

# DENTON CROSSING WEST & EAST

DENTON, TX | 1400-1800 SOUTH LOOP 288



GLA: 343,338

LEASE RATES: PLEASE CALL FOR DETAILS

NNN: \$6.51 PSF [WEST]  
\$10.01 PSF [EAST]

NOW OPEN: AMERICAN EAGLE OUTFITTERS

COMING SOON: HIBBETT

DENTON CROSSING EAST & WEST RETAILERS:

Michaels

DSW

TJ-maxx

MATTRESSFIRM

Kroger



OLD NAVY

BEST BUY

ULTA BEAUTY

Total Wine & MORE

HomeGoods

popshelf

ROOSTROM Rack

AMERICAN EAGLE OUTFITTERS

J. CREW FACTORY

## AVAILABILITY:

### [WEST]

Unit 25: 3,780 SF [former Justice]

### [EAST]

Unit 4: 2,000 SF [former H&R Block]  
Unit 7: 1,600 SF [former Weight Watchers]  
Unit 9: 1,440 SF [former Advance America]  
Unit 13: 1,200 SF [former Fantasy Nails]

## VISITOR | CENTER METRICS:

Total Visits: 7.1M  
Visitor Frequency\*: 11.59

12 month trailing from March 2022–February 2023

\*Number of monthly visits per individual customer

sourced by Placer

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Total Population	5,909	81,661	161,991
2023 Total Households	2,529	32,063	61,643
2023 Daytime Population	13,654	85,120	158,923
2023 Average HH Income	\$56,881	\$90,808	\$97,267

## TRAFFIC COUNTS:

I-35E: 115,557 VPD  
Loop 288: 34,283 VPD  
Brinker: 7,262 VPD



FOR MORE INFORMATION, PLEASE CONTACT:

THAD BECKNER

214.572.8457  
tbeckner@theretailconnection.net

DAVID LEVINSON

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THE **retail** CONNECTION

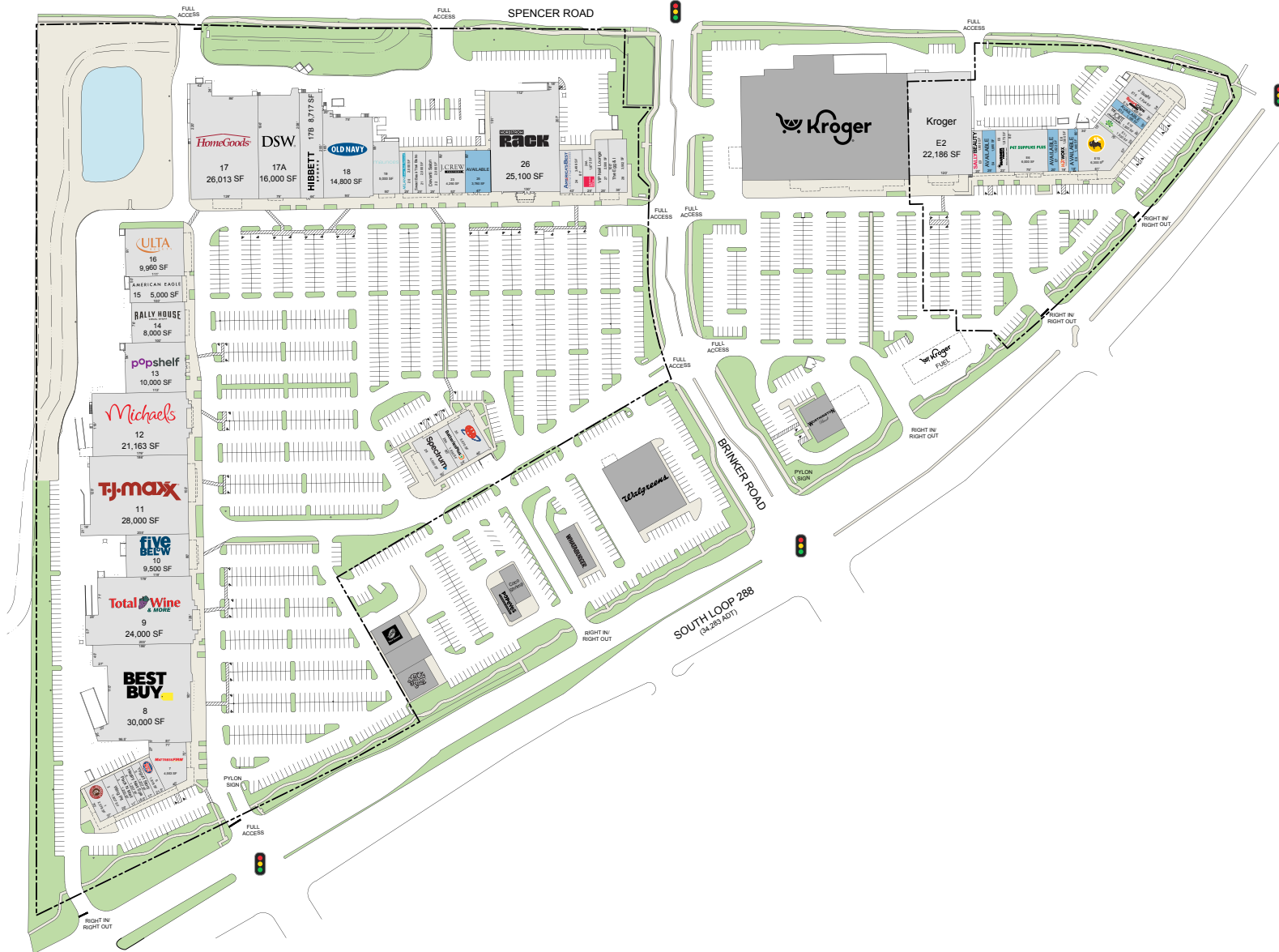
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**UNIT 9**  
**1,440 SF**



