



FOR LEASE | +/- 160—234 SF

2717 Wind River Ln, Denton, TX

Price: Exec Suites: \$600-800 / Mo

Available: Exec Suites: +/- 160—234 SF

Overview

- Well positioned office building surrounded by office, restaurant, & entertainment
- Sits just 2 minutes off I-35 & is within 1 mile to Loop 288
- Features shared entrance / waiting room, break room, kitchen, & restrooms
- Executive suites available



+/- 160—234 SF
Square Feet



Wind River Ln.
Frontage



Office
Type



Office
Proposed Use

CONTACT:

CHRISTIAN SCOFIELD

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1400 Dallas Drive, Denton, TX | sbpccommercial.com | 940.320.1200



PHOTOS

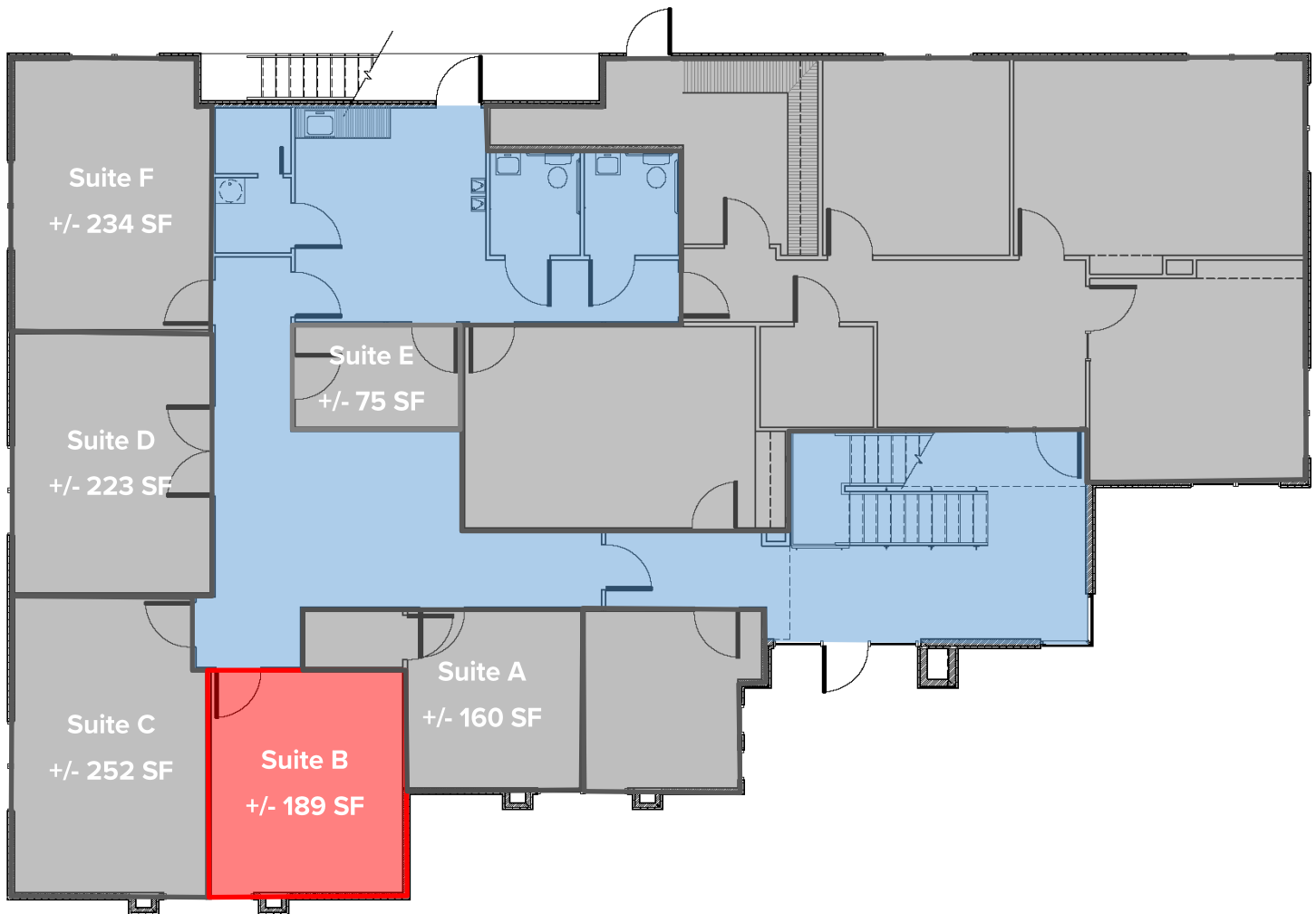


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FLOOR PLAN



Suites Available:

