

SALE

Last Commercial Lot Available

TEASLEY LN. AT LILLIAN MILLER PARKWAY

Denton, TX 76210

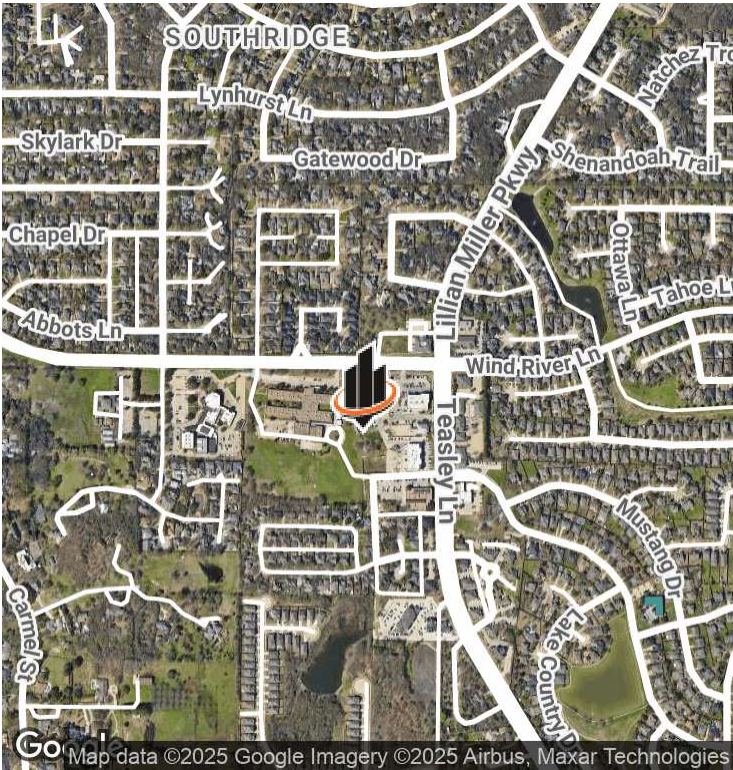
PRESENTED BY:

GREG JOHNSON

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$19.50 / SF
LOT SIZE:	36,182 SF

PROPERTY DESCRIPTION

This property is at the intersection of Teasley Lane and Ryan Road in Denton, TX, offering a prime development opportunity in a rapidly growing area. Teasley Lane connects Denton and Corinth, ensuring high traffic and excellent visibility. Ryan Road offers access to high-income neighborhoods, such as Argyle and South Denton, thereby enhancing the site's appeal. With a strong retail and office presence nearby, along with dedicated parking, this site is ideal for retail, office, or mixed-use projects.

PROPERTY HIGHLIGHTS

- High Volume of Drive-by Traffic
- Excellent Visibility
- Surrounded by Rooftops

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LEASE SPACES



LEASE INFORMATION

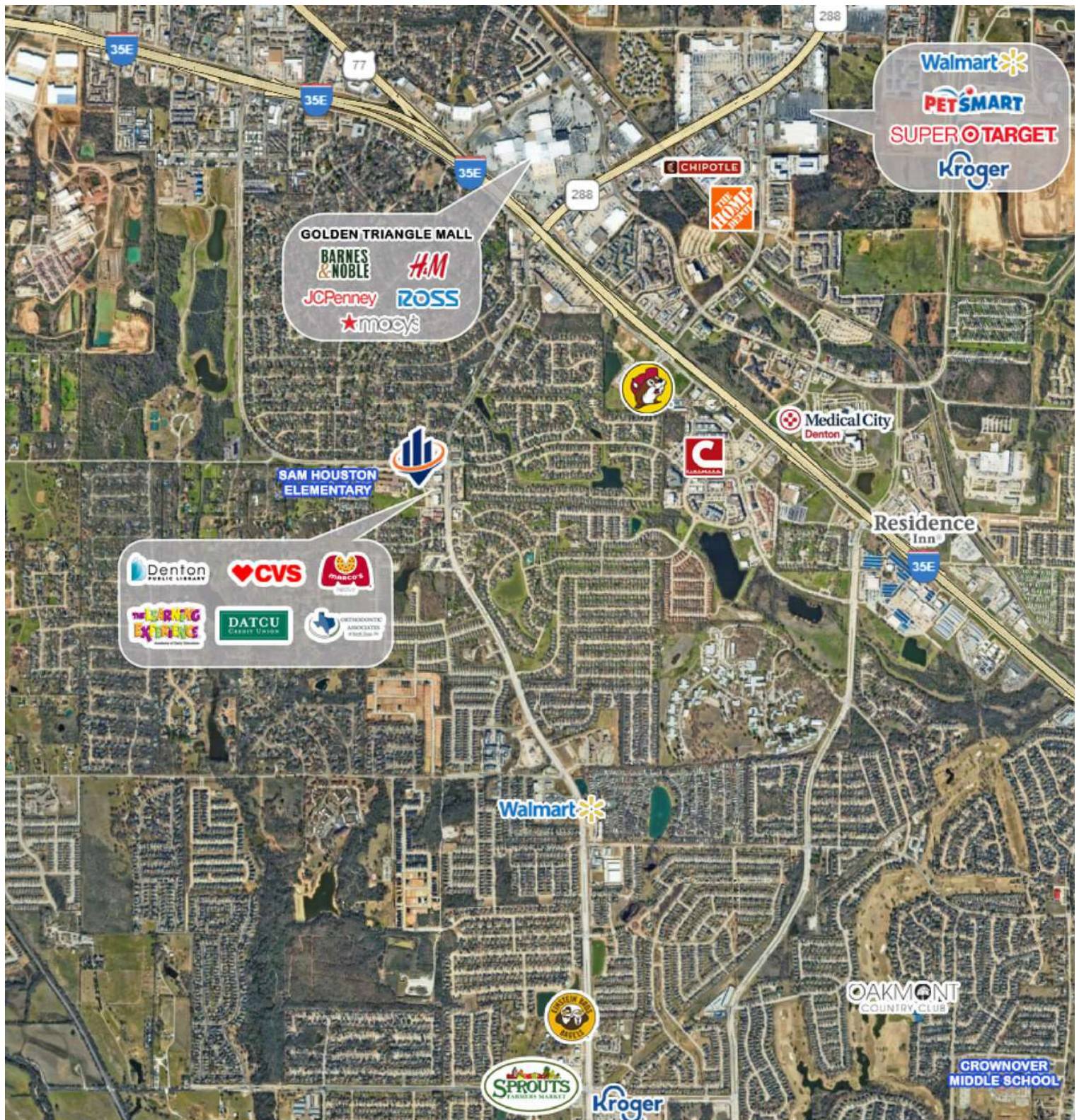
LEASE TYPE:	-	LEASE TERM:	Negotiable
TOTAL SPACE:	-	LEASE RATE:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Teasley Office/Retail	-	1,500 - 7,000 SF	NNN	\$21.75 SF/yr	New Construction

