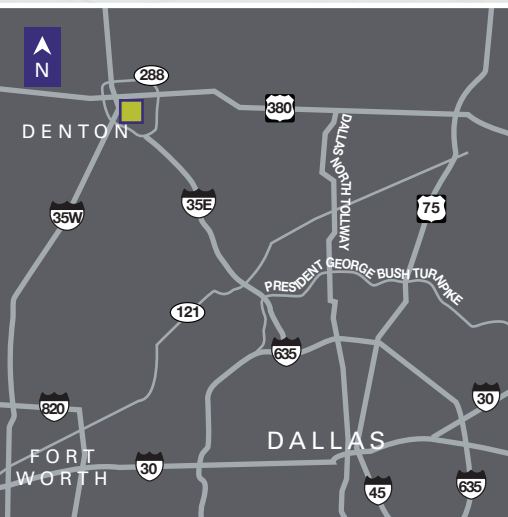


# ▶ RAYZOR RANCH TOWN CENTER PAD SITES ■ DENTON, TX

SE Corner of I-35 @ Highway 380 ■ Denton, TX 76201

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



CITY MAP

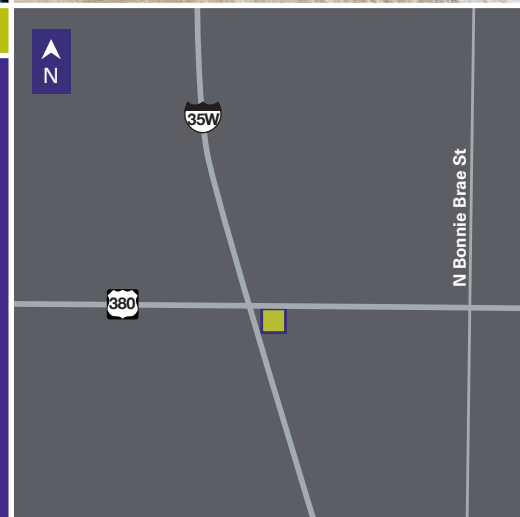
## OCCUPANCY DETAILS

### SPACE AVAILABLE

Pad Sites

### ANCHOR TENANTS

WinCo                      Alamo Drafthouse  
Cheddar's                      Chili's  
Raising Cane's      At Home (Shadow)  
Rooms To Go (Shadow)  
Andy B's Entertainment (Shadow)



LOCATION DETAIL



8140 WALNUT HILL LANE ■ SUITE 400  
DALLAS, TEXAS 75231

214.953.1400 ■ [www.frpltd.com](http://www.frpltd.com)

To learn more about VAPS, visit [www.frpltd.com/#vaps](http://www.frpltd.com/#vaps)

### FOR LEASING INFORMATION

MELANIE DICKENSON PROCTOR  
469.289.4304 ■ [mdickenson@frpltd.com](mailto:mdickenson@frpltd.com)

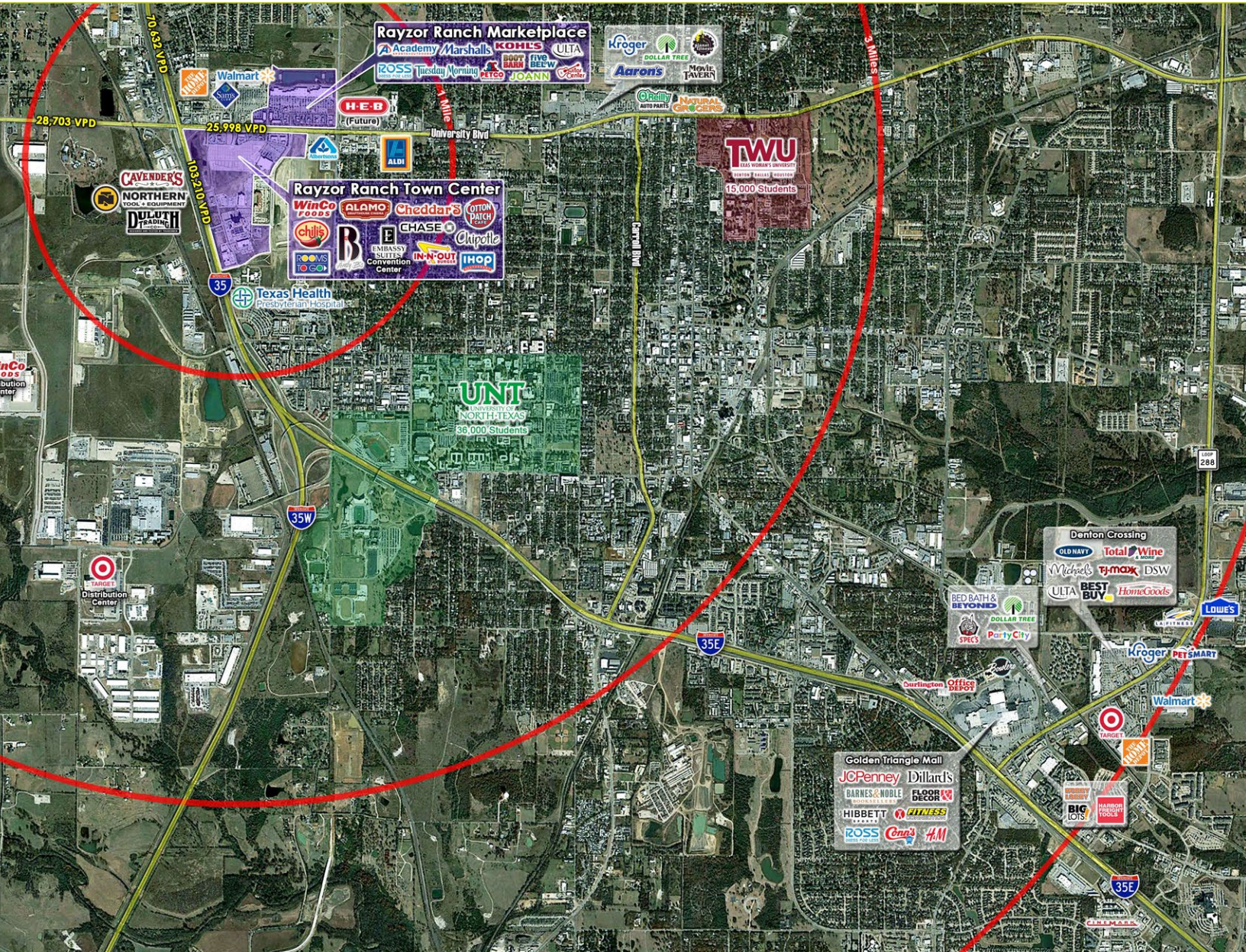
MATT BROCK  
713.693.1406 ■ [mbrock@frpltd.com](mailto:mbrock@frpltd.com)



