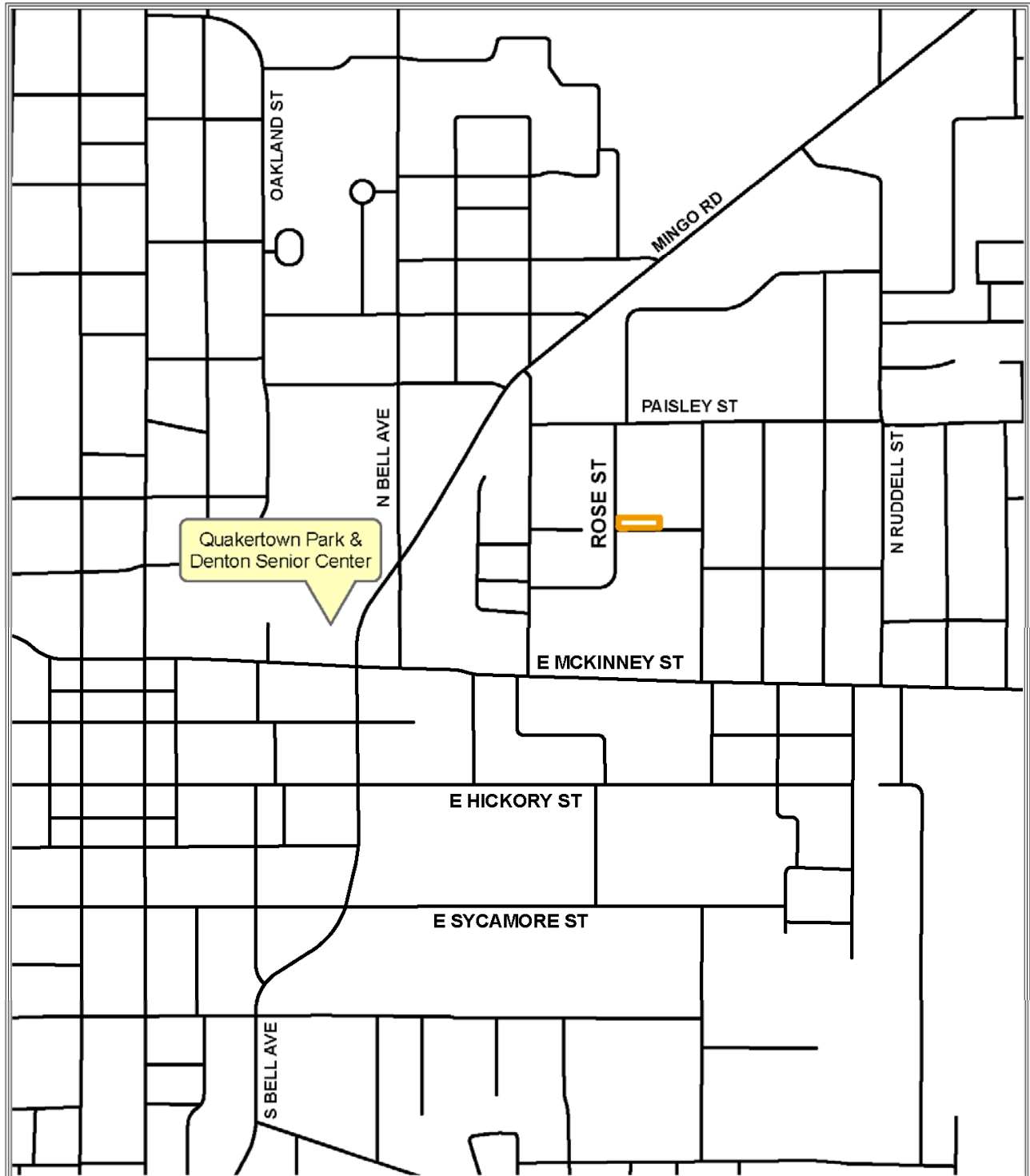
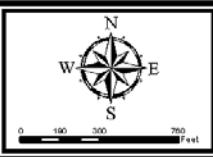


