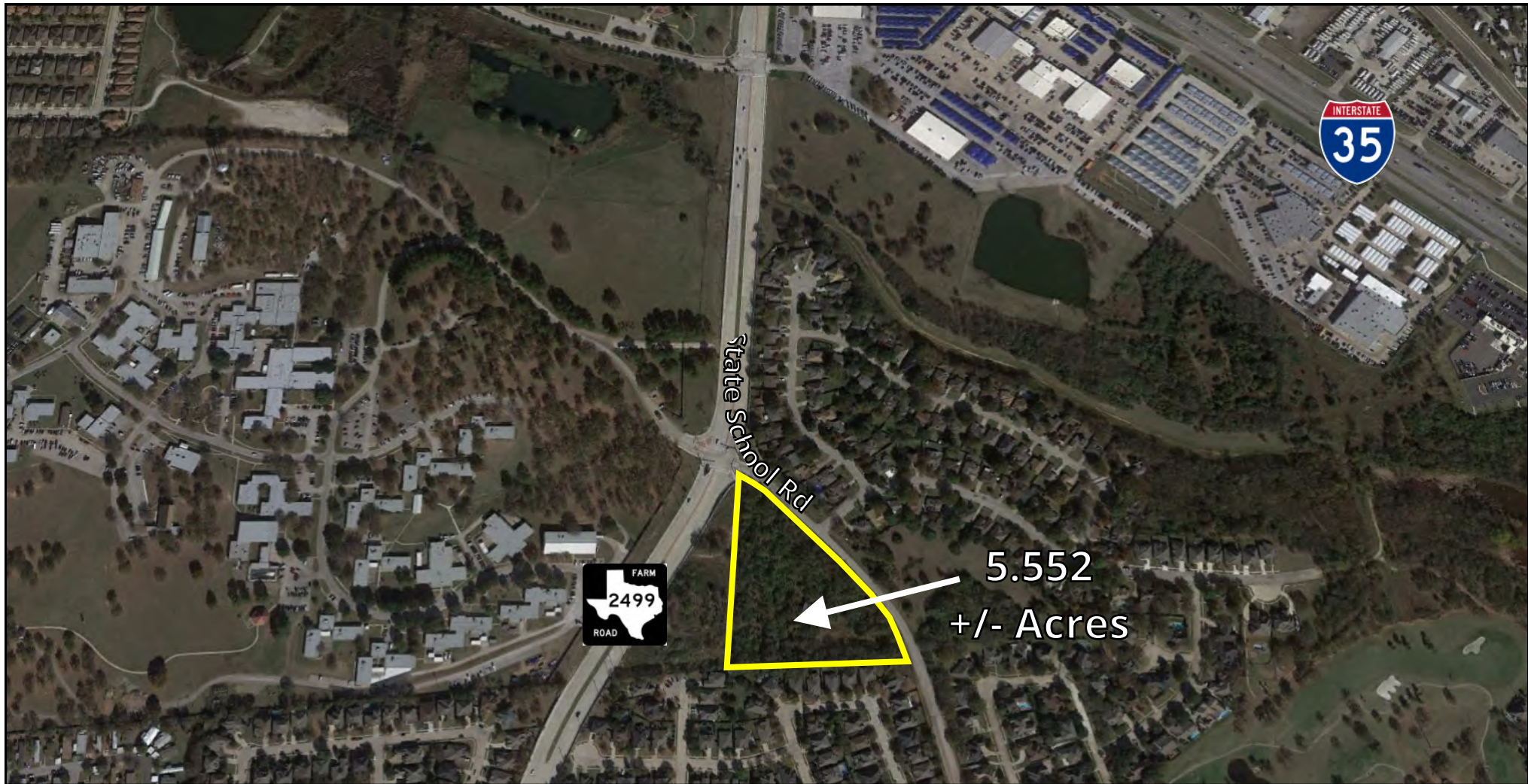


**5.552 +/- Acres**

**000 State School Road  
Denton, TX. 76210  
\$1,450,000**



**LAND FOR SALE**

**Jeff Higgs  
jhiggs@northtexasrealestate.com  
940.206.7540  
www.NorthTexasRealEstate.com**

**NEWLAND**  
REAL ESTATE 



# LISTING DETAILS

## PROPERTY OVERVIEW:

5.552 acres located on State School Road and heavily traveled FM 2499, with frontage on State school Road. NRMU zoning allows for high density development. This is a prime location, just over one half mile from I-35 and minutes from shopping, dining, and many other amenities. All features, measurements and schools to be verified by Buyer and Buyer's agent.



