



# LAND FOR SALE

9067 Teasley Lane | Denton, TX 76210



## PROPERTY HIGHLIGHTS

Strategically located on the north/east side of Teasley Lane adjacent to Guyer High School, this site is ideal for a wide variety of retail uses. 9067 Teasley Lane sees over 20K vehicles per day and is heavily surrounded by residential neighborhoods, situated only 1/2 mile from Walmart and Kroger and 1/10th of a mile from the future HEB Development. Shovel ready pad site.

## PRICE

Call For Pricing

## SIZE

Lot 1: +/- 1.38 AC  
Lot 2: +/- 1.22 AC

\*\*Information contained herein was obtained from sources deemed reliable; however, Stag 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 sale or lease or removal from the market for any reason without notice.

**JOHN WITHERS**

john@stagcre.com | (940) 400 -STAG

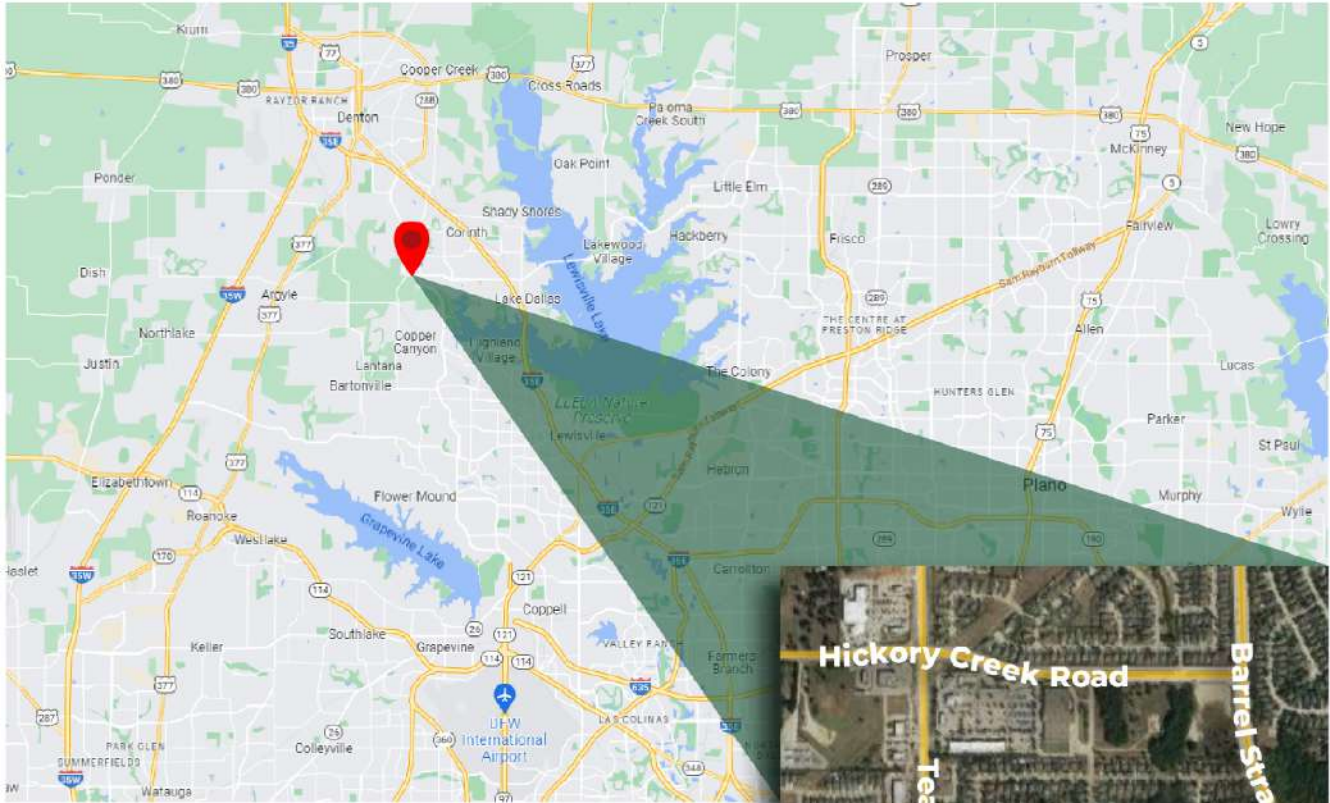


# MAPS

9067 Teasley Lane | Denton, TX 76210



**STAG**  
COMMERCIAL



## DRIVE TIME

Teasley Lane	Direct Access
I-35 E	8 Minutes
Loop 288	8 Minutes
Corinth	8 Minutes
Argyle	13 Minutes
HWY 380	15 Minutes
Denton	15 Minutes
Highland Village	15 Minutes
Lewisville	18 Minutes
Flower Mound	20 Minutes

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# RETAIL MAPS

9067 Teasley Lane | Denton, TX 76210



## Nearby Retail

- Anytime Fitness
- Autozone
- Chase Bank
- Chicken Express
- Domino's Pizza
- McDonald's
- Smoothie King
- Sprouts
- Starbucks
- Taco Bell
- Walgreens
- Wendy's