# Prospective Surplus City Owned Property Tracts

# CITY OF DENTON LOCATION MAP



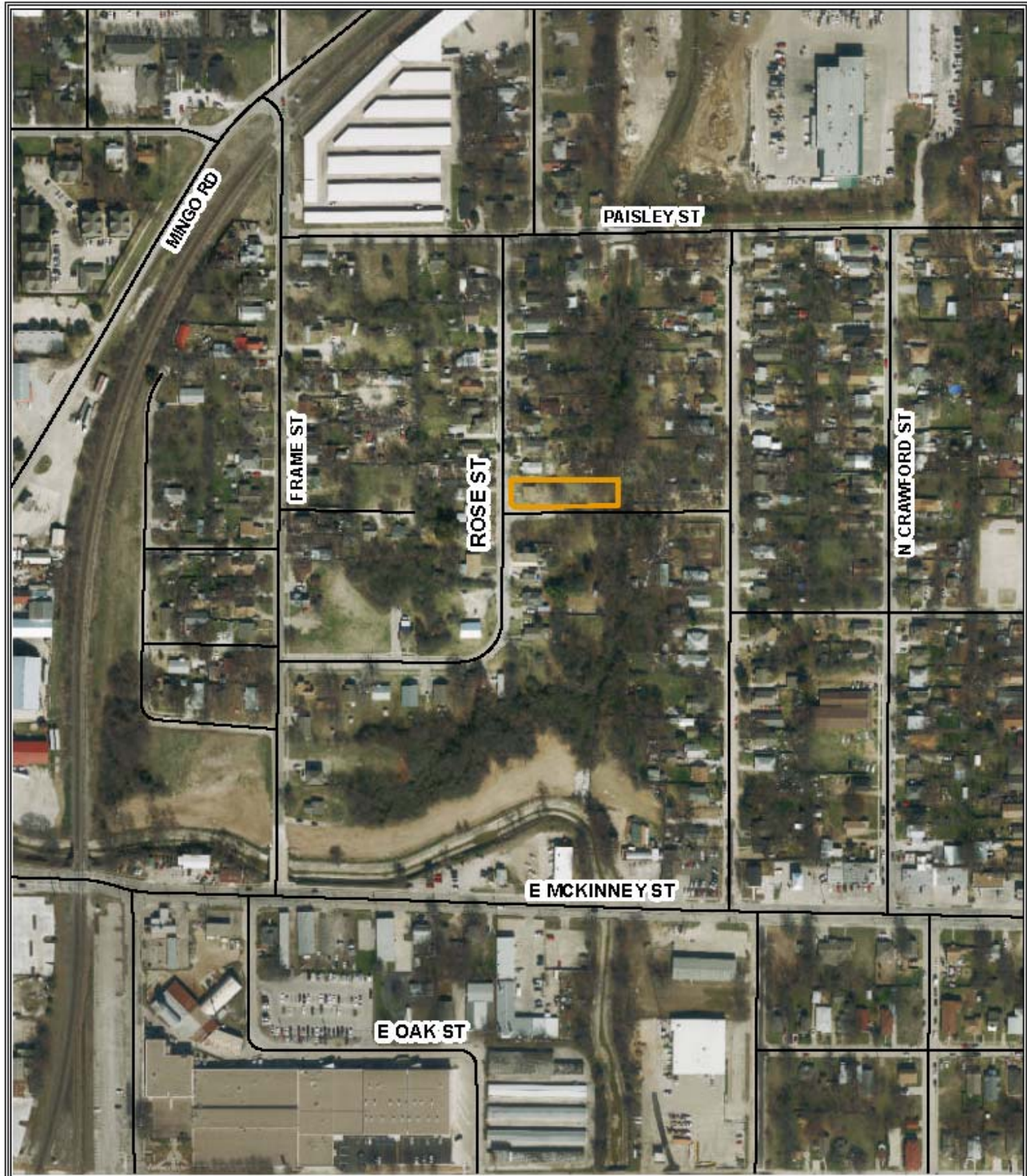
 602 Rose St  
.27 acre tract



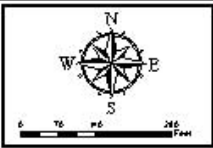
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# CITY OF DENTON SITE MAP



 602 Rose St  
.27 acre tract



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# 602 Rose Street

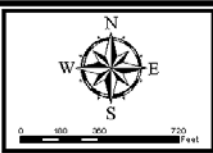
- Drainage Department
- Paisley Street Drainage Project
- 0.27 acres
- DCAD 636456
- Zoning: NR-4
- Deed: 2011-12535
- Drainage easement across back of property has been dedicated by replat.
- Vacant residential lot, replatted and ready for disposal
- \$20K-\$25K potential return based on recent comparable sales.



# CITY OF DENTON LOCATION MAP



 Maple St  
.05 acre tract

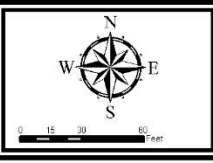


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# CITY OF DENTON

## Site Map



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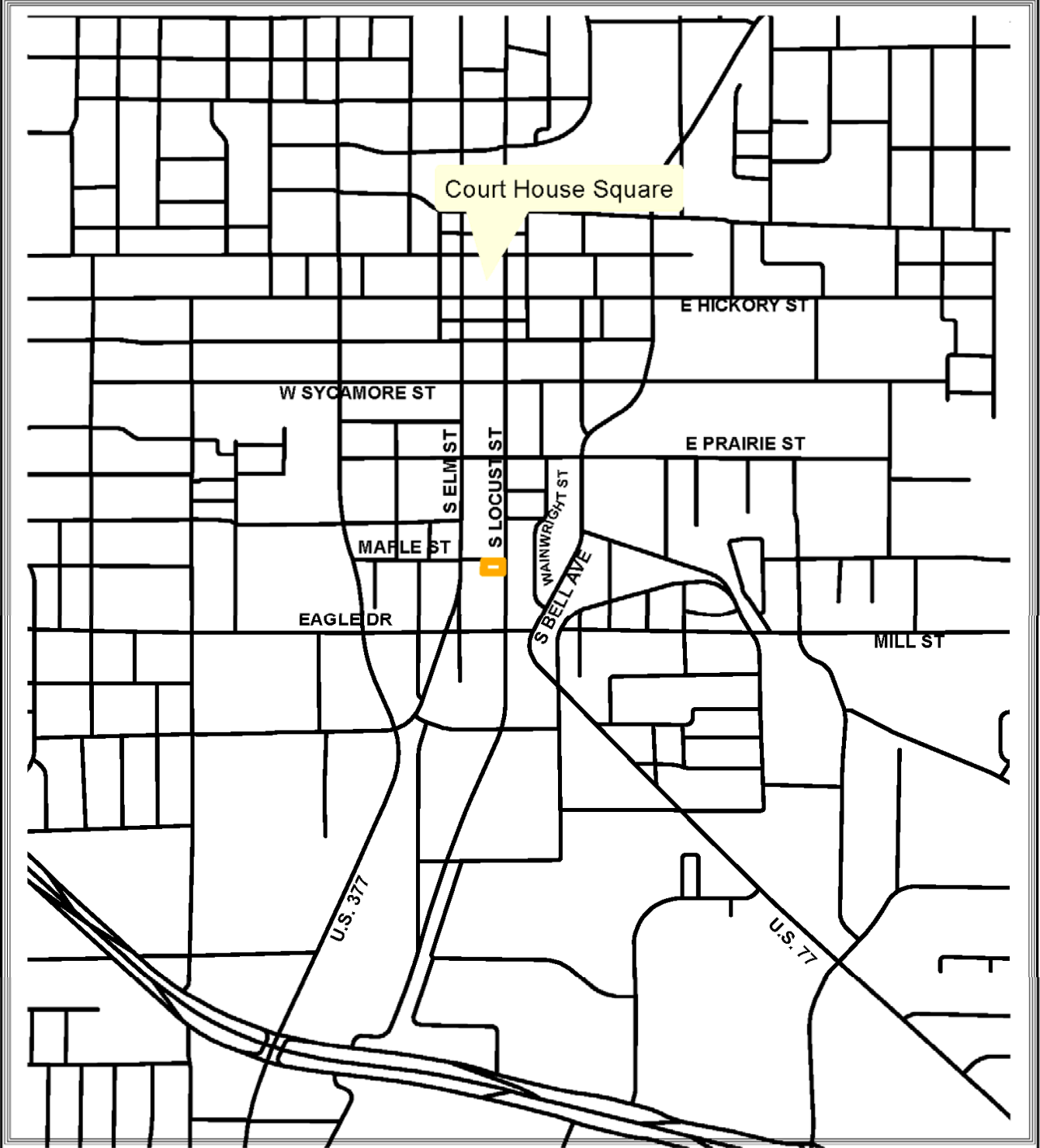



# Maple Street – 100 Block

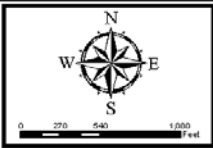
- Drainage Department
- Eagle Dr. Drainage, Phase I
- 0.05 acre tract
- DCAD 76394
- Zoning: DC-G
- Deed: 2010-71488
- Entire tract is paved
- Excess property disposal candidate, subject to easements
- Tax value: \$12K



# CITY OF DENTON LOCATION MAP



 702 S Locust St  
.378 acre tract



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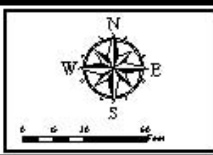




