

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

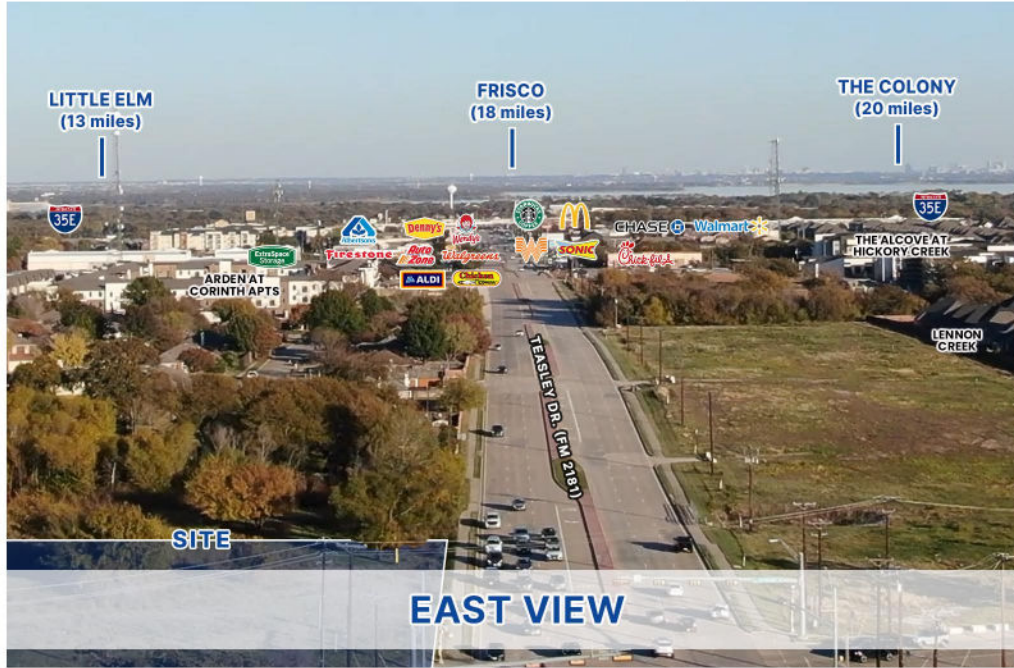
- **AVAILABLE FOR LEASE: ±6,000 RSF BRAND NEW RETAIL CENTER**
- Hard corner site at a lighted intersection with strong visibility along Teasley
- Prime spot in a busy trade area with high visibility along a major retail thoroughfare
- Easily accessible from Teasley Dr., Parkridge Dr., and I-35
- Excellent 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



DALTON STOGNER 214.365.4650

TIM THOMPSON 214.365.4632

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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

