



SALE

Mixed Use Development

TEASLEY LN. AND RYAN RD.

Denton, TX 76210

PRESENTED BY:

GREG JOHNSON

O: 940.381.2220

greg.johnson@svn.com

PROPERTY SUMMARY



LOCATION DESCRIPTION

Located at the intersection of Teasley Lane and Ryan Road in Denton, TX, this property sits in one of the city's most sought-after growth corridors. Teasley Lane serves as the primary connection between Denton and Corinth, ensuring high traffic volume and strong visibility. Ryan Road provides direct access to the affluent communities of South Denton and Argyle, making this an ideal location for commercial and mixed-use development. Surrounded by established residential neighborhoods and top-rated schools, this site offers exceptional potential for investors looking to capitalize on Denton's expanding market.

OFFERING SUMMARY

SALE PRICE:	\$6.00 - \$20.00 / SF
LOT SIZE:	21 Acres

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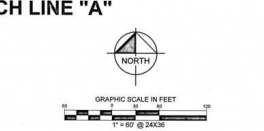
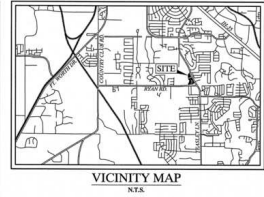
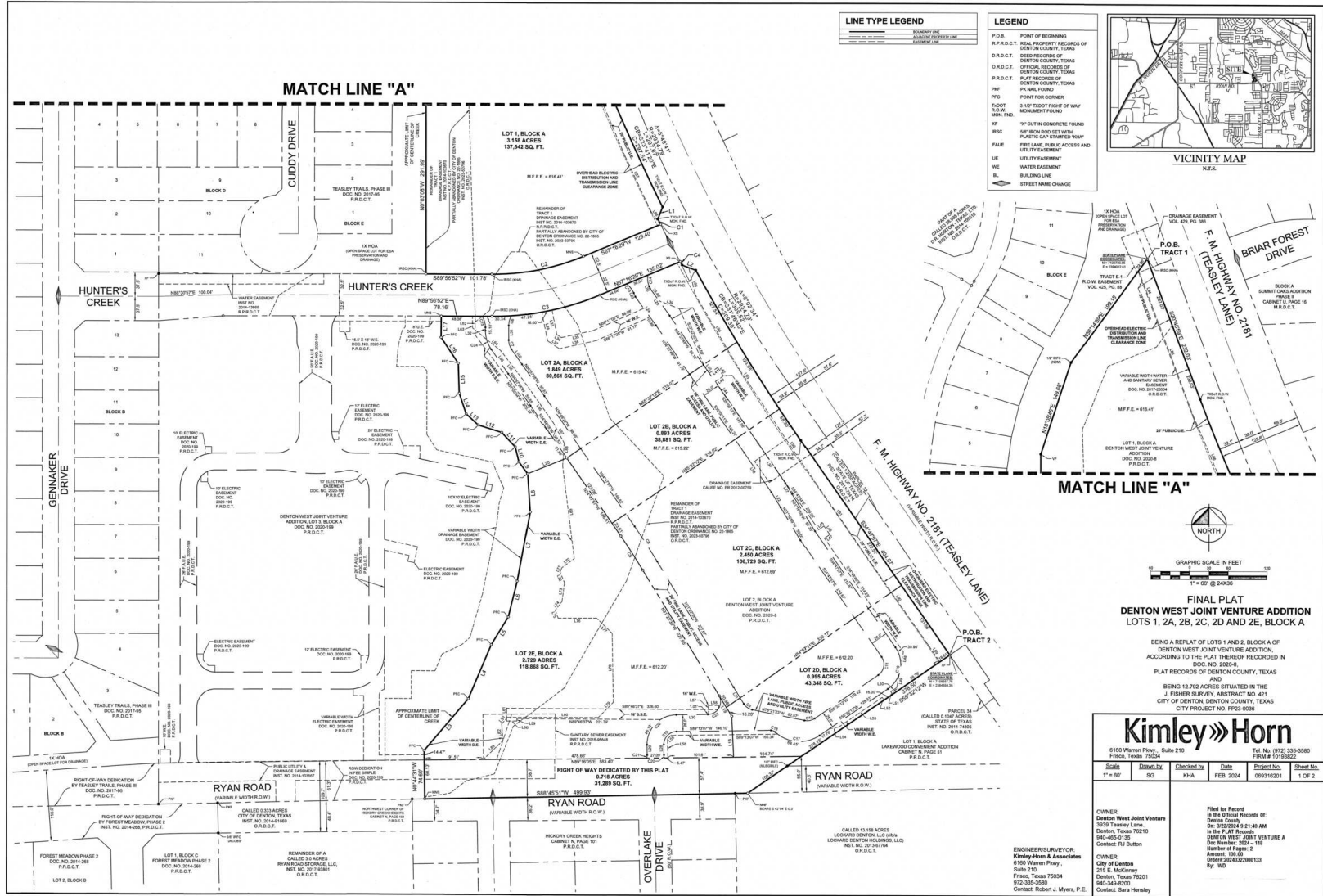
PROPERTY DESCRIPTION

