



South Lakes Park / Calhoun Middle School Land Exchange City of Denton and DISD

Parks and Recreation Board
October 2025

Purpose

- Discuss and provide direction regarding a potential land exchange between DISD & City of Denton of adjacent properties.

Ownership	Site	Acres involved in land exchange
City of Denton	South Lakes Park	9.4 acres
Denton ISD	Calhoun Middle School	3.433 acres

DISD – Former Calhoun Middle School

Parcel #1 – Open Space

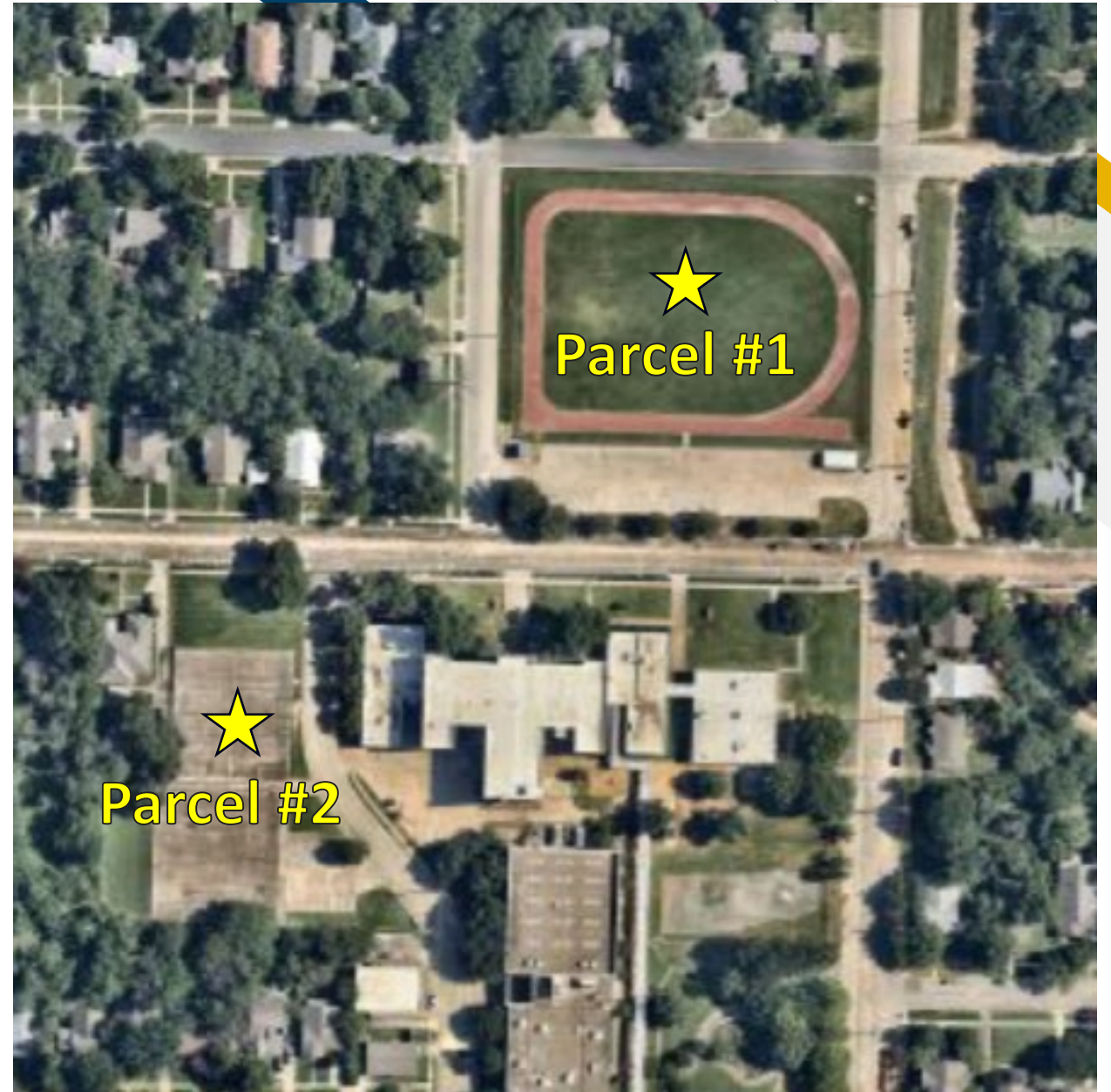
- 2.273 acres = \$1,584,000

Parcel #2 - Courts

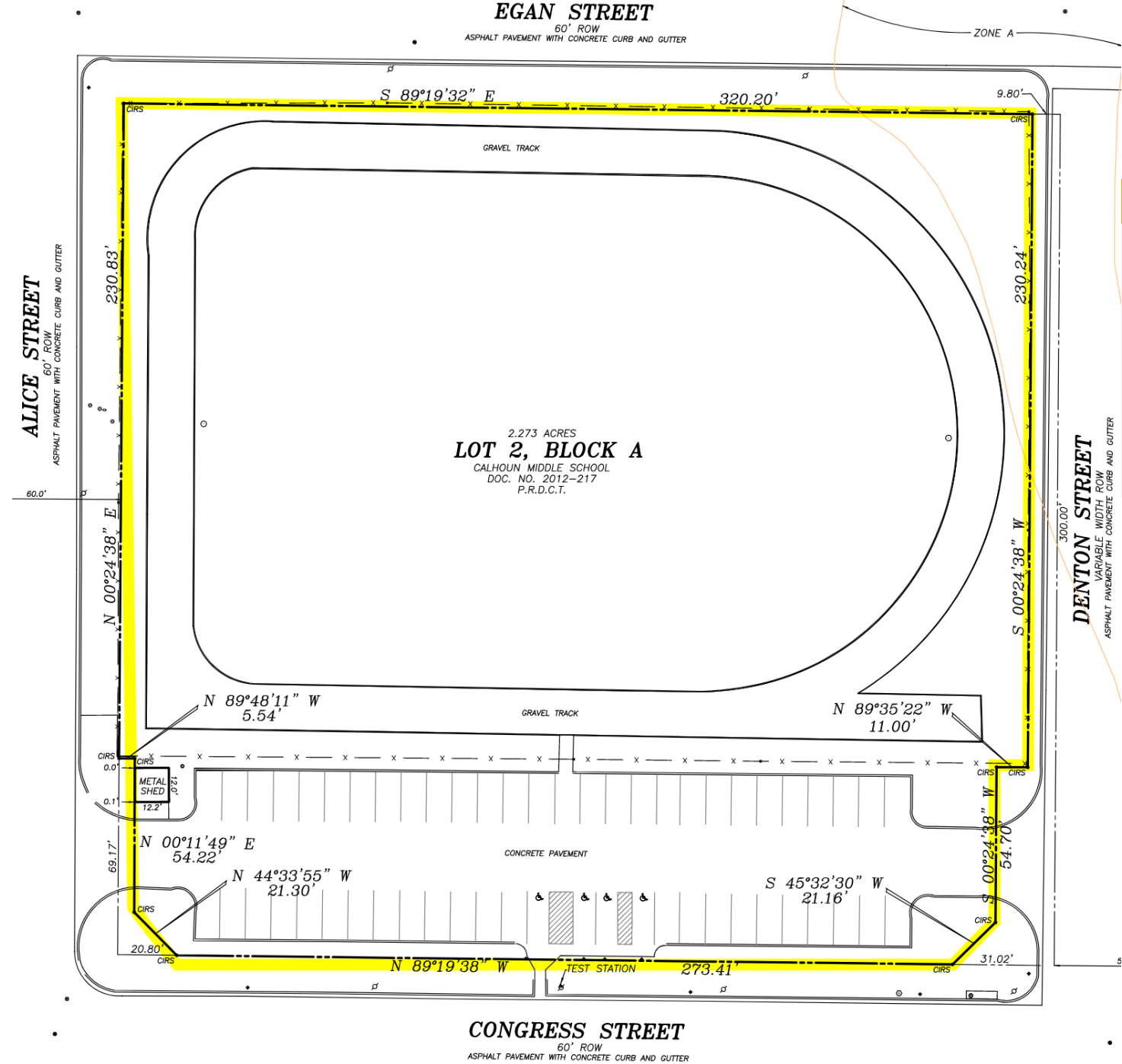
- 1.160 acres = \$985,000

Total Parcels

- 3.433 acres
- \$2,569,000 land appraisal

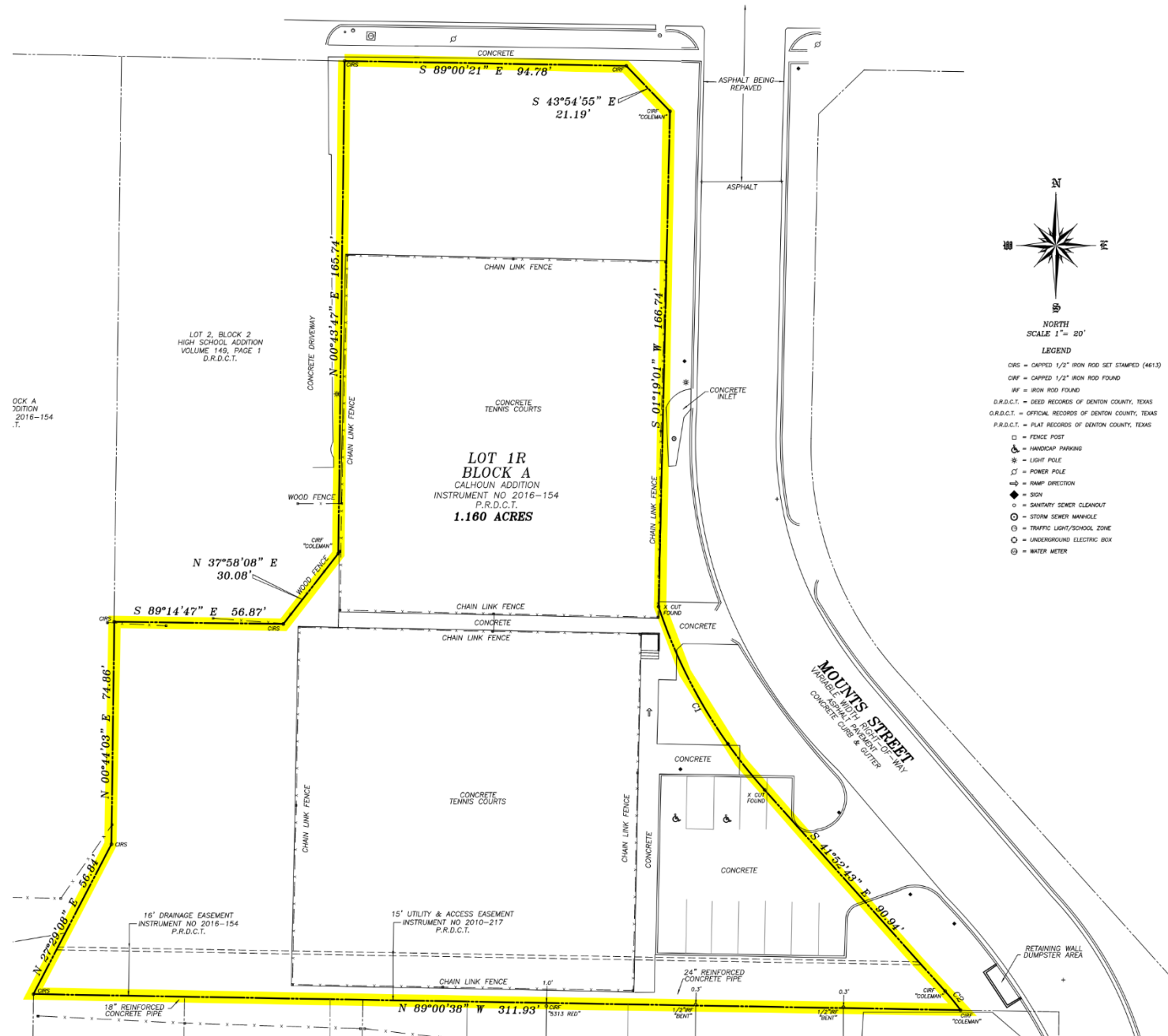


Parcel #1 – Open Space



10/06/25

PRB 25-037



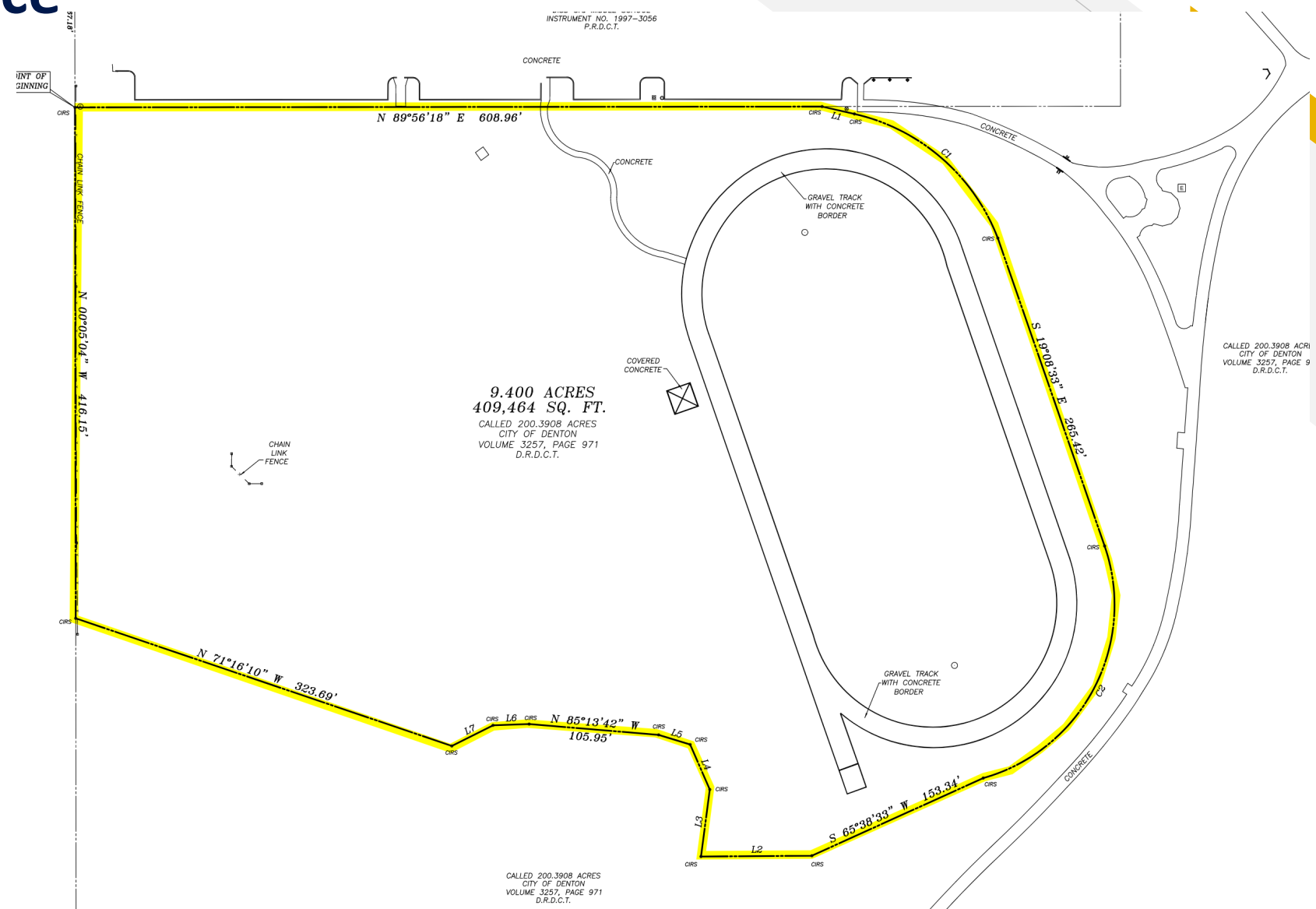
City of Denton South Lakes Park

Parcel #1 – Open Space

- 9.4 acres