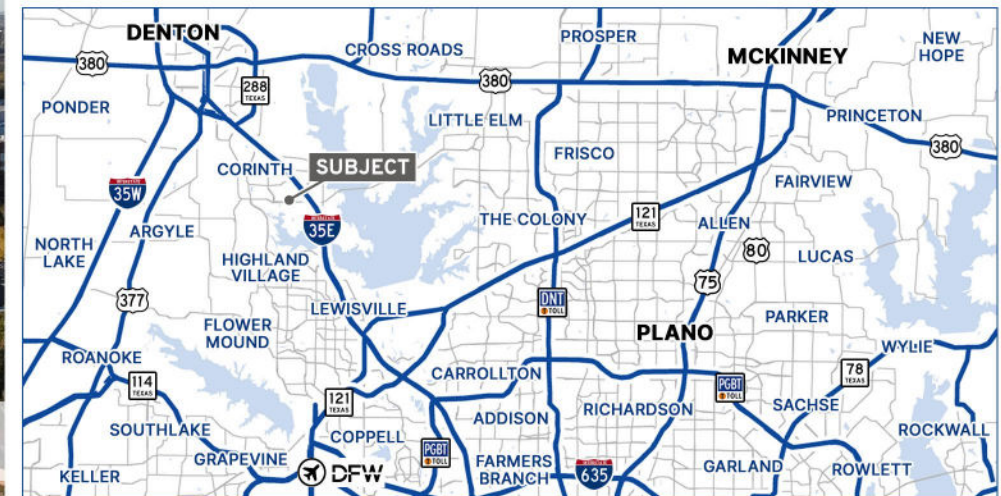
DEMOGRAPHICS

 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



NEC TEASLEY DR. (FM 2181) & PARKRIDGE DR. | CORINTH, TX 76210



NOTES CORRESPONDING TO SCHEDULE B

1. The following restrictive covenants of record remain below (We must either insert specific recording data or delete this exception):
Denton County Clerk's File No. 2008-87113, **NON-SURVEY RELATED ITEM**

6. Easement granted by Joe E. Boyles and wife, Treasie Boyles to the State of Texas dated September 11, 1953, and recorded in Volume 450, Page 411, Deed Records, Denton County, Texas, **UNABLE TO LOCATE FROM RECORD DOCUMENT**

6. Easement granted by R. Edward Thomas to Upper Trinity Regional Water District, dated March 7, 1994, filed for record on July 15, 1994 and recorded under County Clerk's File No. 94-RD006033, Real Property Records, Denton County, Texas, **DOES AFFECT, PLOTTED AS SHOWN**

6. Easement granted by Garden Ridge-Valley Ridge 1, Ltd., a Texas limited partnership to the City of Corinth, dated December 26, 1996, filed for record on December 31, 1996 and recorded under County Clerk's File No. 96-RD001105, Real Property Records, Denton County, Texas, **DOES NOT AFFECT SUBJECT PROPERTY**

1. Easement granted by R. Edward Thomas to Texas Utilities Electric Company, dated November 8, 1998, filed for record on November 21, 1998 and recorded under County Clerk's File No. 98-RD003800, Real Property Records, Denton County, Texas, **DOES AFFECT, PLOTTED AS SHOWN**

6. Easement created by that certain Declaration of Covenants and Restrictions and Grant of Easements dated August 7, 2009, executed by ARMSTRONG 2181 PARKRIDGE, LLC, a Texas limited liability company in favor of the Owners, recorded at Denton County Clerk's File No. 2009-87113 and as affected by Partial Release of Reciprocal Easement recorded under Denton County Clerk's File No. 2010-97339 and 2010-99500, **DOES AFFECT, PLOTTED AS SHOWN**

6. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document Recording No. Denton County Clerk's File No. 2008-87113. Said minerals interest not taxed subsequent to the date of the above-cited instrument. **NON-SURVEY RELATED ITEM**

TITLE DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE E MARSH SURVEY, ABSTRACT NO. 833, AND BEING A PORTION OF THE LAND DESCRIBED IN A DEED TO 2181 & PARKRIDGE JOINT VENTURE, AS RECORDED IN INSTRUMENT NUMBER 97-004070, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "WAT" SET FOR THE SOUTHERLY CORNER OF A CORNER CUT-OFF LINE LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FM 2181 (150 FOOT ROW) AND THE WESTERLY RIGHT OF WAY LINE OF PARKRIDGE DRIVE (A VARIABLE WIDTH RIGHT OF WAY);

THENCE ALONG SAID CORNER CUT-OFF LINE NORTH 57 DEG 37 MIN 50 SEC WEST A DISTANCE OF 121.60 FEET TO A P.NAIL SET FOR CORNER IN THE APPROXIMATE CENTERLINE OF SAID PARKRIDGE DRIVE;

THENCE ALONG THE APPROXIMATE CENTERLINE OF SAID PARKRIDGE DRIVE NORTH 28 DEG 14 MIN 54 SEC WEST A DISTANCE OF 209.89 FEET TO A P.NAIL SET FOR CORNER; THENCE DEPARTING THE APPROXIMATE CENTERLINE OF SAID PARKRIDGE SOUTH 88 DEG 03 MIN 00 SEC EAST A DISTANCE OF 499.05 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "WAT" SET FOR CORNER IN THE SOUTHERLY LINE OF LOT 1, BLOCK 1 OF LAKE DALLAS 180 SCHOOL ADDITION AN ADDITION TO THE CITY OF CORINTH ACCORDING TO THE PLAT RECORDED IN CACKET N, PAGE 291 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE DEPARTING THE SOUTHERLY LINE OF SAID LAKE DALLAS 180 SCHOOL ADDITION SOUTH 01 DEG 04 MIN 19 SEC WEST A DISTANCE OF 240.02 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "WAT" SET FOR CORNER IN THE NORTHERLY RIGHT OF WAY LINE OF SAID FM 2181;

