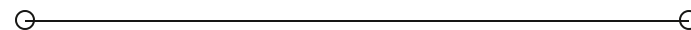


**LEASE**

# Oakwood Office Condos

**3111 TEASLEY LANE**

Denton, TX 76205



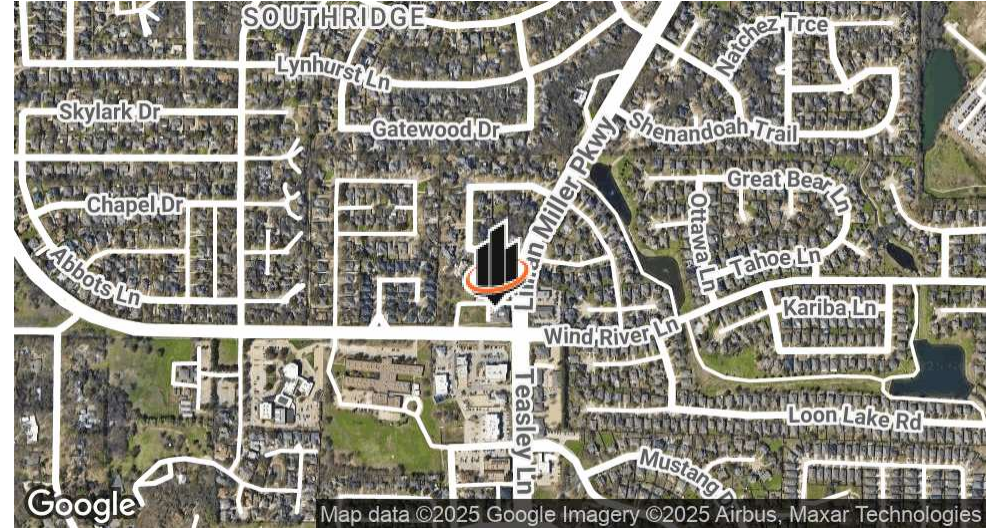
**PRESENTED BY:**

**BRAD TYNDALL**

O: 940.381.2220

[brad.tyndall@svn.com](mailto:brad.tyndall@svn.com)

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Call for Pricing
<b>AVAILABLE SF:</b>	1,700 - 6,830 SF
<b>BUILDING SIZE:</b>	6,830 SF

## PROPERTY DESCRIPTION

Medical or Professional Office Condos available for lease estimated to deliver late 2024.

## LOCATION DESCRIPTION

Subject property is located just off the corner of Teasley and Lillian Miller, two main arteries of south Denton. Property has excellent visibility and accessibility with VPD of 15,000+ on Teasley and 22,000+ on Lillian Miller. Area is surrounded by rooftops and commercial development.

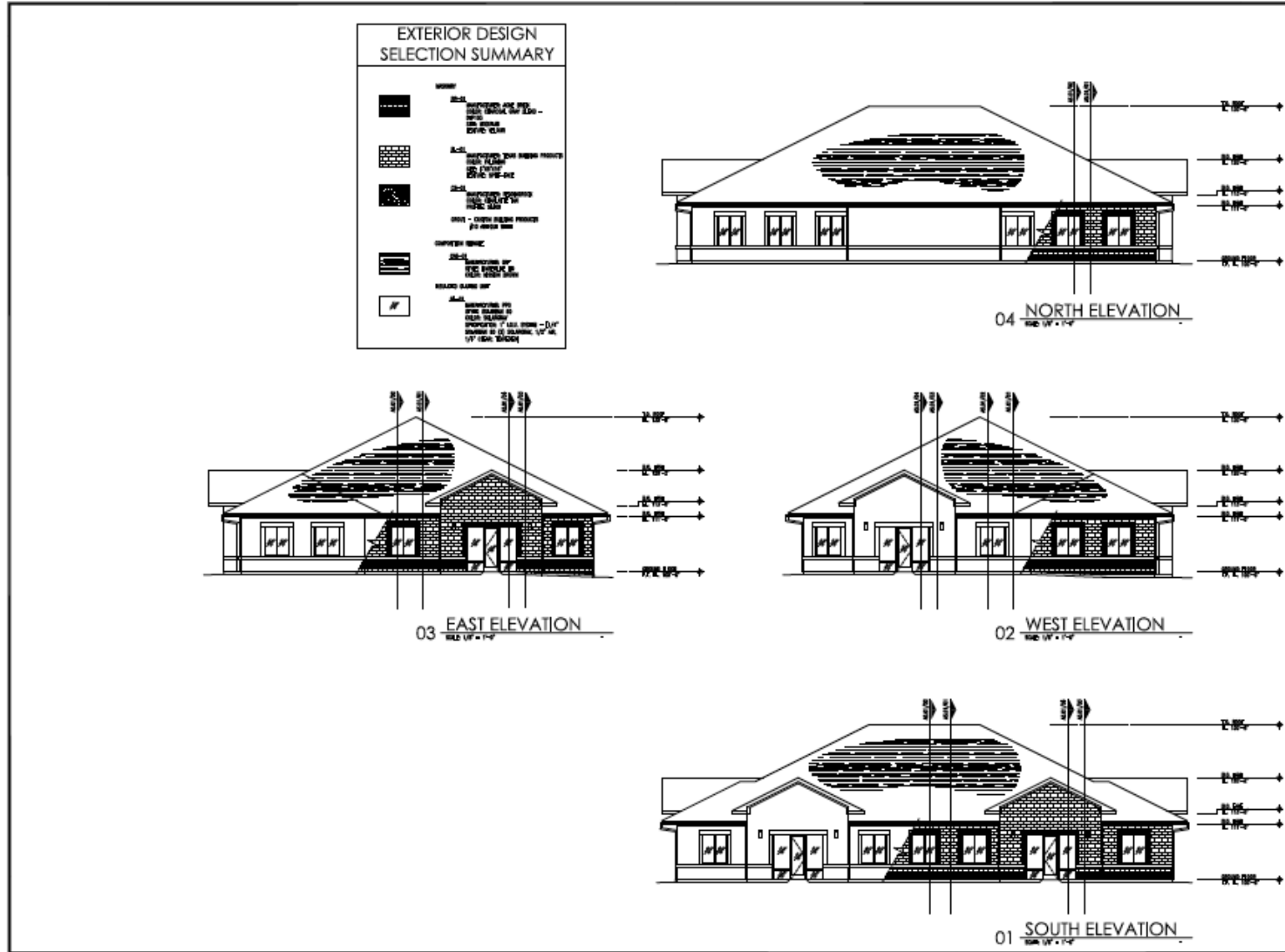
**BRAD TYNDALL**  
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# AERIAL PHOTOS



