

PADSITE FOR SALE



FOR SALE | +/- 40,751 SF

TBD Hickory Creek Rd, Denton, TX

Price: Call for Pricing

Available: +/- 40,751 SF

Overview:

- +/- 40,751 SF Denton Pad Site Available on the Southwest Corner of the Hickory Creek Rd & Teasley Ln Intersection.
- Located in a Growing Area with Over 150K Residents within 5 Miles Projecting to Reach 200K by 2030.
- Site Sees Over 20,000 Vehicles Per Day on Teasley Lane.
- Site has been platted with Curb Cut & is a Great Opportunity for a QSR / Retail Business.
- Conveniently Located within 10 Minutes to I-35E, HWY 377, & Loop 288.



+/- 40,751 SF
Square Feet



Hickory Creek Rd
Frontage



Land
Type



QSR / Retail
Zoning

Contacts:

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TAYLOR LOKEY

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SITE MAP

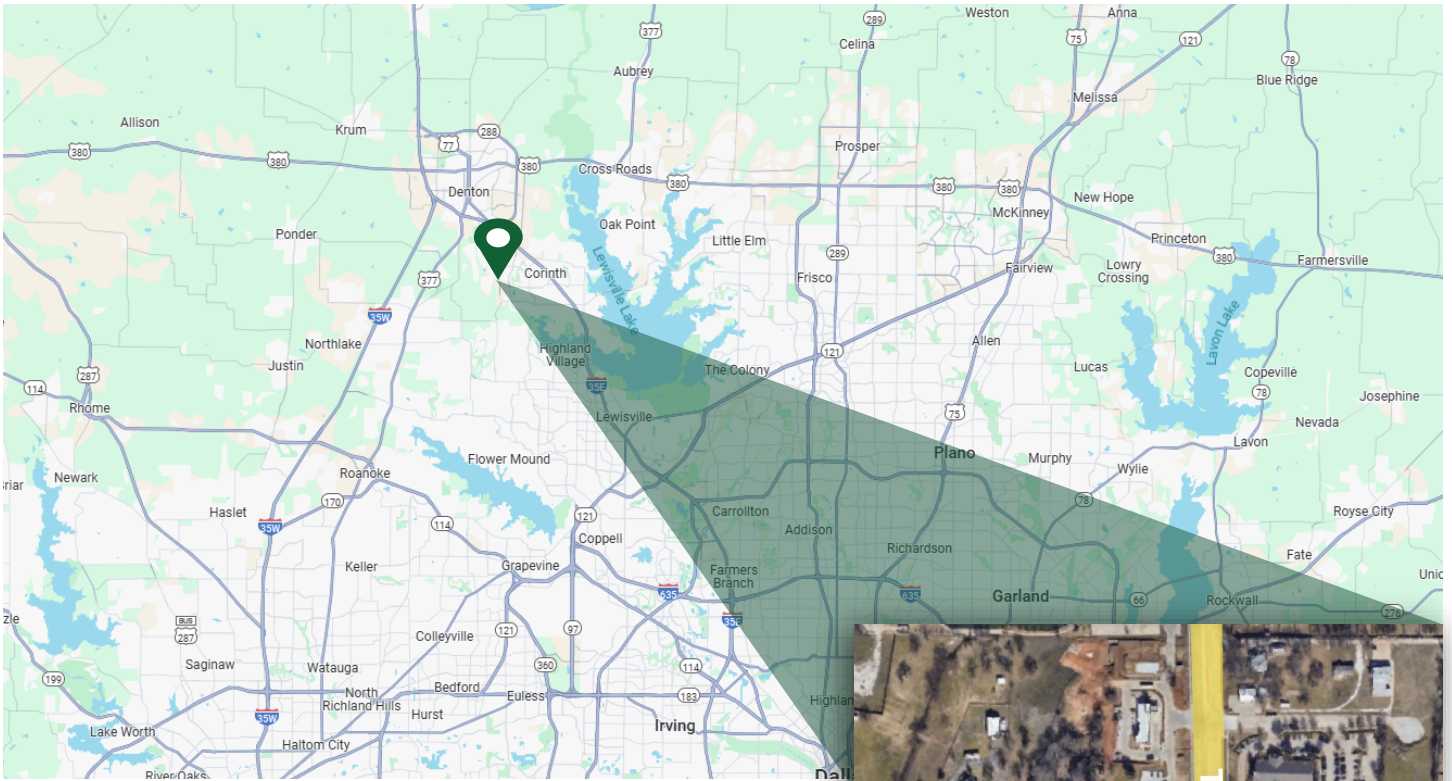


****Information contained herein was obtained from sources deemed reliable; however, Scott Brown Commercial and/or the owner(s) of the property make no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior to sale or lease or removal from the market for any reason without notice.****