- Suite B: +/- 189 SF

Includes:

- Shared Lobby
- Reception / Waiting Area
- Shared Kitchen / Break Room
- Shared Restrooms

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SITE

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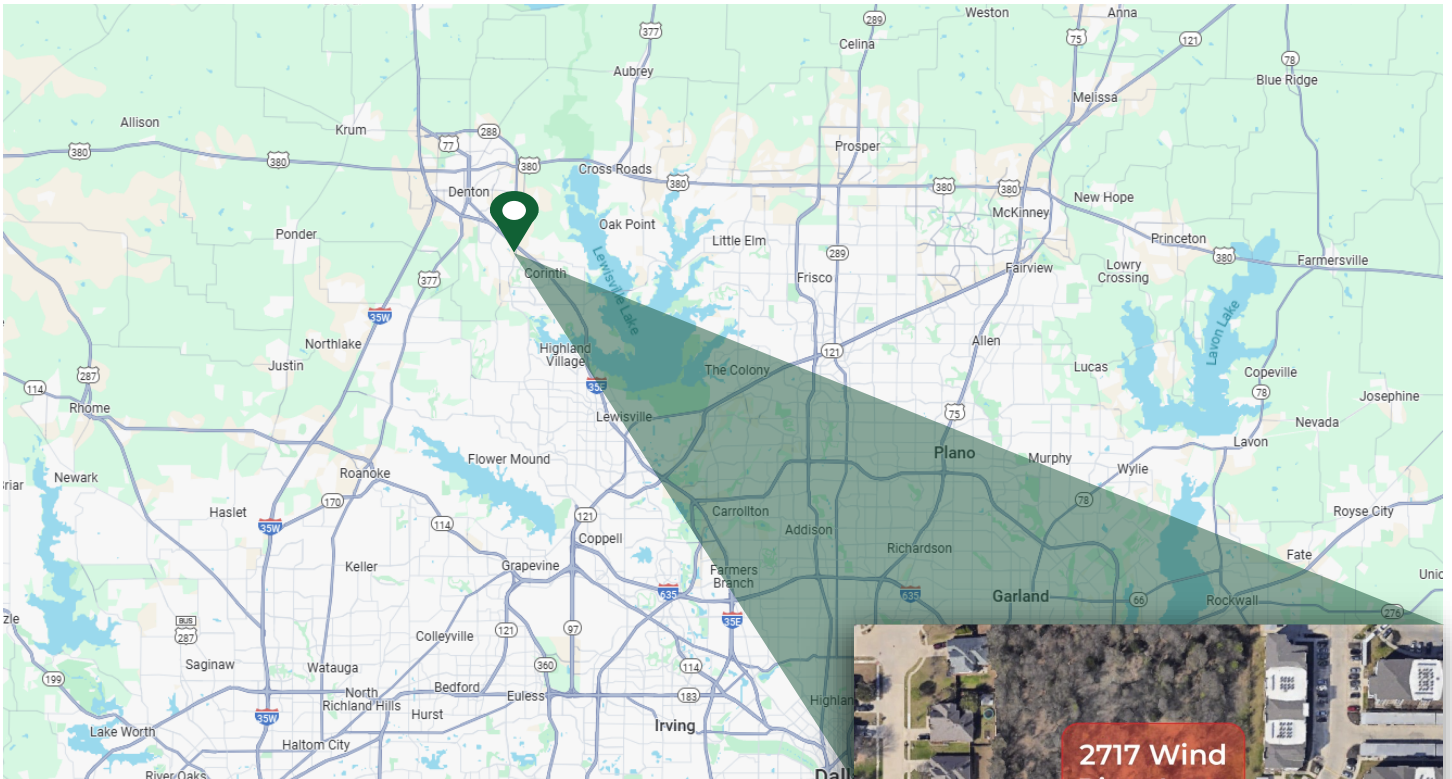
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MAPS