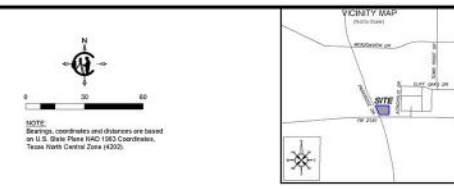
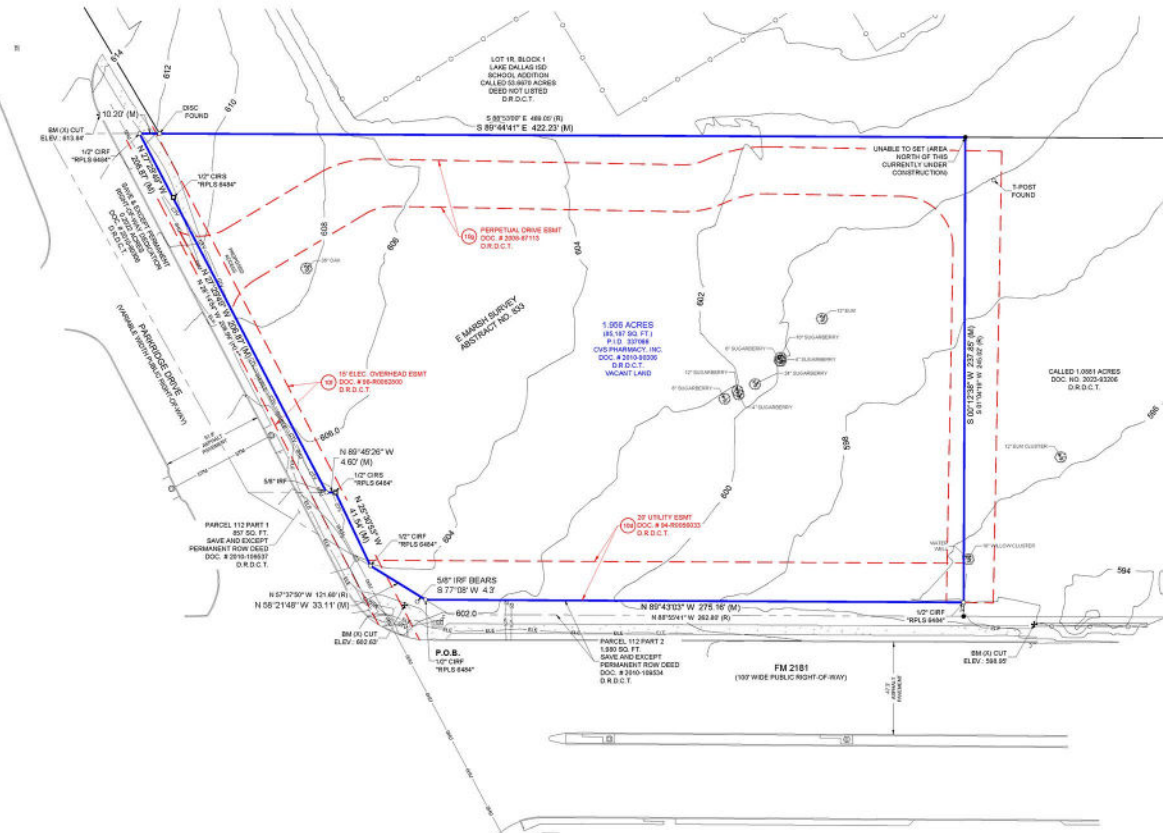
THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID FM 2181 NORTH 48 DEG 55 MIN 41 SEC WEST A DISTANCE OF 282.80 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN THESE METES AND BOUNDS 2.202 ACRES OR 95,942 SQUARE FEET OF LAND, MORE OR LESS.