RTU1

### EXISTING MECHANICAL SUMMARY

COMPONENT	MANUFACTURE	MODEL NO.	SERIAL NO.	CAPACITY	MANUFACTURED	ADD'L COMMENTS
RTU1	DAIKIN	DCG6009038XXXAB	1611108855	--	--	GAS



PANEL A

### EXISTING ELECTRICAL SUMMARY

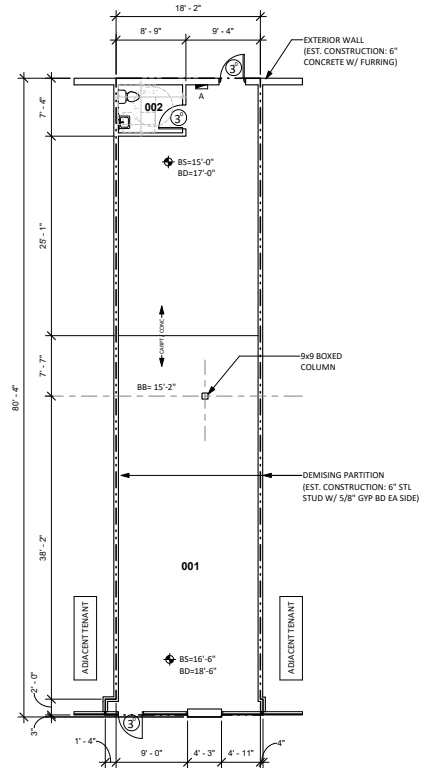
COMPONENT	MANUFACTURE	CATALOG NO.	VOLTAGE	AMPS	PHASING	CIRCUITS	COMMENTS
PANEL A	GENERAL ELECTRIC	AQF3422MB	208Y/120	225	3PH/4W	22 USED	

### EXISTING FINISH/CONDITIONS SUMMARY (009)

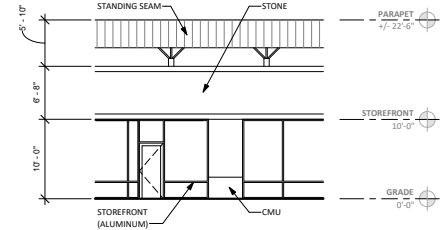
ROOM	FLR MAT'L	FLR COND.	BASE	WALL MAT'L	WALL COND.	CLG MAT'L	CLG HGT	CLG COND.	ADD'L COMMENTS
001	CARPET	FAIR	4" RUBBER	GYP BD (PTD)	GOOD	ACT	10'-0"	GOOD	
002	VCT	FAIR	4" RUBBER	GYP BD (PTD)	GOOD	GYP BD (PTD)	8'-0"	GOOD	FRP WAINSCOT

