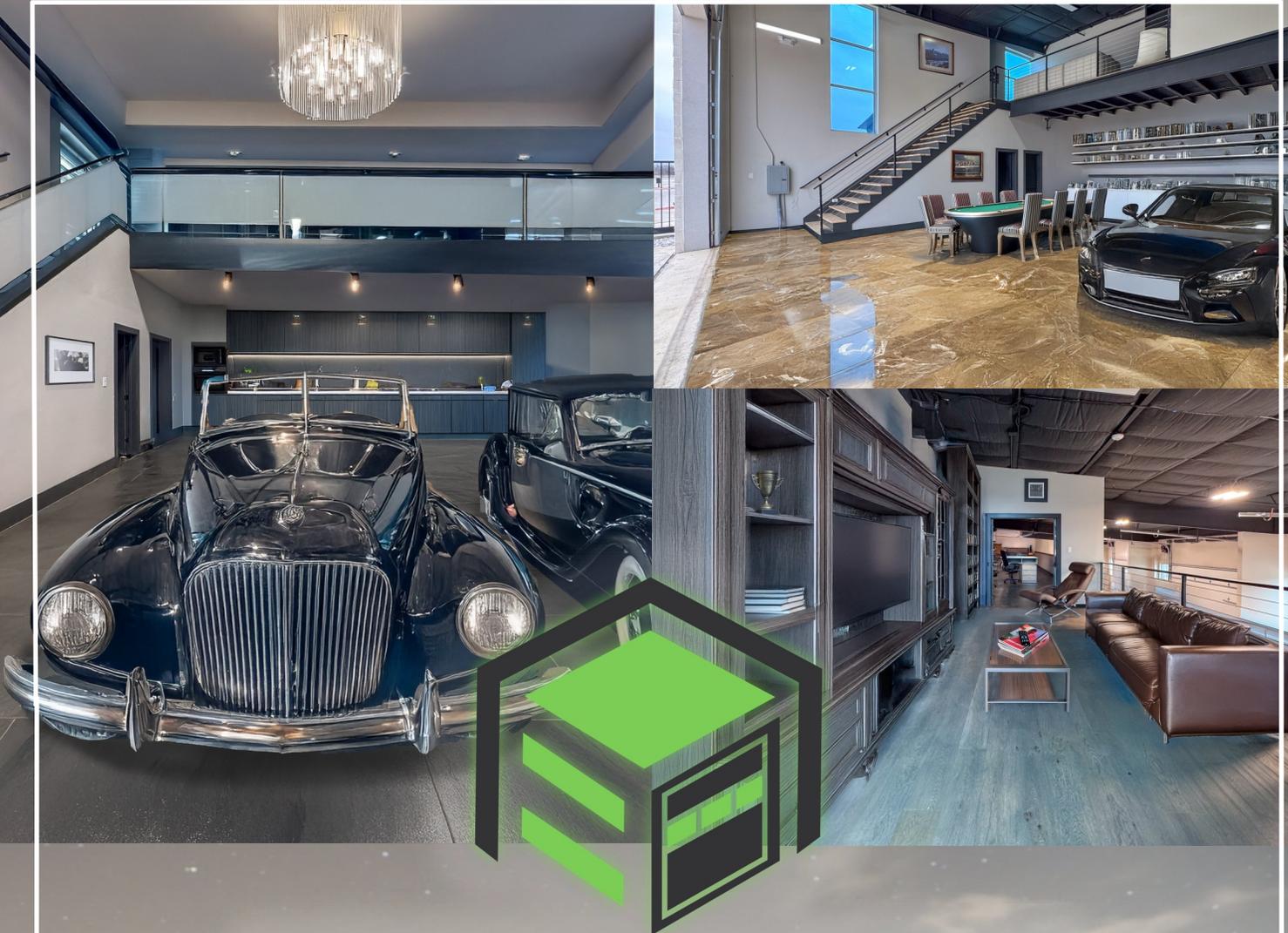


*The photos are for reference only and do not depict the actual property



LUXURY STORAGE CONDOMINIUMS

Coming to Denton

**RESERVE FOR
OWNERSHIP NOW**

- Limited Availability
- 24-Hour Secure Gated-Access
- Premier Location
- Diverse Selection of Layouts
- Customizable to Fit Your Needs

**SCOTT
BROWN
COMMERCIAL**





LUXURY STORAGE
CONDOMINIUMS



FOR SALE | +/- 1,145—1,454 SF
Southwest Quadrant of Teasley Ln & Hickory Creek Rd, Denton, TX