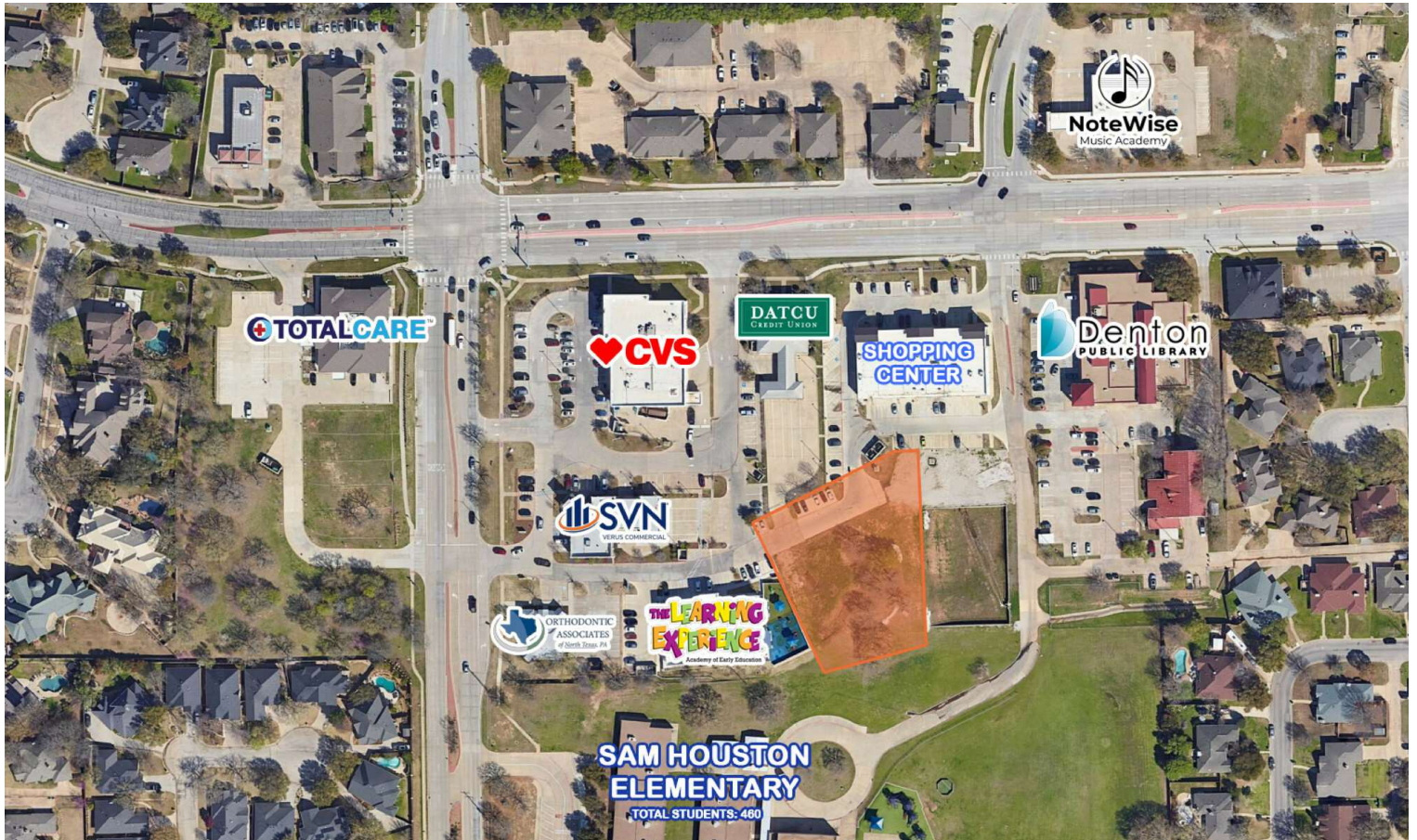
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ADDITIONAL PHOTOS



