



# For Sale

sears

**K**  
kmart

Price: Contact Broker  
 Building Size: 110,195 SF  
 Site Size: 10.08 Acres  
 Property Format: Sears  
 Zoning: General Commercial  
 Parking Spaces: 557  
 Year Built: 1980

Building Dimensions: 340' Wide 260' Deep  
 Building Configuration: Mall  
 Ownership: Sears Holding Corporation  
 Adjacent Developments:

North: Retail shopping center with Burlington, Office Depot & low-rise office  
 South: Mall outparcels, retail & restaurant  
 East: Golden Triangle Mall  
 West: Interstate 35E

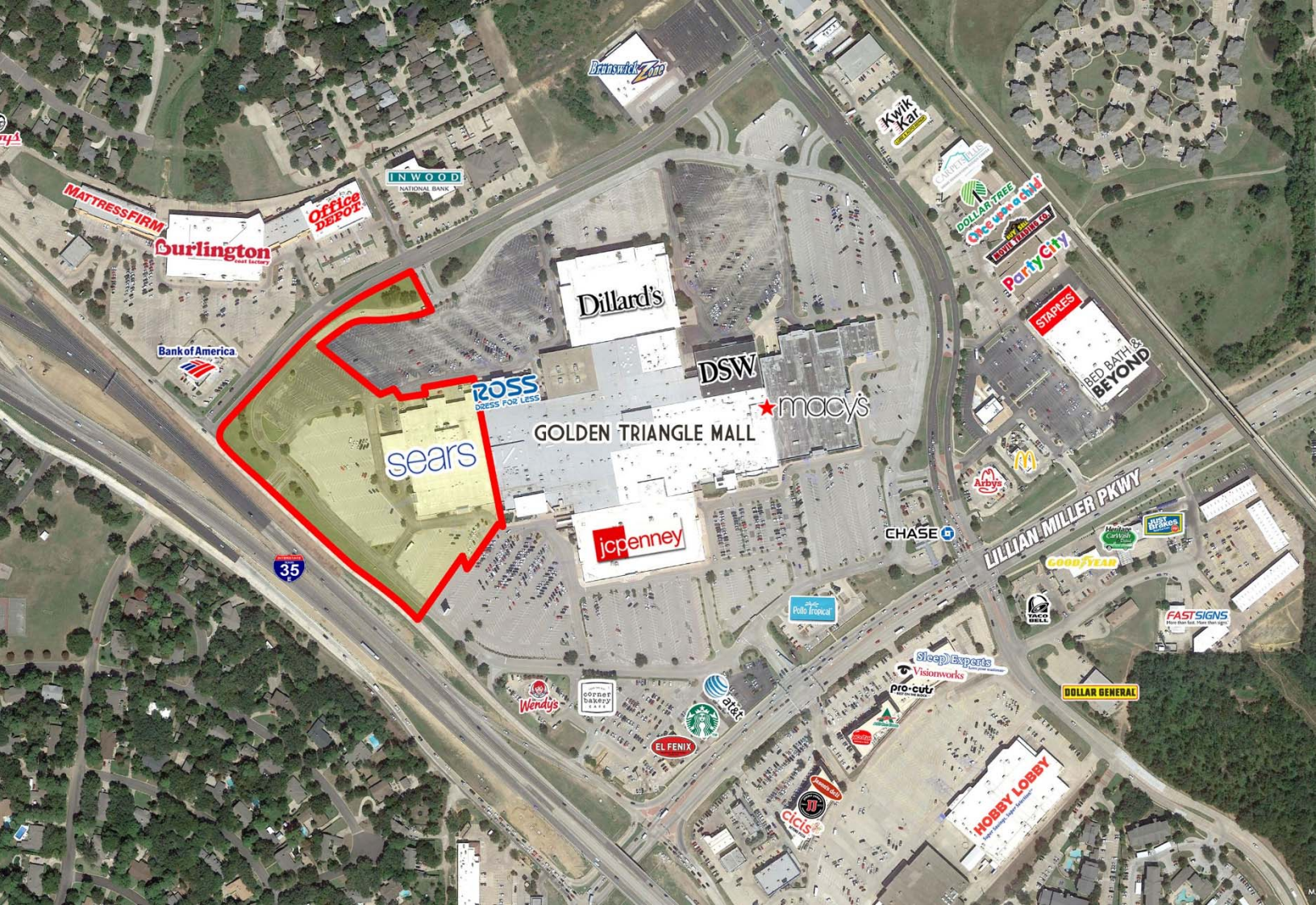
## Property Highlights

- Redevelopment potential
- Golden Triangle Mall is the top retail destination in the growing Denton area.
- Strategically situated along the I-35 corridor and in proximity to the University of North Texas and Texas Woman's University.
- Over 50,000 university students living in Denton
- The site offers great visibility and access to IH-35.

## Golden Triangle Mall 2201 Interstate 35E S Denton, TX

**Clay Mote**  
 +1 214 378 1212  
[cmote@venturedfw.com](mailto:cmote@venturedfw.com)  
 Texas License # 447471

**Bryan Cornelius**  
 +1 214 378 1212  
[bcornelius@venturedfw.com](mailto:bcornelius@venturedfw.com)  
 Texas License # 401088

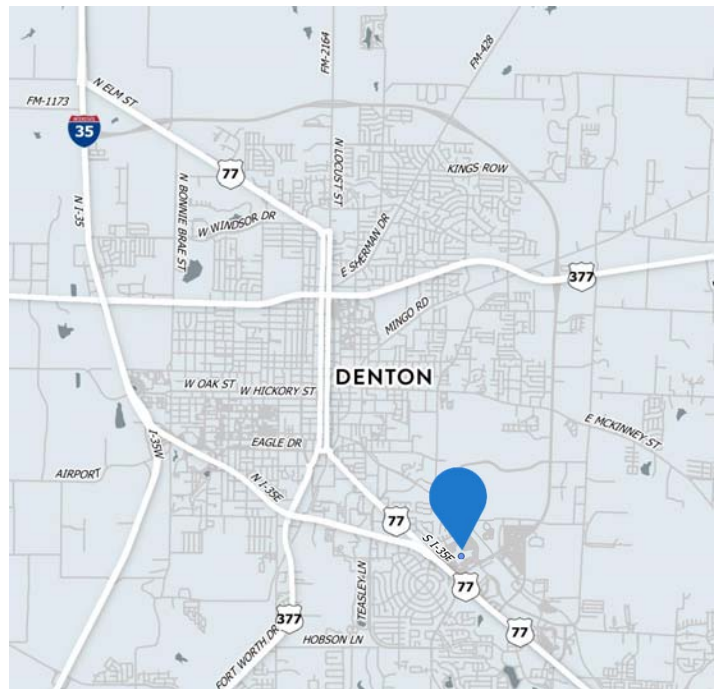


## Demographic Summary

	1 mile	3 miles	5 miles
TOTAL POPULATION	10,176	85,697	154,050
DAYTIME POPULATION	11,499	43,010	64,357
AVERAGE HH INCOME	\$79,472	\$69,301	\$76,659
MEDIAN AGE	30.2	28.1	29.7

## Traffic Counts

IH-35E:	77,462 AADT (TxDOT 2017)
Loop 288:	29,915 AADT (TxDOT 2017)



### DISCLAIMER

The information contained herein is obtained from sources believed to be reliable. However, Jones Lang LaSalle and local brokers make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