# CITY OF DENTON SITE MAP



 702 S Locust St  
378 acre tract



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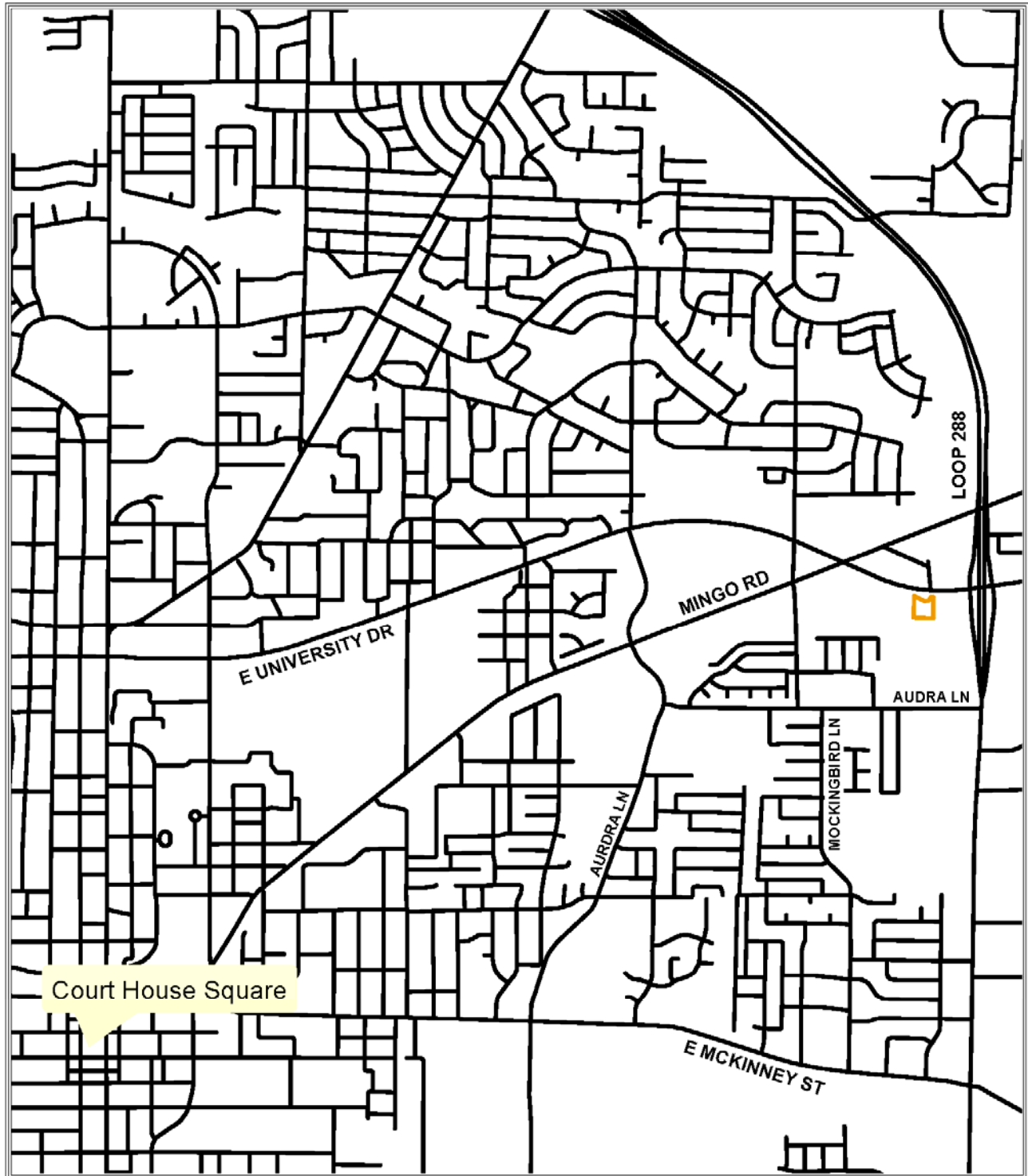


# 702 S. Locust Street

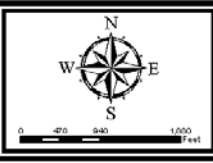
- Drainage Department
- Eagle Drive Drainage, Phase I
- 0.38 acre tract
- DCAD 33416
- Zoning: DC-G
- Deed: 2010-71488
- Vacant lot
- Excess property disposal candidate, subject to easements
- Tax value: \$131K



# CITY OF DENTON Location Map



 CS Residential  
1.9 acre tract



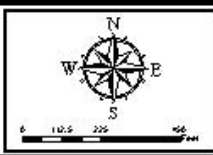
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# CITY OF DENTON Site Map



 CS Residential  
1.9 acre tract



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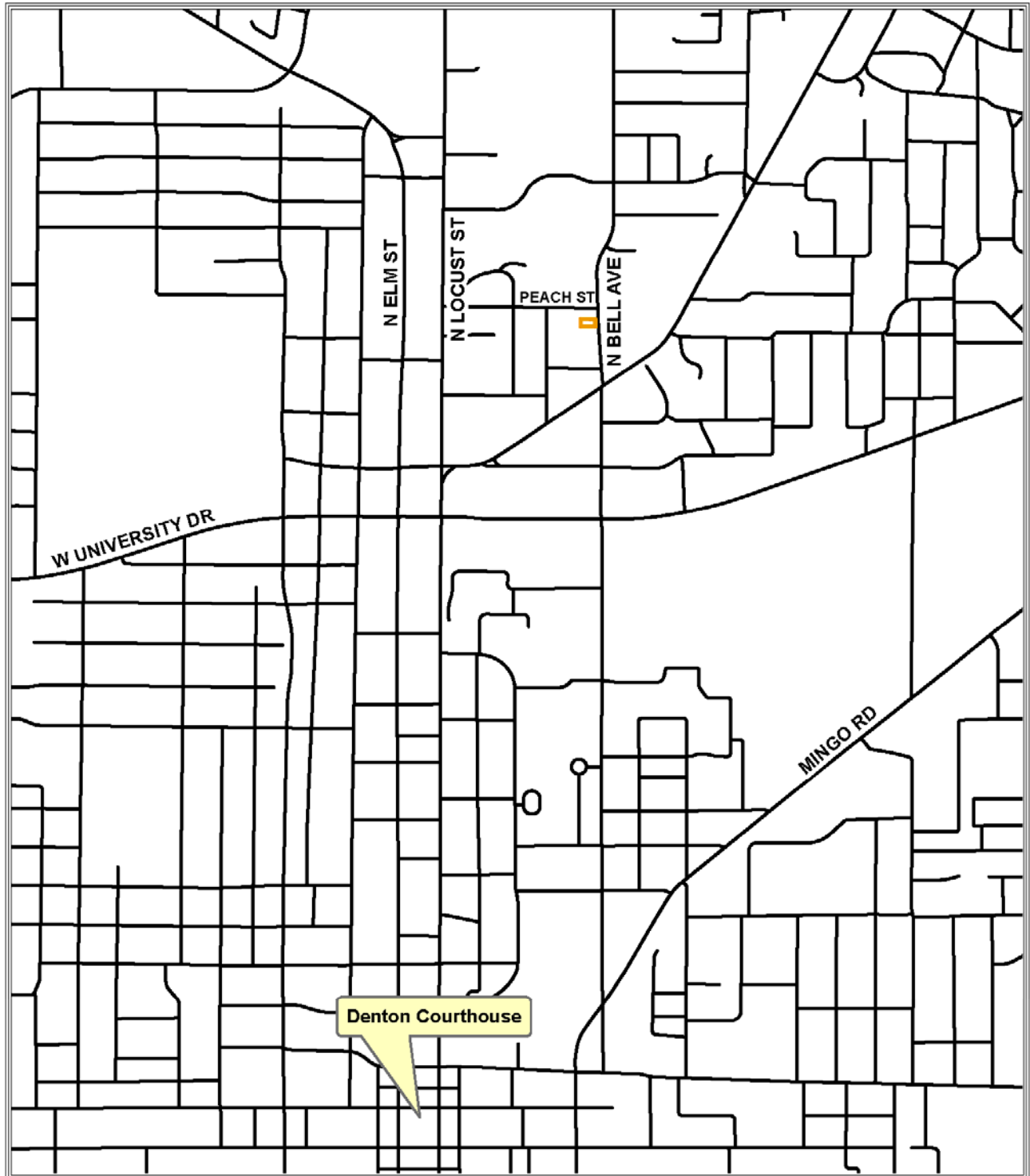