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JOHN WITHERS

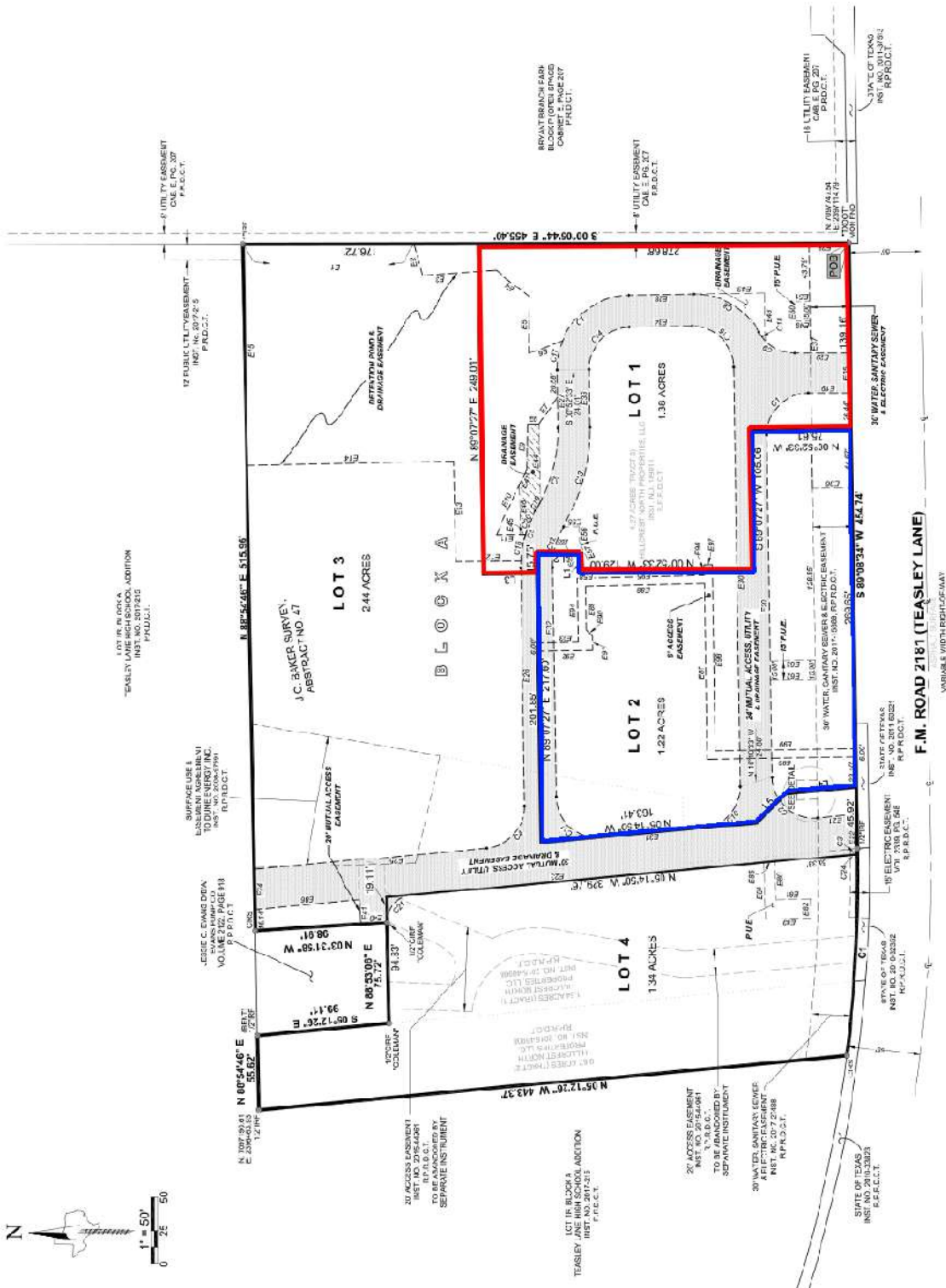
john@stagcre.com | (940) 400-STAG