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MAPS

TBD Hickory Creek Rd | Denton, TX



DRIVE TIME (To city center)

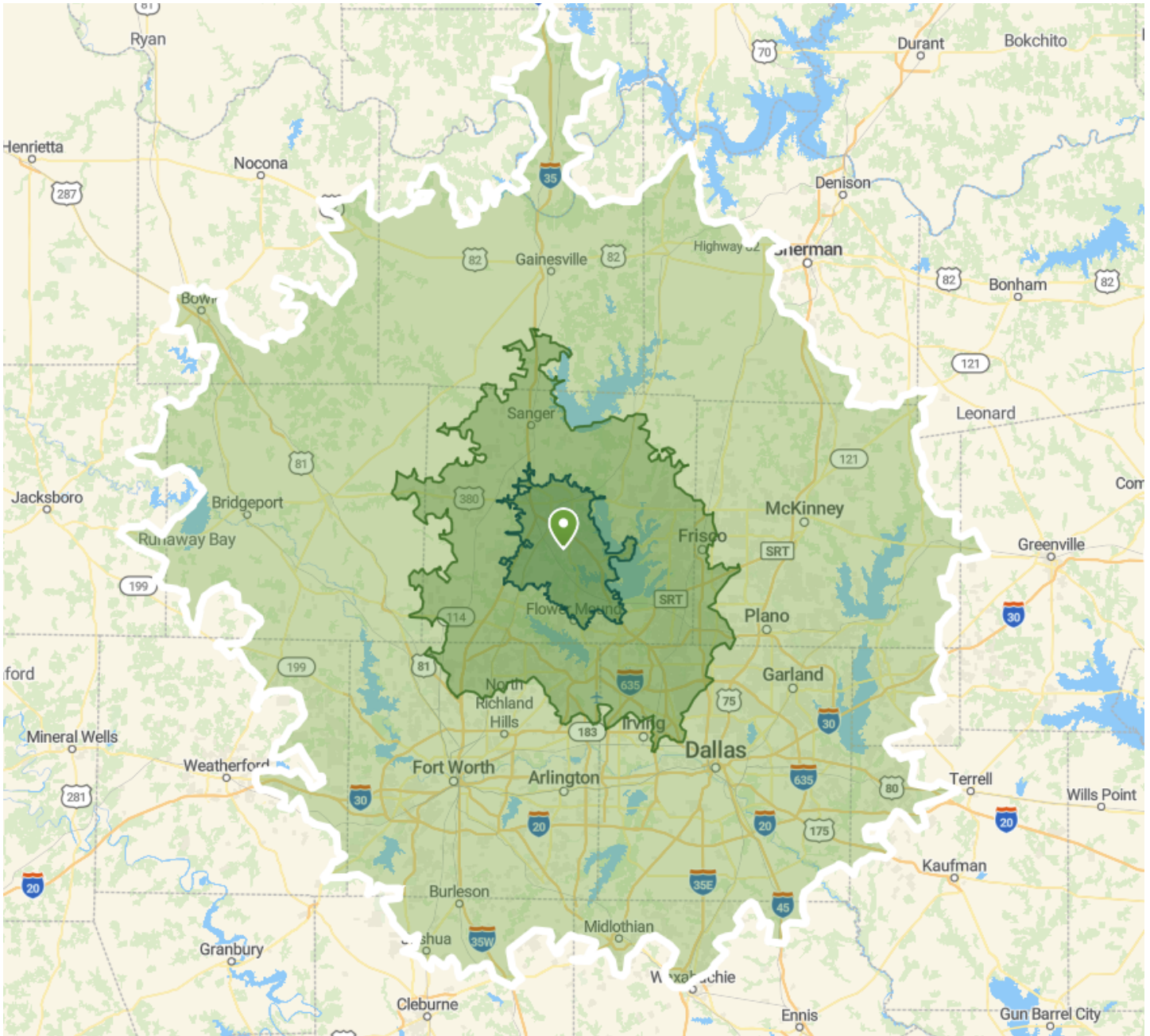
Teasley Lane	1 Minute
I-35 E	6 Minutes
Loop 288	7 Minutes
HWY 377	8 Minutes
I-35 W	12 Minutes
HWY 380	12 Minutes
Argyle	14 Minutes
Denton Square	14 Minutes
Lewisville	15 Minutes



