

FOR SALE OR LEASE

OFFICES AT TEASLEY PARK 3312 TEASLEY LANE | DENTON, TX 76210



- Tremendous growth area (both residential and commercial)
- Close to Denton Regional Medical Center
- Great location with high traffic counts and visibility
- Easy access to I-35E
- Area supported by high density residential
- Teasley Lane currently being widened to 6 lanes

Property Type	Office/condo
Proposed No. of Buildings	3
Zoning	NRMU – Commercial
Projected Delivery	2Q 2021
Total Project Size	28,600 SF
Maximum Contiguous	5,100 SF
Minimum Divisible	1,500 SF
Price	Call for pricing



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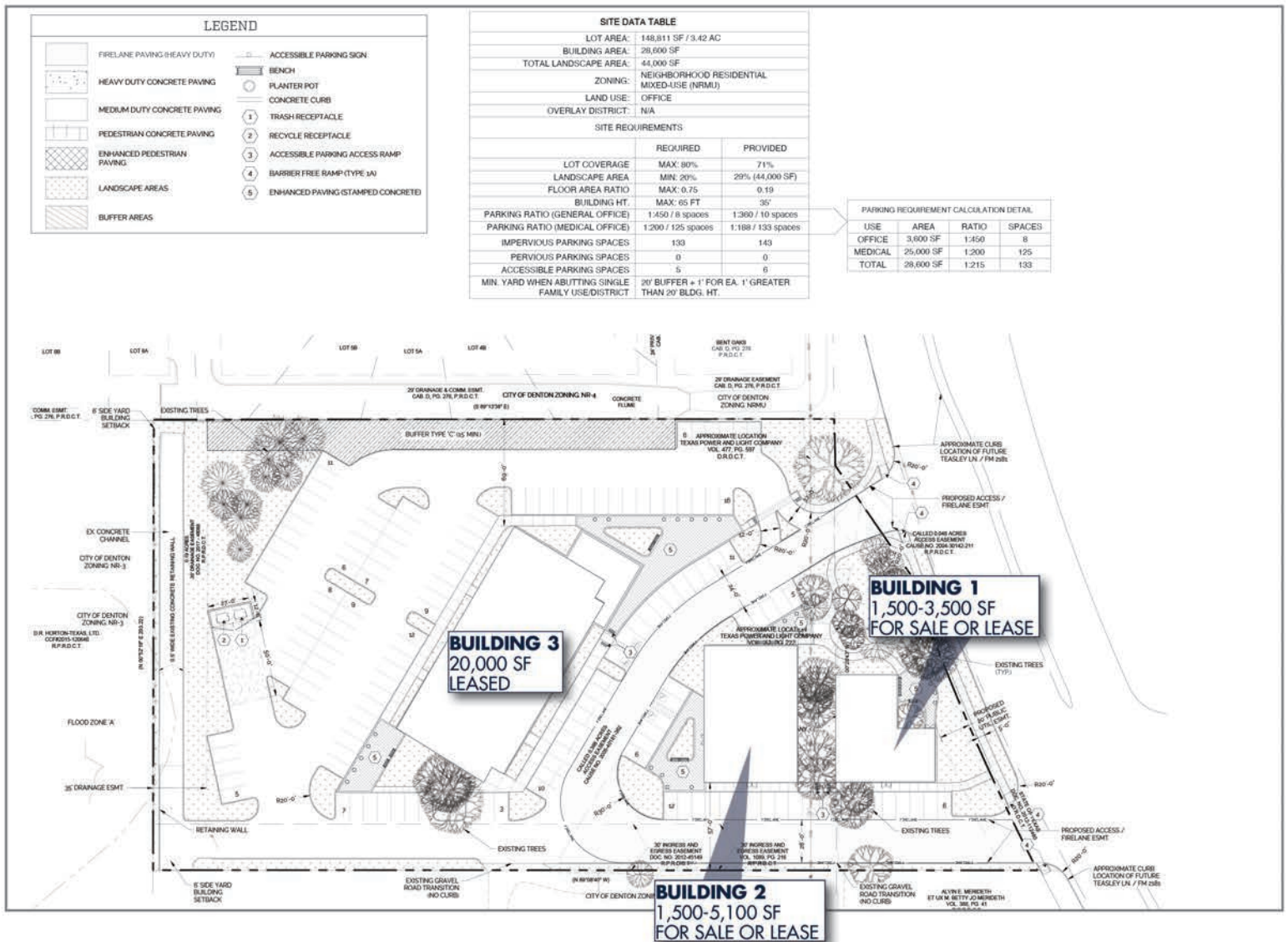
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BUILDING	TOTAL SIZE	STATUS	AVAILABLE FOR SALE	AVAILABLE FOR LEASE
1	3,500 SF	Available	1,500-3,500 SF	1,500-3,500 SF
2	5,100 SF	Available	1,500-5,100 SF	1,500-5,100 SF
3	20,000 SF	Leased	20,000 SF	N/A



