing:</b>			
<b>Parking/Garage:</b>	Open		

## Remarks

**Property Description:** \*\*\*LOCATION LOCATION LOCATION\*\*\*OWNER MOTIVATED BRING ALL OFFERS!!!!13 ACRES TOTAL!!!! Or will subdivide, 4.5 HWY 380 FRONTAGE and 8.5 Acres adjoining behind making a total of 13 ACRES OF PRIME REAL ESTATE LOCATION!!! This HARD corner located on US HWY 380 & Trinity Rd in Denton is PRIME PRIME PRIME LOCATION with HIGH VISIBILITY average 41,250 VPD! The possibilities are endless for your future business on this major artery connecting from Loop 288 in Denton down to Dallas Tollway and beyond! Proposed widening Trinity Rd with utilities happening within a year! 13 Acres located within Denton City limits! Just down the street for TWU and UNT colleges!

**Public Driving Directions:** Corner of US HWY 380 & Trinity Rd in Denton.

## Agent/Office Information

**Lst Ofc:** Real Estate Corridor, Inc. **Lst Agt:** [Patty McCallum](#)

Prepared By: Patty McCallum Real Estate Corridor, Inc. on 08/08/2025 12:58

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## Search Criteria

MLS# is 20972924  
Property Type is 'Commercial Sale'  
Selected 1 of 1 result.