# ▶ RAYZOR RANCH TOWN CENTER PAD SITES ■ AERIAL MAP

SE Corner of I-35 @ Highway 380 ■ Denton, TX 76201

▶ OVER 25% OF ALL NEW HOMES IN THE DFW AREA ARE SLATED FOR DENTON COUNTY ◀



## POPULATION ESTIMATE

1 mile	3,120
5 miles	102,212
15 miles	420,441

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

## AVERAGE HOUSEHOLD INCOME

1 mile	\$97,287
5 miles	\$60,770
15 miles	\$103,198



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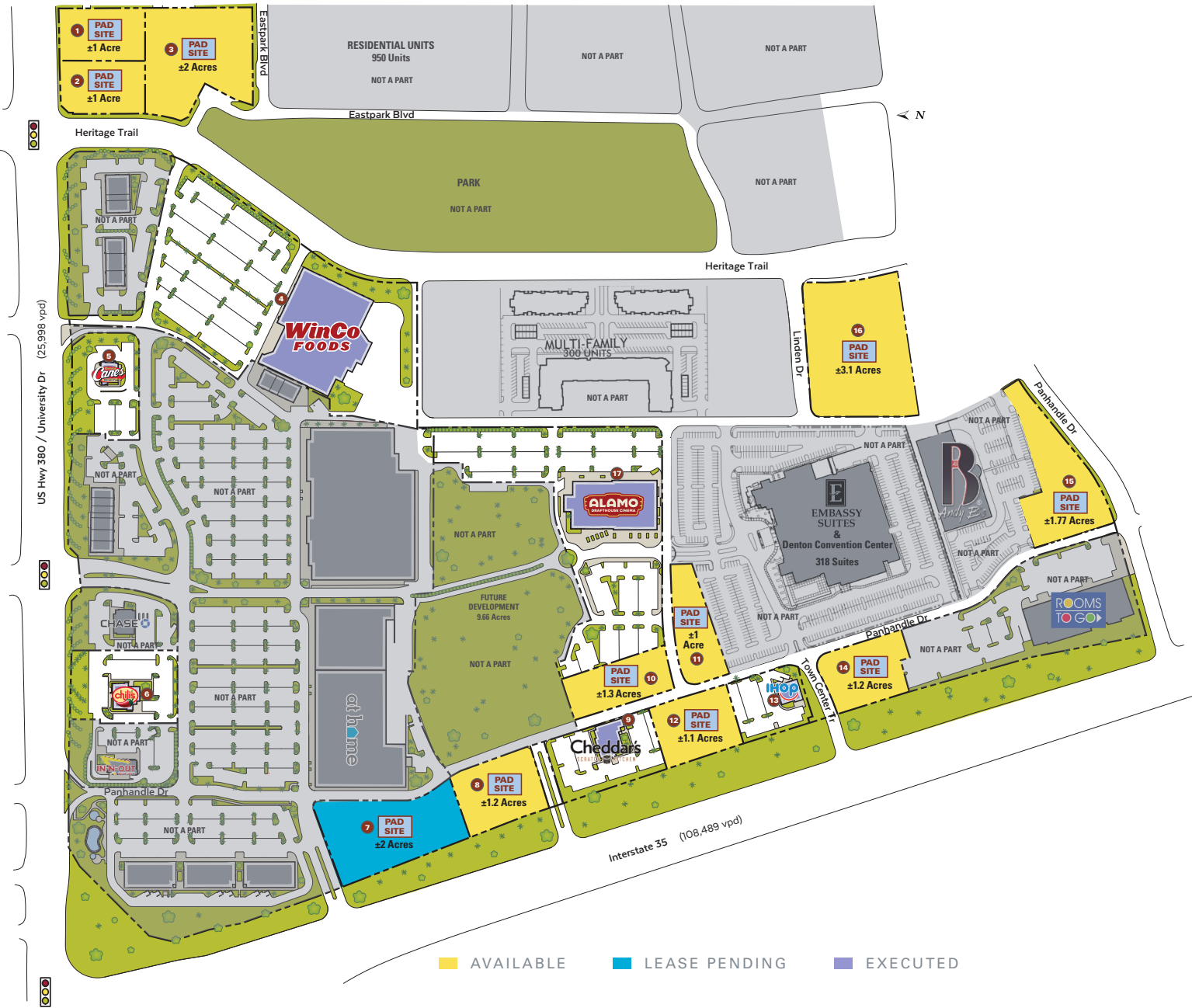
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# RAYZOR RANCH TOWN CENTER PAD SITES ■ SITE PLAN

