

CORINTH

NEC TEASLEY DR. (FM 2181) & PARKRIDGE DR. | CORINTH, TX

NEW RETAIL WITH DRIVE-THRU ENDCAP FOR LEASE



AREA OVERVIEW

Brand new retail strip center with drive-thru endcap coming soon on the northeast corner of Teasley Dr. (FM 2181) and Parkridge Dr. in Corinth, a small and moderately affluent Denton County suburb located in the Lake Cities, just north of the Dallas-Fort Worth metroplex. The site strongly benefits from its ideal spot off of I-35, a major thoroughfare that serves the nearby residential communities of Lake Dallas, Corinth, and Highland Village, and is only minutes from the popular and famous Lewisville Lake. Neighboring area retailers include traffic-generating national and chain stores such as Walmart, Albertsons, Firestone, Starbucks, Chick-fil-A, Kwik Kar, and numerous other retail shops, banks, and restaurants.

PROPERTY HIGHLIGHTS

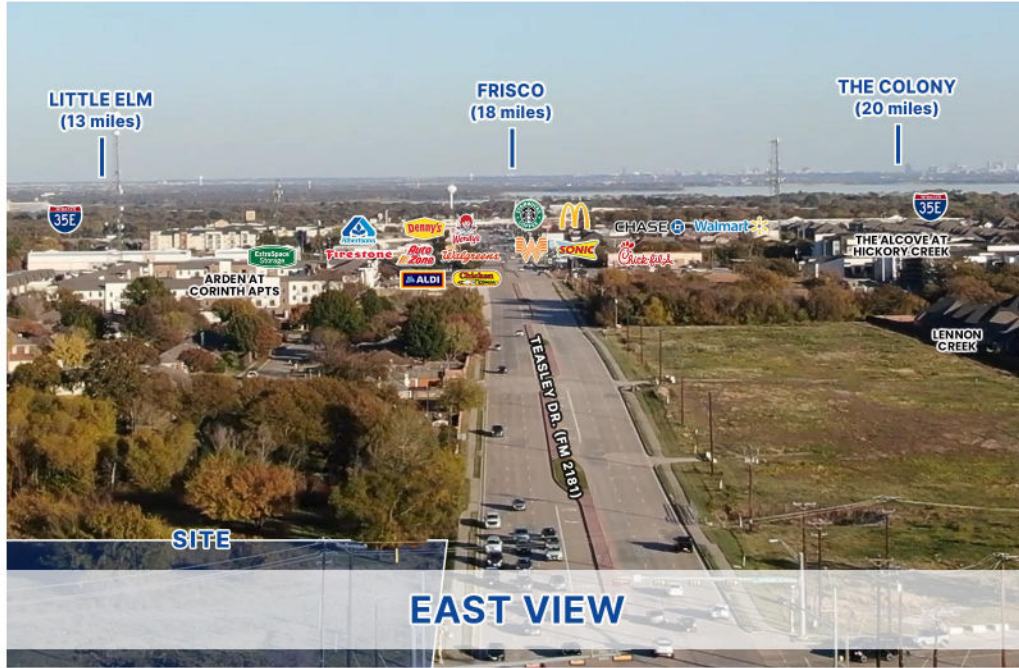
- **AVAILABLE FOR LEASE: ±6,000 RSF BRAND NEW RETAIL CENTER**
- Hard corner site at a lighted intersection with strong visibility along Teasley
- Prime spot in a busy trade area with high visibility along a major retail thoroughfare
- Easily accessible from Teasley Dr., Parkridge Dr., and I-35
- Excellent area demographics and major foot traffic generated from the surrounding array of national retailers & dense residential neighborhoods
- Close proximity to Denton, DFW Airport, Downtown Dallas and Fort Worth
- One mile west of I-35E and just 5 miles south of S. Loop 28



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📍 SITE SUMMARY

LOCATION:	Northeast corner of Teasley Dr. (FM 2181) & Parkridge Dr. Corinth, Texas 76210
COUNTY:	Denton County
AVAILABLE:	±6,000 rsf retail strip center with drive-thru endcap
ZONING:	C-2 Commercial District, which allows for a wide variety of uses including retail, restaurant, medical, professional office, and/or financial institution
MARKET:	Lewisville, Hickory Creek, Lake Dallas, Corinth
LEASE RATE:	Please call for more information

