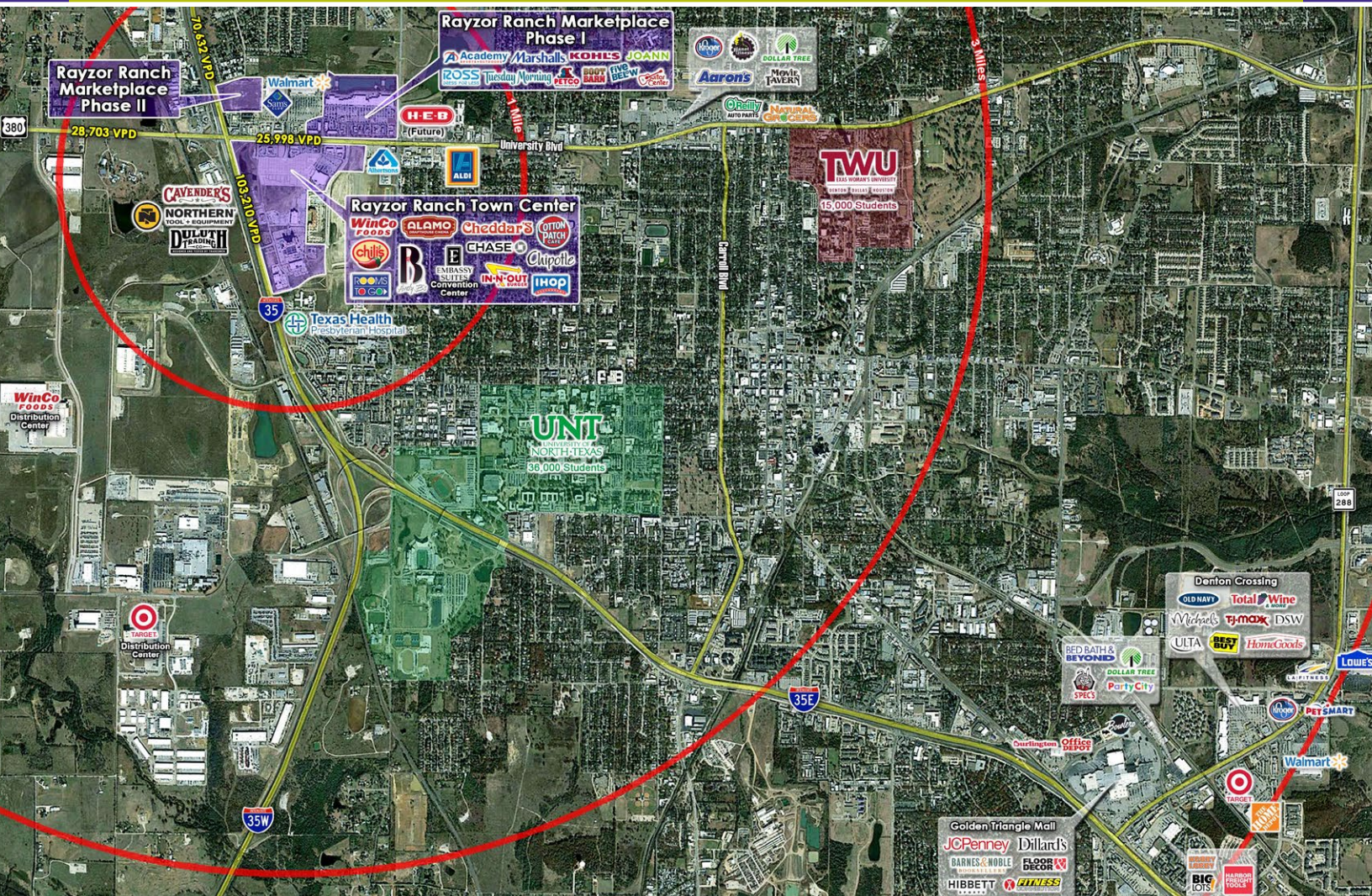


# ▶ RAYZOR RANCH MARKETPLACE - PHASE II ▪ DENTON, TX

NE Corner of I-35 @ Highway 380 ▪ Denton, TX 76201

LOCATED IN THE HEART OF DENTON JUST OFF OF I-35 AND HWY 380



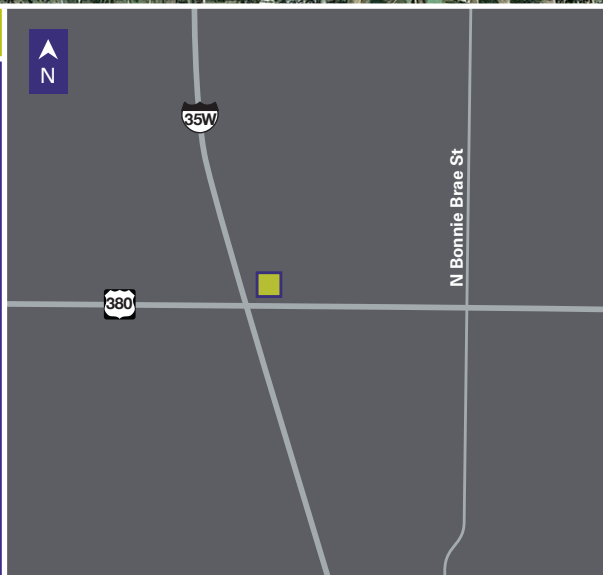
## DEMOGRAPHICS

### POPULATION ESTIMATE

1 mile	2,715
5 miles	103,256
15 miles	418,740

### AVERAGE HOUSEHOLD INCOME

1 mile	\$116,492
5 miles	\$62,830
15 miles	\$103,868



## TRAFFIC COUNTS

I-35 south of Hwy 380  
108,489 vpd

I-35 north of Hwy 380  
93,574 vpd

Hwy 380 west of I-35  
28,703 vpd

Hwy 380 east of I-35  
25,998 vpd



8140 WALNUT HILL LANE ▪ SUITE 400  
DALLAS, TEXAS 75231

214.953.1400 ▪ www.frpltd.com

## FOR LEASING INFORMATION

MELANIE DICKENSON PROCTOR  
469.289.4304 ▪ mdickenson@frpltd.com

MATT BROCK  
713.693.1406 ▪ mbrock@frpltd.com







Lat/Lon: 33.2299/-97.1738		1 mi radius	5 mi radius	15 mi radius
POPULATION	2020 Estimated Population	2,715	103,256	418,740
	2025 Projected Population	3,231	121,300	492,652
	2010 Census Population	2,260	87,500	311,417
	2000 Census Population	1,803	75,955	211,950
	Projected Annual Growth 2020 to 2025	3.8%	3.5%	3.5%
	Historical Annual Growth 2000 to 2020	2.5%	1.8%	4.9%
	2020 Median Age	29.2	31.5	36.9
HOUSEHOLDS	2020 Estimated Households	1,086	40,258	150,056
	2025 Projected Households	1,259	46,407	171,205
	2010 Census Households	904	33,654	110,437
	2000 Census Households	725	29,453	75,825
	Projected Annual Growth 2020 to 2025	3.2%	3.1%	2.8%
	Historical Annual Growth 2000 to 2020	2.5%	1.8%	4.9%
RACE AND ETHNICITY	2020 Estimated White	66.1%	66.2%	75.6%
	2020 Estimated Black or African American	6.3%	13.8%	8.6%
	2020 Estimated Asian or Pacific Islander	19.2%	7.7%	6.5%
	2020 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.8%