**NOTE**  
STOREFRONT: ALUMINUM / GLASS - GOOD CONDITION

**CONDITION EVALUATION DEFINITION:**  
(GOOD) - AVERAGE/ABOVE AVERAGE CONDITION. NO REMEDIAL WORK IS RECOMMENDED OR REQUIRED.  
(FAIR) - AVERAGE CONDITION. SOME WORK IS RECOMMENDED TO RETURN TO GOOD CONDITION  
(POOR) - BELOW AVERAGE CONDITION. SIGNIFICANT WORK SHOULD BE ANTICIPATED TO RESTORE



4 EXISTING FLOOR PLAN  
1/8" = 1'-0"



3 FRONT ELEVATION  
1/8" = 1'-0"

**DISCLAIMER:**  
THESE DOCUMENTS HAVE BEEN PREPARED FOR INFORMATION ONLY AND ARE NOT PROVIDED FOR CONSTRUCTION. ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION. FIELD MEASUREMENTS ARE REQUIRED TO THE NEAREST 1/8" AS DOCUMENTED IN THE FINAL CADD (LW90) DOCUMENT. DIMENSIONS SHOWN ARE ROUNDED TO THE NEAREST 1/4" FOR CLARITY.

**GENERAL INFORMATION:**

NO. OF LEVELS: 1

BUILDING HEIGHT: +/- 22'-6" (TOP OF PARAPET)

RESTROOM (ADA) COMPLIANCE: NON-COMPLIANT  
\*REFER TO SPACE CONDITION REPORT

**ELEVATIONS MARKERS:**  
BS = BOTTOM OF STRUCTURE      BD = BOTTOM OF DECKING

FIRE PROTECTION (SPRINKLER): YES (REMOTE RISER LOCATION)

FIRE ALARM: YES (REMOTE ALARM LOCATION)

WATER SERVICE: 3/4"

WATER HEATER (WH1): UNDETERMINED

GAS SERVICE: 1 1/4"

GAS METER (A4810850SAM)      ELECTRIC METER      FIRE RISER (4" DIA)      FIRE ALARM SILENT KNIGHT (SK-5208)

**LEGEND**

10'-4" = SILL/HEAD HEIGHT      1/2 PS = STUB FOR PLUMBING

⊕ = DOOR WIDTH/TYPE      Ⓞ = ROOF DRAIN (INTERNAL)

⊕ = ELEVATION MARKER      □ = HAND SINK



RESTROOM (002)

1 RESTROOM COMPLIANCE (PHOTOS)  
NOT TO SCALE



2 ELEVATION (PHOTO)  
NOT TO SCALE



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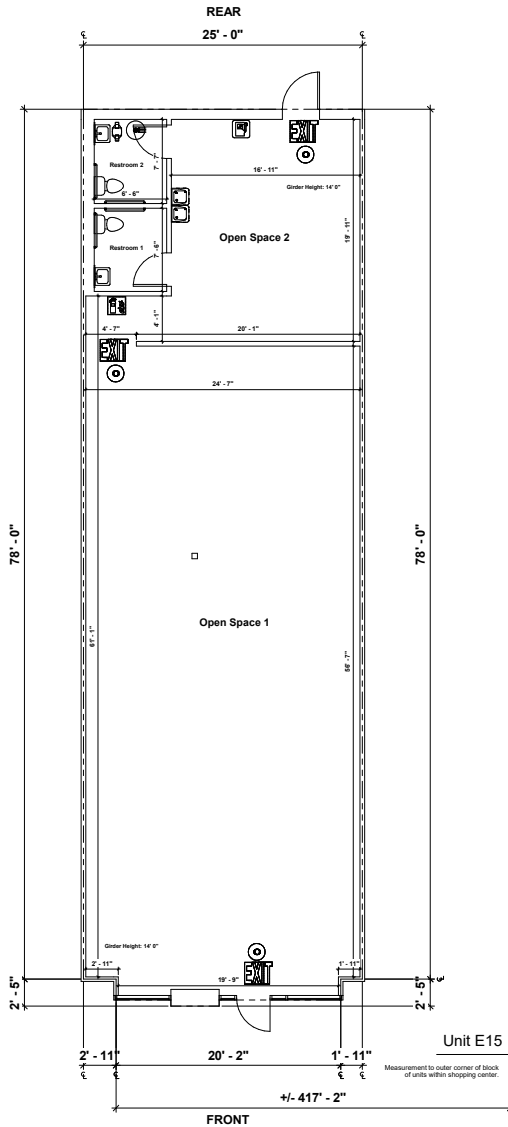
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**UNIT E4**  
**1,990 SF**

