



WELLS FARGO

TEASLEY LANE

AutoZone

McDonald's

ANYTIME FITNESS

SMOOTHIE KING

W

Chicken Express

HICKORY CREEK RD

**SWC TEASLEY RD & HICKORY CREEK RD
DENTON, TX 76210**

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PROPERTY OVERVIEW



LOCATION

SWC Teasley Rd & Hickory Creek Rd
Denton, TX 76210



ACREAGE

Gross: ± 10.44
Net: ± 4.75



ZONING

Suburban Corridor / Self Storage



FUTURE LAND USE

Community Mixed Use



UTILITIES

Water: To Site
Sewer: To Site



ISD

Denton ISD



VPD

Teasley Ln: ± 18,540



LEXINGTON PARK
± 268 LOTS

WHEELER
RIDGE
± 845 LOTS

GREENS OF
OAKMONT
± 104 LOTS

WYNSTONE
AT OAKMONT
± 77 LOTS

CHAUCER
ESTATES
± 120 LOTS

OAKS OF
MONTECITO
± 242 LOTS

RIVER OAKS
± 676 LOTS

HICKORY
CREEK
RANCH
± 212 LOTS

TEASLEY HARBOR
± 138 LOTS

HICKORY
CREEK RANCH
APARTMENTS
± 212 UNITS

JOHN H. GUYER
HIGH SCHOOL
± 2,618 STUDENTS

TEASLEY LANE

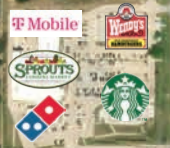
TEASLEY LANE

TEASLEY LANE

BARREL STRAP

HICKORY CREEK RD

MONTECITO DR



MARKET OVERVIEW



SUMMARY

LOCATED AT THE INTERSECTION OF TEASLEY LANE AND HICKORY CREEK ROAD IN DENTON, HICKORY CORNER OFFERS 4.75 NET ACRES OF LAND ZONED FOR COMMUNITY MIXED USE DEVELOPMENT. ADDITIONALLY, THE PROPERTY IS LOCATED NEAR MULTIPLE QUICK SERVICE RESTAURANTS, RETAIL AND WITHIN IMMEDIATE PROXIMITY OF OVER 2000 MULTIFAMILY UNITS, MAKING IT IDEAL FOR NEW COMMUNITY MIXED USE DEVELOPMENT.

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2023 POPULATION	9,910	58,969	145,454
2028 POPULATION	10,508	63,091	156,090
POP. GROWTH 2023-2028	1.2%	1.4%	1.5%
2023 TOTAL HOUSEHOLDS	3,064	20,044	51,127
MEDIAN HOUSE HOLDS INCOME	\$103,025	\$102,968	\$87,311
2023 TOTAL BUSINESSES	197	1,640	4,524
2023 TOTAL EMPLOYMENT	1,185	16,578	41,096



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Buyer/Tenant/Seller/Landlord Initials _____ Date _____