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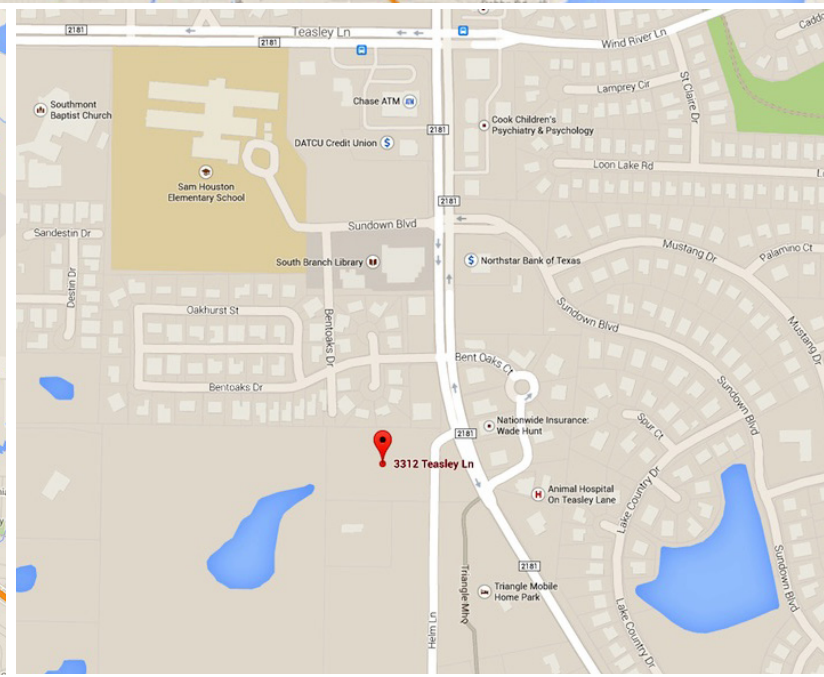
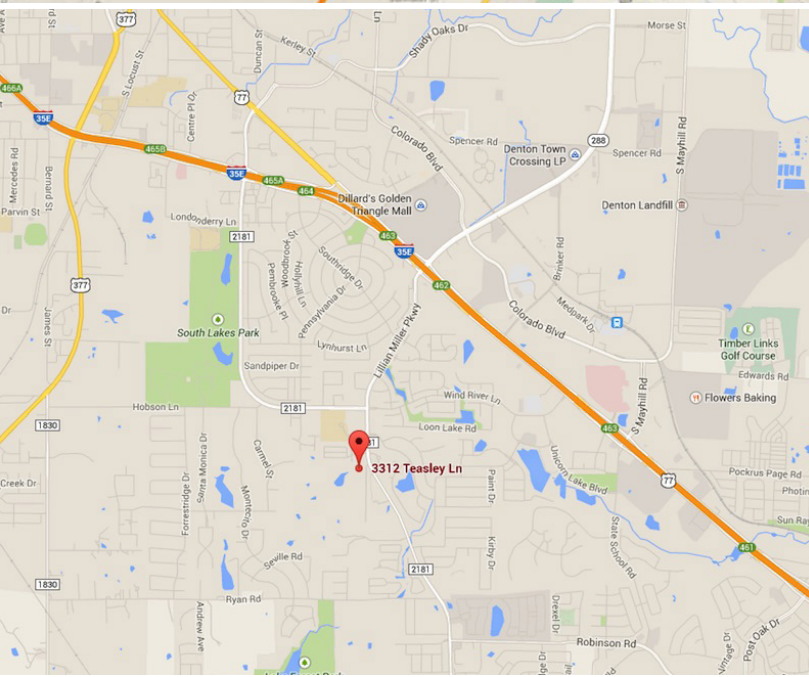