SE CORNER OF I-35 @ HIGHWAY 380 ■ DENTON, TX 76201



#	TENANT (ADDRESS)	SF / ACRES	#	TENANT (ADDRESS)	SQUARE FEET
1.	AVAILABLE	±1 ACRE	13.	IHOP	
2.	AVAILABLE	±1 ACRE	14.	AVAILABLE	±1.2 ACRES
3.	AVAILABLE	±2 ACRES	15.	AVAILABLE	±1.77 ACRES
4.	WinCo Foods (2645 W University Dr)		16.	AVAILABLE	±3.1 ACRES
5.	Raising Cane's (2705 W University Dr)		17.	Alamo Dafthouse	
6.	Chili's (2825 W University Dr)				
7.	Lease Pending	±2 ACRES			
8.	AVAILABLE	±1.2 ACRES			
9.	Cheddars Scratch Kitchen				
10.	AVAILABLE	±1.3 ACRES			
11.	AVAILABLE	±1 ACRE			
12.	AVAILABLE	±1.1 ACRES			



Lat/Lon: 33.2299/-97.1738

Rayzor Ranch Denton, TX 76201	1 mi radius	5 mi radius	15 mi radius
<b>Population</b>			
2021 Estimated Population	3,120	102,212	420,441
2026 Projected Population	3,535	116,196	489,150
2020 Census Population	2,593	99,284	405,101
2010 Census Population	2,260	87,500	311,451
Projected Annual Growth 2021 to 2026	2.7%	2.7%	3.3%
Historical Annual Growth 2010 to 2021	3.5%	1.5%	3.2%
2021 Median Age	36.8	32.0	36.3
<b>Households</b>			
2021 Estimated Households	1,242	40,409	151,021
2026 Projected Households	1,309	42,999	163,561
2020 Census Households	1,018	39,548	145,495
2010 Census Households	904	33,654	110,449
Projected Annual Growth 2021 to 2026	1.1%	1.3%	1.7%
Historical Annual Growth 2010 to 2021	3.4%	1.8%	3.3%
<b>Race and Ethnicity</b>			
2021 Estimated White	68.9%	55.5%	65.6%
2021 Estimated Black or African American	6.1%	12.2%	9.1%
2021 Estimated Asian or Pacific Islander	5.9%	10.6%	6.5%
2021 Estimated American Indian or Native Alaskan	1.2%	0.9%	0.8%
2021 Estimated Other Races	17.9%	20.7%	18.0%
2021 Estimated Hispanic	18.1%	24.0%	19.4%
<b>Income</b>			
2021 Estimated Average Household Income	\$97,287	\$60,770	\$103,198
2021 Estimated Median Household Income	\$79,508	\$57,724	\$95,366
2021 Estimated Per Capita Income	\$38,881	\$24,422	\$37,194
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	1.7%	4.6%	3.1%
2021 Estimated Some High School (Grade Level 9 to 11)	3.9%	5.5%	4.3%
2021 Estimated High School Graduate	19.7%	20.1%	19.3%
2021 Estimated Some College	24.4%	23.8%	22.8%
2021 Estimated Associates Degree Only	9.8%	7.6%	7.9%
2021 Estimated Bachelors Degree Only	27.7%	24.8%	28.4%
2021 Estimated Graduate Degree	12.8%	13.6%	14.1%
<b>Business</b>			
2021 Estimated Total Businesses	516	3,983	14,682
2021 Estimated Total Employees	6,940	43,546	127,860
2021 Estimated Employee Population per Business	13.4	10.9	8.7
2021 Estimated Residential Population per Business	6.0	25.7	28.6





*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



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09/16/20



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