

Pad Site For Lease or For Sale

3130 N I-35 DENTON, TX 76201

Listed By:



Rayzor Ranch Marketplace
Walmart, Sams, petco, Marshalls, McDonald's, Dunkin', Starbucks, Panera Bread

Rayzor Ranch Town Center
WinCo Foods, IN-N-OUT, Cane's, Great Clips, CHASE

SUBJECT
±1.04 AC

EMBASSY SUITES
318 Rooms

DENTON CONVENTION CENTER
±70,000 SF of Convention Space

University Village
Albertsons, T Mobile

EASTPARK PLAZA
511 Units

The Vista AT RAYZOR RANCH
212 Units

Texas Health Presbyterian Hospital
875 Beds

Future
THE HOME DEPOT

Cheddar's
SCRATCH & KITCHEN

IHOP

ALAMO
DRAFTHOUSE CINEMA

ROOMS TO GO

Andy B's
BREWERY & SOCIAL

Village at Rayzor Ranch
300 Units

W. University Dr. // 28,805 VPD

INTERSTATE 35

I-35 Frontage Rd.
N. Interstate 35 // 202,063 VPD
I-35 Frontage Rd.

FOR SALE OR LEASE

LISTING SNAPSHOT

Retail Pad Available

±1.04 AC

Sale/Lease Price

Contact Broker



PROPERTY HIGHLIGHTS

- Great visibility and access from I-35 in highly desirable Rayzor Ranch Town Center
- Located directly in front of new 318 room Embassy Suites & 70K sq. ft. Convention Center (only convention center in Denton)
- Strong traffic drivers include nearby University of North Texas campus & football stadium (enrollment 40,000) as well as Texas Women's University (enrollment 12,800)
- Large regional Presbyterian Hospital across the street with 255 beds and over 1,000 employees, as well as many other nearby medical offices
- Village at Rayzor Ranch, Eastpark, and The Vista at Rayzor Ranch offers over 900 units of luxury apartment living
- Located north of 380, the newly developed luxury rental home community - The Residences of Rayzor Ranch
- Multiple sub-anchor tenants to be added in the center and new Home Depot planned across the street next to existing Walmart & Sam's Club
- Other strong tenants include Marshall's, Kohl's, Ross, Petco, WinCo Foods, Albertsons, Andy B's Bow & Social, Academy Cinema & Draft House

Trade Area Demographics

	1-Mile	5-Mile	10-Mile
2022 Population	5,486	108,393	241,570
2022 Average Household Income	\$55,131	\$78,506	\$109,392
2022 Households	2,671	43,110	89,178

Leasing Experts

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VICINITY MAP

The trade area consists of ±241,570 residents with an average household income of ±\$78,506 within a 3-mile radius.