# 2910 E. University Drive

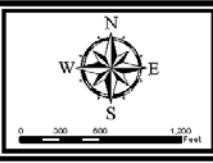
- DME
- 69KV Transmission Line Rebuild: Purple Route
- 1 acre tract
- DCAD 35926
- Zoning: NRMU
- Deed: 2012-130856
- Excess property disposal candidate subject to transmission line easement
- Back portion of tract is in FEMA Flood Zone AE & Floodway Zone AE
- Tax value: \$784K



# CITY OF DENTON Location Map



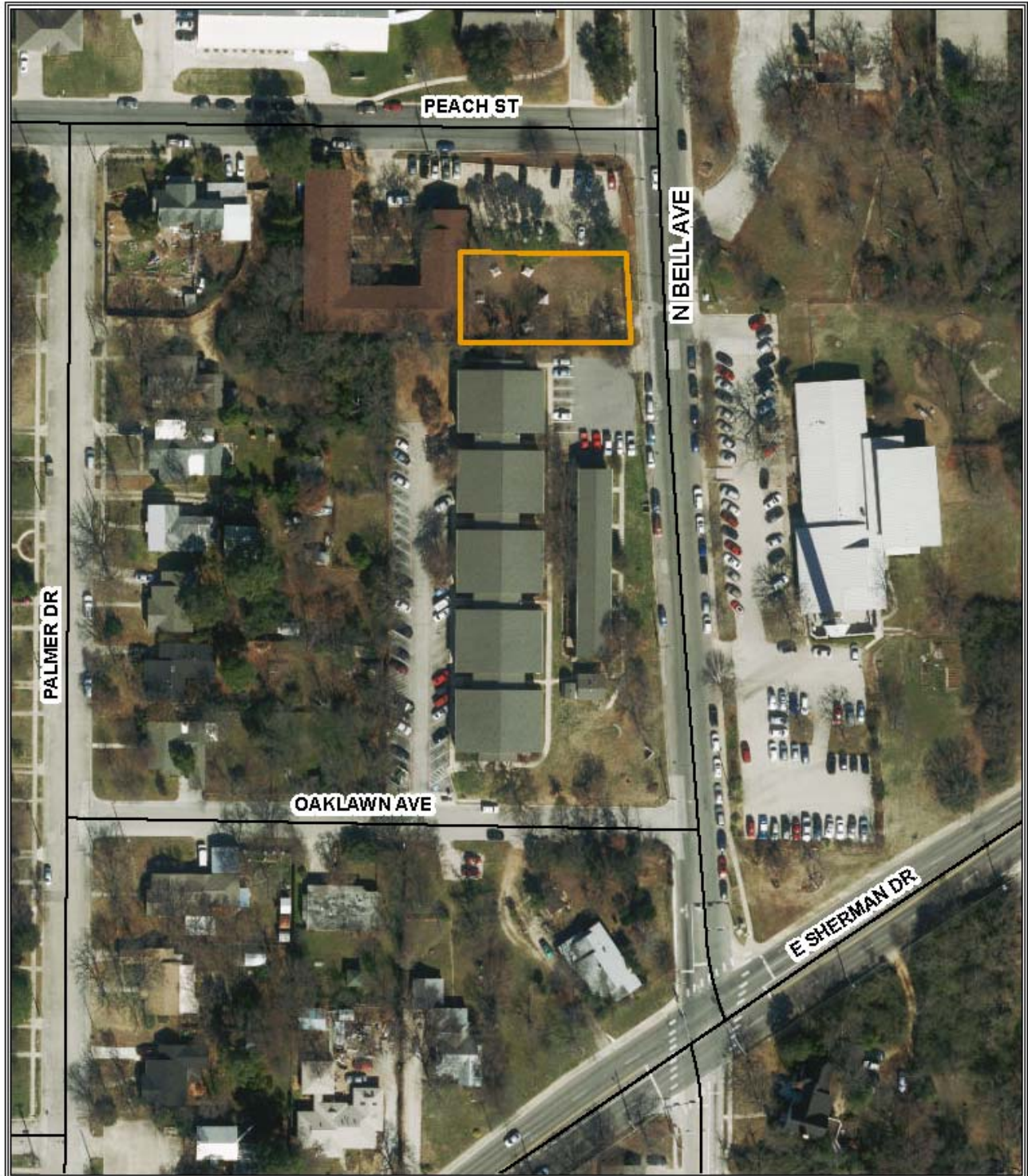
 N Bell Property  
.24 acre tract



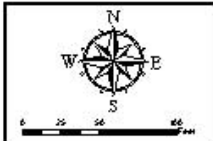
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# CITY OF DENTON Site Map