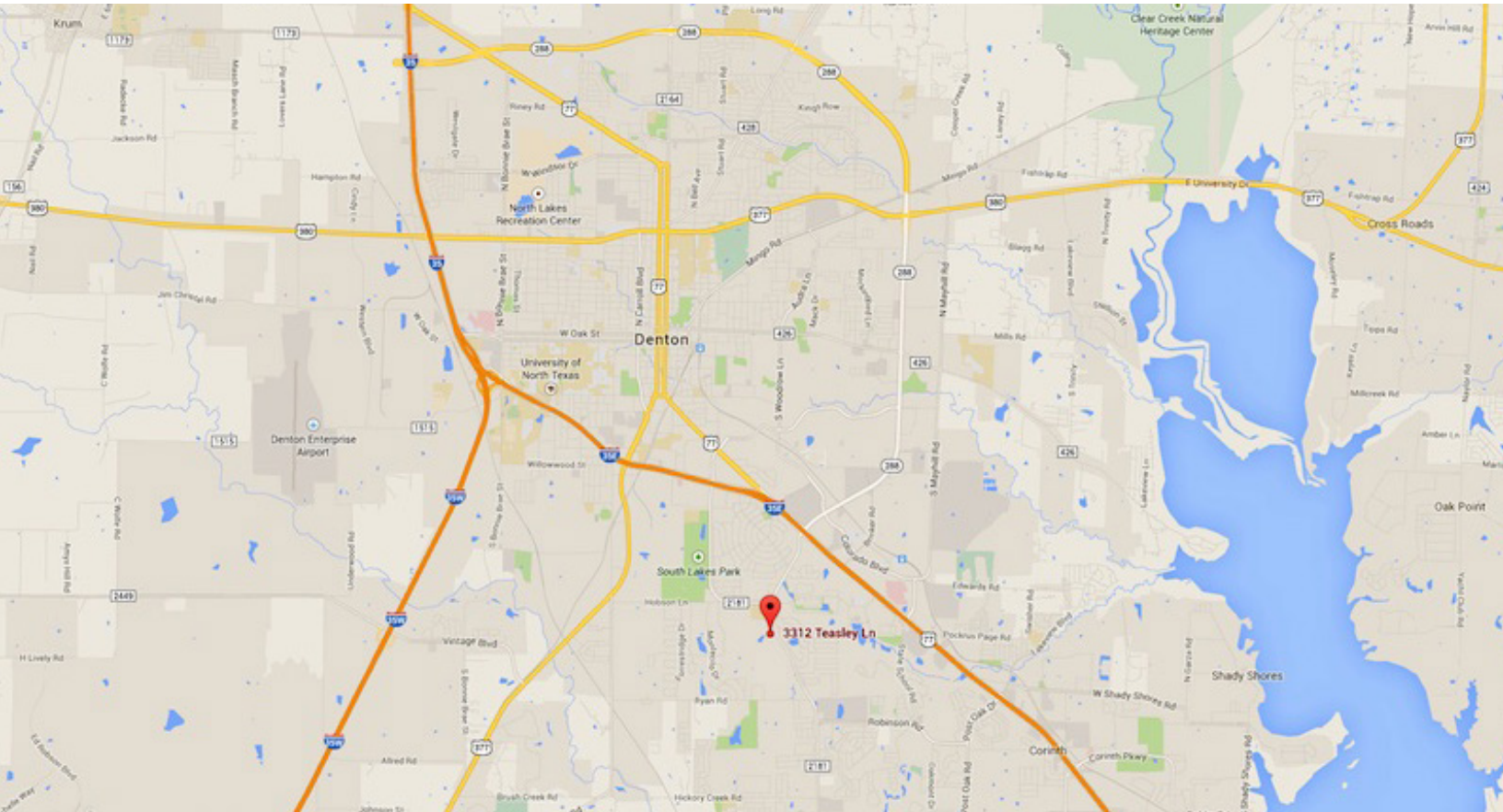
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Latitude: 33.17139
Longitude: -97.11376

