

SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
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PROPERTY SUMMARY

PROPERTY:	Teasley Town Square Pad Sites
LOCATION:	3928 Teasley Lane, Denton, TX 76210
TYPE/ZONING:	CM-G (Community Mixed Use General) Drive Thru Service / Retail / Restaurant / Office / Professional
AVAILABLE:	<u>Lot 1 – +/-1.04 Ac – Fronts Ryan Rd next to WalMart Fuel Station</u> <u>Lot 3 – +/-1.329 Ac (Buildable) – Fronts Teasley Ln, curb cut off Teasley</u> <u>Lot 5 – +/-1.252 Ac – Next to WalMart</u>
RATE:	All Pad sites available for Sale, Ground Lease, or Build to Suite – Call for pricing <u>Lot 1 – \$14.00/SF</u> <u>Lot 3 – \$18.00/SF</u> <u>Lot 5 – \$13.00/SF</u>
UTILITIES:	All existing to buildings, tenant responsible for all utilities.
LISTED:	LoopNet, Costar, Xceligent, Denton Sites, and many other sites
COMMENTS:	Great location – in the shadow of WalMart. Strategically located at the Southwest corner of Teasley Ln (FM 2181) and Ryan Rd. Ideal site for a wide variety of retail uses. Shovel ready pads ready to move.
CONTACT:	John Withers, CCIM 940-320-1200 john@sbpcommercial.com

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