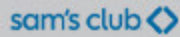


# ▶ RAYZOR RANCH MARKETPLACE

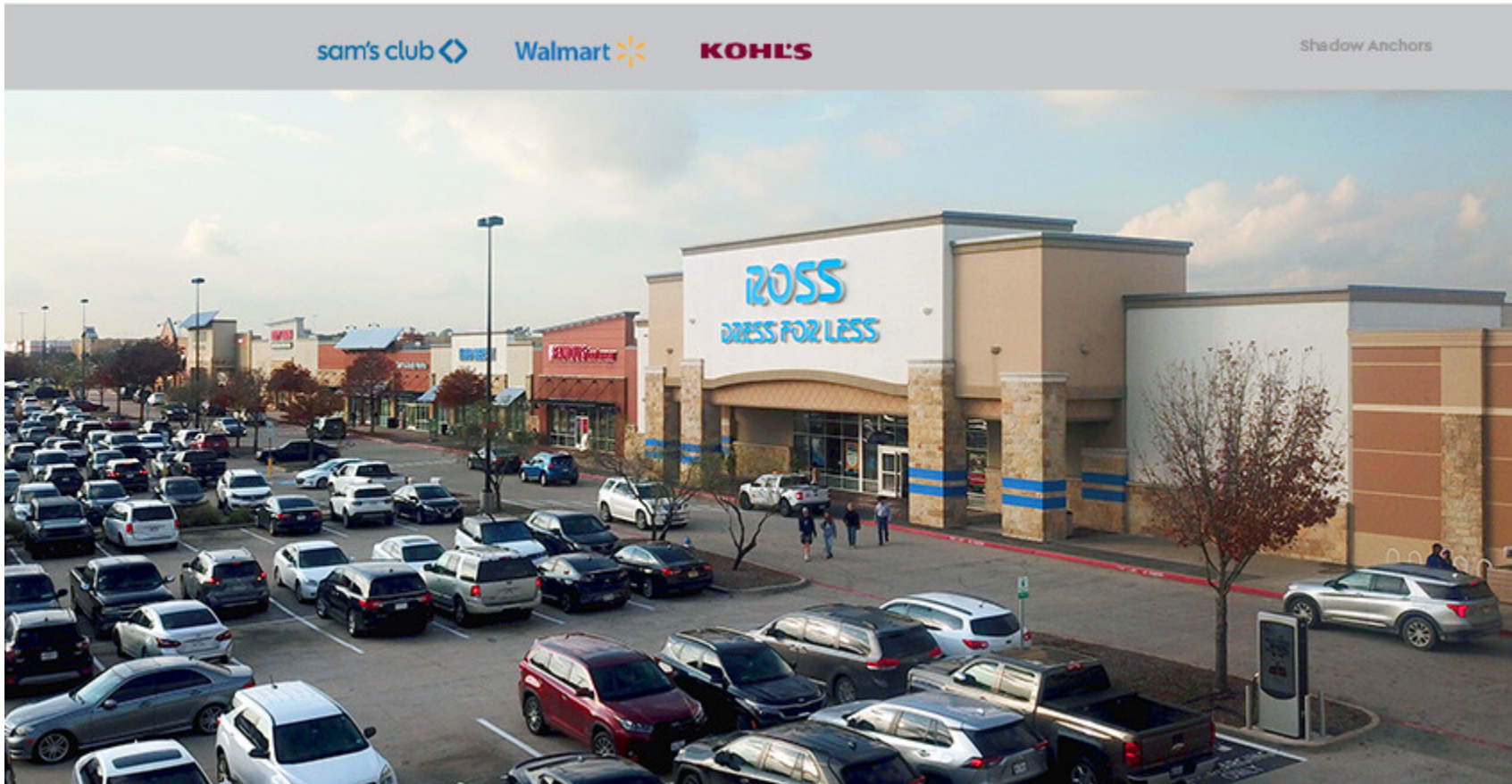
NE Corner of I-35 @ Highway 380 in Denton, Texas 76201



IN THE HEART OF DENTON ON THE HARD CORNER OF I-35 & HWY 380



Shadow Anchors



## VEHICLES PER DAY

|                       |         |
|-----------------------|---------|
| I-35 south of Hwy 380 | 109,742 |
| I-35 north of Hwy 380 | 71,697  |
| Hwy 380 east of I-35  | 35,848  |
| Hwy 380 west of I-35  | 32,906  |

