

2717 Wind River Ln, Denton, TX

Price: Call for Pricing **Available**: +/- 5,940 SF

Overview

- 97% Leased 5,940 SF Free Standing Two—Story Office Building.
- 0.4 Miles from I-35, Surrounded by a Great Mix of Medical, Office, & Retail.
- Major Nearby Establishments Include: Buc-ee's, Medical City Denton, Cinemark, Chuy's, Starbucks, BJ's Restaurant, & Many More.
- Professionally Constructed in 2008 by a Local Builder.









CONTACT:

CHRISTIAN SCOFIELD

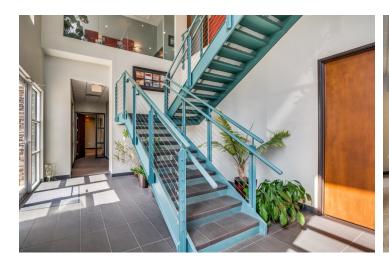
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PHOTOS















Information contained herein was obtained from sources deemed reliable; however, Scott Brown Commercial and/or the owner(s) of the property make no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior to sale or lease or removal from the market for any reason without notice.

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SITE MAP





Nearby Businesses

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

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

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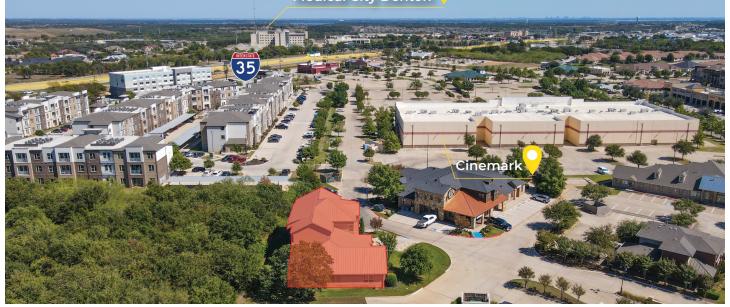
SITE 2717 Wind River Ln | Denton, TX







Medical City Denton

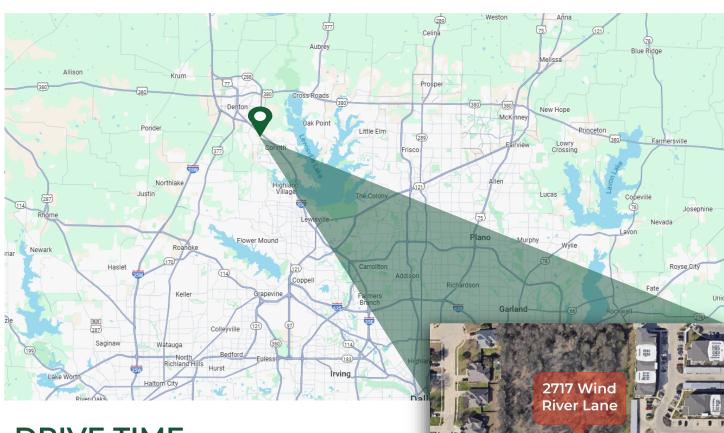


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MAPS 2717 Wind River Ln | Denton, TX





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

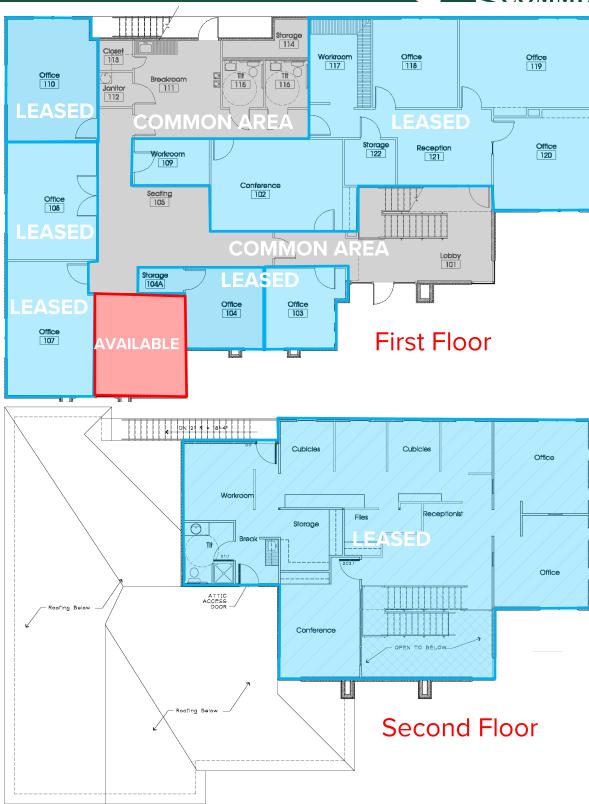
Lewisville 15 Minutes

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FLOOR PLAN





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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



					5)	
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

2-10-2025

EQUAL HOUSING OPPORTUNITY

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. 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Christian Scofield	0697458	christian@sbpcommercial.com	940-391-8115
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/T	enant/Seller/Land	lord Initials Date	