

FOR GROUND LEASE OR BUILD TO SUIT

Hard Corner Pad Site

NEC E. McKinney Street & Highway 288 | Denton, TX



Overview

LOT SIZE 2.19 Acres

RATES Contact Broker



Description

Hard corner retail pad site located at the northeast corner of E. McKinney St & Highway 288.

- Near University of North Texas, Texas Woman's University and half a mile from Ryan High School (2,466 students.)
- Two 300-unit apartment developments nearby.
- Zoned C-2.

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	8,418	69,109	147,689
Total Households	3,024	27,163	54,893
Median Household Income	\$46,500	\$50,082	\$56,331
Daytime Population	7,531	68,329	142,596

Year: 2020 | Source: Esri

Contact

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Traffic Counts

Hwy 288	44,382 VPD
E McKinney St	14,327 VPD

Year: 2018 | Source: TXDOT

SRS REAL ESTATE PARTNERS | 8144 Walnut Hill Lane, Suite 1200 | Dallas, TX 75231 | 214.560.3200

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

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288 TEXAS

25,546 AADT '18

E McKinney St

14,161 AADT '18

14,327 AADT '18

SITE

Proposed MultiFamily 290 Units

Proposed MultiFamily 288 Units

TEXAS DEPT. OF HUMAN SERVICES

Proposed MultiFamily

Denton Ryan High School 2466 Students

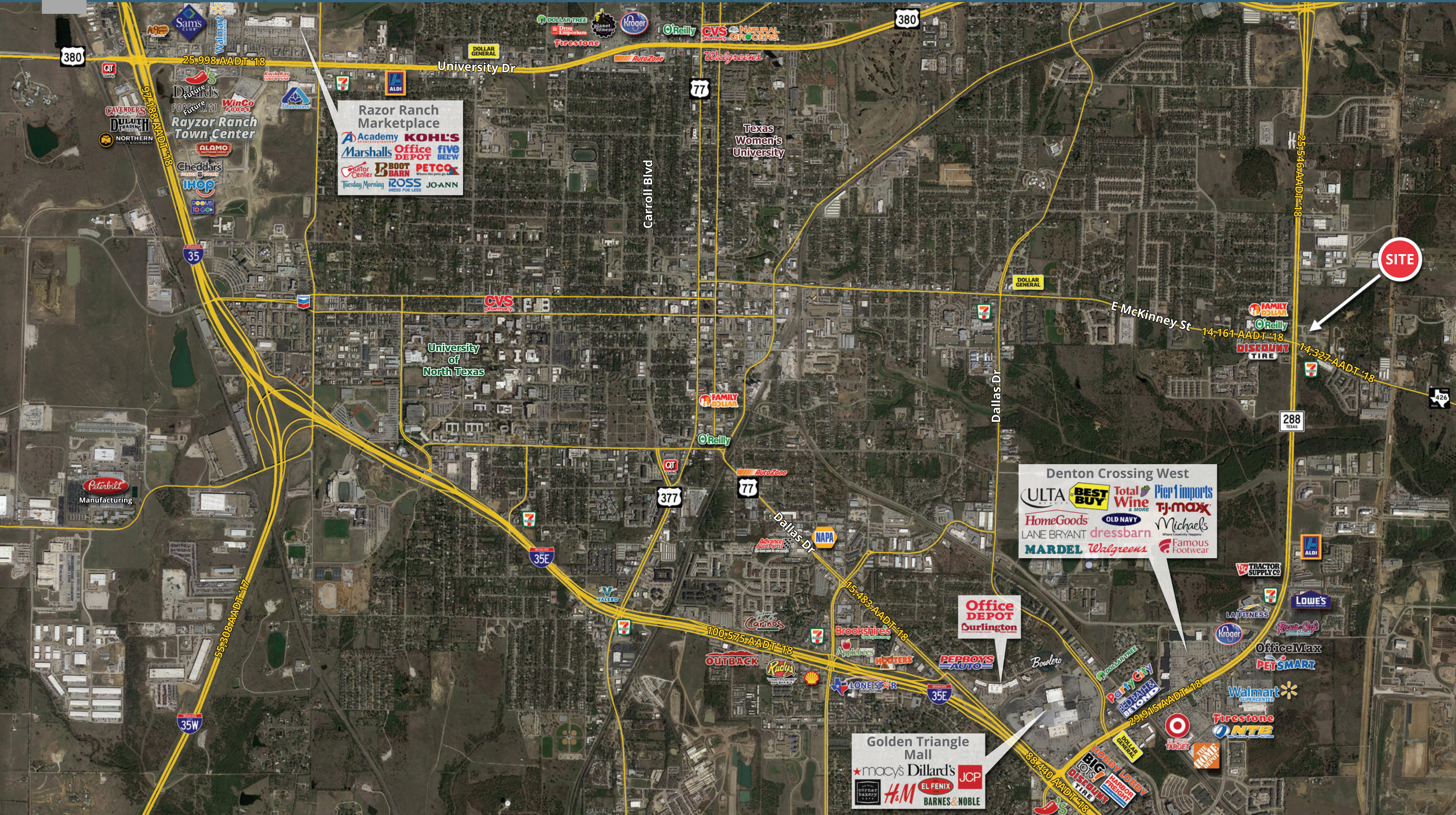
1/2 Mile

288 TEXAS

288 TEXAS

Hard Corner Pad Site

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Razor Ranch Marketplace

- Academy Sports + Outdoors
- KOHL'S
- Marshalls
- Office DEPOT
- five BELOW
- Cheddar's
- ALAMO
- Cheddar's
- IHOPE
- ROOMS TO GO
- Cheddar's
- ALAMO
- Cheddar's
- IHOPE
- ROOMS TO GO

Denton Crossing West

- ULTA
- BEST BUY
- Total Wine & More
- Pier 1 Imports
- HomeGoods
- OLD NAVY
- dressbarn
- Michael's
- MARDEL
- Walgreens
- Famous Footwear

Golden Triangle Mall

- macy's
- Dillard's
- JCP
- H&M
- EL FENIX
- BARNES & NOBLE

SITE

25,998 AADT '18

Rayzor Ranch Town Center

ALAMO

IHOPE

ROOMS TO GO

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Hard Corner Pad Site

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Prepared by Esri Latitude: 33.21366 Longitude: -97.08918