Price: Call for Pricing

Available: +/- 1,145—1,454 SF

Overview:

- New gated-access Luxury Storage Condos available for Reservation in Denton.
- Located in a growing area with over 150K residents within a 5 mile radius projected to reach 200K by 2030.
- Choose from 8 spacious condo options, ranging from +/- 1,145—1,454 SF, each designed to meet your personal needs.
- Provides luxury storage for vehicles, boats, other storage, or simply a recreation space to leisurely enjoy.
- Each condo includes its own private entrance with 24hr access, a 12'X14' over-head door, mezzanine space, and the option to customize further.
- Conveniently located within 10 minutes of I-35E, HWY 377, & Loop 288.
- Providing an incredible investment opportunity offering high-end luxury storage.



+/- 1,145—1,454 SF
Square Feet



Hickory Creek Rd
Frontage



Misc
Type



Luxury Storage
Zoning

Contacts:

CHRISTIAN SCOFIELD

940.391.8115

Christian@sbpcommercial.com

RYAN BURKS

940.597.9705

Ryan@sbpcommercial.com

TAYLOR LOKEY

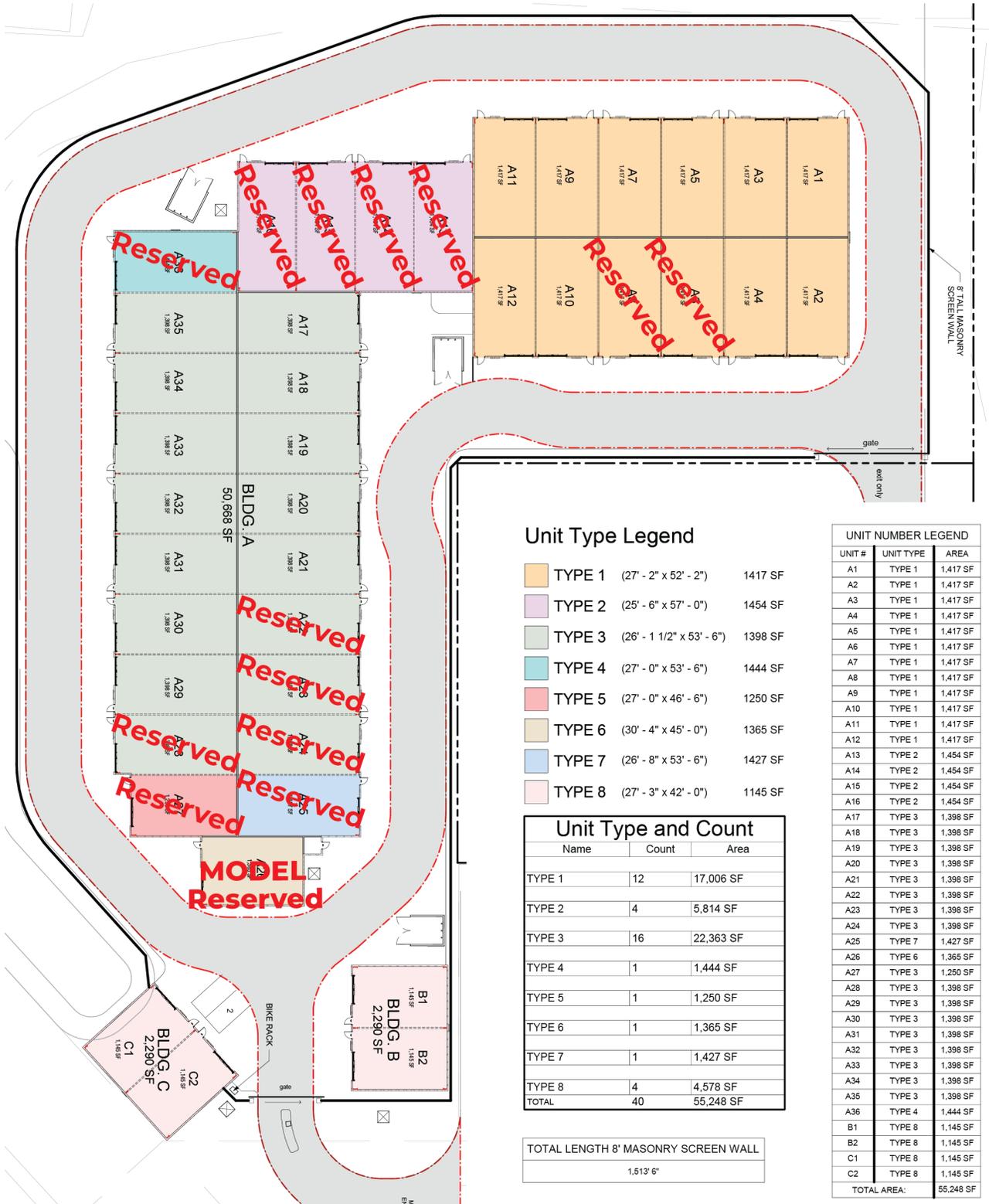
214.704.7441

Taylor@sbpcommercial.com

1400 Dallas Drive, Denton, TX | sbpcommercial.com | 940.320.1200



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.

CHRISTIAN SCOFIELD | RYAN BURKS | TAYLOR LOKEY
 Christian@sbpcommercial.com | 940.391.8115
 Taylor@sbpcommercial.com | 214.704.7441
 Ryan@sbpcommercial.com | 940.597.9705

REFERENCE



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SITE



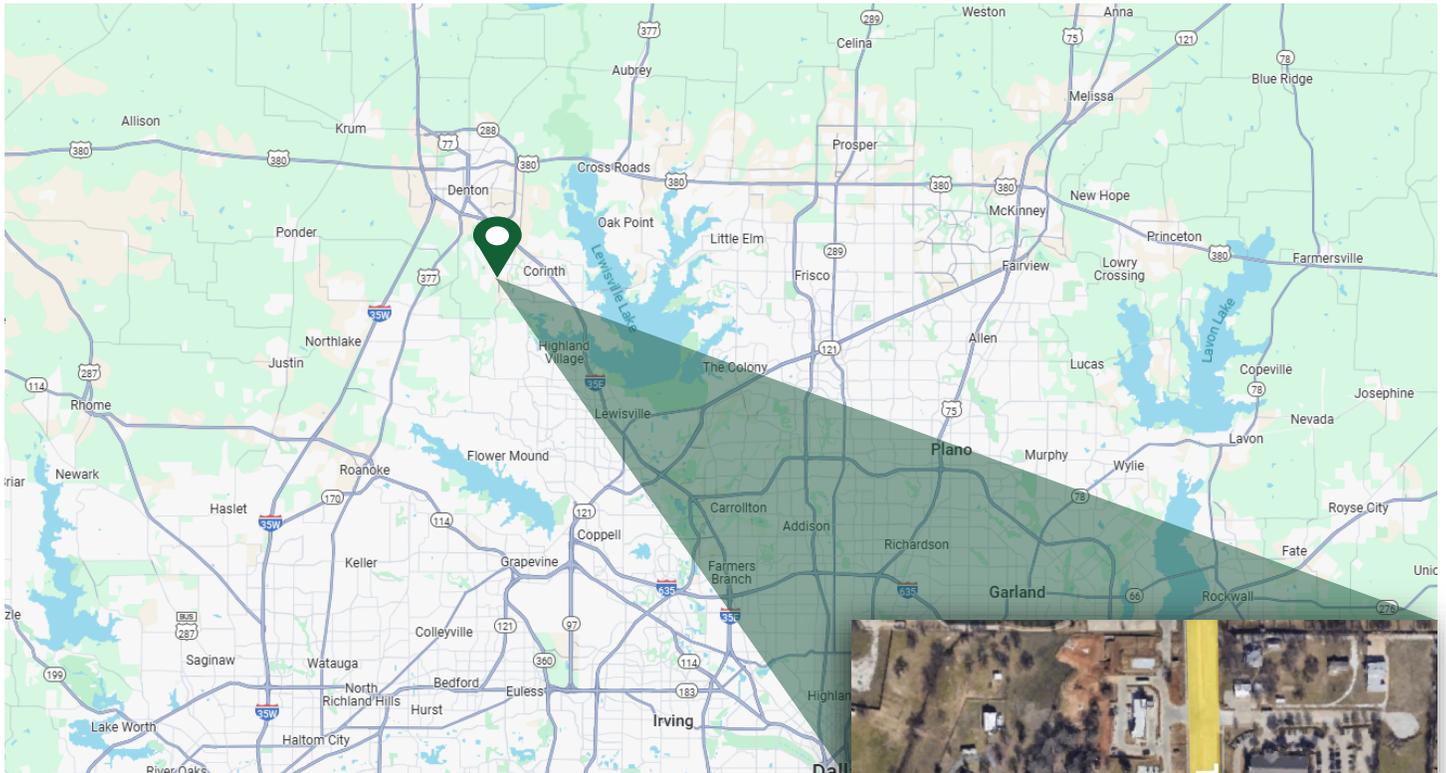
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MAPS