 N Bell Property  
24 acre tract



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# N. Bell Avenue

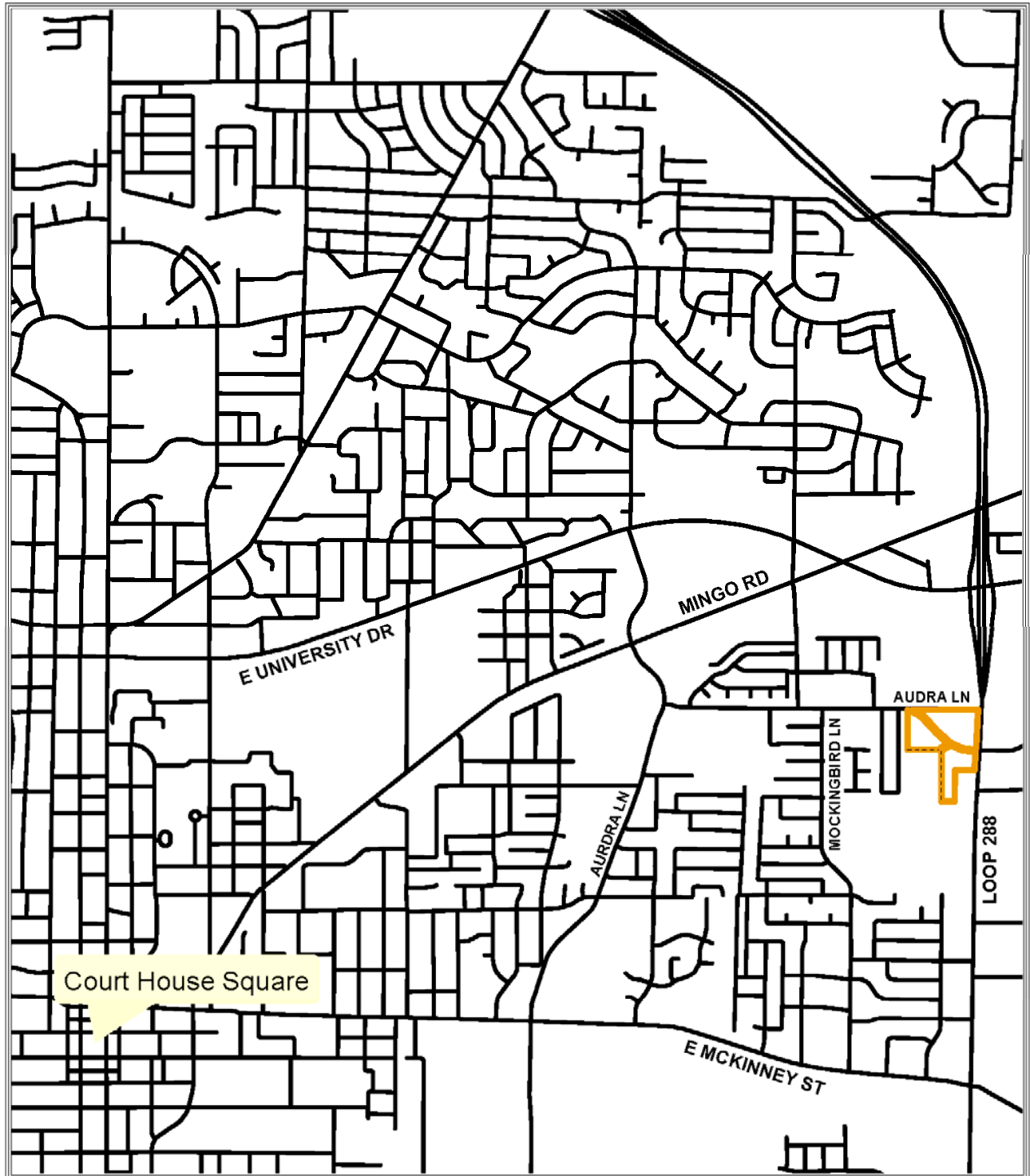
*at Peach Street*

- Water Department
- Former site of Peach Street Water Tank
- 0.24 acres
- DCAD 205224
- Zoning: NRMU-12
- Deed: Volume 335, Page 370
- Footings from water tower remain in place
- Tax value: \$34K




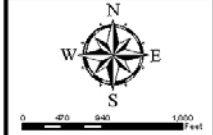


# CITY OF DENTON Location Map



Court House Square

 Cooper Creek Substation  
 E 4.875 acres  
 S 5.632 acres  
 NE 7.766 acres




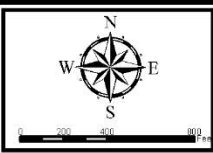
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# CITY OF DENTON Site Map




 Cooper Creek Substation  
 E 4.875 acres  
 S 5.632 acres  
 NE 7.766 acres



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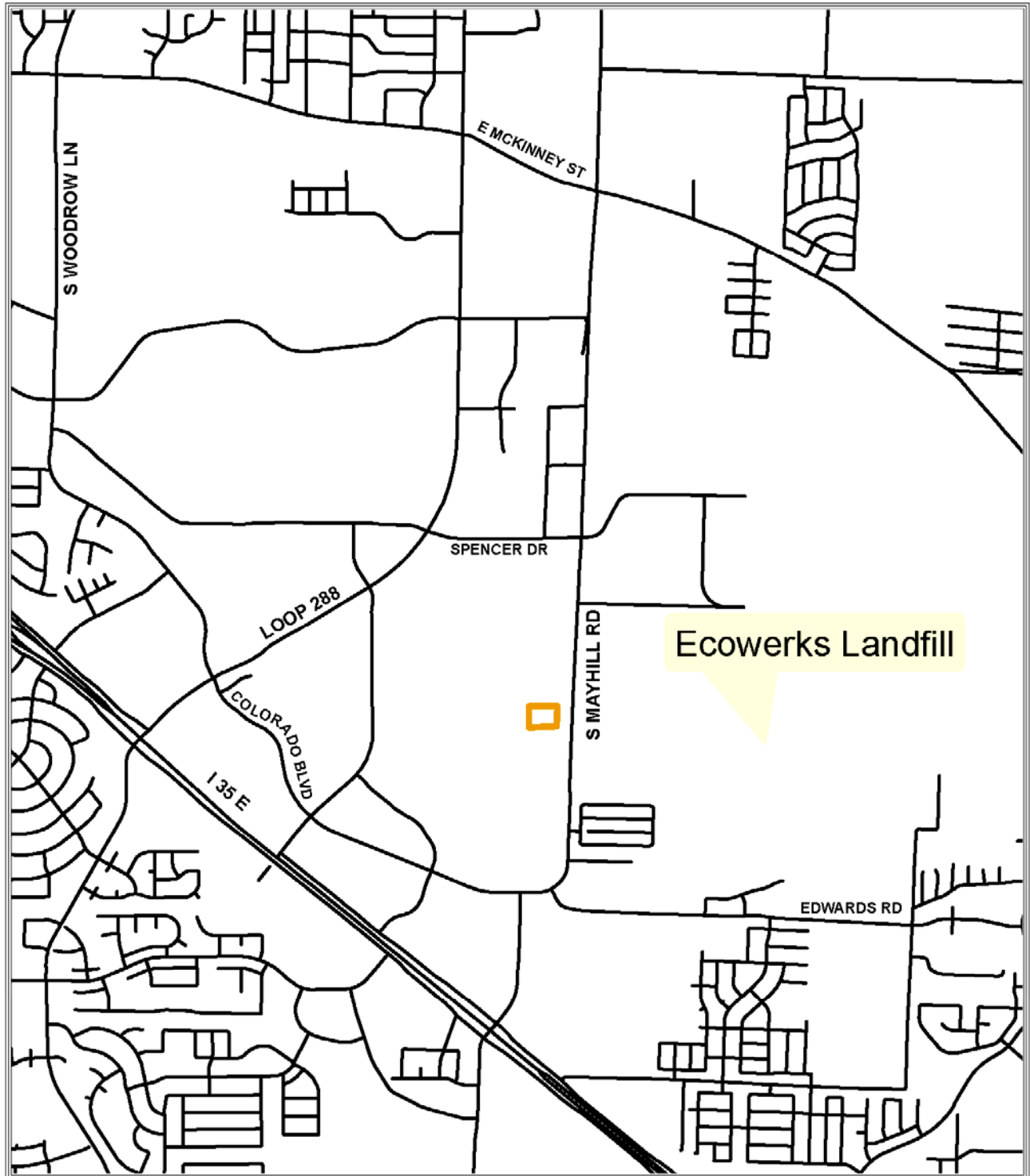
# 1105 S Loop 288

