



PROPERTY SUMMARY

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

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