TBD Hickory Creek Rd | Denton, TX



DRIVE TIME (To city center)

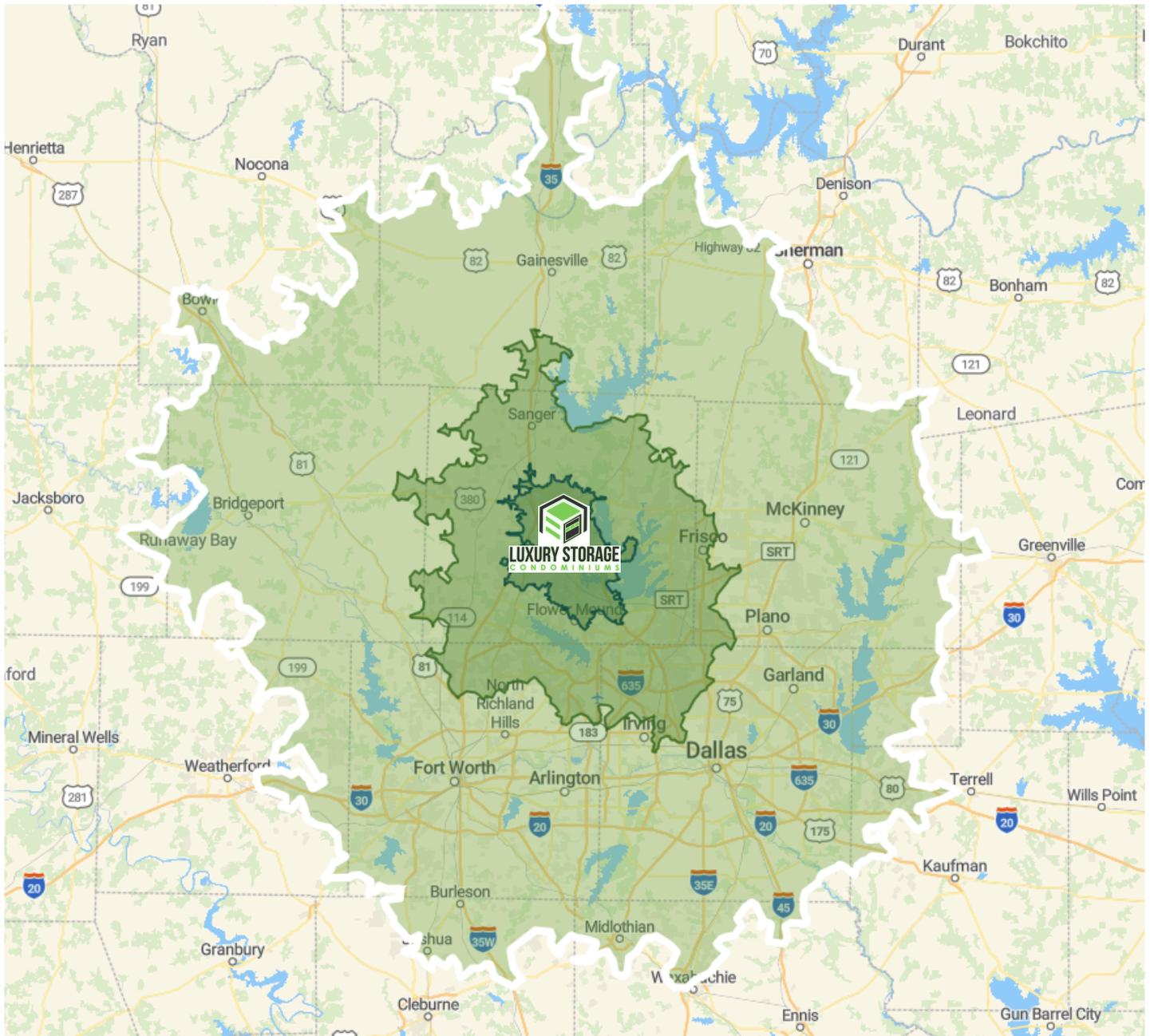
Teasley Lane	1 Minute
I-35 E	6 Minutes
Loop 288	7 Minutes
HWY 377	8 Minutes
I-35 W	12 Minutes
HWY 380	12 Minutes
Argyle	14 Minutes
Denton Square	14 Minutes
Lewisville	15 Minutes