*at Audra Lane*

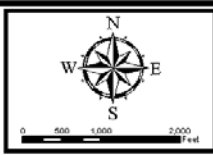
- DME
- 69KV Transmission Line Rebuild: Purple Route
- Cooper Creek Substation: DME contractor staging area through 2019
- 12.9 acre tract
- DCAD 155723
- Zoning: NRMU & NRMU-12
- Deed: 2012-129326
- May be available in the future as three (3) discreet sale tracts or future park property subject to transmission line easements.
- Tax value: \$2.4M



# CITY OF DENTON Location Map



 Nelms-Greb  
3.457 acre tract



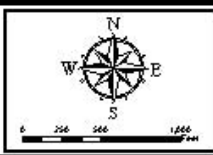
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# CITY OF DENTON Site Map



 Nelms-Greb  
3.457 acre tract



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# S. Mayhill Road


*Nelms-Greb Exchange tract*

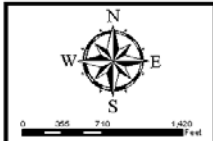
- CIP
- Mayhill Road Widening & Improvement Project
- 3.46 acre tract
- DCAD 37811
- Zoning: RCC-D
- Deed: 2017-81760
- To be used as construction staging area for duration of Mayhill project
- Vacant lot, not platted
- 12/2016 appraisal valued parcel at \$527,500



# CITY OF DENTON Location Map



 Fire Station 3  
0.54 acre tract



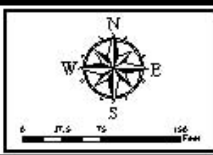
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# CITY OF DENTON Site Map



 Fire Station 3  
0.54 acre tract



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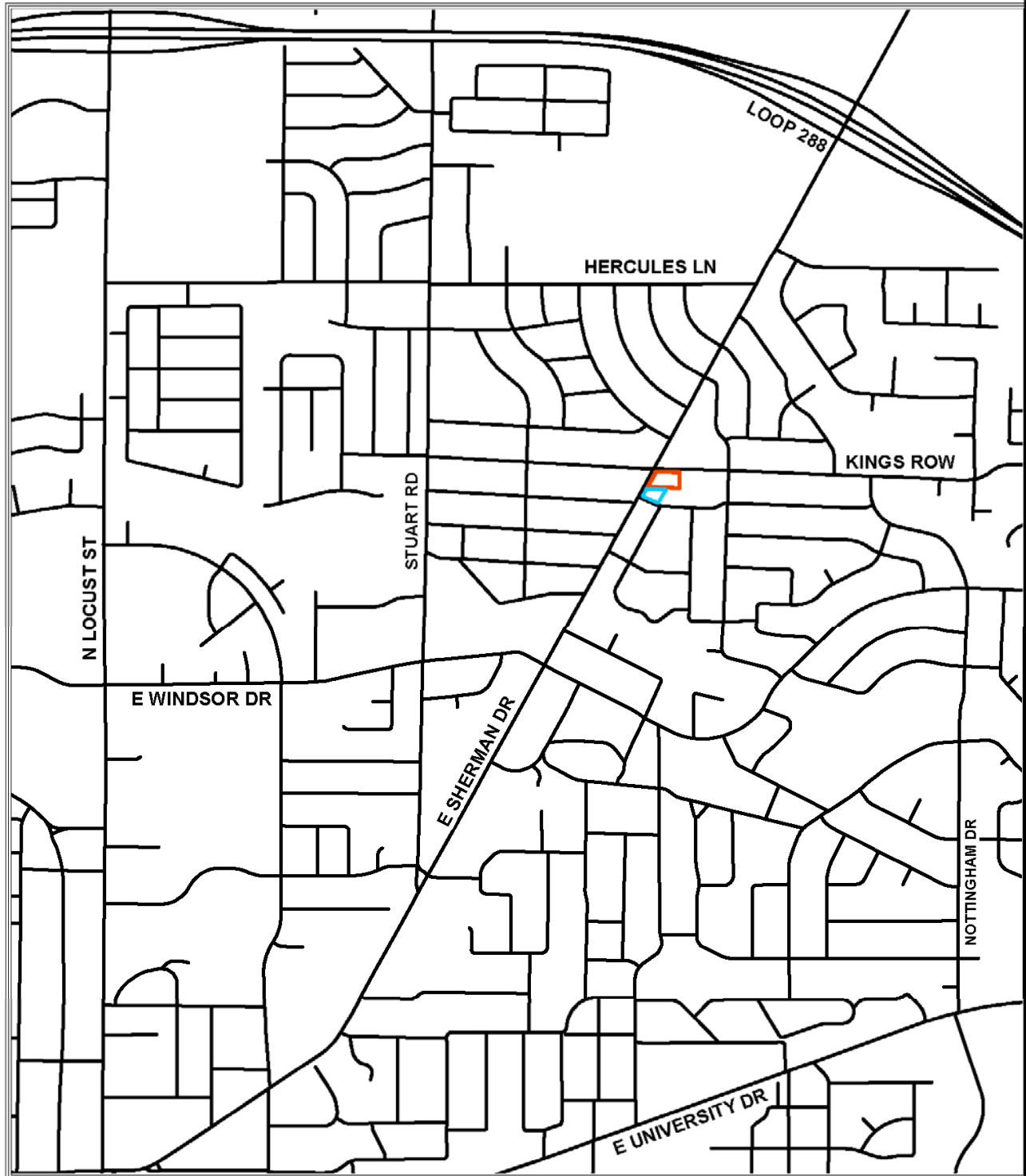
# 1204 McCormick Street

*current location of Fire Station No. 3*

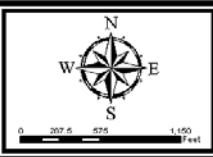
- Fire Department
- Upgrading (relocating) facilities as a result of 2013 Facilities Optimization Study
- 1.4 acre tract
- DCAD 161783
- Zoning: DR-1
- Deed: Volume 483, Page 163
- All or a portion of the tract may be deemed surplus once the new fire station is built across the street, on the site of the old Royal Inn. Design plans are in preliminary planning stages.
- Tax value: \$701K



