



**FOR
LEASE**

AVAILABLE SPACE
1,200 - 12,900 SF

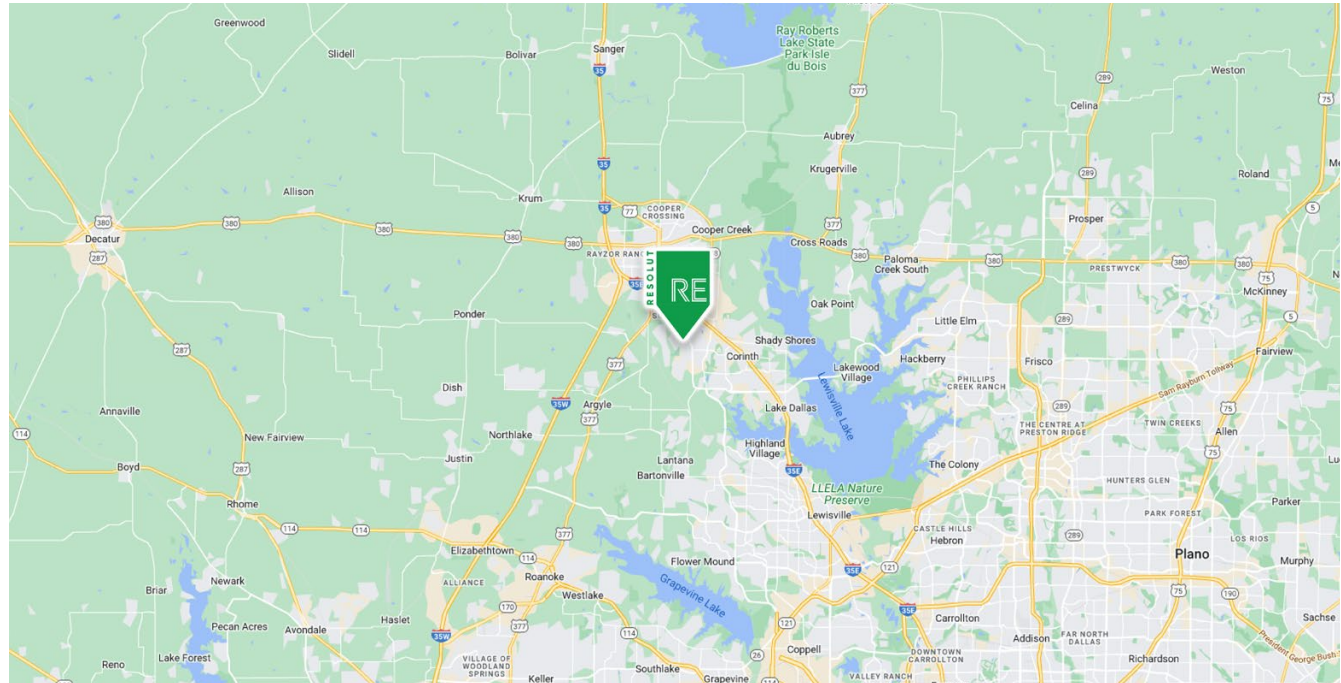
RATE
Call for pricing

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PROPERTY HIGHLIGHTS

- Site is situated at the NWC of Teasley Lane and Ryan Rd. The site is only a few blocks away from I-35 and Golden Triangle Mall
- 974.5K Estimated Visitors for Walmart Neighborhood Market Annually* (Source: Placer.ai)
- Cross Access with Dutch Bro's and Freddy's
- Site located directly in front of Hunters Creek Apartments a new 212-unit multifamily development.
- Multiple national QSR users committed to the project.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2026



74,926
POPULATION
3-MILE RADIUS



\$185,307
AVG HH INCOME
3-MILE RADIUS



25,607
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS

Teasley LN: 21,727 VPD
(Costar 2026)
Ryan Rd: 4,817 VPD
(Costar 2026)