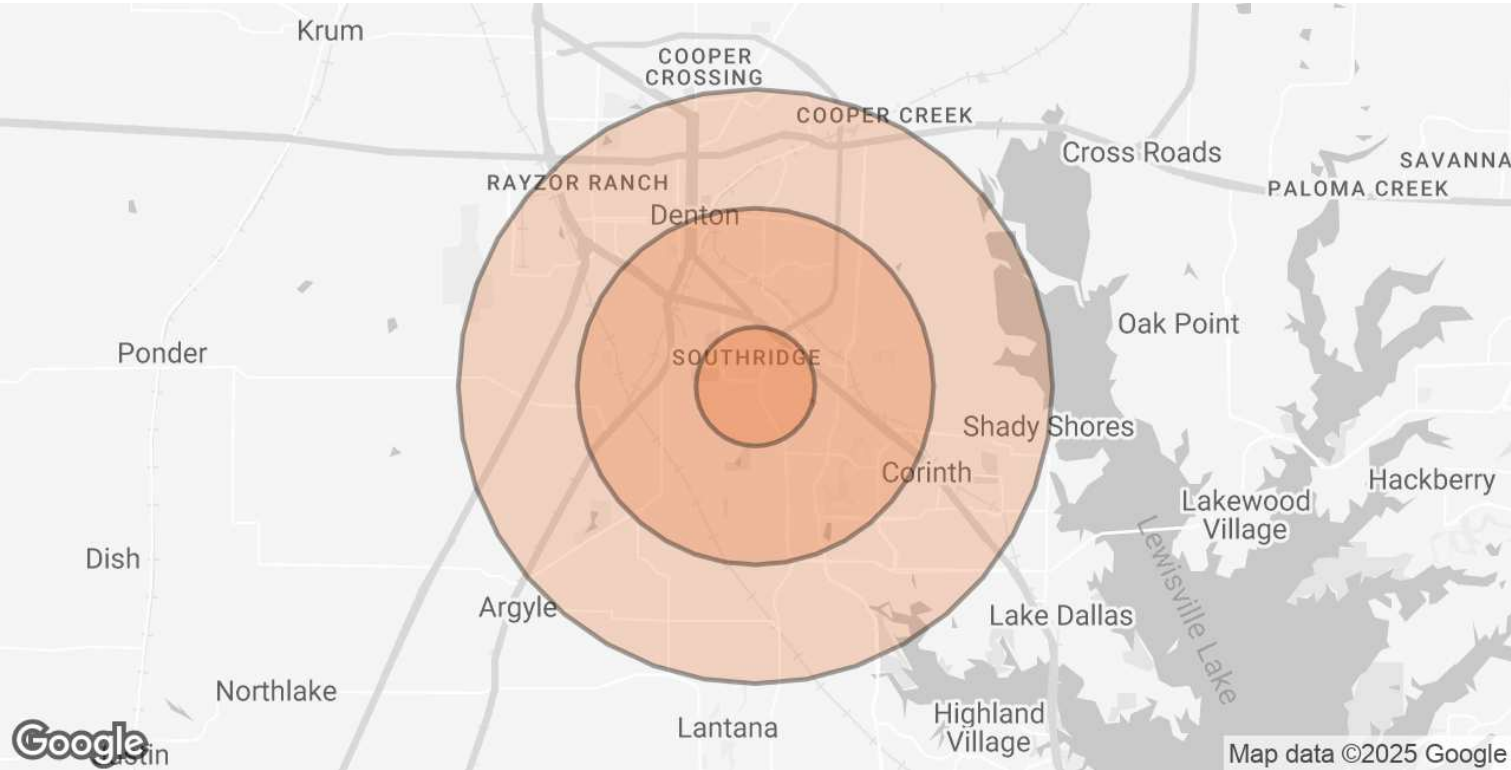
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,444	82,059	168,509
AVERAGE AGE	41	36	36
AVERAGE AGE (MALE)	40	35	35
AVERAGE AGE (FEMALE)	42	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,492	31,120	63,568
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$124,519	\$106,717	\$106,637
AVERAGE HOUSE VALUE	\$458,919	\$370,956	\$394,936

Demographics data derived from AlphaMap

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MEET THE TEAM



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