- Legend:**
- Door
  - Toilet
  - Restroom Sink
  - Water Fountain
  - Breaker Panel
  - Emergency Light
  - Exit
  - Fire Extinguisher
  - Water Heater
  - Sub Water Meter
  - Assumed Lease Line



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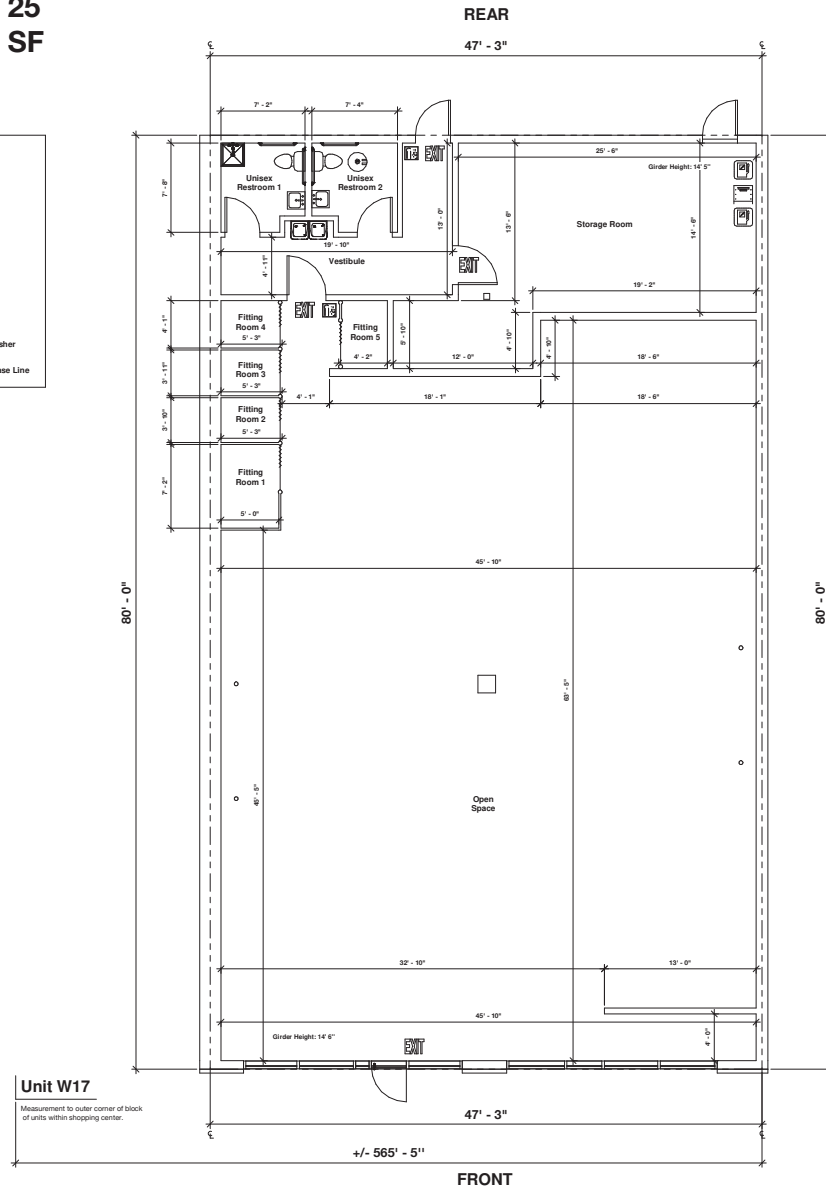
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**UNIT 25**  
**3,780 SF**

**LEGEND**

- Door
- Toliet
- Kitchen Sink
- Water Heater
- Break Panel
- Transformer
- Exit
- Fire Extinguisher
- Assumed Lease Line



locations  
refer  
to the



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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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
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