

► 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

petco

JOANN

BOOT BARN

five
BEL'W

ROSS
DRESS FOR LESS

Guitar
Center

chair king
BACKYARD STORE

Marshalls

Academy
SPORTS+OUTDOORS

ULTA
BEAUTY



sam's club

Walmart

KOHL'S

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	\$85,335
5 Miles	\$79,652
15 Miles	\$130,703

POPULATION

1 Mile	3,146
5 Miles	105,311
15 Miles	443,076



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



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1,812 SF



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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1,812 SF

Tenant List

Tenant	Address	SF/Acres
A  Petco	2640 W University Dr #1280	
B  JOANN	2640 W University Dr #1276	
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  Lease Pending	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  Lease Pending	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	W University Dr	
35  Taco Cabana	2330 W University Dr	
36  Tiff's Treats	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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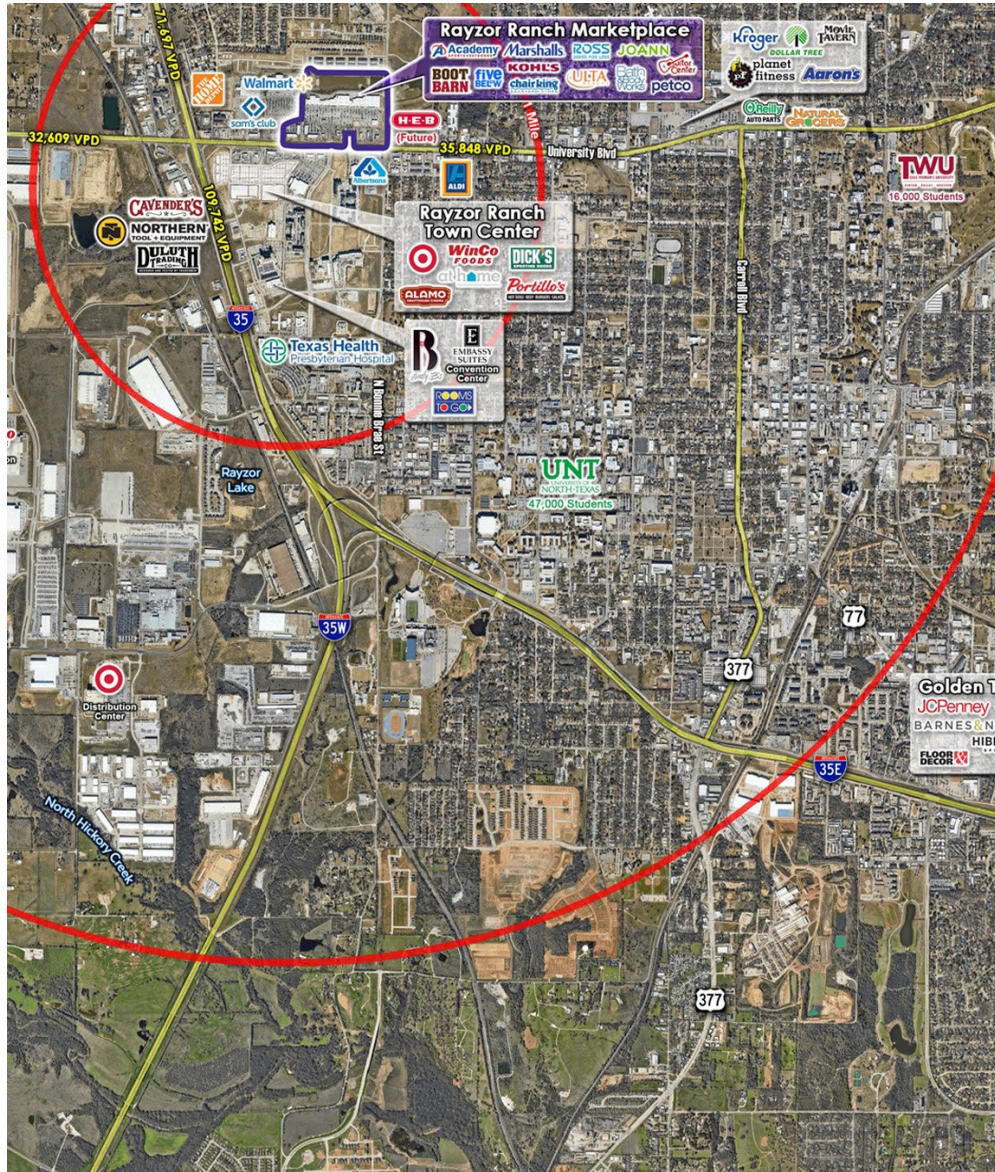
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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/rayzor-ranch-marketplace-phase-i



Lat/Lon: 33.2299/-97.1738

Rayzor Ranch Marketplace

Denton, TX 76201

	1 mi radius	5 mi radius	15 mi radius
Population			
2023 Estimated Population	3,146	105,311	443,076
2028 Projected Population	3,479	115,026	509,763
2020 Census Population	2,793	99,451	410,370
2010 Census Population	2,402	86,292	311,645
Projected Annual Growth 2023 to 2028	2.1%	1.8%	3.0%
Historical Annual Growth 2010 to 2023	2.4%	1.7%	3.2%
2023 Median Age	35.9	32.2	36.9
Households			
2023 Estimated Households	1,283	42,285	159,922
2028 Projected Households	1,535	50,138	198,756
2020 Census Households	1,101	39,279	146,122
2010 Census Households	962	32,994	110,338
Projected Annual Growth 2023 to 2028	3.9%	3.7%	4.9%
Historical Annual Growth 2010 to 2023	2.6%	2.2%	3.5%
Race and Ethnicity			
2023 Estimated White	69.8%	60.3%	67.3%
2023 Estimated Black or African American	8.1%	11.9%	9.7%
2023 Estimated Asian or Pacific Islander	4.6%	9.3%	6.6%
2023 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.7%
2023 Estimated Other Races	16.3%	17.7%	15.6%
2023 Estimated Hispanic	20.5%	23.3%	19.2%
Income			
2023 Estimated Average Household Income	\$85,335	\$79,652	\$130,703
2023 Estimated Median Household Income	\$82,132	\$68,507	\$110,910
2023 Estimated Per Capita Income	\$34,982	\$32,381	\$47,302
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.6%	4.2%	3.2%
2023 Estimated Some High School (Grade Level 9 to 11)	3.9%	5.2%	3.8%
2023 Estimated High School Graduate	17.5%	19.2%	17.9%
2023 Estimated Some College	22.1%	22.9%	21.6%
2023 Estimated Associates Degree Only	9.1%	7.4%	8.2%
2023 Estimated Bachelors Degree Only	26.7%	26.5%	30.5%
2023 Estimated Graduate Degree	18.1%	14.5%	14.9%
Business			
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	5.7	24.0	26.2



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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	



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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