

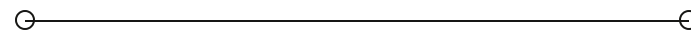


LEASE

Texas Regional Bank

320 EAGLE DR

Denton, TX 76201



PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

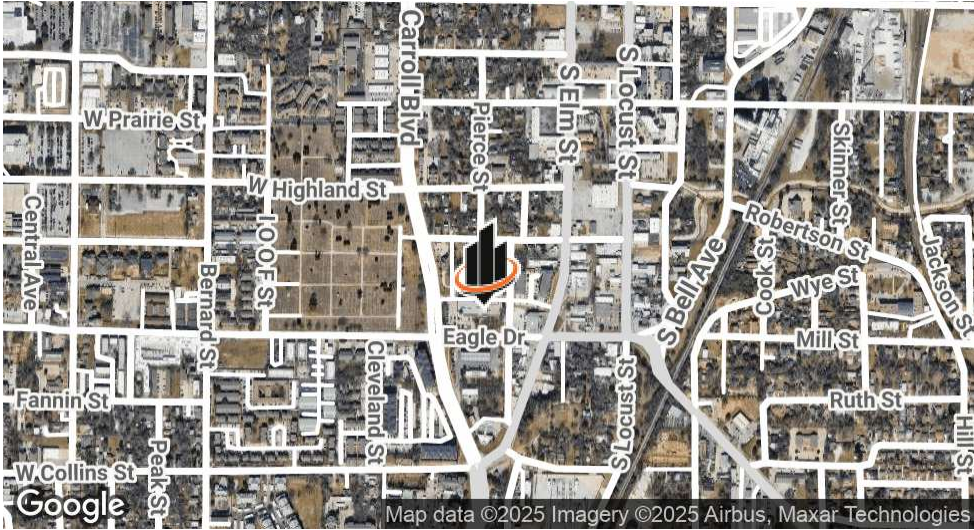
This Class A Office Space is well suited for a multitude of professional office uses. The suite features both private offices and open work space. The second floor space can be accessed by elevator and stairwell and features a beautiful private entrance complete with stone work.

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	1,742 SF
BUILDING SIZE:	30,898 SF

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LOCATION DESCRIPTION

Located just west of Downtown Denton this Class A Office Building is situated at the corner of Carroll and Eagle. The property benefits from excellent visibility and access. This mid town location is convenient for employees and clients alike with quick access to I-35, main artery roads, restaurants and the Historic Downtown Denton Square.

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,742 SF	LEASE RATE:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	1,742 SF	NNN	Call for Pricing	Multiple Private Offices, Reception, Break Room

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ADDITIONAL PHOTOS



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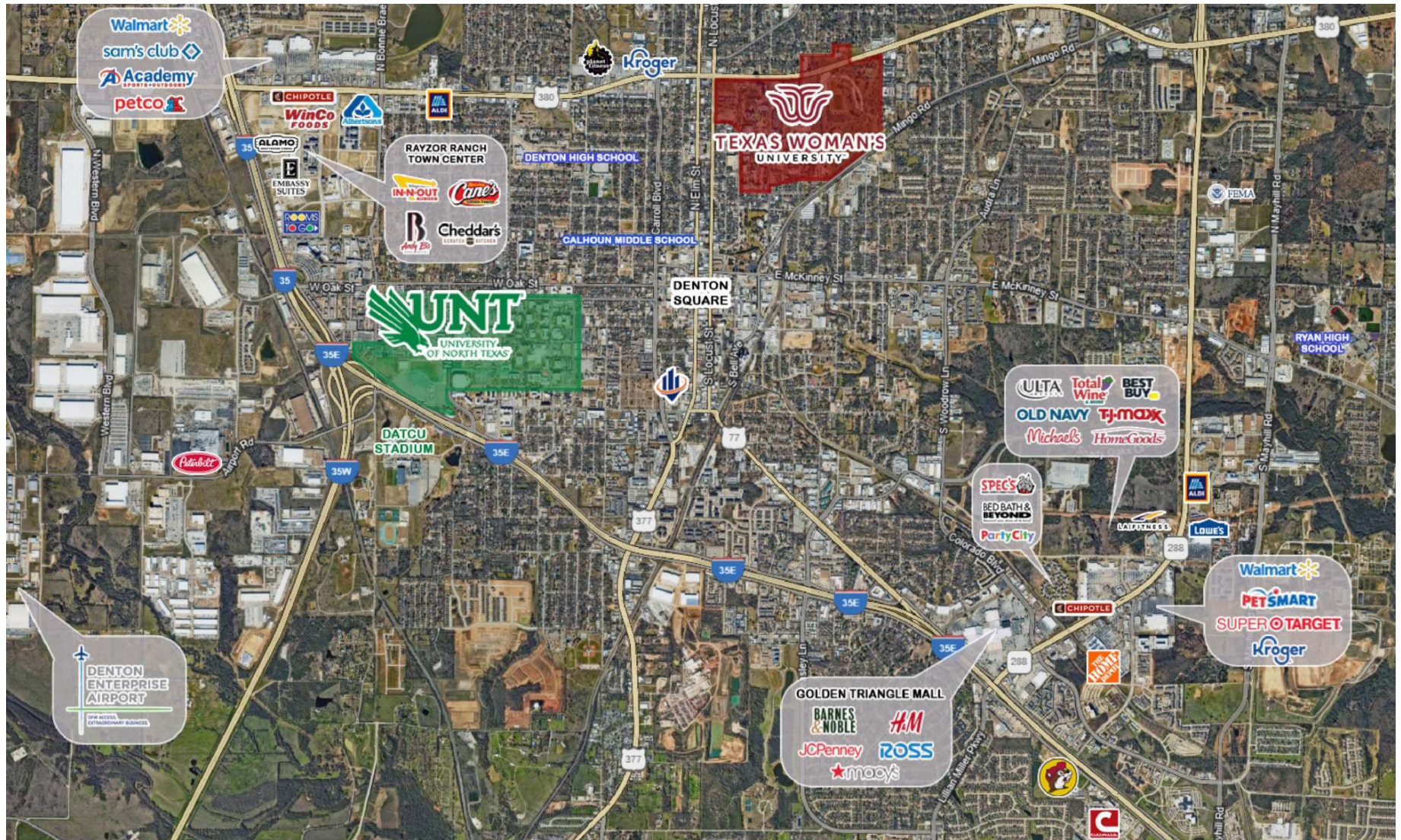
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LOCATION MAP



