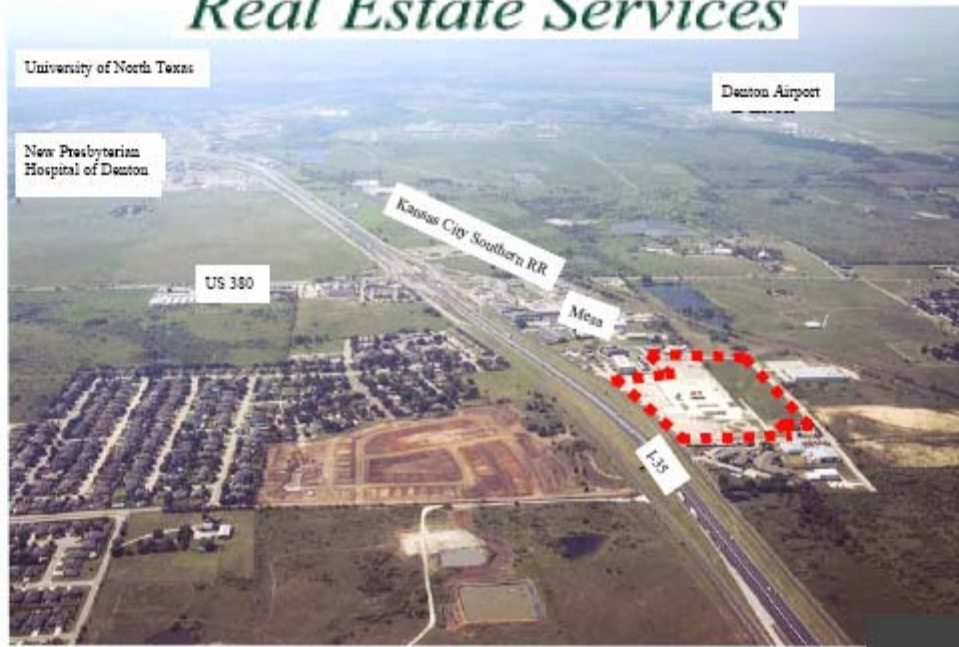


# Frazier

## COMMERCIAL

### Real Estate Services



Sale Price  
\$5.00/SF– Entire Tract  
\$5.00-\$8.00 SF– Pad Sited

**Former Hospital Land**  
**4004 I-35**  
**Denton, TX**

Contact:  
Don Frazier (940) 566-0404  
[www.fraziercommercial.com](http://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 Date:

#### **Size:**

Acreage: 10+ or - acres  
Sq. Ft: 435,600  
Zoning: Regional  
Center 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 Hospital site. Property has excellent visibility on I-35. Located just north of new hospital under construction.