



DENTON TOWN CENTER | DENTON, TX



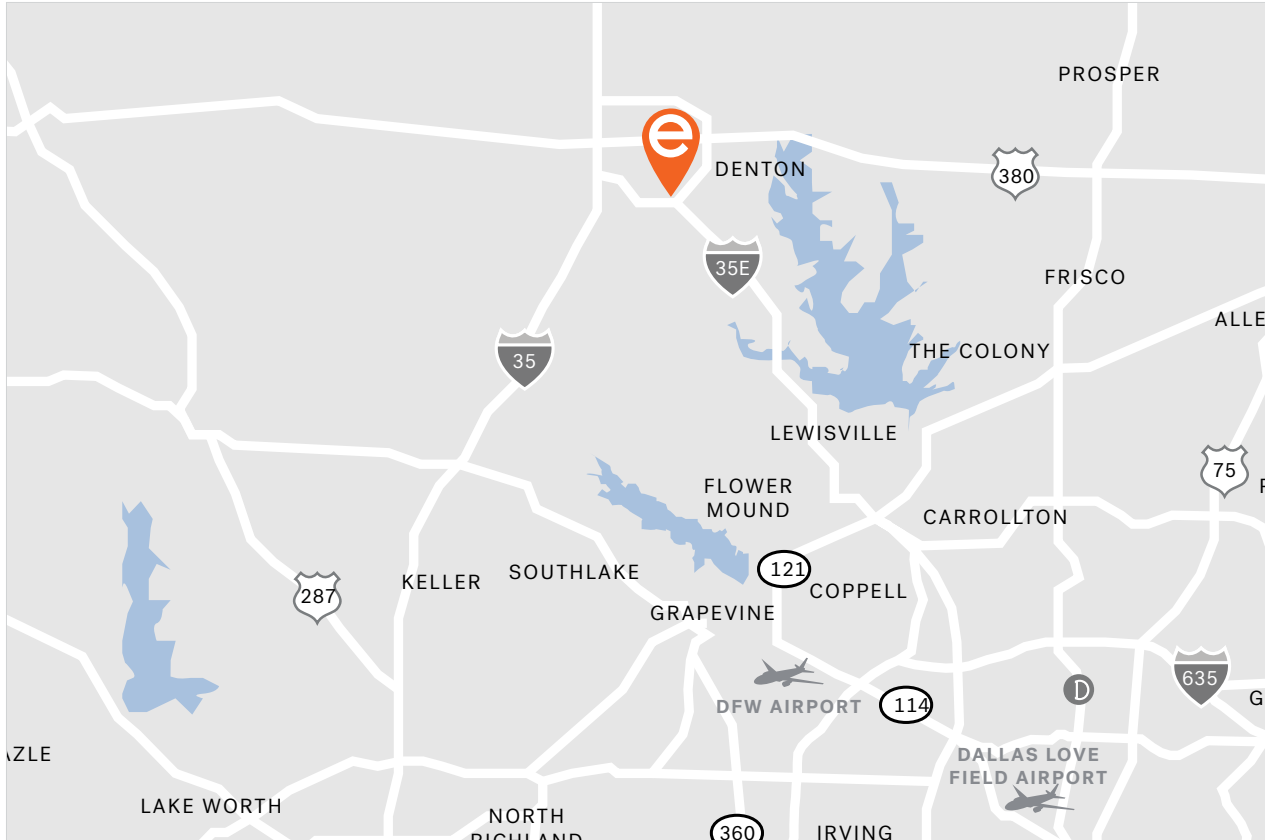
Denton Town Center

2215 - 2219 South Loop 288, Denton, Texas, 76205

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LOCATION

2215-2219 S. Loop 288
Denton, TX



SIZE

793 sf
1,797 sf
2,016 sf
2,085 sf
6,891 sf (2nd Gen Salon)