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DRIVE TIME



Drive Time

 - 15 Minutes

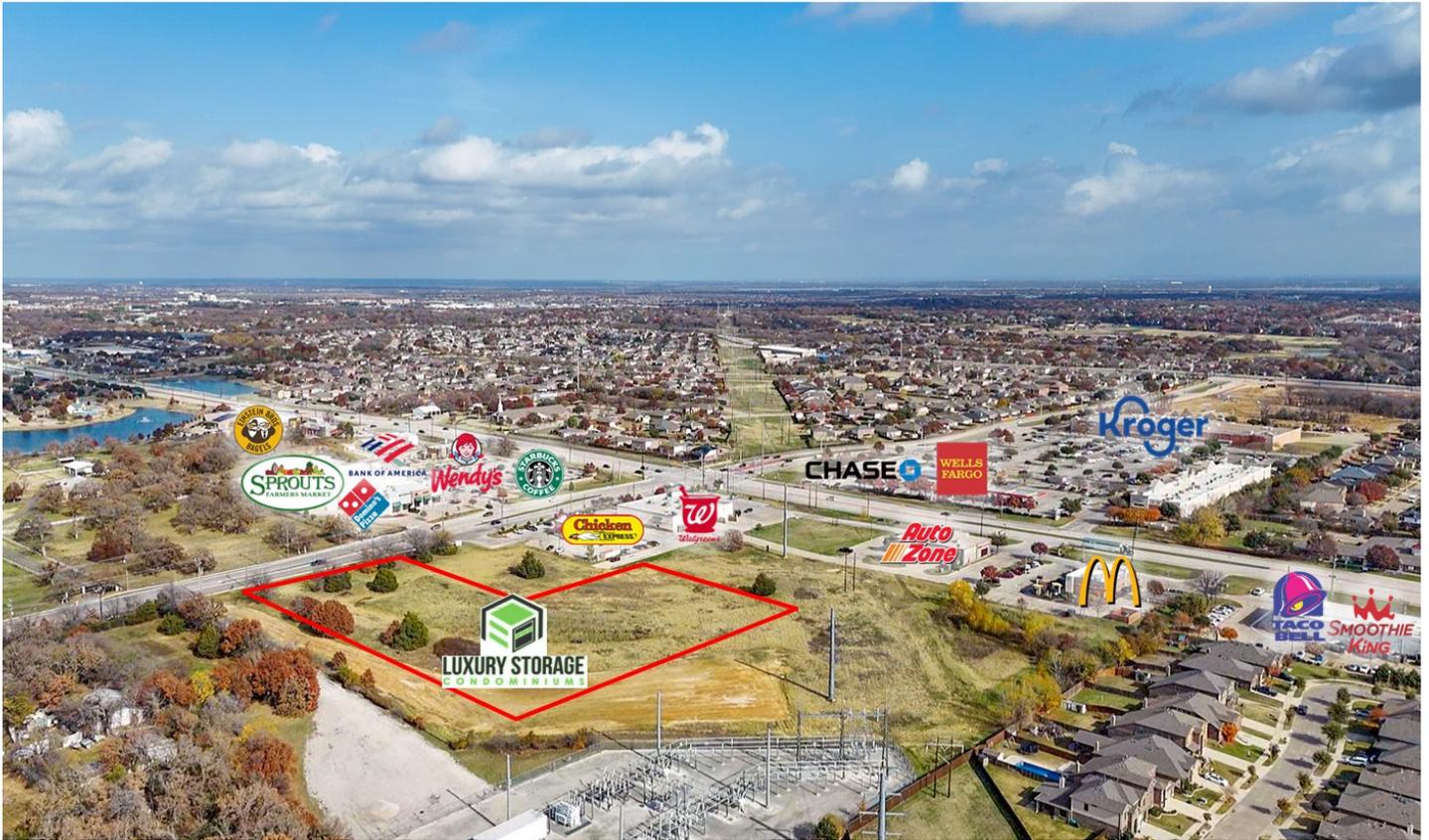
 - 30 Minutes

 - 60 Minutes

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RETAIL MAP



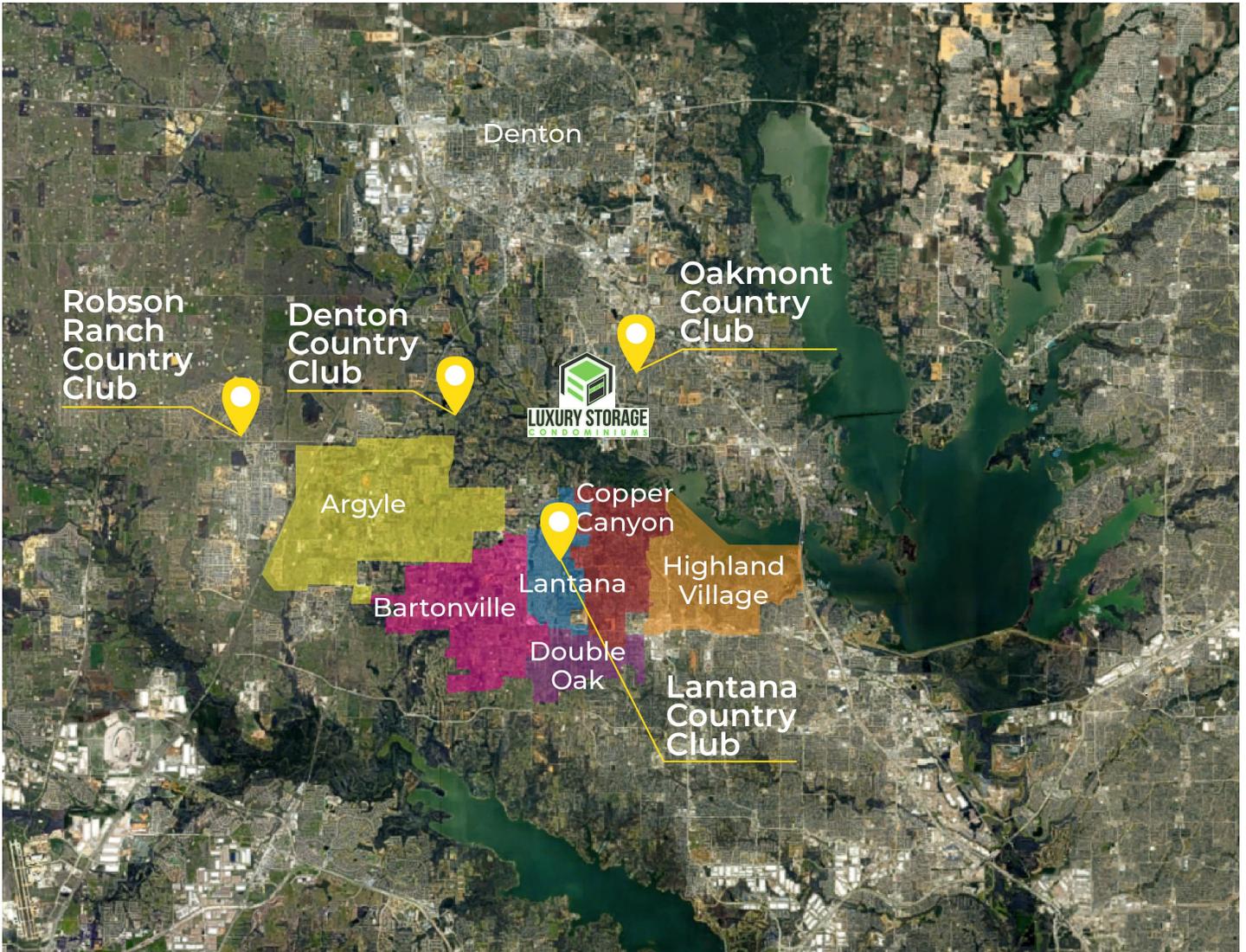
Nearby Businesses

- 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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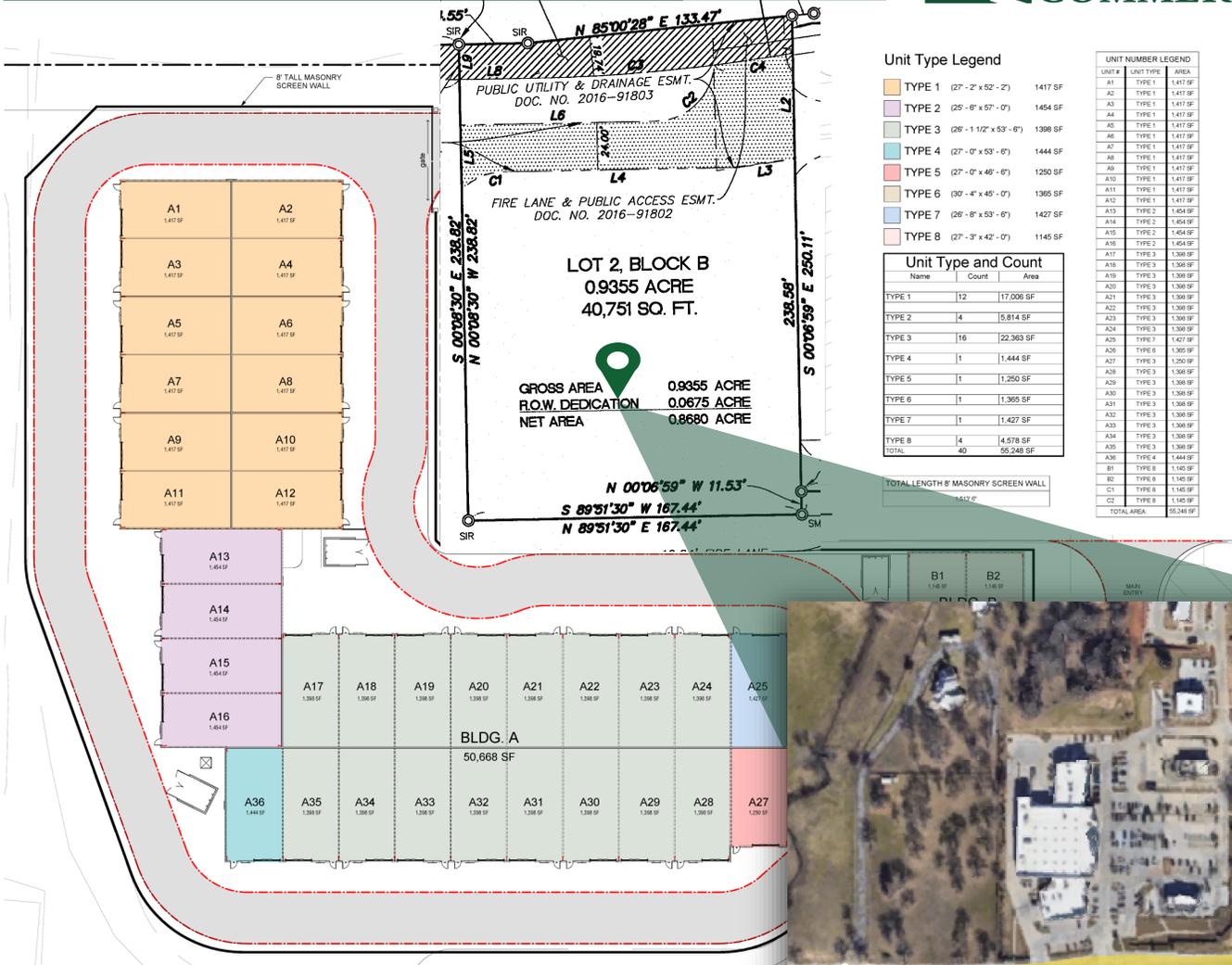
CITY MAP



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PAD SITE



PAD SITE

- +/- 40,751 SF Denton Pad Site Available on the Southwest Corner of the Teasley Ln & Hickory Creek Rd Intersection.
- Site has been platted with Curb Cut.
- Great QSR / Retail Opportunity

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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.

<u>Scott Brown Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>475257</u> License No.	<u>Help@sbpcommercial.com</u> Email	<u>940-320-1200</u> Phone
<u>Ron Bullock</u> Designated Broker of Firm	<u>286566</u> License No.	<u>Ron@sbpcommercial.com</u> Email	<u>940-320-1200</u> Phone
<u>Ron Bullock</u> Licensed Supervisor of Sales Agent/ Associate	<u>0286566</u> License No.	<u>ron@sbpcommercial.com</u> Email	<u>972-571-5470</u> Phone
<u>Christian Scofield</u> Sales Agent/Associate's Name	<u>0697458</u> License No.	<u>christian@sbpcommercial.com</u> Email	<u>940-391-8115</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date