2717 Wind River Ln | Denton, TX



DRIVE TIME (To city center)

I-35 E	2 Minutes
Loop 288	4 Minutes
HWY 377	6 Minutes
UNT Campus	7 Minutes
Denton Square	9 Minutes
I-35 W	9 Minutes
HWY 380	10 Minutes
TWU Campus	12 Minutes
Lewisville	15 Minutes



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**SCOTT
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- Baylor Scott & White Cardiologist
- Baylor Scott & White Heart Hospital
- Beth Marie's
- BJ's
- Blue Ginger
- Buc-ee's
- CareNow
- Chuy's
- Cinemark
- Dickey's BBQ
- Epic Apartments
- Guaranty Bank & Trust
- Holiday Inn Hotel

- HomeWood Suites by Hilton
- JamesWood
- Jostens
- Marriott Hotel
- Medical City Denton
- QT
- Rising Sun Cafe
- Rodeo Goat
- Sonic
- Starbucks
- Texas Health
- The Dive
- Urban Square Apartments

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DEMOGRAPHICS



Demographic Summary Report

2717 Windriver Ln, Denton, TX 76210									
Building Type: Class B Office			Total Available: 5,940 SF						
Class: B			% Leased: 0%						
RBA: 5,940 SF			Rent/SF/Yr: \$18.00						
Typical Floor: 2,970 SF									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2029 Projection		14,720		105,740		208,054			
2024 Estimate		12,094		87,710		172,504			
2020 Census		9,997		78,356		151,542			
Growth 2024 - 2029		21.71%		20.56%		20.61%			
Growth 2020 - 2024		20.98%		11.94%		13.83%			
2024 Population by Hispanic Origin		2,567		20,825		40,419			
2024 Population		12,094		87,710		172,504			
White		7,259 60.02%		51,430 58.64%		104,872 60.79%			
Black		1,775 14.68%		11,582 13.20%		19,174 11.12%			
Am. Indian & Alaskan		102 0.84%		778 0.89%		1,569 0.91%			
Asian		501 4.14%		4,066 4.64%		8,096 4.69%			
Hawaiian & Pacific Island		19 0.16%		59 0.07%		131 0.08%			
Other		2,438 20.16%		19,795 22.57%		38,662 22.41%			
U.S. Armed Forces		0		18		41			
Households									
2029 Projection		5,912		39,813		79,510			
2024 Estimate		4,834		32,830		65,418			
2020 Census		3,962		28,937		56,634			
Growth 2024 - 2029		22.30%		21.27%		21.54%			
Growth 2020 - 2024		22.01%		13.45%		15.51%			
Owner Occupied		2,046 42.33%		16,433 50.05%		31,074 47.50%			
Renter Occupied		2,788 57.67%		16,397 49.95%		34,344 52.50%			
2024 Households by HH Income		4,834		32,829		65,419			
Income: <\$25,000		1,018 21.06%		5,589 17.02%		12,420 18.99%			
Income: \$25,000 - \$50,000		1,051 21.74%		6,059 18.46%		12,006 18.35%			
Income: \$50,000 - \$75,000		681 14.09%		5,491 16.73%		10,653 16.28%			
Income: \$75,000 - \$100,000		508 10.51%		3,984 12.14%		8,333 12.74%			
Income: \$100,000 - \$125,000		474 9.81%		3,123 9.51%		5,953 9.10%			
Income: \$125,000 - \$150,000		266 5.50%		2,545 7.75%		4,537 6.94%			
Income: \$150,000 - \$200,000		452 9.35%		2,930 8.93%		5,843 8.93%			
Income: \$200,000+		384 7.94%		3,108 9.47%		5,674 8.67%			
2024 Avg Household Income		\$88,043		\$96,301		\$92,619			
2024 Med Household Income		\$60,850		\$71,523		\$69,050			



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10/2/2024

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Scott Brown Commercial	475257	Help@sbpcommercial.com	940-320-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Ron Bullock	0286566	ron@sbpcommercial.com	972-571-5470
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christian Scofield	0697458	christian@sbpcommercial.com	940-391-8115
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date