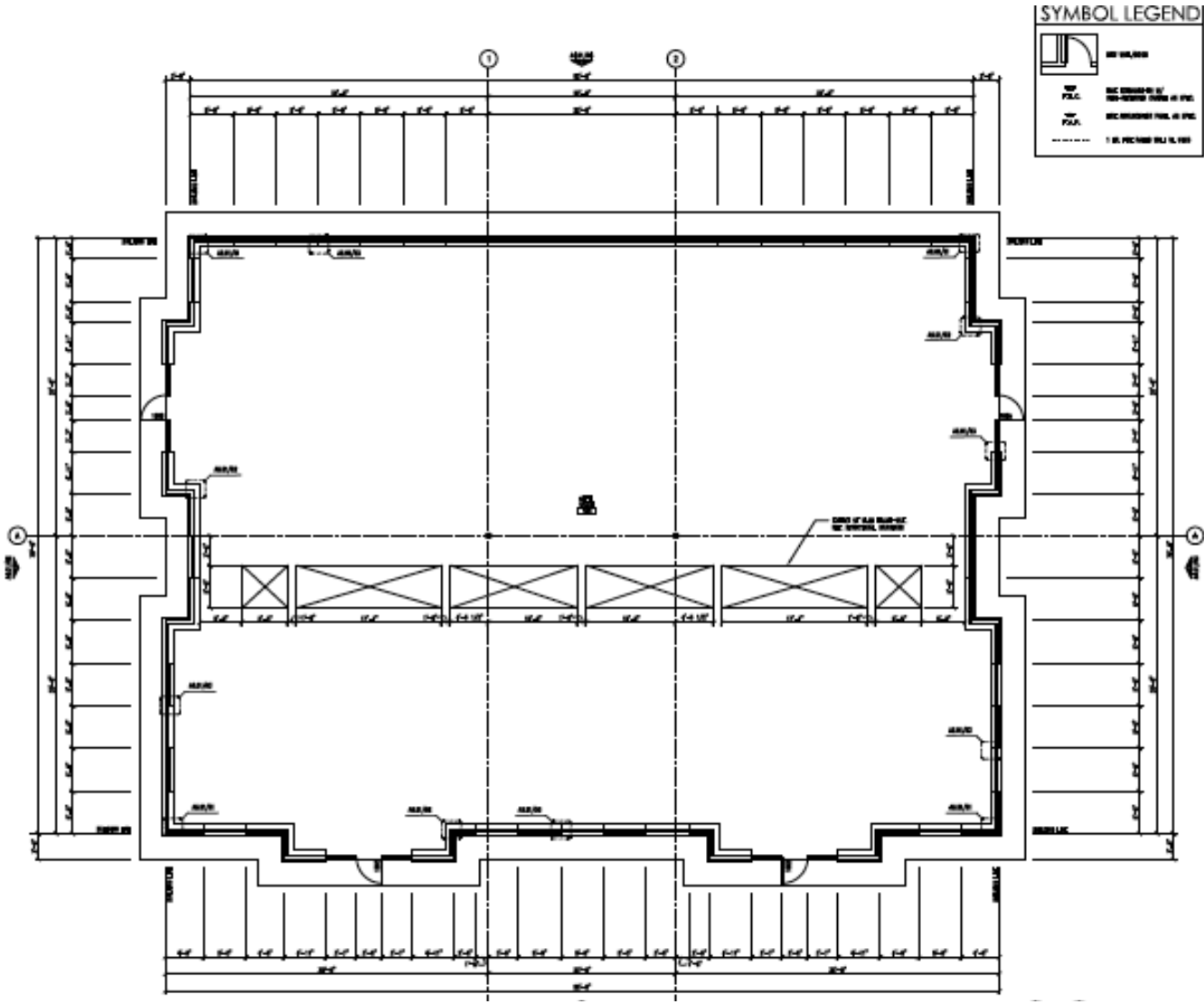
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# ELEVATIONS