# SITE

9067 Teasley Lane | Denton, TX 76210



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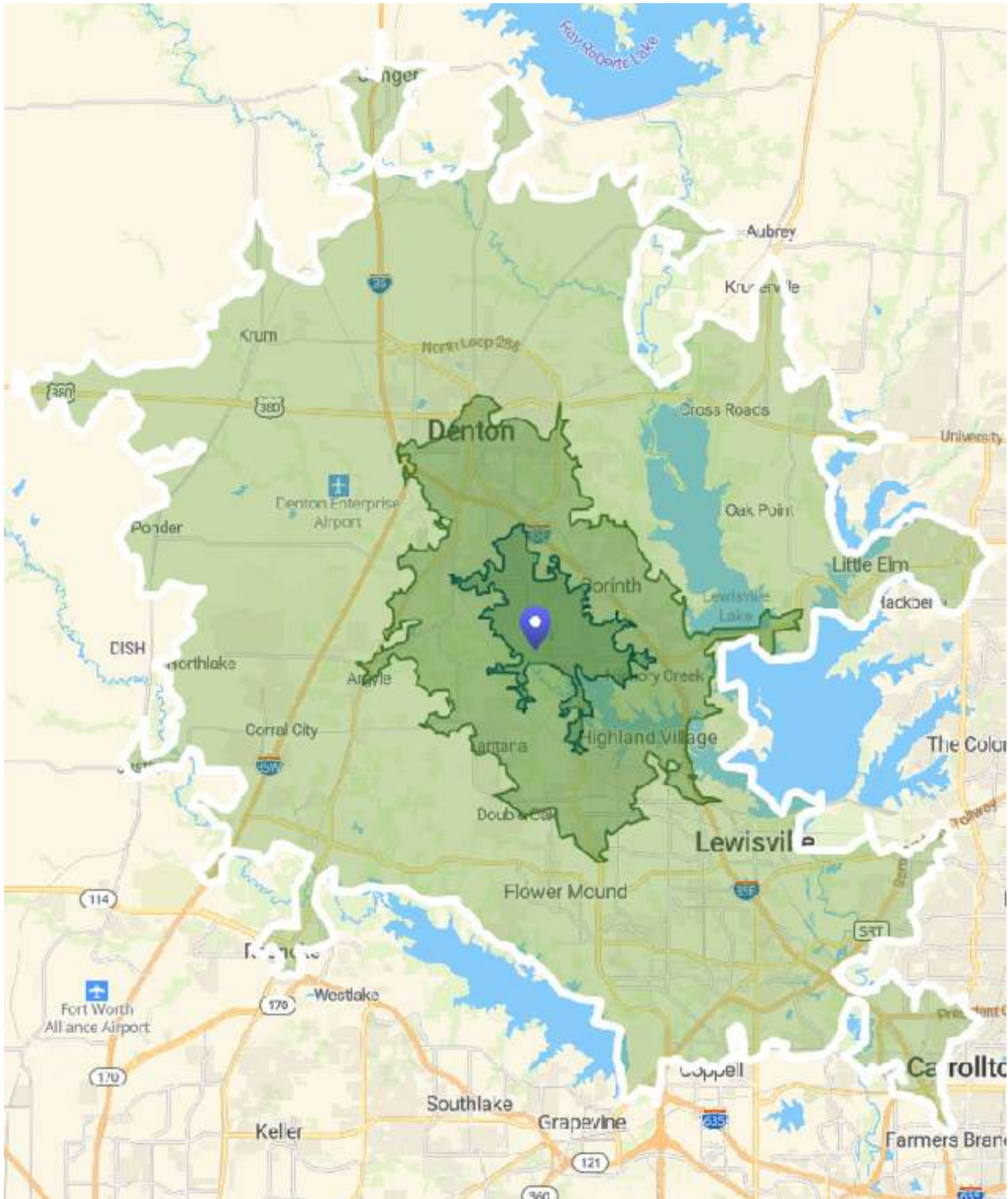