## AVERAGE INCOME

|          |           |
|----------|-----------|
| 1 Mile   | \$86,256  |
| 5 Miles  | \$83,815  |
| 15 Miles | \$130,810 |

## POPULATION

|          |         |
|----------|---------|
| 1 Mile   | 3,294   |
| 5 Miles  | 97,353  |
| 15 Miles | 444,356 |



Melanie D Proctor

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# ▶ RAYZOR RANCH MARKETPLACE

NE Corner of I-35 @ Highway 380 in Denton, Texas 76201



OVER 25% OF NEW HOMES IN DFW ARE SLATED FOR DENTON COUNTY



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# ▶ RAYZOR RANCH MARKETPLACE

NE Corner of I-35 @ Highway 380 in Denton, Texas 76201



21,890 SF • 1,812 SF



■ AVAILABLE   ■ LEASE PENDING   ■ EXECUTED



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# ▶ RAYZOR RANCH MARKETPLACE

NE Corner of I-35 @ Highway 380 in Denton, Texas 76201



21,890 SF • 1,812 SF

## Tenant List

| Tenant                       | Address                    | SF/Acres |
|------------------------------|----------------------------|----------|
| A  Petco                     | 2640 W University Dr #1280 |          |
| B  AVAILABLE                 | 2640 W University Dr #1276 | 21,890   |
| C  Boot Barn                 | 2640 W University Dr #1270 |          |
| D  Five Below                | 2640 W University Dr #1260 |          |
| E  Ross                      | 2640 W University Dr #1250 |          |
| F  Guitar Center             | 2610 W University Dr #1210 |          |
| G  Chair King Backyard Store | 2608 W University Dr       |          |
| H  Marshalls                 | 2604 W University Dr       |          |
| I  Academy                   | 2600 W University Dr       |          |
| J  Ulta                      | 2314 University Dr         |          |
| 1  Salons by JC              | 2640 W University Dr #1266 |          |
| 2  Bath & Body Works         | 2640 W University Dr #1262 |          |
| 3  Famous Footwear           | 2640 W University Dr #1256 |          |
| 4  America's Best            | 2610 W University Dr #1240 |          |
| 5  Dave's Hot Chicken        | 2710 W University Dr #1040 |          |
| 6  Crumbl Cookies            | 2710 W University Dr #1030 |          |
| 7  GameStop                  | 2710 W University Dr #1020 |          |
| 8  SuperCuts                 | 2710 W University Dr #1016 |          |
| 9  Wing Stop                 | 2710 W University Dr #1012 |          |
| 10  H&R Block                | 2710 W University Dr #1010 |          |
| 11  Mattress Firm            | 2710 W University Dr #1000 |          |
| 12  Freebirds                | 2700 W University Dr #1090 |          |
| 13  Denton Yogurt Story      | 2700 W University Dr #1080 |          |
| 14  Deluxe Nails             | 2700 W University Dr #1070 |          |
| 15  Denton Dental            | 2700 W University Dr #1060 |          |
| 16  Which Wich?              | 2700 W University Dr #1054 |          |
| 17  Panda Express            | 2700 W University Dr #1050 |          |
| 18  Villa Grande             | 2530 W University Dr #1140 |          |

## Tenant List (Continued)

| Tenant                     | Address                    | SF/Acres |
|----------------------------|----------------------------|----------|
| 19  AVAILABLE              | 2530 W University Dr #1130 | 1,812    |
| 20  Serenity Nails         | 2530 W University Dr #1120 |          |
| 21  Dickey's Barbecue Pit  | 2530 W University Dr #1110 |          |
| 22  Starwood Café          | 2530 W University Dr #1100 |          |
| 23  AT&T                   | 2520 W University Dr #1180 |          |
| 24  Sport Clips            | 2520 W University Dr #1170 |          |
| 25  GNC                    | 2520 W University Dr #1166 |          |
| 26  Studio by Sally        | 2520 W University Dr #1160 |          |
| 27  The Joint Chiropractic | 2520 W University Dr #1154 |          |
| 28  Papa Johns             | 2520 W University Dr #1152 |          |
| 29  Cowboy Chicken         | 2520 W University Dr #1150 |          |
| 30  Hanasato               | 2500 W University Dr #1330 |          |
| 31  James Avery            | 2500 W University Dr #1300 |          |
| 32  Panera Bread           | 2510 W University Dr       |          |
| 33  First State Bank       | 2430 W University Dr       |          |
| 34  Nails of America       | 2400 W University Dr       |          |
| 35  Taco Cabana            | 2330 W University Dr       |          |
| 36  Lease Pending          | 2320 W University Dr #1499 |          |
| 37  Donut Joy              | 2320 W University Dr #1450 |          |
| 38  Starbucks              | 2320 W University Dr #1450 |          |
| 39  PNC Bank               | 2310 W University Dr #1540 |          |
| 40  CareNow                | 2310 W University Dr #1500 |          |