Rings: 1, 3, 5 mile radii

	1 mile	3 mile	5 mile
Population			
2000 Population	5,327	35,515	89,319
2010 Population	7,321	60,275	128,131
2014 Population	7,442	64,227	136,648
2019 Population	8,052	71,415	151,457
2000-2010 Annual Rate	3.23%	5.43%	3.67%
2010-2014 Annual Rate	0.39%	1.51%	1.53%
2014-2019 Annual Rate	1.59%	2.14%	2.08%
2014 Male Population	48.7%	50.0%	49.2%
2014 Female Population	51.3%	50.0%	50.8%
2014 Median Age	42.3	29.0	28.4

In the identified area, the current year population is 136,648. In 2010, the Census count in the area was 128,131. The rate of change since 2010 was 1.53% annually. The five-year projection for the population in the area is 151,457 representing a change of 2.08% annually from 2014 to 2019. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 42.3, compared to U.S. median age of 37.7.

Race and Ethnicity

2014 White Alone	82.1%	71.7%	72.8%
2014 Black Alone	5.4%	12.0%	10.6%
2014 American Indian/Alaska Native Alone	0.8%	0.8%	0.8%
2014 Asian Alone	4.9%	4.5%	4.4%
2014 Pacific Islander Alone	0.2%	0.1%	0.1%
2014 Other Race	4.4%	7.4%	7.9%
2014 Two or More Races	2.2%	3.6%	3.4%
2014 Hispanic Origin (Any Race)	13.1%	21.1%	21.9%

Persons of Hispanic origin represent 21.9% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.2 in the identified area, compared to 62.6 for the U.S. as a whole.

Households

2000 Households	1,837	13,761	33,388
2010 Households	2,685	22,217	46,587
2014 Total Households	2,737	23,674	49,868
2019 Total Households	2,970	26,377	55,573
2000-2010 Annual Rate	3.87%	4.91%	3.39%
2010-2014 Annual Rate	0.45%	1.51%	1.61%
2014-2019 Annual Rate	1.65%	2.19%	2.19%
2014 Average Household Size	2.65	2.64	2.56

The household count in this area has changed from 46,587 in 2010 to 49,868 in the current year, a change of 1.61% annually. The five-year projection of households is 55,573, a change of 2.19% annually from the current year total. Average household size is currently 2.56, compared to 2.56 in the year 2010. The number of families in the current year is 28,621 in the specified area.



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Rings: 1, 3, 5 mile radii

	1 mile	3 mile	5 mile
Median Household Income			
2014 Median Household Income	\$89,038	\$57,889	\$54,091
2019 Median Household Income	\$100,359	\$72,076	\$65,354
2014-2019 Annual Rate	2.42%	4.48%	3.86%
Average Household Income			
2014 Average Household Income	\$105,147	\$78,283	\$75,479
2019 Average Household Income	\$118,040	\$89,474	\$87,835
2014-2019 Annual Rate	2.34%	2.71%	3.08%
Per Capita Income			
2014 Per Capita Income	\$38,216	\$29,329	\$28,647
2019 Per Capita Income	\$42,984	\$33,602	\$33,474
2014-2019 Annual Rate	2.38%	2.76%	3.16%

Households by Income

Current median household income is \$54,091 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$65,354 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$75,479 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$87,835 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$28,647 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$33,474 in five years, compared to \$32,168 for all U.S. households

Housing

	1 mile	3 mile	5 mile
2000 Total Housing Units	1,946	14,815	35,526
2000 Owner Occupied Housing Units	1,493	6,969	16,568
2000 Renter Occupied Housing Units	343	6,792	16,821
2000 Vacant Housing Units	110	1,054	2,137
2010 Total Housing Units	2,777	23,828	50,178
2010 Owner Occupied Housing Units	2,320	12,218	24,369
2010 Renter Occupied Housing Units	365	9,999	22,218
2010 Vacant Housing Units	92	1,611	3,591
2014 Total Housing Units	2,837	25,165	53,470
2014 Owner Occupied Housing Units	2,318	12,465	25,020
2014 Renter Occupied Housing Units	420	11,209	24,848
2014 Vacant Housing Units	100	1,491	3,602
2019 Total Housing Units	3,069	27,979	59,466
2019 Owner Occupied Housing Units	2,501	13,582	27,478
2019 Renter Occupied Housing Units	469	12,795	28,095
2019 Vacant Housing Units	99	1,602	3,893

Currently, 46.8% of the 53,470 housing units in the area are owner occupied; 46.5%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 50,178 housing units in the area - 48.6% owner occupied, 44.3% renter occupied, and 7.2% vacant. The annual rate of change in housing units since 2010 is 2.86%. Median home value in the area is \$207,535, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 3.60% annually to \$247,633.