# MAPS

9067 Teasley Lane | Denton, TX 76210



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COMMERCIAL



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**JOHN WITHERS**

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# Key Facts

Teasley Pad Sites  
Drive time of 5 minutes

## KEY FACTS

19,426

Population



3.1

Average Household Size

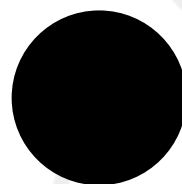


Median Age

\$107,789

Median Household Income

## EDUCATION



No High School Diploma



18%

High School Graduate



27%

Some College



47%

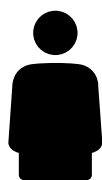
Bachelor's/Grad/Pr of Degree

## BUSINESS



219

Total Businesses



1,872

Total Employees

## EMPLOYMENT



73.2%

White Collar



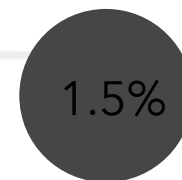
14.2%

Blue Collar



12.6%

Services



1.5%

Unemployment Rate

## INCOME



\$107,789

Median Household Income



\$43,862

Per Capita Income



\$324,428

Median Net Worth

## 2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (26.3%)

The smallest group: \$15,000 - \$24,999 (1.6%)

Indicator ▲	Value	Diff	
<\$15,000	3.9%	-1.8%	█
\$15,000 - \$24,999	1.6%	-1.5%	█
\$25,000 - \$34,999	3.1%	-1.2%	█
\$35,000 - \$49,999	4.6%	-3.9%	█
\$50,000 - \$74,999	16.5%	+2.0%	█
\$75,000 - \$99,999	14.2%	+1.2%	█
\$100,000 - \$149,999	26.3%	+5.2%	█
\$150,000 - \$199,999	16.3%	+3.6%	█
\$200,000+	13.6%	-3.5%	█

Bars show deviation from 48121 (Denton County)



# Key Facts

Teasley Pad Sites  
Drive time of 10 minutes

## KEY FACTS

100,042

Population



2.8

Average Household Size

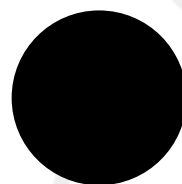


Median Age

\$108,657

Median Household Income

## EDUCATION



No High School Diploma



16%

High School Graduate



25%

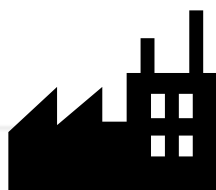
Some College



53%

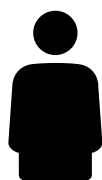
Bachelor's/Grad/Pr of Degree

## BUSINESS



2,730

Total Businesses



32,380

Total Employees

## EMPLOYMENT



73.2%

White Collar



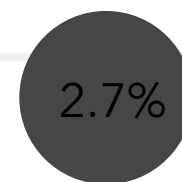
14.8%

Blue Collar



12.1%

Services



2.7%

Unemployment Rate

## INCOME



\$108,657

Median Household Income



\$52,239

Per Capita Income



\$358,323

Median Net Worth

## 2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.5%)

The smallest group: \$15,000 - \$24,999 (2.6%)

Indicator ▲	Value	Diff	
<\$15,000	6.0%	+0.3%	
\$15,000 - \$24,999	2.6%	-0.5%	
\$25,000 - \$34,999	3.6%	-0.7%	
\$35,000 - \$49,999	7.3%	-1.2%	
\$50,000 - \$74,999	13.7%	-0.8%	
\$75,000 - \$99,999	11.8%	-1.2%	
\$100,000 - \$149,999	20.5%	-0.6%	
\$150,000 - \$199,999	14.4%	+1.7%	
\$200,000+	20.1%	+3.0%	