SAVE AND EXCEPT 0.2022 ACRES OF LAND, MORE OR LESS, DESCRIBED IN THAT CERTAIN PERMANENT RIGHT-OF-WAY DEED CONVEYED TO THE CITY OF DENTON, RECORDED SEPTEMBER 13, 2010 IN DENTON COUNTY CLERK'S FILE NO. 2010-80306.

AND

SAVE AND EXCEPT THOSE CERTAIN TRACTS OF LAND DESCRIBED IN THAT CERTAIN DEED CONVEYED TO THE STATE OF TEXAS, RECORDED NOVEMBER 2, 2010 IN DENTON COUNTY CLERK'S FILE NO. 2010-109534.



GENERAL NOTES

1. A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CORINTH, DENTON COUNTY, TEXAS, MAP NUMBER 48121C0309K, EFFECTIVE DATE 09/20/20 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN FLOOD ZONE "X" AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
2. BEARINGS ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE - 4202. ELEVATIONS ARE BASED ON NAVD83 ORTHOMETRIC HEIGHTS (GEOID 128).
3. THERE WAS NO ACCESS OBSERVED AT THE DATE OF SURVEY.
4. NO CONSTRUCTION ON THE SUBJECT PROPERTY WAS OBSERVED AT THE DATE OF SURVEY. THERE WAS CONSTRUCTION OBSERVED NORTH OF THE SUBJECT PROPERTY AT THE DATE OF SURVEY.
5. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES, LOCATED ELSEWHERE HEREIN, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREIN.
6. ALL CORNERS SET ARE 1/2" REBAR WITH A PLASTIC CAP STAMPED "RPLS 6484" UNLESS OTHERWISE NOTED.
7. THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E N TOGETHER WITH EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM THE UTILITY COMPANIES, OR PROVIDED BY THE CLIENT AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO A811 UTILITY LOCATE OR SIMILAR REQUEST.
8. THE PROPERTY SURVEYED AND SHOWN HEREIN ARE BASED ON THE TITLE COMMITMENTS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT OF NO. FTH-18/FAH220071908 ISSUED JULY 20, 2022 WITH AN EFFECTIVE DATE OF JULY 14, 2022.
9. AT THE TIME OF THE SURVEY, THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
10. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
11. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES, BURIAL GROUNDS OR ISOLATED GRAVE(S) ON THE SURVEYED PROPERTY.
12. THERE WERE NO SIGNIFICANT OBSERVATIONS OF POTENTIAL ENCROACHMENTS AT THE TIME OF THE SURVEY.
13. NO OBSERVABLE EVIDENCE OF DELINEATED WETLAND AREAS OR MARKERS ON THE SURVEYED PROPERTY.
14. AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVED POTENTIAL ISSUES OF ADVERSE POSSESSION OR USE, OR ACQUISITION WERE IDENTIFIED OR OBSERVED DURING FIELD WORK.
15. THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

STATE OF TEXAS

COUNTY OF DENTON

I hereby certify to COGENT GROUP, LLC, CVS PHARMACY, INC., a Rhode Island corporation, Fidelity National Title Insurance Company.

This is to certify that this map or plat or they survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 of Table A-1. This survey was conducted on the ground in August 15, 2022 and updated on December 30, 2024 in true and correct to the best of my knowledge.

Original signed and stamped in green ink.

