DENTON CENTER

DENTON, TX | NWC UNIVERSITY DRIVE AND CARROLL BOULEVARD



- Top performing grocery-anchored shopping center—top 92% Kroger in Texas [Placer.ai]
- Located on Hwy 380 between two major Universities [University of North Texas and Texas Women's University]
- Signalized hard corner intersection with multiple access points

CENTER SIZE: 335,000 SF

AVAILABILITY:
3,063 SF
22,360 SF

FOR LEASE:
PLEASE CALL FOR RATES

AREA RETAILERS:

Walmart Supercenter · Albertsons · sam's club · WinCo FOODS · Dutch Bros Coffee · Super Target · Academy Sports + Outdoors · ALDI · Seven Brew Drive Thru Coffee [COMING SOON] · Whataburger · Starbucks · AutoZone

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2026 Population	12,958	90,995	130,052
2026 Daytime Population	13,229	93,884	139,796
2026 Total Households	5,223	38,275	53,204
2026 Average HH Income	$95,267	$87,797	$96,704

TRAFFIC COUNTS:
University Dr.: 32,817 VPD
Carroll Blvd.: 24,172 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL SWEET
214.572.8459
msweet@theretailconnection.net

JAKE BURNS
214.572.8425
jburns@theretailconnection.net

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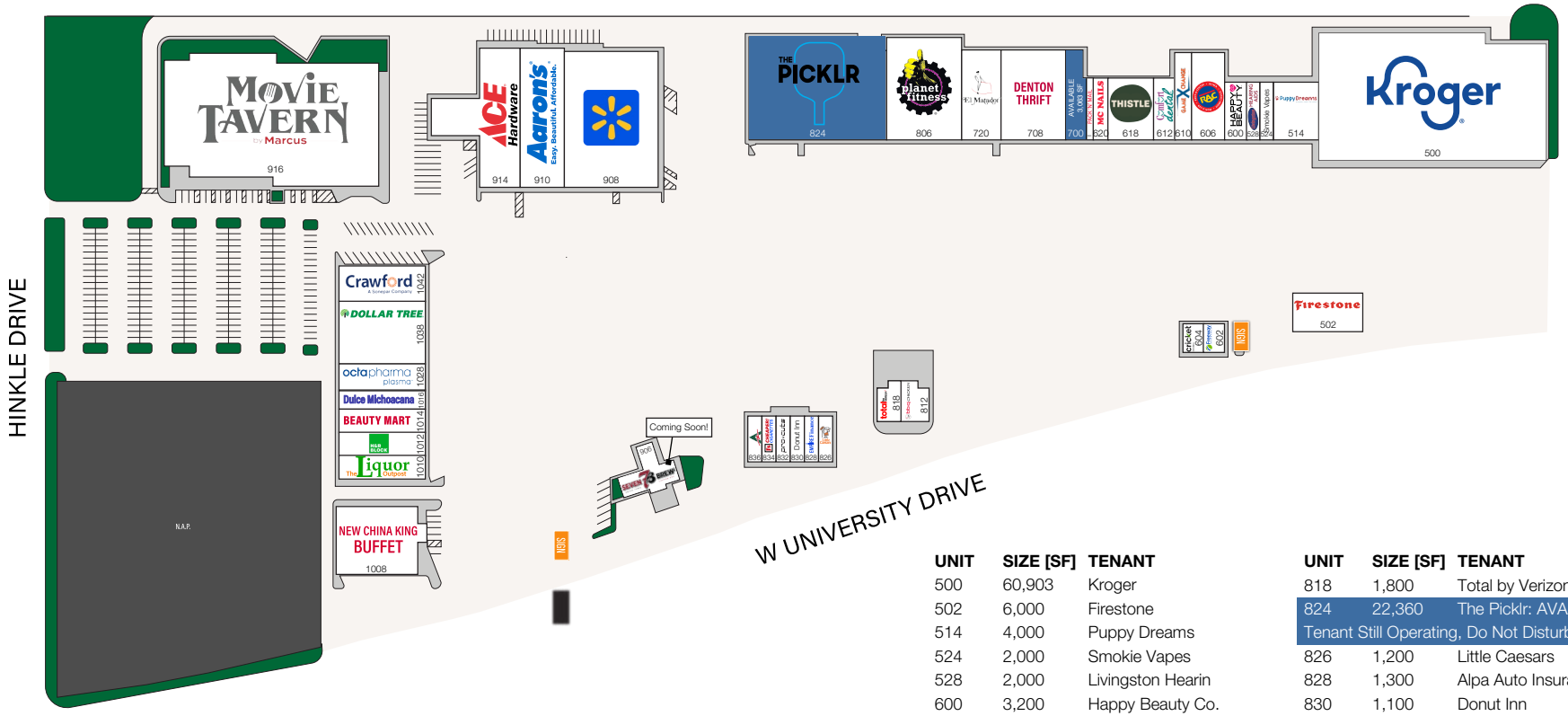

AT LEASE

AVAILABLE

UNIT	SIZE [SF]	TENANT
500	60,903	Kroger
502	6,000	Firestone
514	4,000	Puppy Dreams
524	2,000	Smokie Vapes
528	2,000	Livingston Hearin
600	3,200	Happy Beauty Co.
602	1,200	Freeway Insurance
604	1,200	Cricket Wireless
606	6,000	Rent-A-Center
610	2,400	Game X Change
612	3,200	Comfort Dental
618	4,800	Thistle Creative
620	1,600	MC Nails
624	1,680	Pack 'N' Mail
700	3,063	AVAILABLE
708	12,600	Denton Thrift
720	6,600	El Matador
802	N/A	Bank of America
806	20,840	Planet Fitness
812	2,160	bb.q Chicken

UNIT	SIZE [SF]	TENANT
818	1,800	Total by Verizon
824	22,360	The Picklr: AVAILABLE— Tenant Still Operating, Do Not Disturb
826	1,200	Little Caesars
828	1,300	Alpa Auto Insurance
830	1,100	Donut Inn
832	1,200	Pro-Cuts
834	1,200	J's Cheaper Cigar
836	1,500	Ace Cash Express
906	2,500	7Brew — Coming Soon!
908	27,792	Walmart Depot
910	10,596	Aaron's
914	14,221	Ace Hardware
1008	10,320	New China King Buffet
1010	3,600	Liquor Outpost
1012	3,500	H&R Block
1014	3,600	Beauty Mart
1016	2,400	Dulce Michoacana
1028	9,598	Octapharma Plasma
1038	9,600	Dollar Tree
1042	6,600	Crawford Electric

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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.

EQUAL HOUSING OPPORTUNITY

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 _____