Bars show deviation from 48121 (Denton County)





# Key Facts

Teasley Pad Sites  
Drive time of 15 minutes

## KEY FACTS

239,240

Population



Average Household Size

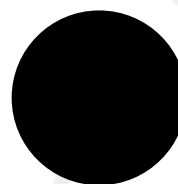


Median Age

\$90,325

Median Household Income

## EDUCATION



No High School Diploma



18%

High School Graduate



27%

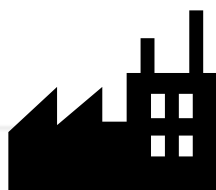
Some College



49%

Bachelor's/Grad/Pr of Degree

## BUSINESS



8,920

Total Businesses



100,029

Total Employees

## EMPLOYMENT



White Collar

69.6%



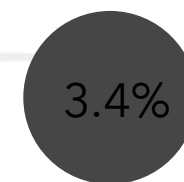
Blue Collar

15.8%



Services

14.6%



Unemployment Rate

3.4%

## INCOME



\$90,325

Median Household Income



\$46,691

Per Capita Income



\$213,894

Median Net Worth

## 2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (18.4%)

The smallest group: \$15,000 - \$24,999 (4.3%)

Indicator ▲	Value	Diff		
<\$15,000	8.7%	+3.0%		
\$15,000 - \$24,999	4.3%	+1.2%		
\$25,000 - \$34,999	5.4%	+1.1%		
\$35,000 - \$49,999	9.2%	+0.7%		
\$50,000 - \$74,999	14.3%	-0.2%		
\$75,000 - \$99,999	12.0%	-1.0%		
\$100,000 - \$149,999	18.4%	-2.7%		
\$150,000 - \$199,999	11.5%	-1.2%		
\$200,000+	16.1%	-1.0%		

Bars show deviation from 48121 (Denton County)



# Executive Summary

Teasley Pad Sites  
 9067 Teasley Ln, Denton, Texas, 76210  
 Rings: 1, 3, 5 mile radii

Prepared by Stag Commercial  
 Latitude: 33.13265  
 Longitude: -97.10138

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	4,511	44,428	106,976
2020 Population	5,277	55,147	131,701
2023 Population	5,324	56,264	135,817
2028 Population	5,315	57,436	140,698
2010-2020 Annual Rate	1.58%	2.18%	2.10%
2020-2023 Annual Rate	0.27%	0.62%	0.95%
2023-2028 Annual Rate	-0.03%	0.41%	0.71%
2023 Male Population	49.9%	49.3%	49.4%
2023 Female Population	50.1%	50.7%	50.6%
2023 Median Age	34.2	36.1	35.8

In the identified area, the current year population is 135,817. In 2020, the Census count in the area was 131,701. The rate of change since 2020 was 0.95% annually. The five-year projection for the population in the area is 140,698 representing a change of 0.71% annually from 2023 to 2028. Currently, the population is 49.4% male and 50.6% female.

### Median Age

The median age in this area is 35.8, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	63.8%	69.4%	69.3%
2023 Black Alone	7.0%	6.3%	7.0%
2023 American Indian/Alaska Native Alone	0.7%	0.9%	0.8%
2023 Asian Alone	3.9%	4.7%	4.6%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	10.9%	6.0%	5.8%
2023 Two or More Races	13.7%	12.7%	12.4%
2023 Hispanic Origin (Any Race)	27.0%	19.0%	18.7%

Persons of Hispanic origin represent 18.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.8 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	121	160	165
2010 Households	1,364	14,409	37,548
2020 Households	1,695	18,432	46,345
2023 Households	1,738	19,002	48,137
2028 Households	1,749	19,600	50,386
2010-2020 Annual Rate	2.20%	2.49%	2.13%
2020-2023 Annual Rate	0.77%	0.94%	1.17%
2023-2028 Annual Rate	0.13%	0.62%	0.92%
2023 Average Household Size	3.06	2.93	2.80