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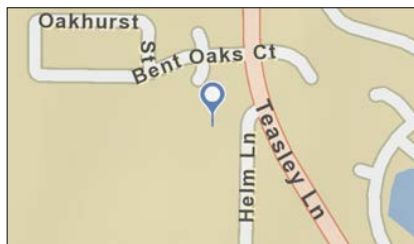
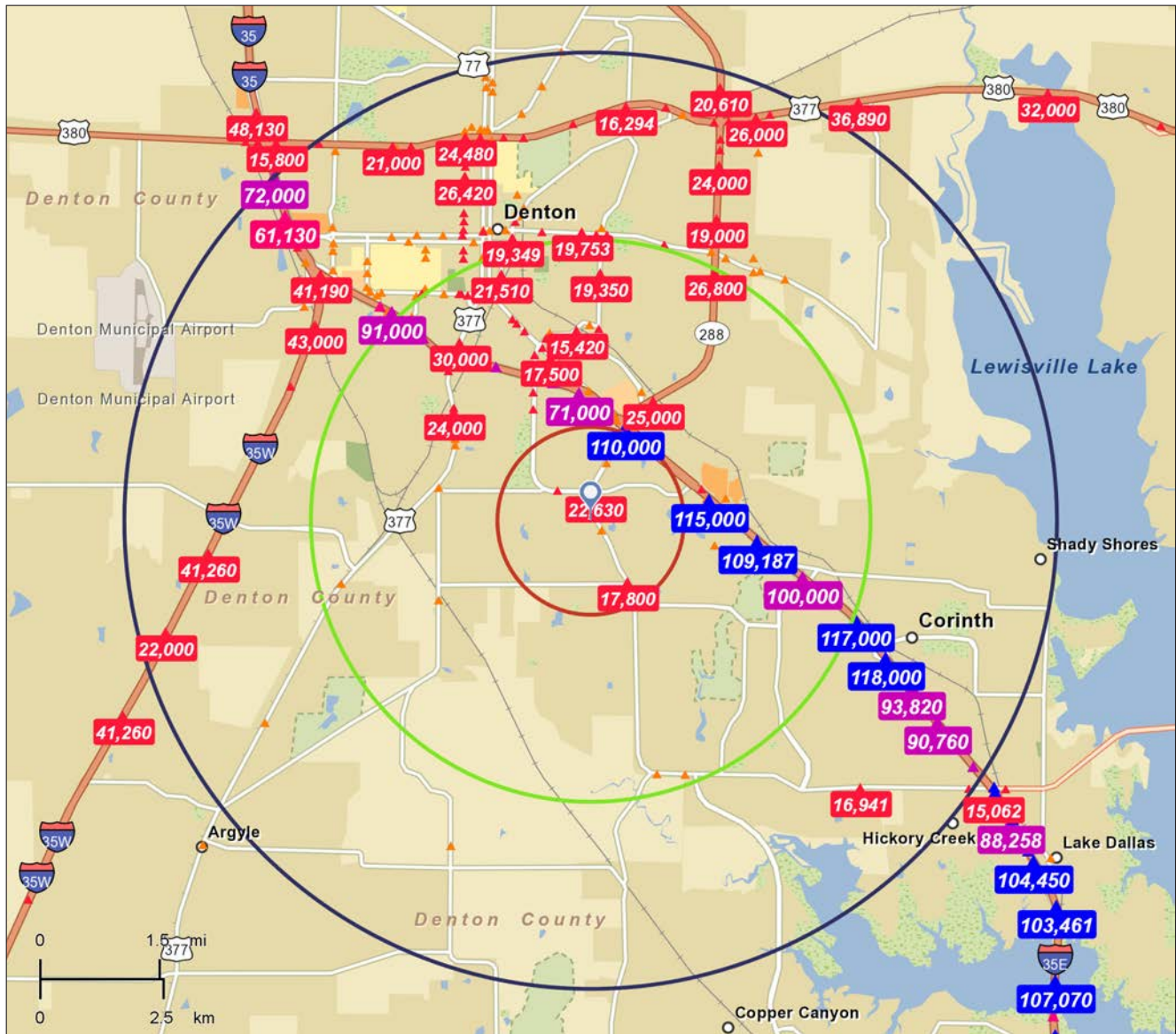
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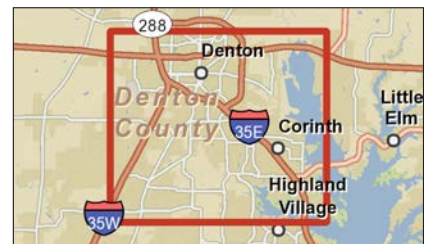
Latitude: 33.171388
Longitude: -97.113764