Anthony Ray Crowley, R.P.L.S. No. 6484

JANUARY 19, 2024

ANTHONY RAY CROWLEY, R.P.L.S. NO. 6484



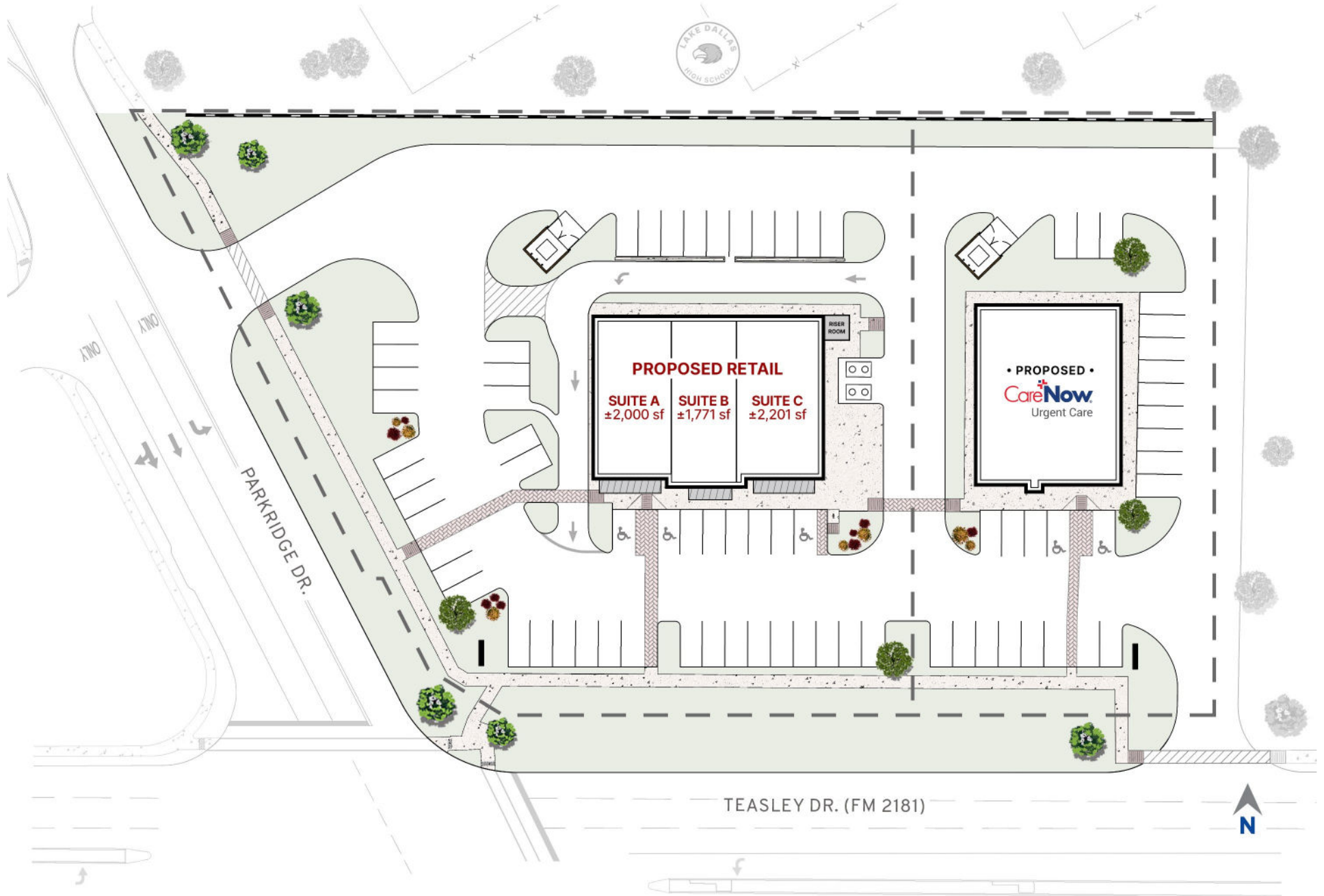
ALTA/NSPS LAND TITLE SURVEY

1.956 ACRES (85,187 SQ. FT.)
E MARSH SURVEY, ABSTRACT NO. 833
DENTON COUNTY, CORINTH, TEXAS

Project No. 2015-C Down KCE Checked ARC Scale: 1" = 30' Sheet: 1 of 1

Owner: COGENT GROUP, LLC
117 WEST ARCHER STREET
JACKSONBO, TX 75458
(409) 850-CP15(2757)
acrowley@crowleysurveying.com