# CITY OF DENTON Location Map



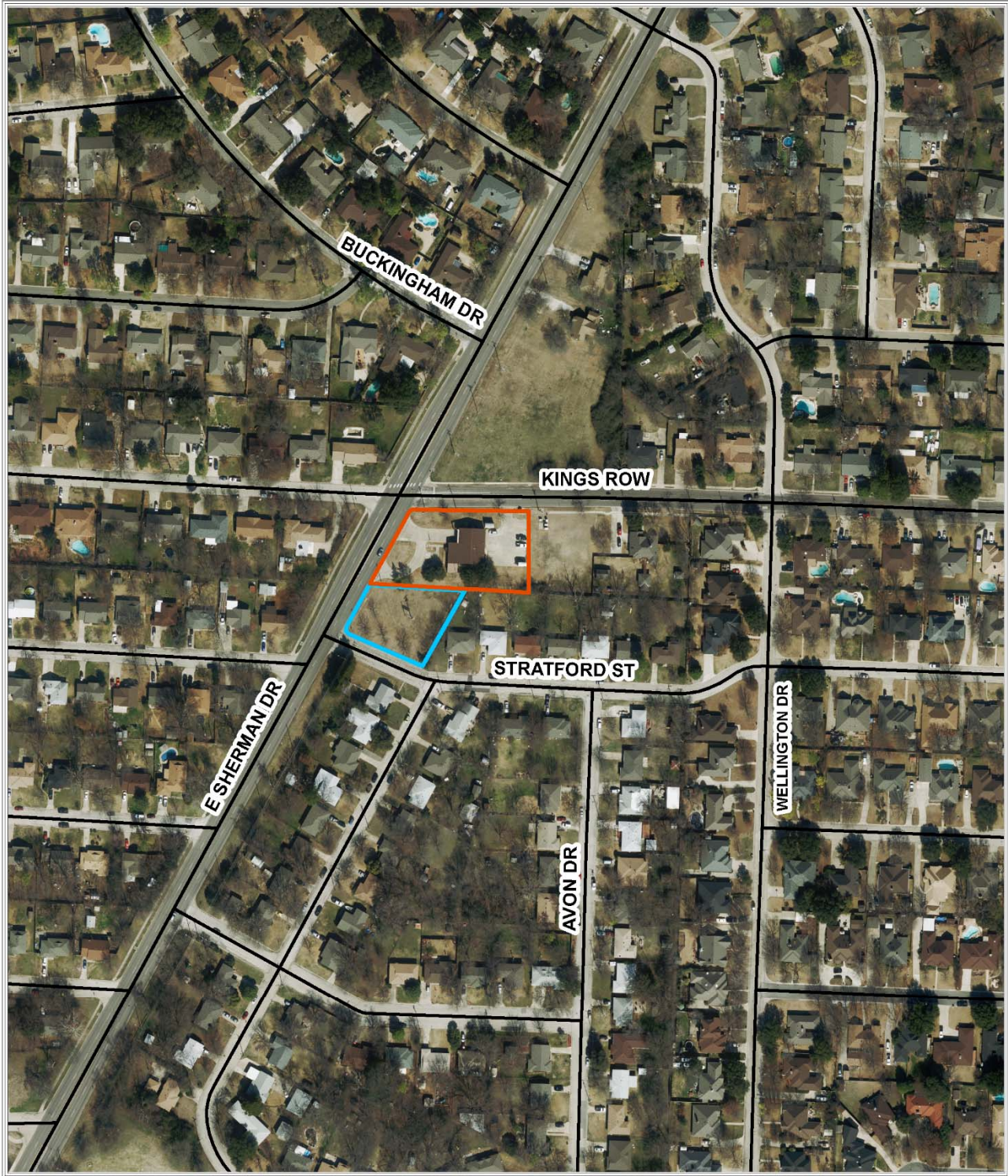
-  Old Fire Station 4  
0.8 acre tract
-  Old Water Well Tract  
0.45 acre tract




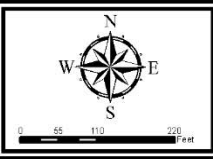
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# CITY OF DENTON Site Map



-  Old Fire Station 4  
0.8 acre tract
-  Old Water Well Tract  
0.45 acre tract



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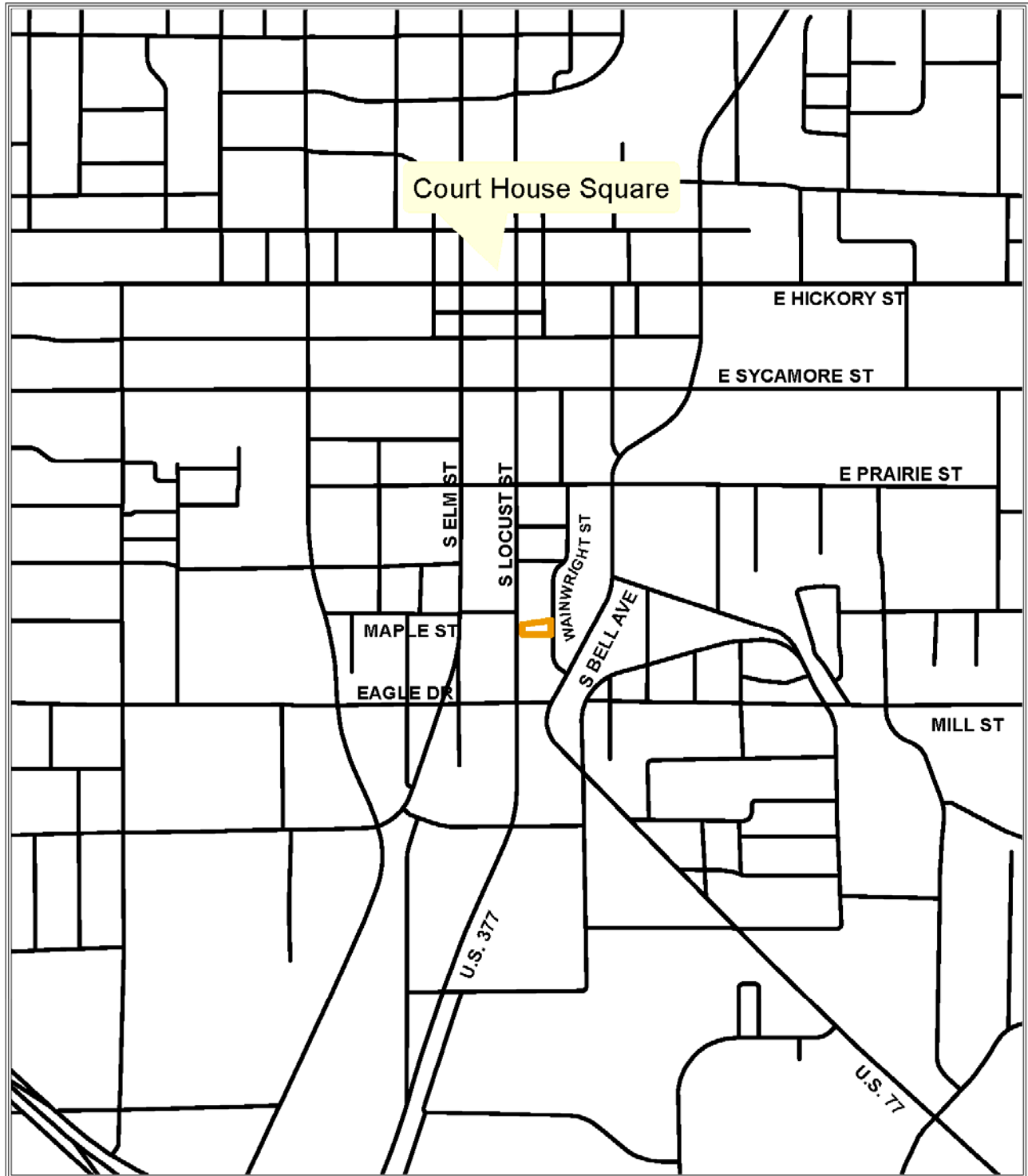
# 2110 E. Sherman Drive

