

FORMER GOLDEN CORRAL

1724 W. S LOOP 288, DENTON, TX 76205

SHOP ^{COS.}



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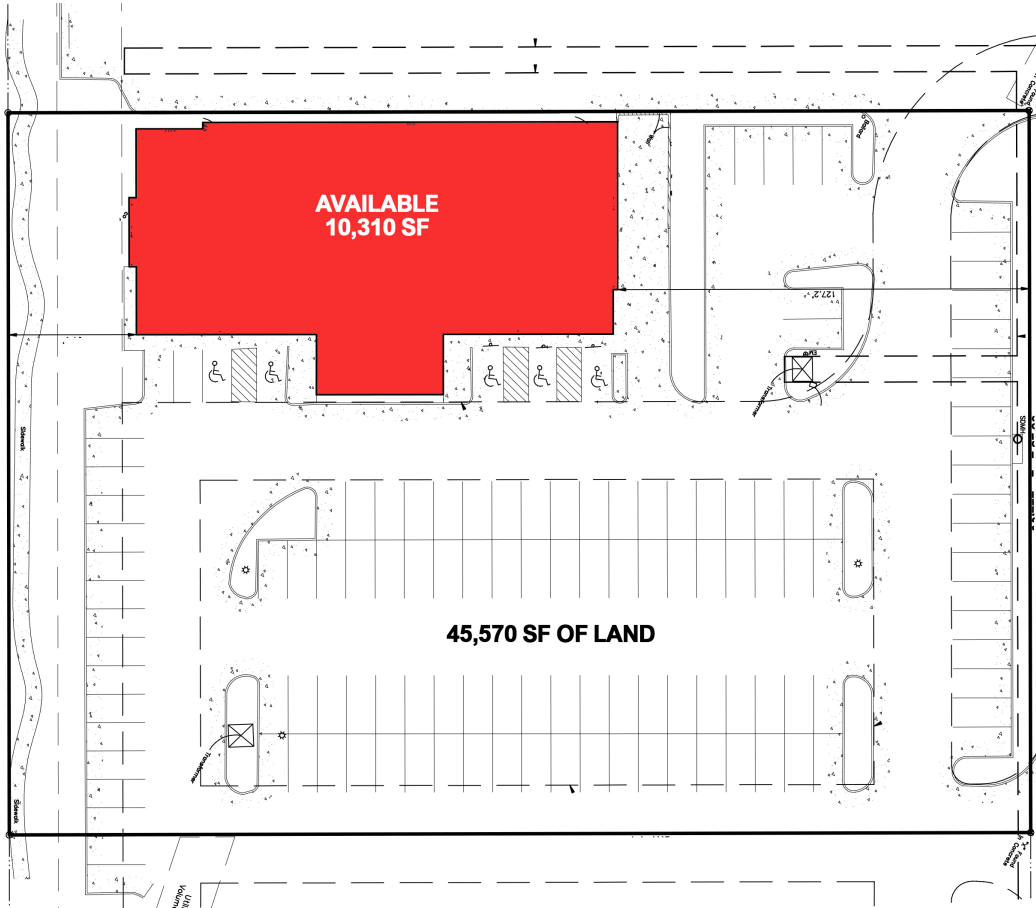
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PROJECT SCOPE

High profile retail strip re-development opportunity on Loop 288 near Golden Triangle Mall. Up to 10,310 SF full service restaurant, quick service restaurant, medical, or retail availability fronting the road in tight trade area of Denton.

DETAILS

- 10,310 SF available (45,570 SF of land)
- Restaurant/Medical/Retail wanted

TRAFFIC COUNTS

o Loop 288:	44,242 VPD
o Brinker Rd:	2,829 VPD

AREA ATTRACTIONS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	5,623	77,490	154,648
Avg. HH Income	\$56,756	\$69,436	\$76,637
Total Housing Units	2,556	29,764	56,415
Daytime Population	15,142	86,833	155,132
Medium Home Value	\$196,850	\$191,457	\$191,697

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Unit#	Sq. Ft.	Tenant
Denton Crossing West: 290,135 Sq. Ft.		
1	2,578	Chipotle Mexican Grill
2	1,807	Wing Pit
3	1,200	Pack 'N Mail
4	1,297	Happy Nail Spa
5	1,207	Yogurt Story
6	1,818	Jersey Mike's Subs
7	4,553	Mattress Giant
8	30,000	Best Buy
9	24,000	Total Wine & More
10	9,500	Pier 1 Imports
11	28,000	TJ Maxx
12	21,163	Michaels
13	10,000	Famous Footwear
14	8,000	Dressbarn coming available soon
15	5,000	Lane Bryant
16	10,000	Ultra
17A	26,013	HomeGoods
17B	16,000	DSW Shoes [coming soon]
17C	7,907	Available
18	14,800	Old Navy
19	5,000	Maurices
20	2,000	Motherhood Maternity
21	2,000	Sweet Basil - Thai Bistro
22	2,000	Davanti Salon
23	4,250	Carter's
24	5,480	Available
25	3,780	Justic e
26	25,100	Mardel Christian Bookstore
27	2,500	Envy Nail
28	3,502	The Egg & I
29	5,930	Fuddrucker's
30	3,670	AAA of Texas
32		
33		Popeyes Chicken
34		Whataburger
35		Walgreens

Unit#	Sq. Ft.	Tenant
Denton Crossing East: 48,717 Sq. Ft.		
1		Kroger Marketplace
2	18,300	Kroger Expansion
3	1,600	Sally Beauty Supply
4	2,000	H&R Block
5	1,873	T-Mobile
6	6,000	Available
7	1,600	Weight Watchers
8	1,500	Hotworx [coming soon]
9	1,440	Advance America
10	6,300	Buffalo Wild Wings
11	1,500	CBD Plus USA
12	1,500	Scottrade
13	1,200	Fantasy Nails
14	1,400	Sport Clips
15	2,504	J Sushi
16		Verus Real Estate Advisors
17		Kroger Fuel Station



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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.

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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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