- \$1,740,000 land appraisal

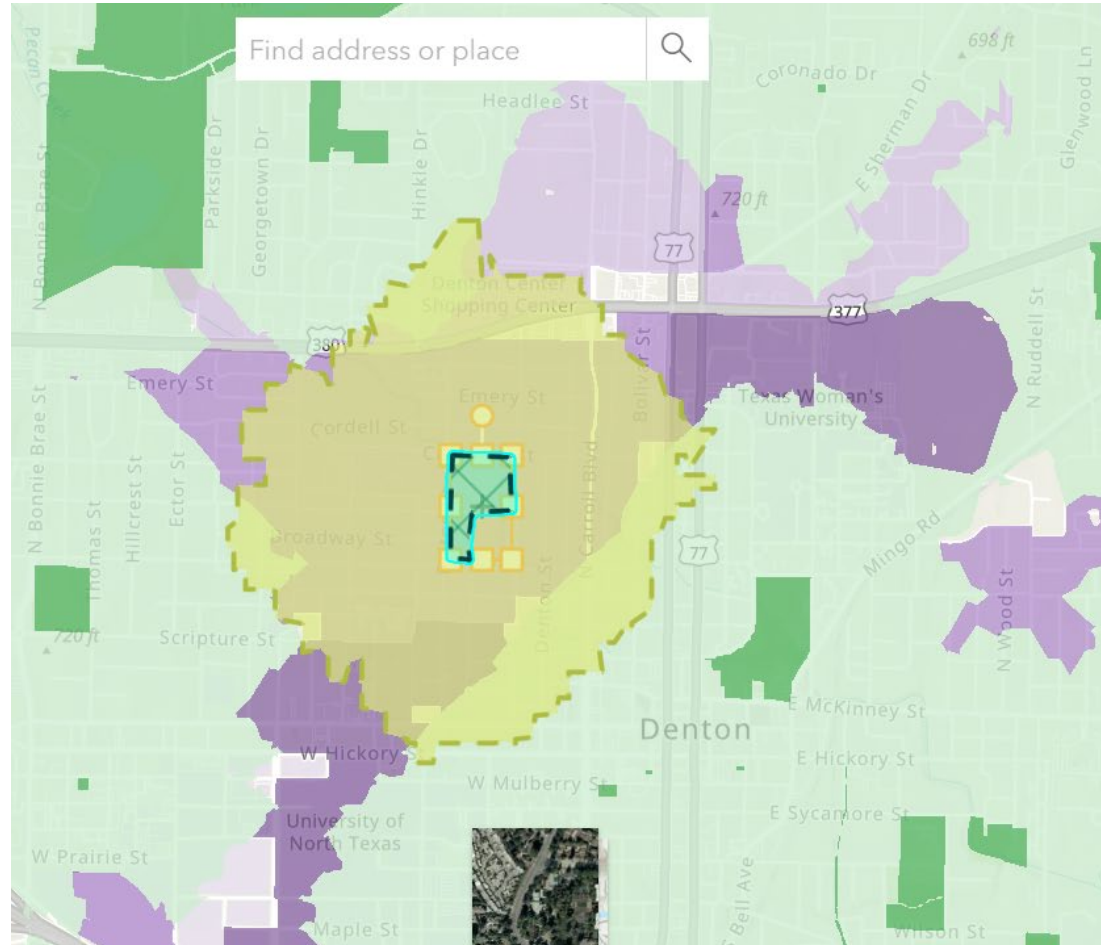


Parcel #1 – Open Space



Value to Denton Park System

- High impact to 10-Minute Walk Initiative
- This area is identified in the PARD Land Plan
- Increases access by 2.1% (57.4% to 59.5%)
- Adds a total of 3,210 residents within 10-minute walk to a park



Impact report

[Export Access Statistics PDF](#)

Park Statistics

Total Number of Parks	Total Park Acres
1	17.0
Total Number of Trails	Total Trail Length (miles)
0	0.0

City-level Park Access Impact

Percent of city population within a 10-minute walk of a park

57.4% → 59.5%

City population outside of a 10-minute walk
Total Population: 155,374

66,192 → 62,982

Next Steps

- Public Meeting #1: (Sept 25, 2025)
- Parks and Recreation Board: (Oct 6, 2025)
- Public Meeting #2: (Oct 9, 2025)
- City Council: Public Hearing (Oct 21, 2025)
- DISD: Public Hearing (Oct 21, 2025)
- City Council: Consideration of Inter Local Agreement (TBD)
- Real Estate: Property Closing (Quarter 2 of 2026)

A photograph of the Denton City Hall sign, which is a blue triangular structure with a white star emblem at the top. The sign is mounted on a brick wall. Below the sign is a brick wall and a grassy area with some red flowers. The image is partially obscured by a white diagonal line.

**DENTON
CITY HALL**

Questions?