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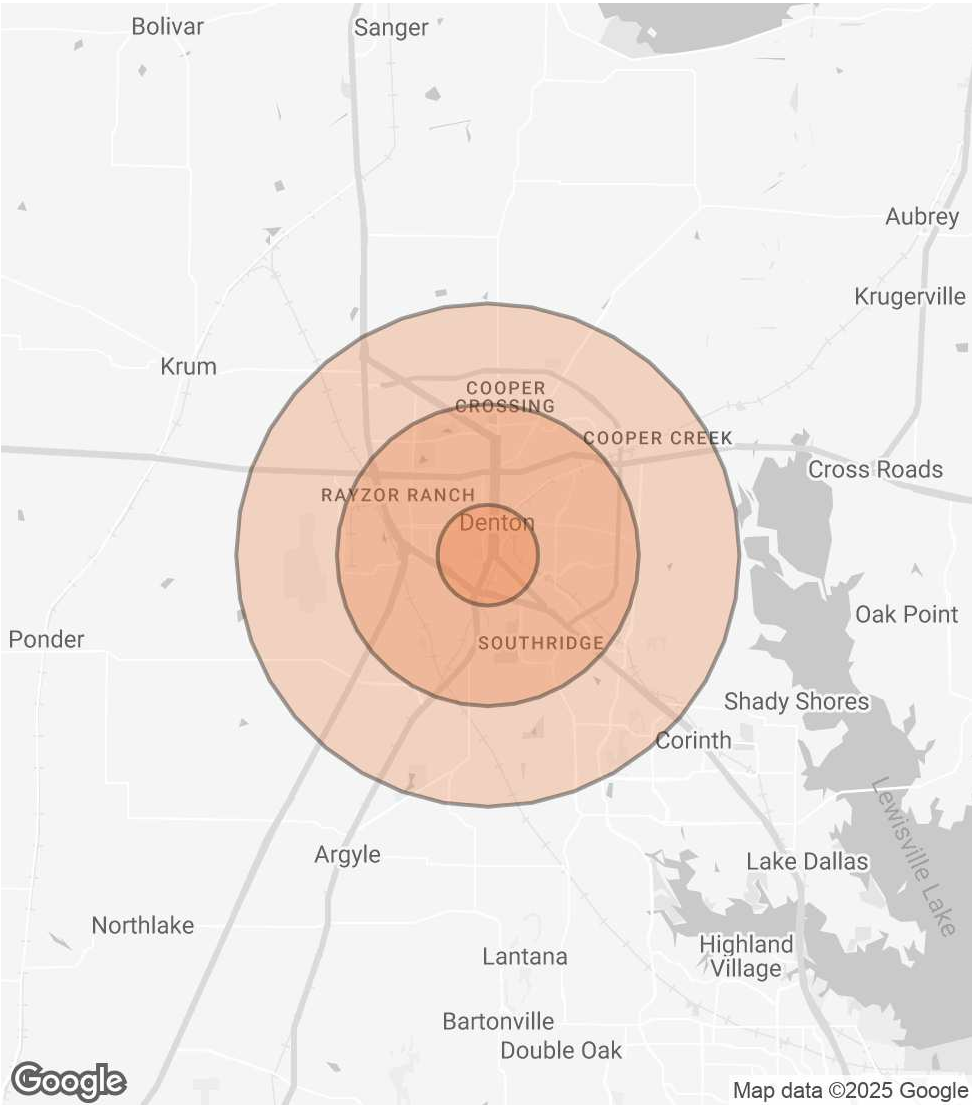
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,577	93,488	153,801
AVERAGE AGE	29	34	36
AVERAGE AGE (MALE)	29	34	35
AVERAGE AGE (FEMALE)	28	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,196	38,692	59,100
# OF PERSONS PER HH	2.2	2.4	2.6
AVERAGE HH INCOME	\$50,955	\$75,299	\$95,318
AVERAGE HOUSE VALUE	\$329,689	\$366,776	\$362,556

Demographics data derived from AlphaMap



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MEET THE TEAM



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