Ring: 1, 3, 5 Miles



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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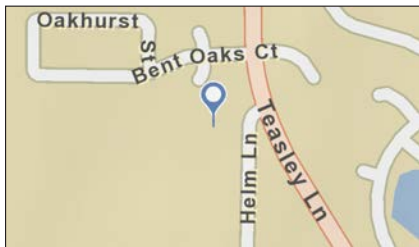
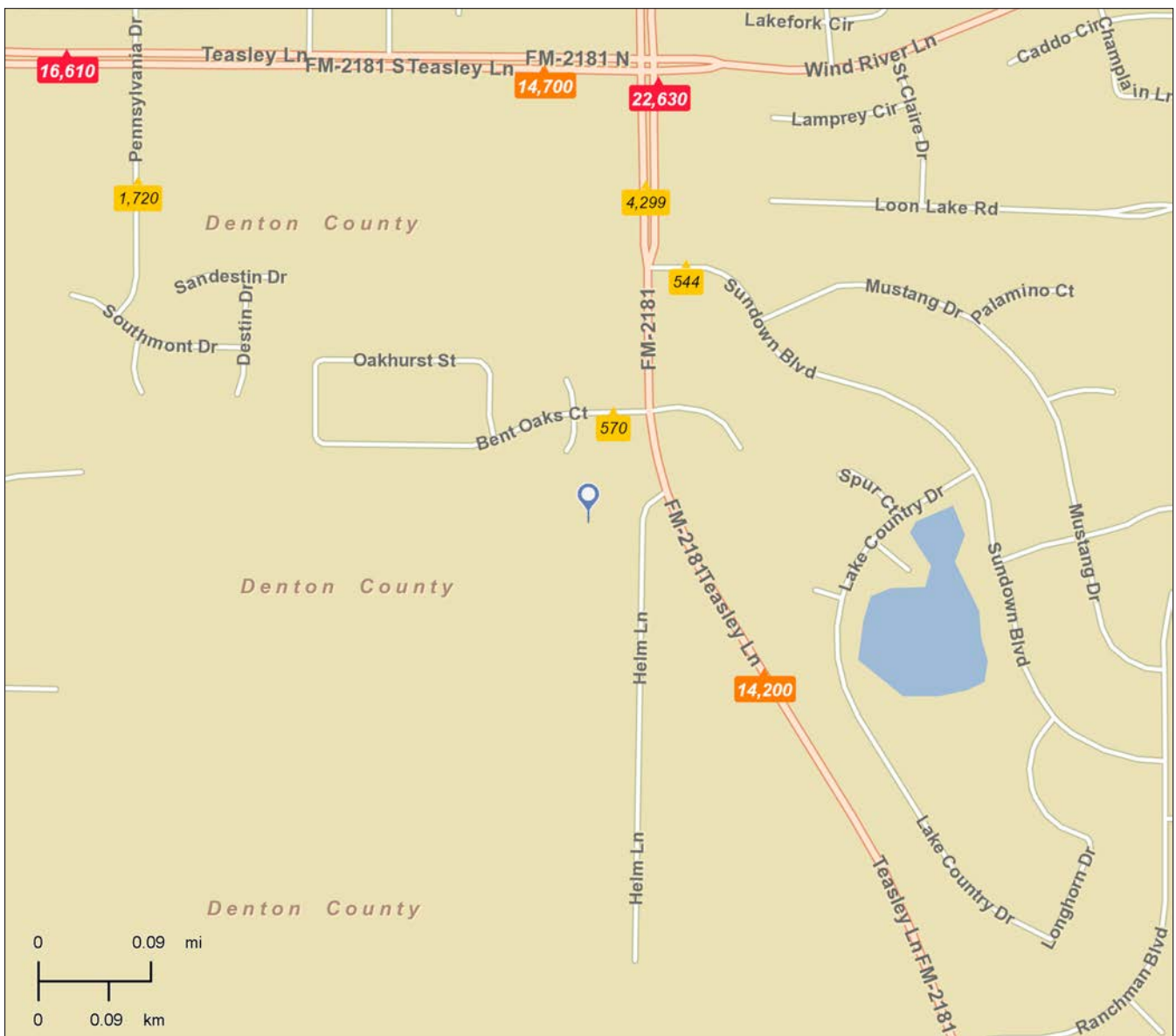
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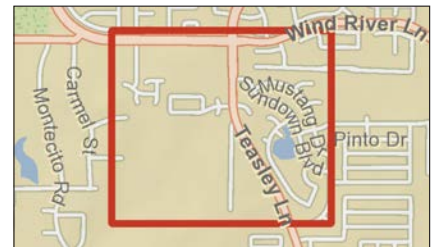
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Ring: 1, 3, 5 Miles