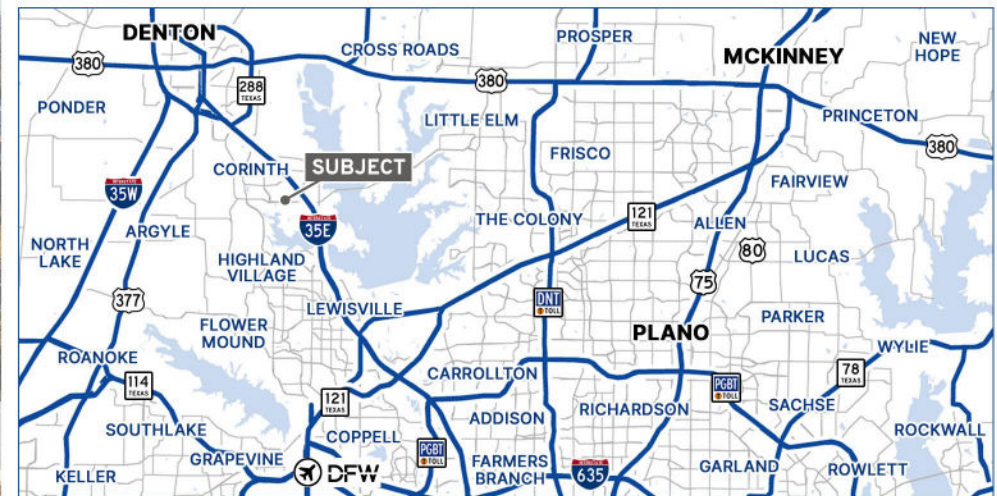
DEMOGRAPHICS

 2025 POPULATION	1 MILE:	9,068	 2025 HOUSEHOLDS	1 MILE:	3,445	 2025 HH INCOME	1 MILE:	\$130,940
	3 MILE:	58,134		3 MILE:	20,515		3 MILE:	\$153,905
	5 MILE:	144,041		5 MILE:	50,469		5 MILE:	\$163,169

TRAFFIC COUNTS

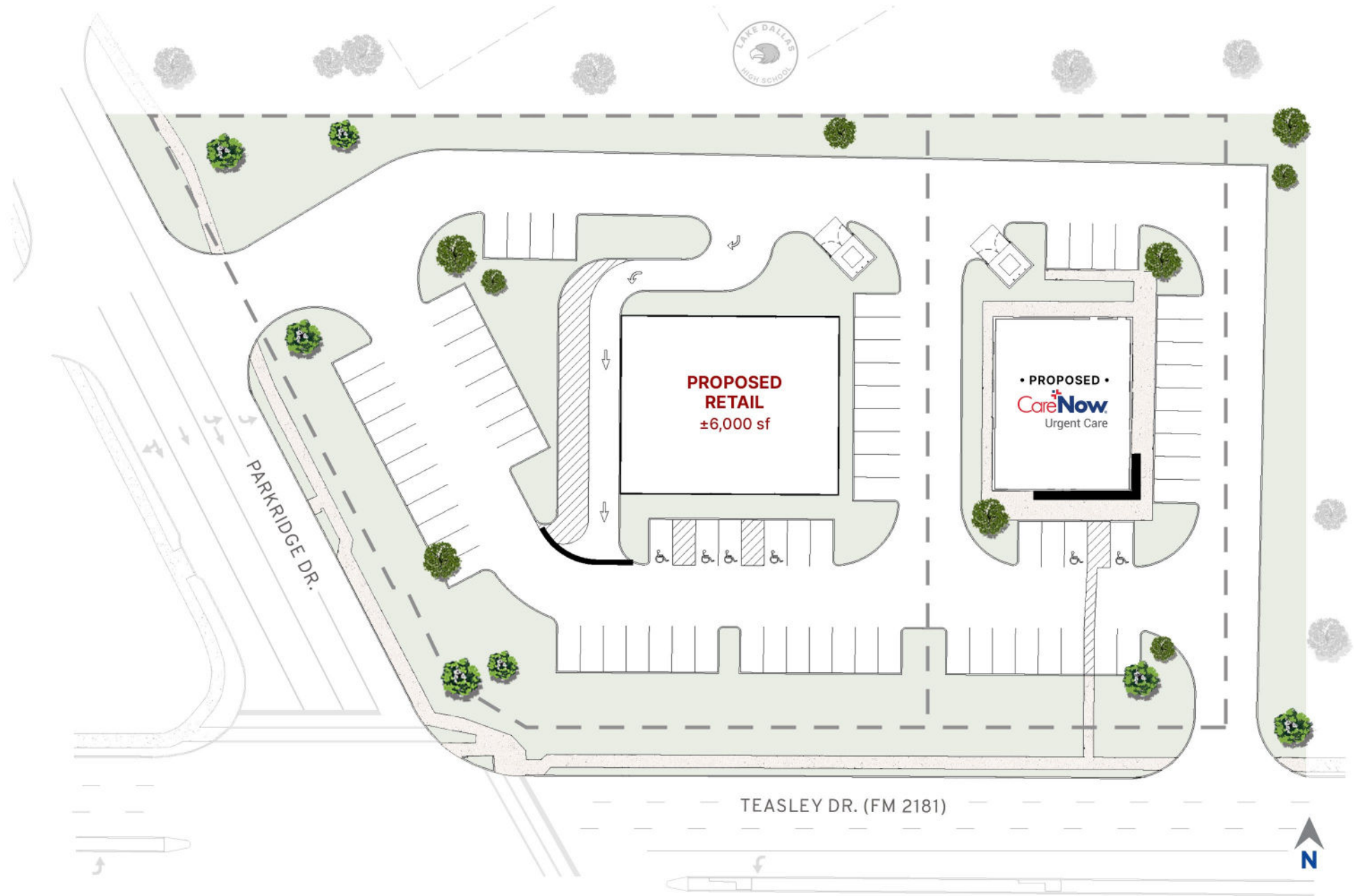
 2025 VPD	TEASLEY DR. (@ Parkridge)	24,169 vpd	TEASLEY DR. (@ Garrison)	23,791 vpd
	PARKRIDGE DR. (@ Teasley)	5,295 vpd	INTERSTATE 35 (@ Teasley)	124,818 vpd