**LOT SIZE:** 5.552 acres

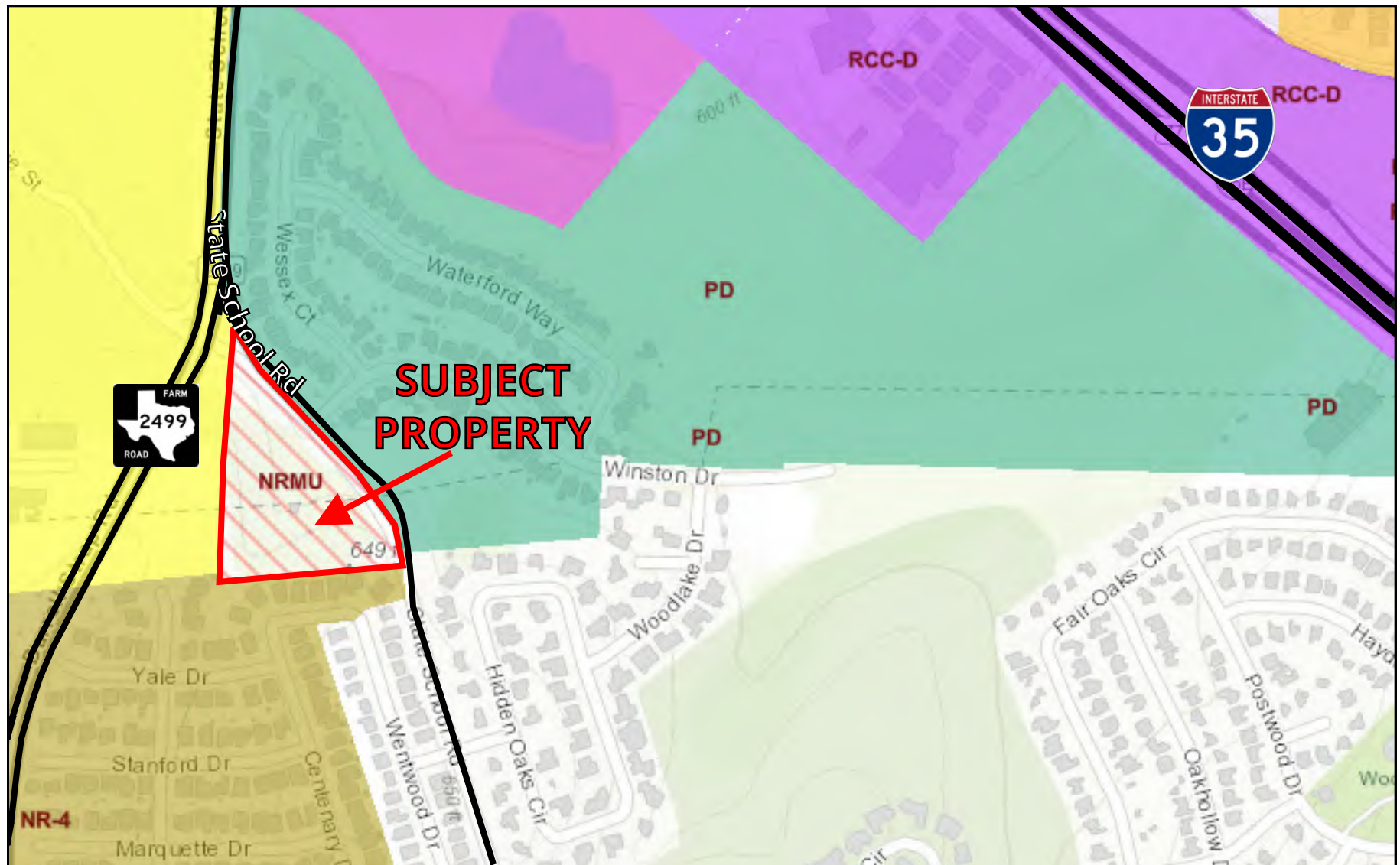
**CROSS STREETS:** State School Rd & FM 2499

**APN/PARCEL ID:** 39189

**LIST PRICE:** \$1,450,000

**ZONING:** NRMU- Neighborhood Residential Mixed Use

**UTILITIES:** None



**NRMU- NEIGHBORHOOD RESIDENTIAL MIXED USE:** The heart of the Neighborhood Center. Appropriately designed neighborhood-oriented retail, office and service development with allowances for townhomes, civic uses and limited multi-story apartments. This category will be home to moderate and higher intensity multi-family housing. Residential densities in these areas average twelve units per acre.



# LOCATION

