

Frazier

COMMERCIAL

Real Estate Services



Sale Price

\$5.00/SF—Entire Tract
\$5.00-\$8.00 SF—Pad Sites

I-35 North Land 4004 I-35 Denton, TX

Contact:

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www.fraziercommercial.com

Location:

Located on the west side of I-35 just north of the intersection of I-35 and Highway 380. Subject is approximately 2 miles north of Denton Municipal Airport and approximately 1 mile north of New Presbyterian Hospital of Denton.

Site Data:

Size:

Acreage: 10+ or - acres
Sq. Ft: 435,600
Zoning: Regional
Central Commercial
Downtown (RCC-D)
Jurisdiction: City of Denton
Flood Plain: None
Frontage: Approx. 876 ft. on I-35,
950 ft. on Worthington
& 500 ft. on Barcelona

Utilities:

Electricity: City of Denton
Water: City of Denton
Wastewater: City of Denton
Gas: TXU
Telephone: Verizon

Comments: Former Westgate Hopspital Site. Property has excellent visibility on I-35. Adjacent to three new hotels built in last 3 years.