AREA MAP



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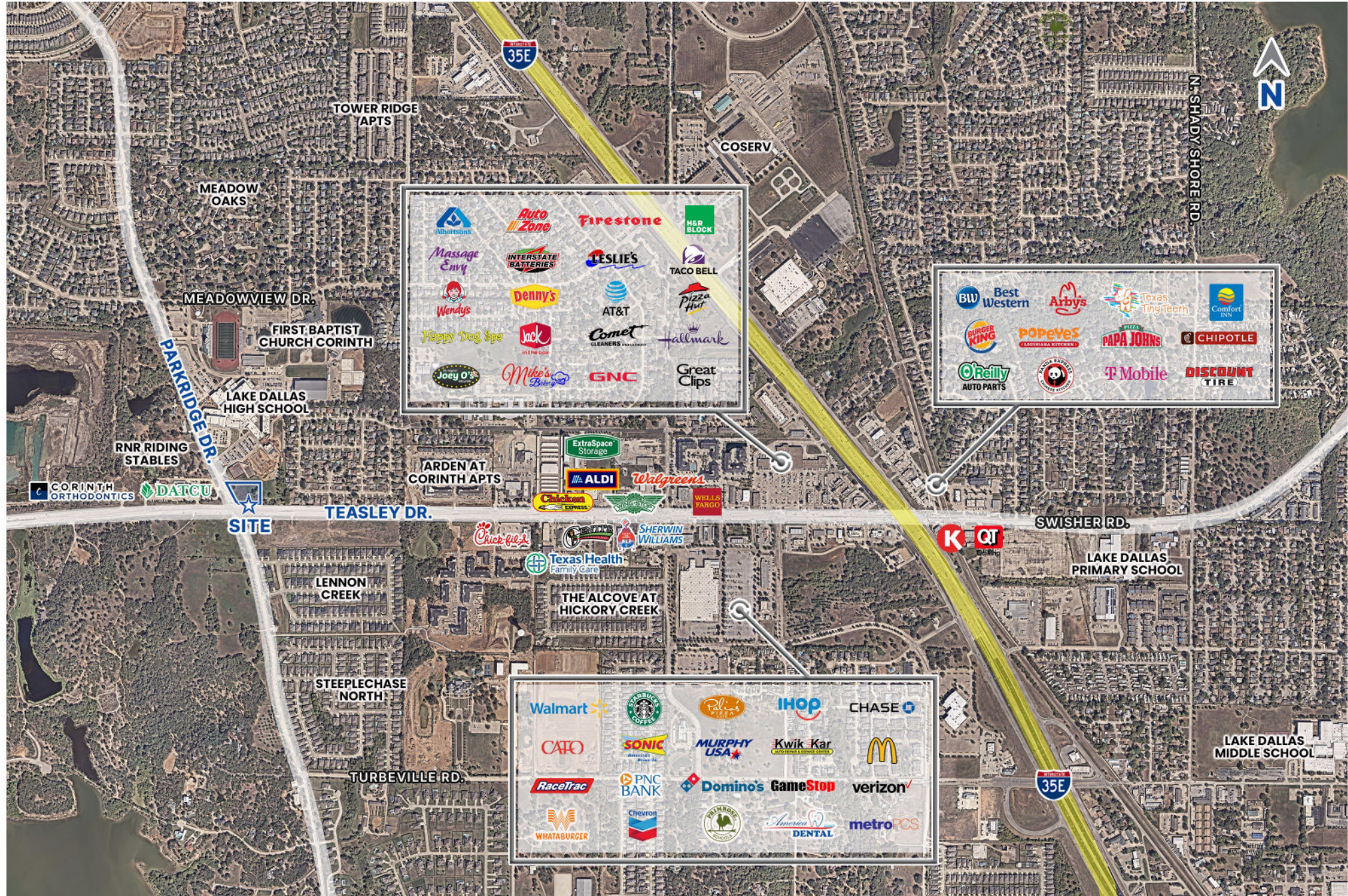




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AREA RETAILERS





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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

CRESTVIEW REALTY, LLC

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Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

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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