	1 mile	3 miles	5 miles
Population			
2000 Population	4,978	46,270	91,565
2010 Population	6,550	56,038	119,330
2020 Population	8,418	69,109	147,689
2025 Population	10,401	79,926	167,920
2000-2010 Annual Rate	2.78%	1.93%	2.68%
2010-2020 Annual Rate	2.48%	2.07%	2.10%
2020-2025 Annual Rate	4.32%	2.95%	2.60%
2020 Male Population	47.6%	48.7%	49.2%
2020 Female Population	52.4%	51.3%	50.8%
2020 Median Age	30.3	29.6	29.8
Households			
2000 Households	1,849	18,290	34,764
2010 Households	2,380	22,145	44,496
2020 Total Households	3,024	27,163	54,893
2025 Total Households	3,737	31,251	62,438
2000-2010 Annual Rate	2.56%	1.93%	2.50%
2010-2020 Annual Rate	2.36%	2.01%	2.07%
2020-2025 Annual Rate	4.32%	2.84%	2.61%
2020 Average Household Size	2.78	2.43	2.51
Housing Units			
2020 Total Housing Units	3,369	28,571	57,381
2020 Owner Occupied Housing Units	1,048	10,806	26,704
2020 Renter Occupied Housing Units	1,976	16,357	28,189
2020 Vacant Housing Units	345	1,408	2,488
Race and Ethnicity			
2020 White Alone	57.8%	65.2%	67.9%
2020 Black Alone	20.9%	15.0%	12.6%
2020 American Indian/Alaska Native Alone	1.0%	0.8%	0.8%
2020 Asian Alone	3.3%	4.7%	5.8%
2020 Pacific Islander Alone	0.2%	0.2%	0.1%
2020 Hispanic Origin (Any Race)	33.0%	27.8%	24.7%
Income			
2020 Median Household Income	\$46,500	\$50,082	\$56,331
2020 Average Household Income	\$59,743	\$70,082	\$78,796
2020 Per Capita Income	\$21,737	\$27,631	\$29,522
2019 Population 25+ by Educational Attainment			
Total	5,072	41,122	86,814
High School Graduate	18.7%	16.3%	14.9%
GED/Alternative Credential	5.7%	5.3%	4.5%
Some College, No Degree	28.5%	22.3%	22.9%
Associate Degree	10.8%	7.7%	7.8%
Bachelor's Degree	16.5%	23.3%	25.8%
Graduate/Professional Degree	9.9%	14.4%	14.5%
Daytime Population			
2020 Total Daytime Population	7,531	68,329	142,596
Workers	2,878	32,709	63,808
Residents	4,653	35,620	78,788

Source: Esri, U.S. Census

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 or 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.

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Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date