Located at a high-visibility hard corner in one of Denton's most affluent areas, this property offers an exceptional mixed-use development opportunity. Surrounded by high-density single-family neighborhoods, it benefits from strong residential demand and steady foot traffic. Positioned within Denton's premier growth corridor, this site enjoys direct frontage on Teasley Lane—the primary thoroughfare connecting Denton and Corinth. Additionally, Ryan Road provides seamless access to the high-income communities of Argyle and South Denton, making this an ideal location for retail, office, or residential development.

PROPERTY HIGHLIGHTS

- Prime investment opportunity.
- Excellent visibility and accessibility.
- Close proximity to major amenities.
- Flexible development options available.

PLAT



FINAL PLAT
DENTON WEST JOINT VENTURE ADDITION
LOTS 1, 2A, 2B, 2C, 2D AND 2E, BLOCK A

BEING A REPLAT OF LOTS 1 AND 2, BLOCK A OF DENTON WEST JOINT VENTURE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN DOC. NO. 2020-6, PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING 12.792 ACRES SITUATED IN THE J FISHER SURVEY, ABSTRACT NO. 421, CITY OF DENTON, DENTON COUNTY, TEXAS. CITY PROJECT NO. FP23-0038

Kimley»Horn		Tel. No. (972) 355-5580 FAX # 1203822	
6100 Warren Pkwy., Suite 210 Frisco, Texas 75034		Contact: RJ Button	
Scale	Drawn by	Checked by	Date
1" = 60'	SG	KHA	FEB. 2024
Project No.	Sheet No.		
069316201	1 OF 2		
OWNER: Denton West Joint Ventures 3309 Trinity Lane, Denton, Texas 76210 940-343-0130 Contact: RJ Button		Filed for Record in the Official Records of Denton County, Denton, Texas 76210 on the 14th day of February, A Doc Number: 2024-118 Number of Pages: 2 Assess: 900.00 Order#202402090133 By: WD	
ENGINEER/SURVEYOR: Kimley-Horn & Associates 6100 Warren Pkwy., Suite 210 Frisco, Texas 75034 972-355-5580 940-343-8200 Contact: Robert J. Myers, P.E.			