The household count in this area has changed from 46,345 in 2020 to 48,137 in the current year, a change of 1.17% annually. The five-year projection of households is 50,386, a change of 0.92% annually from the current year total. Average household size is currently 2.80, compared to 2.82 in the year 2020. The number of families in the current year is 34,253 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



# Executive Summary

Teasley Pad Sites  
 9067 Teasley Ln, Denton, Texas, 76210  
 Rings: 1, 3, 5 mile radii

Prepared by Stag Commercial  
 Latitude: 33.13265  
 Longitude: -97.10138

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	17.4%	18.0%	20.6%
<b>Median Household Income</b>			
2023 Median Household Income	\$101,047	\$117,307	\$108,973
2028 Median Household Income	\$109,882	\$129,395	\$118,648
2023-2028 Annual Rate	1.69%	1.98%	1.72%
<b>Average Household Income</b>			
2023 Average Household Income	\$122,576	\$152,553	\$147,556
2028 Average Household Income	\$138,172	\$169,526	\$161,813
2023-2028 Annual Rate	2.42%	2.13%	1.86%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$41,582	\$51,986	\$52,329
2028 Per Capita Income	\$47,321	\$58,357	\$57,969
2023-2028 Annual Rate	2.62%	2.34%	2.07%
<b>GINI Index</b>			
2023 Gini Index	34.7	31.4	35.3
<b>Households by Income</b>			
Current median household income is \$108,973 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$118,648 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$147,556 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$161,813 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$52,329 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$57,969 in five years, compared to \$47,525 for all U.S. households			
<b>Housing</b>			
2023 Housing Affordability Index	120	116	104
2010 Total Housing Units	1,471	14,996	39,527
2010 Owner Occupied Housing Units	1,166	12,480	28,305
2010 Renter Occupied Housing Units	199	1,928	9,244
2010 Vacant Housing Units	107	587	1,979
2020 Total Housing Units	1,777	19,019	48,444
2020 Vacant Housing Units	82	587	2,099
2023 Total Housing Units	1,811	19,628	50,336
2023 Owner Occupied Housing Units	1,457	16,353	36,749
2023 Renter Occupied Housing Units	281	2,649	11,388
2023 Vacant Housing Units	73	626	2,199
2028 Total Housing Units	1,830	20,274	52,658
2028 Owner Occupied Housing Units	1,479	16,636	38,034
2028 Renter Occupied Housing Units	270	2,964	12,352
2028 Vacant Housing Units	81	674	2,272
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	57.9	60.8	57.7

Currently, 73.0% of the 50,336 housing units in the area are owner occupied; 22.6%, renter occupied; and 4.4% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 48,444 housing units in the area and 4.3% vacant housing units. The annual rate of change in housing units since 2020 is 1.19%. Median home value in the area is \$372,724, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.57% annually to \$383,436.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.  
**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.





# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Teasley Pad Sites</b>
<b>LOCATION:</b>	9067 Teasley Lane, Denton, TX 76210
<b>TYPE:</b>	Ground Lease, Build to Suit, Commercial Pad Site
<b>ZONING:</b>	SC (Suburban Corridor) Retail, Drive-thru, Food Service, Vehicle Service, C-Store
<b>AVAILABLE:</b>	Immediately
<b>LAND:</b>	Total +/- 2.6 Acres Lot 1: +/- 1.38 AC Lot 2: +/- 1.22 Ac
<b>FRONTAGE/ACCESS:</b>	Teasley Lane (FM 2181)
<b>VISIBILITY:</b>	High
<b>UTILITIES:</b>	All utilities on site
<b>RATE &amp; TERMS:</b>	Negotiable
<b>LISTED:</b>	Crexi, LoopNet, Costar and many more
<b>COMMENTS:</b>	Great location – Ground Lease, Build to Suit, Commercial Pad Site - Strategically located off Teasley Ln (FM 2181) ½ mile to the south of Wal-Mart Neighborhood Center & Kroger Shopping Center and 1/10 <sup>th</sup> of a mile from the future HEB Development. Ideal site for a wide variety of retail uses. Shovel ready pads/development ready to move.
<b>CONTACT:</b>	John Withers, CCIM                      (940) 400-STAG <a href="mailto:john@stagcre.com">john@stagcre.com</a>

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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.

### 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.

**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.

**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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date