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- ▲ Up to 6,000 vehicles per day
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Prepared by Esri
 Latitude: 33.171390
 Longitude: -97.113760

Rings: 1, 3, 5 mile radii

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.08	Bentoaks Dr	Teasley Ln (0.03 miles E)	2000	570
0.16	Teasley Ln	Triangle Mhp (0.08 miles SE)	2008	14,200
0.19	Sundown Blvd	Teasley Ln (0.03 miles W)	1999	544
0.23	Teasley Ln	Sundown Blvd (0.05 miles S)	1999	4,299
0.31	Teasley Ln	Windriver Ln (0.01 miles NW)	2009	22,630
0.31	Teasley Ln	Lillian Miller Pkwy (0.07 miles E)	2000	14,700
0.39	Pennsylvania Dr	Teasley Ln (0.08 miles N)	2009	1,720
0.42	Chiquita St	Carmel St (0.06 miles SW)	2000	80
0.42	Indian Ridge Dr	Smokerise Cir (0.06 miles N)	2000	120
0.48	Pennsylvania Dr	Abbots Ln (0.01 miles S)	2009	1,180
0.48	Teasley Dr	Pennsylvania Dr (0.05 miles E)	2009	16,610
0.56	Teasley Dr	Hobson Ln (0.06 miles NW)	1999	5,329
0.58	Carmel St	Hobson Ln (0.09 miles N)	1999	4,264
0.59	Chapel Dr	Hope St (0.02 miles W)	1999	481
0.60	Pennsylvania Dr	Sandpiper Dr (0.02 miles N)	1999	1,578
0.61	Shenandoah Trl	Charleston Ct (0.02 miles E)	1999	1,484
0.62	Hobson Ln	Carmel St (0.01 miles SW)	1999	7,694
0.64	Lillian Miller Pkwy	Shenandoah Trl (0.03 miles SW)	1999	14,658
0.65	Teasley Ln	Hobson Ln (0.04 miles SE)	1999	4,594
0.66	Hobson Ln	Carmel St (0.05 miles E)	2009	7,740
0.70	Montecito Dr	Ryan Rd (0.07 miles S)	1999	632
0.72	Southridge Dr	Lynhurst Ln (0.02 miles NW)	1999	4,190
0.73	Sandpiper Dr	Abbots Ln (0.08 miles W)	2000	230
0.73	Tennyson Trl	Hollyhill Ln (0.06 miles NE)	2000	40
0.75	Teasley Ln	Wheeler Dr (0.02 miles NW)	2009	17,800
0.76	Stonegate Dr	Southridge Dr (0.13 miles NE)	2000	220
0.76	Ryan Rd	Overlake Dr (0.06 miles W)	2009	5,190
0.78	Teasley Ln	Teasley Dr (0.01 miles E)	1999	4,094
0.82	Santa Monica Dr	Hobson Ln (0.25 miles N)	2009	2,660
0.82	Hobson Ln	Santa Monica Dr (0.06 miles W)	2009	6,920

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2013 to 1963. Just over 68% of the counts were taken between 2001 and 2013 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2013 MPSI Systems Inc. d.b.a. DataMetrix®



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