AVAILABLE    LEASE PENDING    EXECUTED



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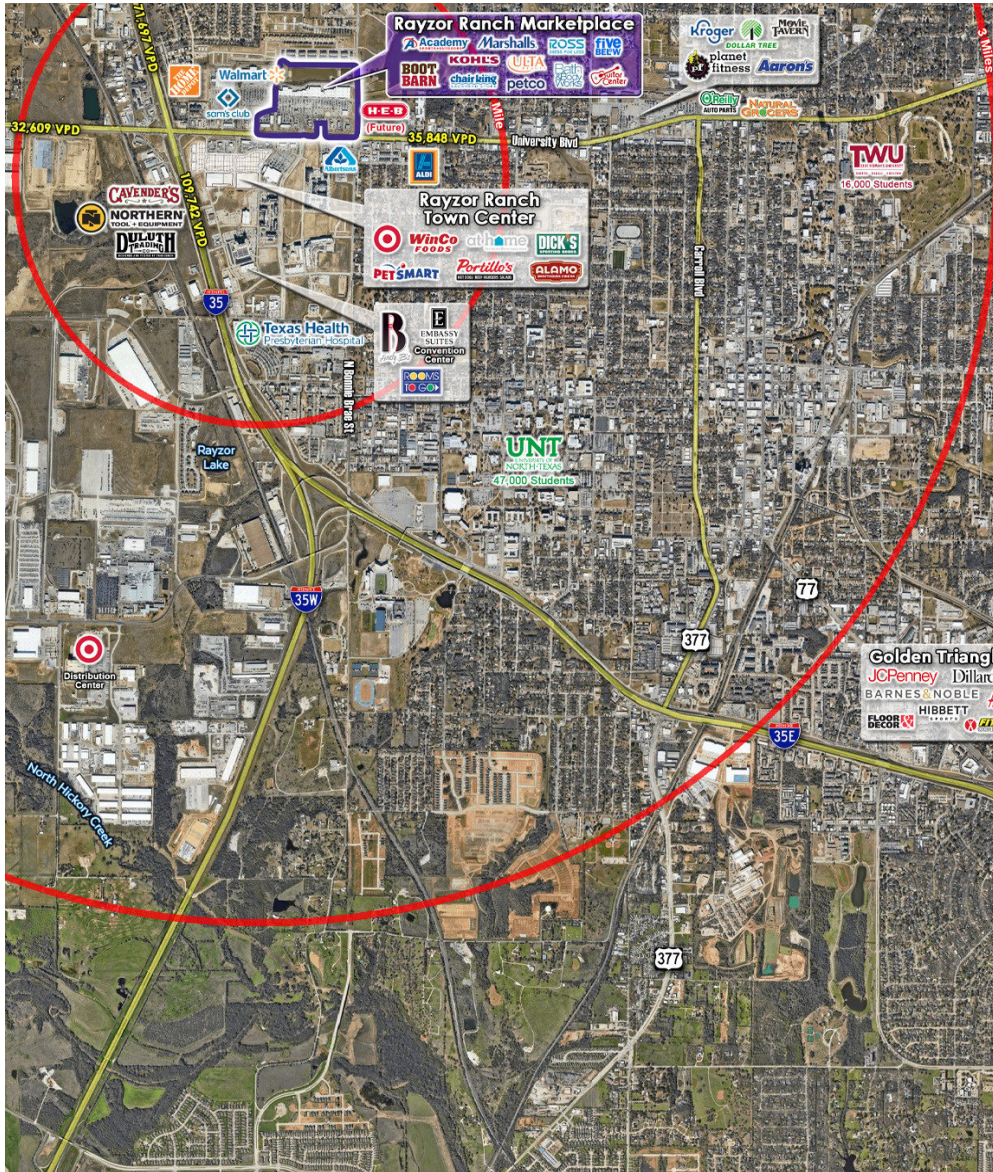
mbrock@frpltd.com