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DRIVE TIME



Drive Time

- 15 Minutes

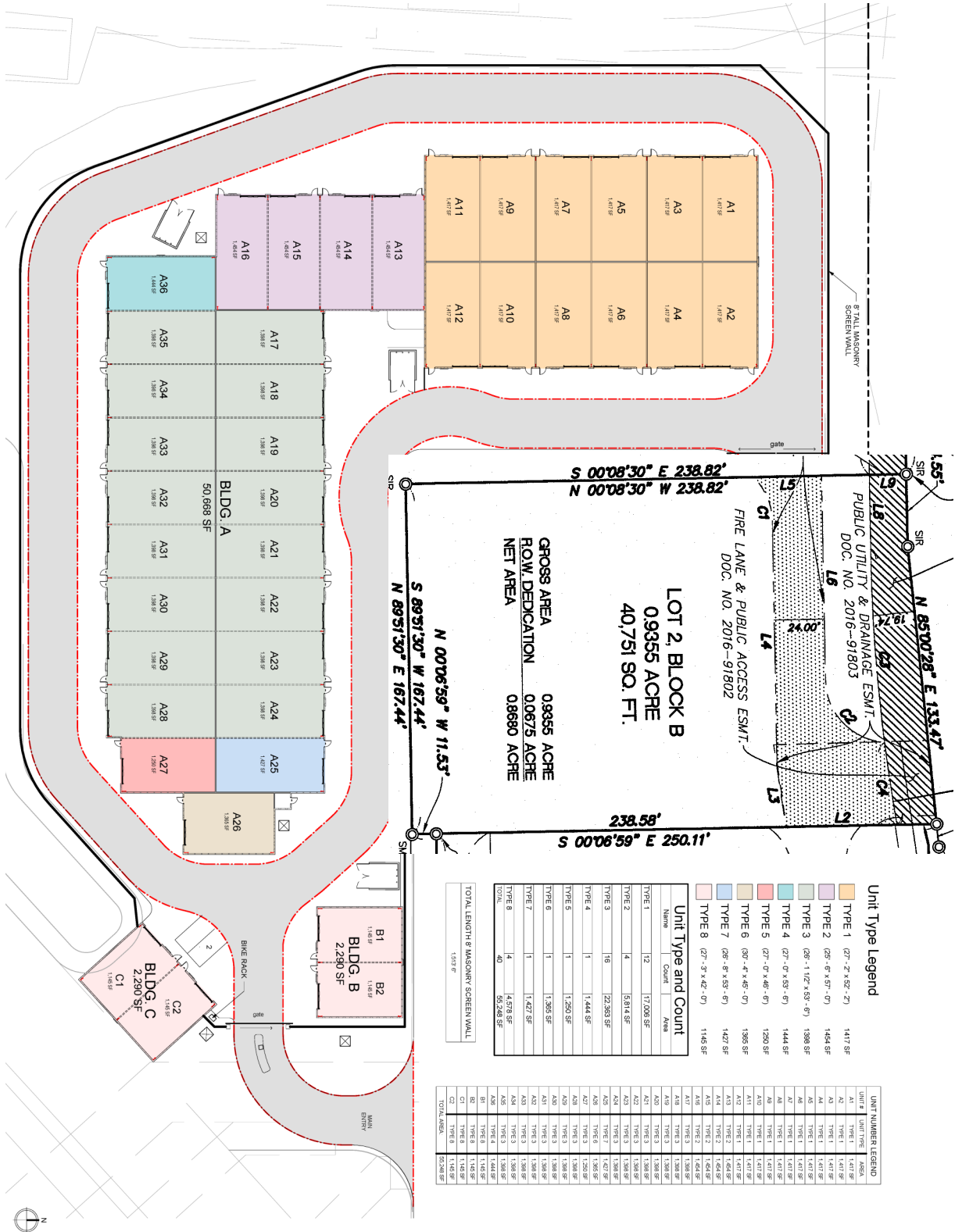
- 30 Minutes

- 60 Minutes

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SITE



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RETAIL MAP



Nearby Businesses

- Auto Zone
- Bank of America
- Chase Bank
- Chicken Express
- Domino's
- Einstein Bros Bagels
- Kroger
- McDonald's
- Smoothie King
- Sprouts
- Starbucks
- Taco Bell
- Walgreens
- Wells Fargo
- Wendy's

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christian Scofield	0697458	christian@sbpcommercial.com	940-391-8115
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date