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# CONCEPT LAYOUT



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# DEMOGRAPHICS MAP & REPORT

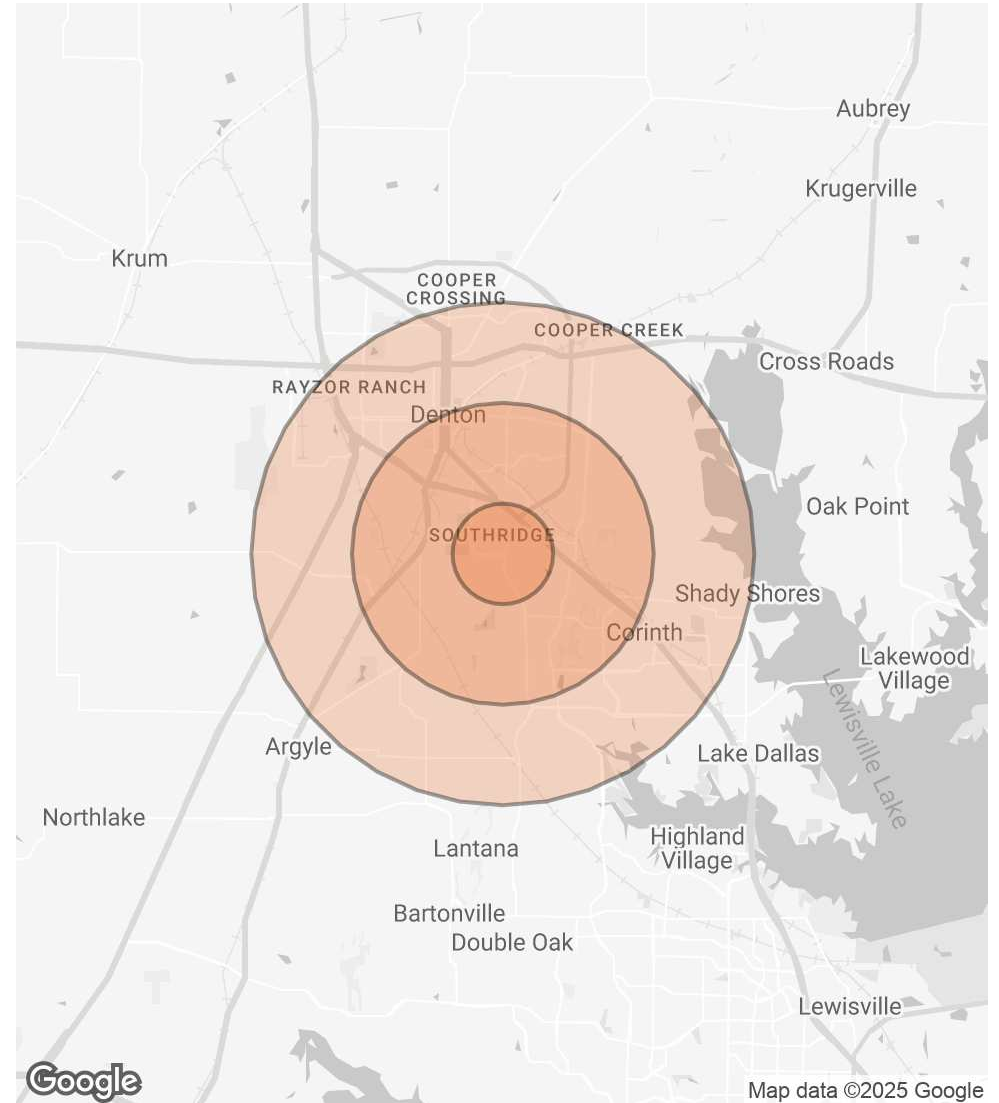
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	12,162	82,804	168,509
<b>AVERAGE AGE</b>	40	36	36
<b>AVERAGE AGE (MALE)</b>	39	35	35
<b>AVERAGE AGE (FEMALE)</b>	41	36	37

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,867	31,392	63,568
<b># OF PERSONS PER HH</b>	2.5	2.6	2.7
<b>AVERAGE HH INCOME</b>	\$120,286	\$106,697	\$106,637
<b>AVERAGE HOUSE VALUE</b>	\$467,670	\$369,069	\$394,936

Demographics data derived from AlphaMap



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## MEET THE TEAM



### BRAD TYNDALL

Senior Advisor

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