	2020 Estimated Other Races	7.5%	11.5%	8.5%
	2020 Estimated Hispanic	15.3%	23.5%	18.2%
INCOME	2020 Estimated Average Household Income	\$116,492	\$62,830	\$103,868
	2020 Estimated Median Household Income	\$85,762	\$58,099	\$95,217
	2020 Estimated Per Capita Income	\$46,675	\$25,033	\$37,377
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.3%	4.7%	3.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	4.5%	5.4%	4.1%
	2020 Estimated High School Graduate	20.5%	20.5%	19.7%
	2020 Estimated Some College	24.7%	22.8%	22.3%
	2020 Estimated Associates Degree Only	11.4%	7.9%	7.9%
	2020 Estimated Bachelors Degree Only	25.6%	25.1%	28.6%
	2020 Estimated Graduate Degree	12.0%	13.5%	14.1%
BUSINESS	2020 Estimated Total Businesses	516	3,998	14,691
	2020 Estimated Total Employees	6,940	43,774	128,062
	2020 Estimated Employee Population per Business	13.4	10.9	8.7
	2020 Estimated Residential Population per Business	5.3	25.8	28.5





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



## INFORMATION ABOUT BROKERAGE SERVICES



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

IABS 1-0



\_\_\_\_\_  
Licensed Broker / Broker Firm Name or  
Primary Assumed Business Name

\_\_\_\_\_  
License No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Designated Broker Firm Name or

\_\_\_\_\_  
License No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent /  
Associate

\_\_\_\_\_  
License No.

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Email

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Phone

\_\_\_\_\_  
Sales Agent / Associate's Name

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License No.

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09/16/20



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