ZONING

Commercial



TRAFFIC COUNTS

96,812 CPD

I-35 E

43,917 CPD

Loop 288



2025 DEMOGRAPHIC SNAPSHOT

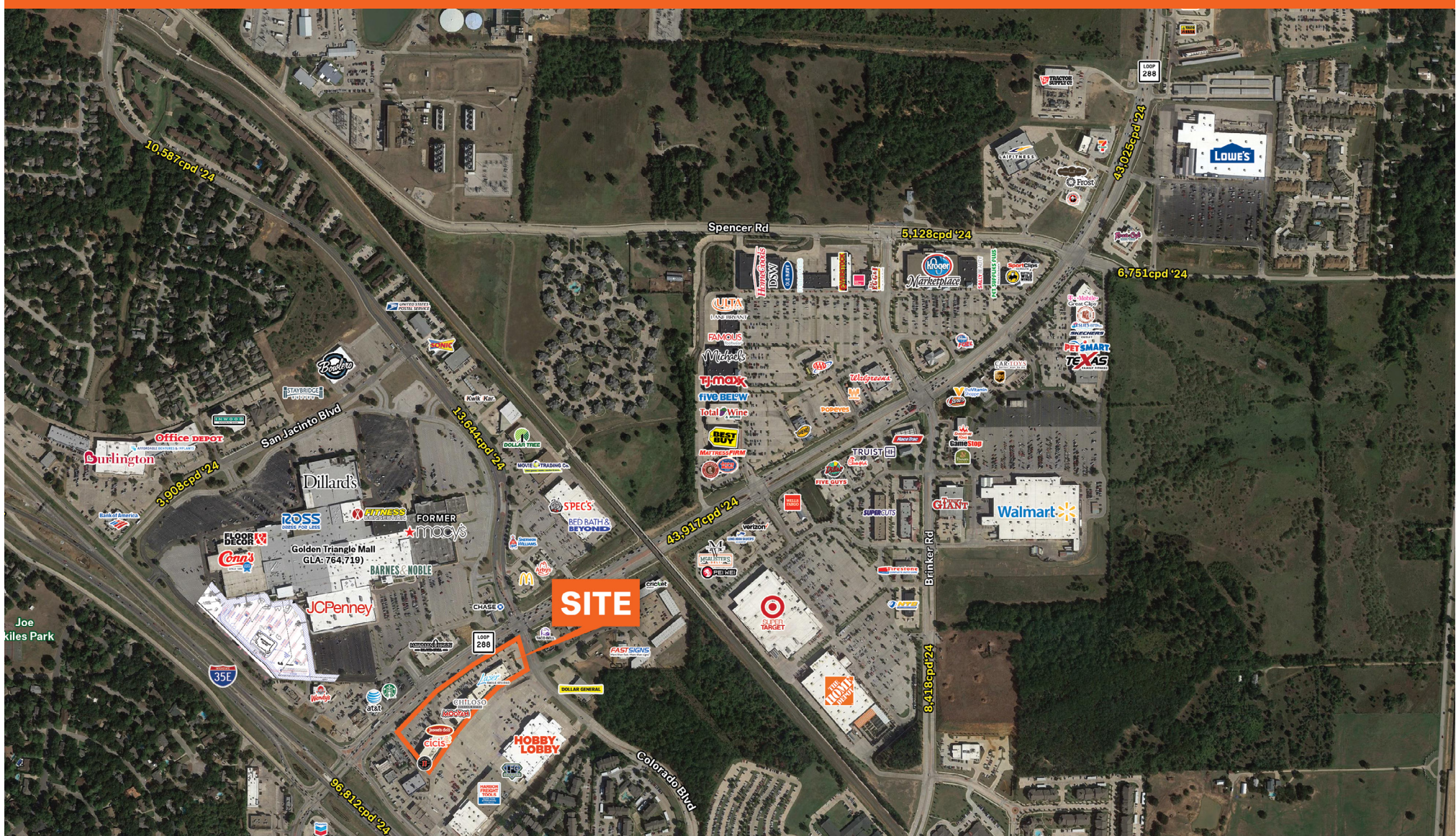
	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	10,990	93,913	173,324
DAYTIME POPULATION	15,698	123,581	201,643
AVG HH INCOME	\$76,985	\$84,889	\$90,199

AREA RETAILERS

Golden Triangle Mall, Cicis Pizza, Hawaiian Bros Island Grill, Wendy's, Hobby Lobby, Harbor Freight, Taco Bell, and many others

PROPERTY INFORMATION

- Located directly across from Golden Triangle Mall
- Great visibility from Loop 288 & I-35 E
- Densely populated area





2219 BUILDING 1 WEST - FIRST FLOOR		AVAILABLE	793 SF	CARTER BLOODCARE	2,640 SF	BUBBLE WELL	1,350 SF
JASON'S DELI	5,208 SF	HAIR BRAIDING	1,800 SF	VISIONWORKS	5,126 SF	SMOKE N' CHILL	3,865 SF
LUXURY NAIL BAR	3,431 SF	CELL PHONE REPAIR	1,201 SF	A+ TAILOR	918 SF	MOOYAH BURGERS	2,705 SF
CICI'S PIZZA	5,119 SF	BROW PROS	1,215 SF	LENDMARK	1,219 SF	2215 BUILDING 2 EAST - SECOND FLOOR	
JIMMY JOHN'S	1,555 SF	AVAILABLE	2,016 SF	SHARKEY'S CUTS	932 SF	AVAILABLE (2ND GEN SALON)	6,819 SF
FREEDOM 75 GUN STORE	3,000 SF	OININ STAFFING	1,332 SF	BOOST MOBILE	1,218 SF	ANY LAB TEST NOW	1,652 SF
AVAILABLE	2,085 SF	GEICO	900 SF	CHILD URGENT CARE	2,579 SF	DENTIST	1,486 SF
2219 BUILDING 1 WEST - SECOND FLOOR		2215 BUILDING 2 EAST - FIRST FLOOR		GLO TANNING	2,298 SF	AVAILABLE	1,797 SF
DENTIST	2,775 SF	MATTRESS CENTRAL	4,976 SF	CHILOSO	3,412 SF		

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the br ker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Edge Realty Partners LLC	594592	info@edge-re.com	214.545.6900
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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