



## 1704 Teasley Ln

1704 Teasley Ln, Denton, TX 76205

# CENTURY 21

Judge Fite Company



### Heather Baker

Century 21 Fine Homes and Estates Judgefite Compan  
6255 Frisco Square Blvd, Suite 100, Frisco, TX 75034  
[heatherbaker@judgefite.com](mailto:heatherbaker@judgefite.com)  
(469) 621-0081



# 1704 Teasley Ln

\$500,000

This Denton, TX property offers a well-positioned touchless in-bay car wash equipped with a triple filtration system and two vacuum stations. Conveniently located near I-35 and Teasley Lane-FM 2181, the site benefits from excellent visibility and strong traffic, with approximately 129,875 combined corridor exposure! The touchless wash system provides customers with a gentle, efficient, and thorough vehicle cleaning experience without the risk of brushes causing scratches or surface damage. In addition to the car wash operation, the property includes a designer wood-finished office, storage area, chemical room, supporting both customer service and day-to-day operations. Situated in Denton, a vibrant and growing North Texas market, the property is surrounded by steady residential, commuter, and student traffic.

- Well-positioned touchless in-bay car wash equipped with a triple filtration system and two vacuum stations. For more information visit:

<https://www.loopnet.com/Listing/1704-Teasley-Ln-Denton-TX/40295661/>



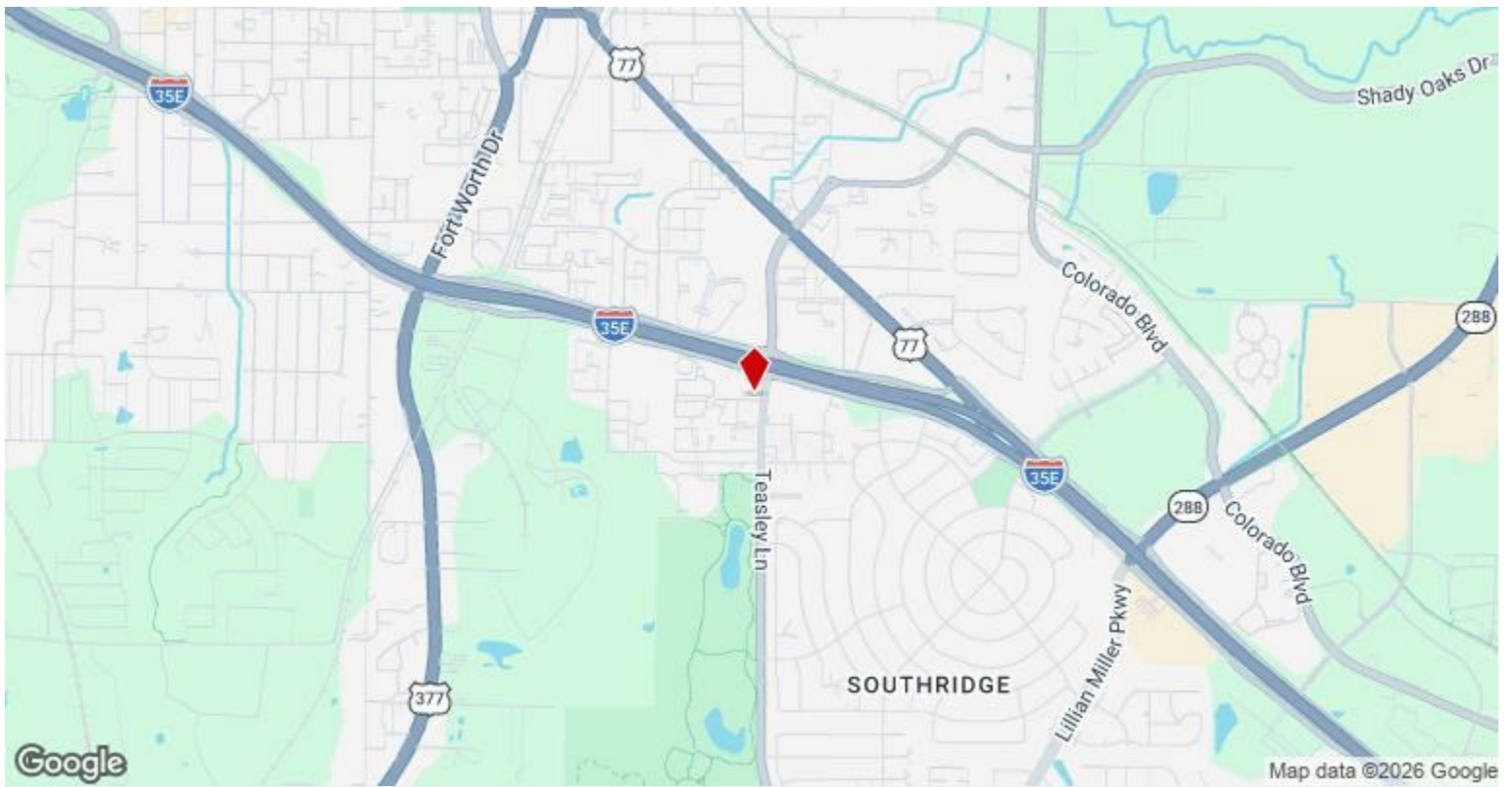
Price:	\$500,000
Property Type:	Specialty
Property Subtype:	Car Wash
Building Class:	B
Sale Type:	Investment
Lot Size:	0.25 AC
Gross Building Area:	1,886 SF
No. Stories:	1
Year Built:	2004
Parking Ratio:	0/1,000 SF
Zoning Description:	C
APN / Parcel ID:	R261744
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	20 (Somewhat friendly)

---

## Major Tenant Information

---

Tenant	SF Occupied	Lease Expired
Blue Wave Laser Wash	-	



**1704 Teasley Ln, Denton, TX 76205**

# Property Photos



# Property Photos



1704\_teasley\_lane\_6035477\_009



1704\_teasley\_lane\_6035477\_010

# Property Photos



1704\_teasley\_lane\_6035477\_004



1704\_teasley\_lane\_6035477\_020

# Property Photos



# Property Photos



# Property Photos



# Property Photos



1704\_teasley\_lane\_6035477\_025



1704\_teasley\_lane\_6035477\_012

# Property Photos



1704\_teasley\_lane\_6035477\_013



1704\_teasley\_lane\_6035477\_014

# Property Photos



# Property Photos



1704\_teasley\_lane\_6035477\_029



1704\_teasley\_lane\_6035477\_017

# Property Photos



# Property Photos



1704\_teasley\_lane\_6035477\_030



1704\_teasley\_lane\_6035477\_031

# Property Photos



1704\_teasley\_lane\_6035477\_032



1704\_teasley\_lane\_6035477\_033

# Property Photos



1704\_teasley\_lane\_6035477\_015



1704\_teasley\_lane\_6035477\_015

# Property Photos