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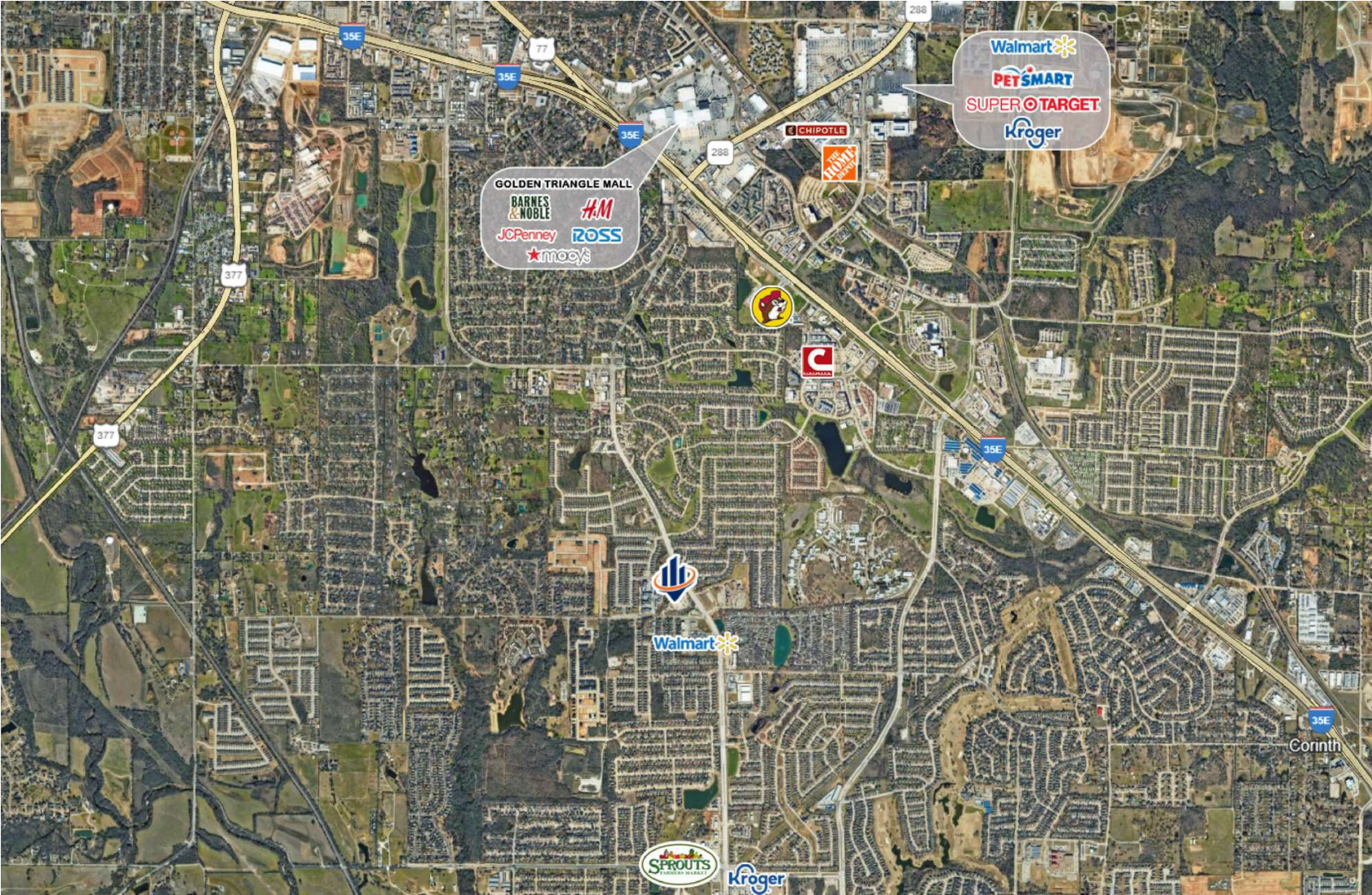
LAND LOTS

OF LOTS - | TOTAL LOT SIZE 0.99 - 2.72 ACRES | TOTAL LOT PRICE \$6.0 - \$20.0 / SF | BEST USE -

STATUS	LOT #	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	2D Block A	40176	Retail	0.99 Acres	\$20.00 / SF	PD
Available	2E Block A	40176	Retail	2.72 Acres	\$6.00 / SF	PD