# ▶ RAYZOR RANCH MARKETPLACE

NE Corner of I-35 @ Highway 380 in Denton, Texas 76201



FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/rayzor-ranch-marketplace-phase-i](http://frpltd.com/properties/rayzor-ranch-marketplace-phase-i)



Lat/Lon: 33.2299/-97.1738

| Rayzor Ranch Marketplace<br>Denton, TX 76201          | 1 mi<br>radius | 5 mi<br>radius | 15 mi<br>radius |
|---|----------------|----------------|-----------------|
| <b>Population</b>                                     |                |                |                 |
| 2023 Estimated Population                             | 3,294          | 97,353         | 444,356         |
| 2028 Projected Population                             | 3,668          | 107,065        | 538,874         |
| 2020 Census Population                                | 2,793          | 99,451         | 410,370         |
| 2010 Census Population                                | 2,402          | 86,292         | 311,645         |
| Projected Annual Growth 2023 to 2028                  | 2.3%           | 2.0%           | 4.3%            |
| Historical Annual Growth 2010 to 2023                 | 2.9%           | 1.0%           | 3.3%            |
| 2023 Median Age                                       | 36.9           | 32.7           | 37.7            |
| <b>Households</b>                                     |                |                |                 |
| 2023 Estimated Households                             | 1,303          | 41,739         | 165,279         |
| 2028 Projected Households                             | 1,468          | 46,811         | 203,628         |
| 2020 Census Households                                | 1,101          | 39,279         | 146,122         |
| 2010 Census Households                                | 962            | 32,994         | 110,338         |
| Projected Annual Growth 2023 to 2028                  | 2.5%           | 2.4%           | 4.6%            |
| Historical Annual Growth 2010 to 2023                 | 2.7%           | 2.0%           | 3.8%            |
| <b>Race and Ethnicity</b>                             |                |                |                 |
| 2023 Estimated White                                  | 67.3%          | 56.6%          | 65.6%           |
| 2023 Estimated Black or African American              | 8.2%           | 12.6%          | 10.5%           |
| 2023 Estimated Asian or Pacific Islander              | 7.6%           | 11.2%          | 7.6%            |
| 2023 Estimated American Indian or Native Alaskan      | 0.8%           | 0.8%           | 0.7%            |
| 2023 Estimated Other Races                            | 16.0%          | 18.8%          | 15.6%           |
| 2023 Estimated Hispanic                               | 18.4%          | 23.5%          | 18.7%           |
| <b>Income</b>   |                |                |                 |
| 2023 Estimated Average Household Income               | \$86,256       | \$83,815       | \$130,810       |
| 2023 Estimated Median Household Income                | \$84,578       | \$71,496       | \$112,987       |
| 2023 Estimated Per Capita Income                      | \$34,278       | \$36,366       | \$48,781        |
| <b>Education (Age 25+)</b>                            |                |                |                 |
| 2023 Estimated Elementary (Grade Level 0 to 8)        | 2.5%           | 4.1%           | 3.1%            |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 3.5%           | 5.1%           | 3.6%            |
| 2023 Estimated High School Graduate                   | 16.9%          | 19.3%          | 17.7%           |
| 2023 Estimated Some College                           | 21.3%          | 22.6%          | 21.4%           |
| 2023 Estimated Associates Degree Only                 | 9.2%           | 7.6%           | 8.3%            |
| 2023 Estimated Bachelors Degree Only                  | 27.5%          | 26.4%          | 30.8%           |
| 2023 Estimated Graduate Degree                        | 19.1%          | 14.9%          | 15.0%           |
| <b>Business</b>                                       |                |                |                 |
| 2023 Estimated Total Businesses                       | 556            | 4,379          | 16,902          |
| 2023 Estimated Total Employees                        | 6,972          | 37,400         | 117,556         |
| 2023 Estimated Employee Population per Business       | 12.5           | 8.5            | 7.0             |
| 2023 Estimated Residential Population per Business    | 5.9            | 22.2           | 26.3            |



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## INFORMATION ABOUT BROKERAGE SERVICES

### 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.

|   |             |       |       |
|---|-------------|-------|-------|
| Licensed Broker / Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker Firm Name or                                      | 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  |       |



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



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