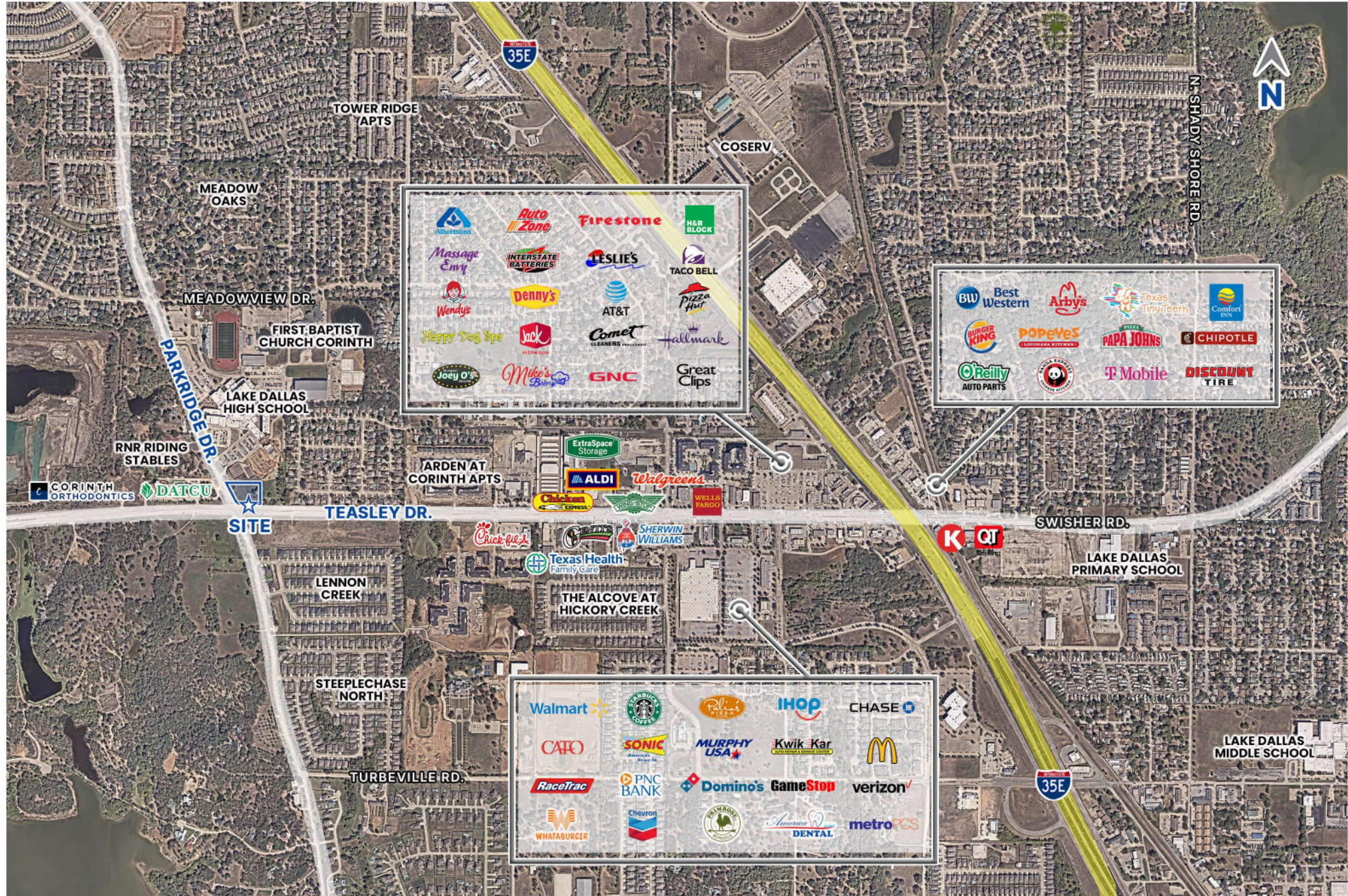
CROWLEY SURVEYING
FRN 1004550
117 WEST ARCHER STREET
JACKSONBO, TX 75458
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acrowley@crowleysurveying.com



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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:
 - 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.

CRESTVIEW REALTY, LLC

584311

info@crestviewcompanies.com

(214) 343-4477

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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