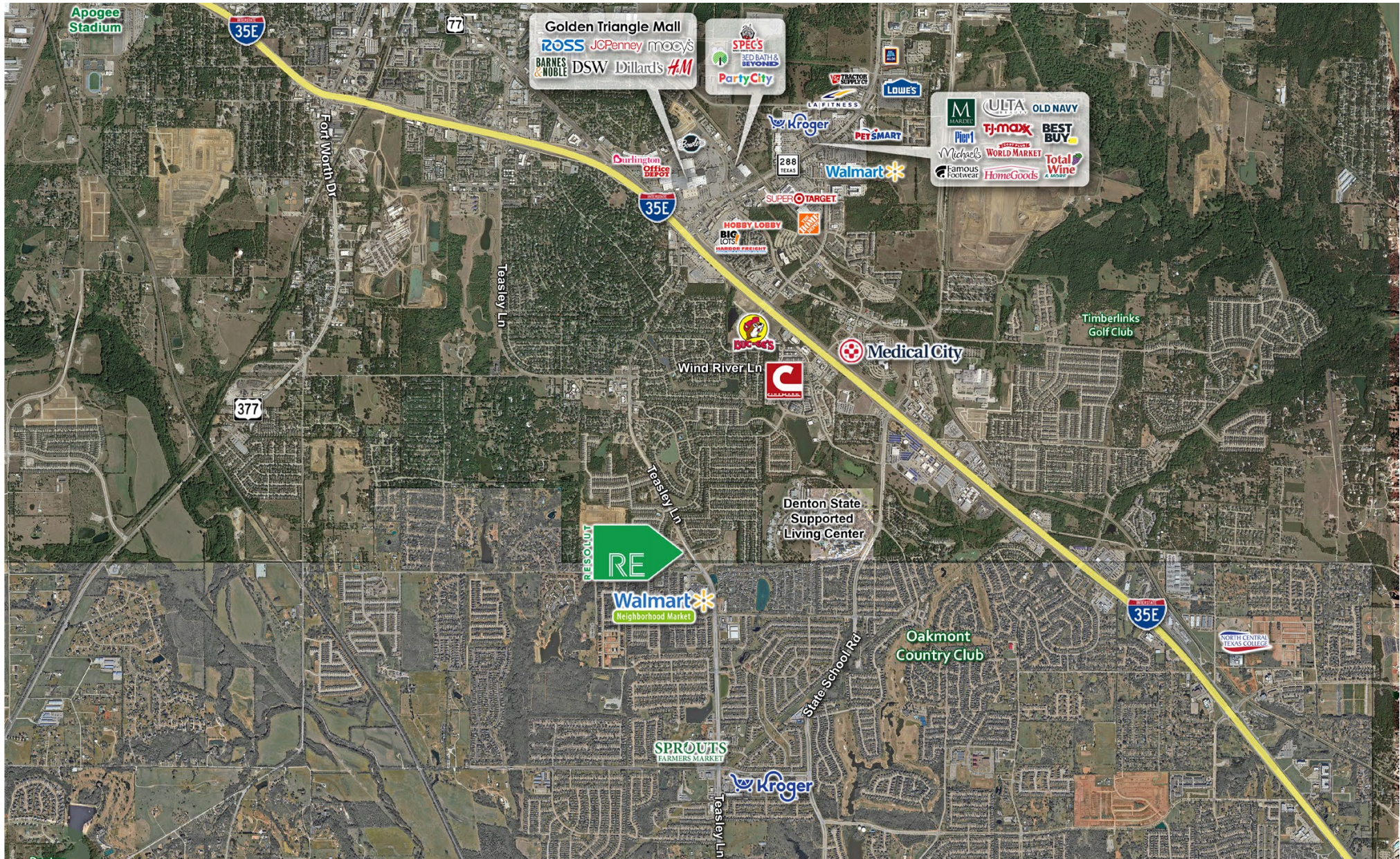




DEVELOPED BY



SHOPS AT TEASLEY | Denton, TX 75065



DENTON COUNTY POPULATION SOARS PAST ONE MILLION

Over one million people now live in Denton County. The county population is growing quickly, with a 3.2% increase in the past year, reaching 1,006,492, according to data released by the North Central Texas Council of Governments (NCTCOG). In comparison, Dallas County only saw a 0.7% increase and Tarrant County saw 1.4%, the top two most populated North Texas counties.

"We knew Denton County was close to surpassing this milestone," Denton County Judge Andy Eads said in a statement. "With an estimated 86 people moving into Denton County every day, an additional 13,700-plus can be added to that total."

Four towns within southern Denton County are among the fastest-growing cities in North Texas. The NCTCOG estimates Celina grew by 38.8%, Haslet grew by 31%, Argyle grew by 20.3% and Northlake grew by 18%. This increased population growth has commissioners of Precinct 4, like Dianne Edmondson, working harder to keep up with the pace.

"We continuously have projects underway to address our fast-paced growth," Edmondson said in a statement. "We know our southwest portion of Denton County will grow rapidly over the next decade and we work continuously and collaboratively with our communities to be prepared for it."

Looking to the future, Denton County expects continued growth and considers it a part of its legacy.

<https://www.nbcdfw.com/news/local/denton-county-population-soars-past-one-million/3277555/>





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.

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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
 Sales Agent / Associate's Name	 License No.	 Email	 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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