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

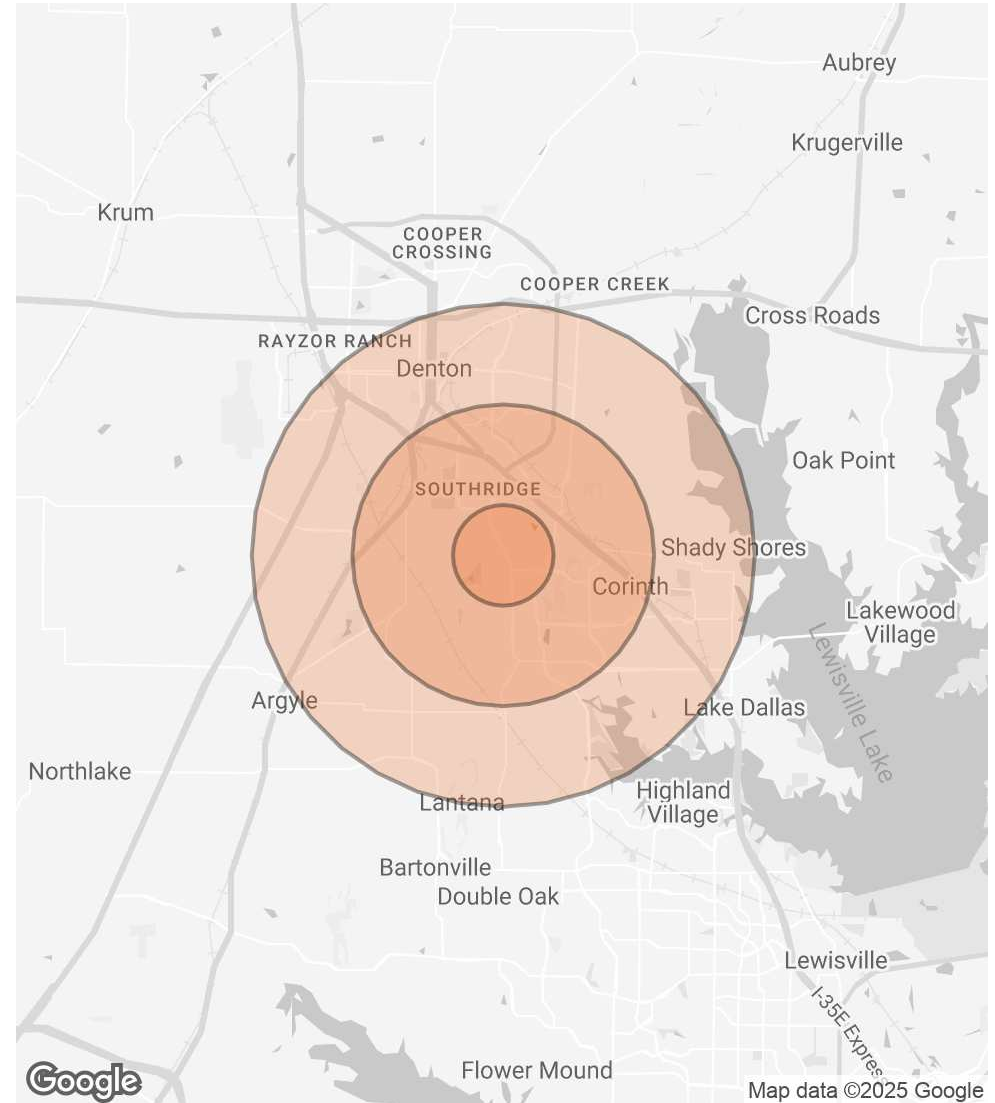
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,470	72,039	166,629
AVERAGE AGE	39	37	36
AVERAGE AGE (MALE)	38	36	35
AVERAGE AGE (FEMALE)	40	38	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,512	26,416	61,692
# OF PERSONS PER HH	3	2.7	2.7
AVERAGE HH INCOME	\$129,290	\$124,884	\$115,873
AVERAGE HOUSE VALUE	\$413,472	\$391,087	\$412,477

Demographics data derived from AlphaMap



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MEET THE TEAM



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