*current location of Fire Station No. 4*

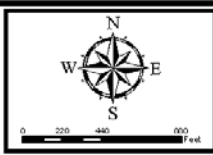
- Fire Department
- Upgrading (relocating) facilities as a result of 2013 Facilities Optimization Study
- 0.78 acre tract: Fire Station site
- 0.82 acre tract: adjacent “well tract”
- DCAD 182806 & DCAD 161512
- Zoning: NR-3
- Deeds: Volume 496, Page 561 and Volume 386, Page 462A
- Well tract is available for disposal, the well has been plugged.
- Combined tax value of land: \$142K



# CITY OF DENTON LOCATION MAP



 709 S Locust St  
.45 acre



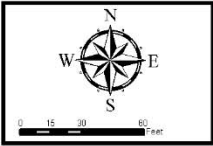
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# CITY OF DENTON Site Map



 709 S Locust St  
.45 acre



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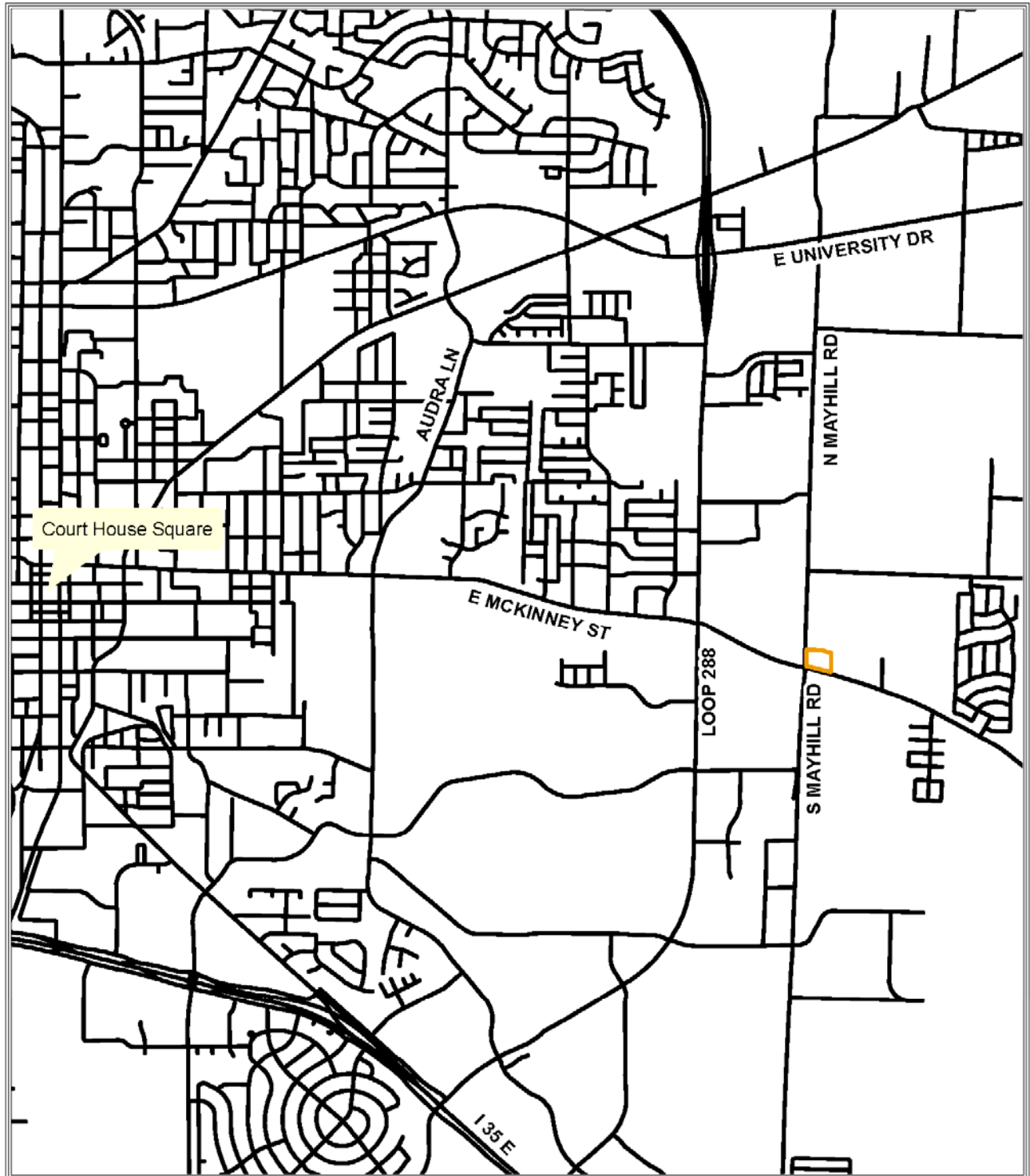


# 709 S. Locust Street

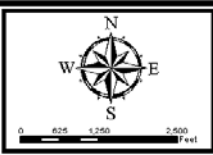
- Drainage Department
- Bell & Wainwright Drainage
- 0.46 acre tract
- DCAD 26978
- Zoning: DC-G
- Deed: 2002-105335
- Vacant lot
- Planned contractor staging area for Upper PEC-4 Stormwater Drainage Project
- Tax value \$160K



# CITY OF DENTON Location Map



 4001 E McKinney St  
4.02 acre tract



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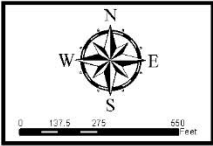


# CITY OF DENTON

## Site Map



 4001 E McKinney St  
4.02 acre tract



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# 4001 E. McKinney Street

*at Mayhill Road*

- CIP
- Mayhill Road Widening Project
- 4.02 acres total assembled into one tract
- DCAD 37239, DCAD 37242, & DCAD 37244
- Zoning: EC-1
- Deed: 2011-82091
- To be used as construction staging area for duration of Mayhill project and possibly McKinney St. Project.
- Combined tax value: \$1.6M