Daytime Population
33,488



Median Age
37.6

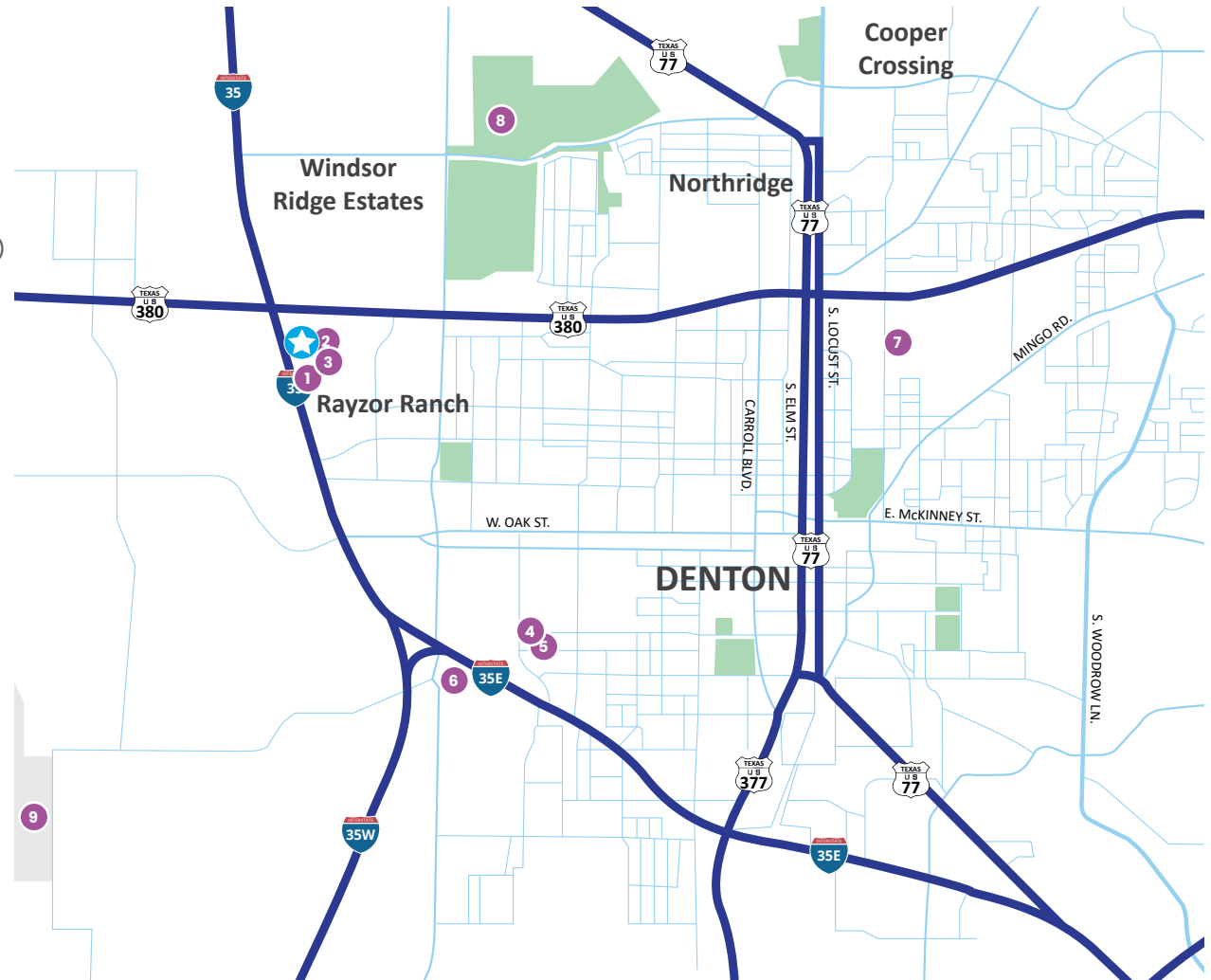


Medium Home Value
\$371,398

Nearby Amenities ±5-Mile Radius

- 1 Texas Presbyterian Hospital Denton (255 beds) - 0.7 miles
- 2 Embassy Suites by Hilton Denton (318 rooms) - 0.2 miles
- 3 Denton Convention Center (±70K SF convention space) - 0.2 miles
- 4 University of North Texas (±40,796 Students) - 1.9 miles
- 5 UNT Coliseum (9,797 seats) - 2.1 miles
- 6 Apogee Stadium (±30,850 seats) - 2.2 miles
- 7 Texas Women's University (±15,000 students) - 3.0 miles
- 8 North Lake Park (±351 AC) - 2.3 miles
- 9 Denton Airport - 3.2 miles

SITE =







■ = Power Centers ■ = Hospitals

DENTON, TEXAS

market overview

About Denton Texas

With Dallas and Fort Worth right in its backyard, Denton enjoys the advantages of the booming North Texas metroplex—all while maintaining a unique, affordable charm with small-town surprises. The culture of Denton is shaped by born-here, raised-here business owners, visitors from all over, and weekenders turned into residents.

Throughout its history, Denton has been known as a university town, home to two state universities, the University of North Texas and Texas Woman's University. Home to two state universities with a combined enrollment of over 50,000 students, the University of North Texas and Texas Woman's University bring in a variety of cultural, sports, and entertainment amenities to the Denton community. In downtown Denton and just south of Denton are campuses for North Central Texas College, the oldest continuously operating two-year college in Texas. Boasting several national top ten programs, these comprehensive educational facilities provide a wealth of expertise and resources to businesses and the community.

Nearby lakes and state parks contribute to exciting outdoor recreation opportunities. Denton also boasts 30 parks, featuring 300 acres of open space, 3 recreation centers, a water park, community swimming pools, and trails for hiking and biking.

Companies such as Peterbilt Motors, Jostens, Southwire/United Copper Industries, Acme Brick, ESAB/Victor Technologies, and Sally Beauty Company have called Denton their corporate headquarters or primary manufacturing home for many years. Major companies such as United States Cold Storage, Tetra Pak, and WinCo Foods also have distribution centers in Denton.



Population

241,570



Household Income

\$109,392

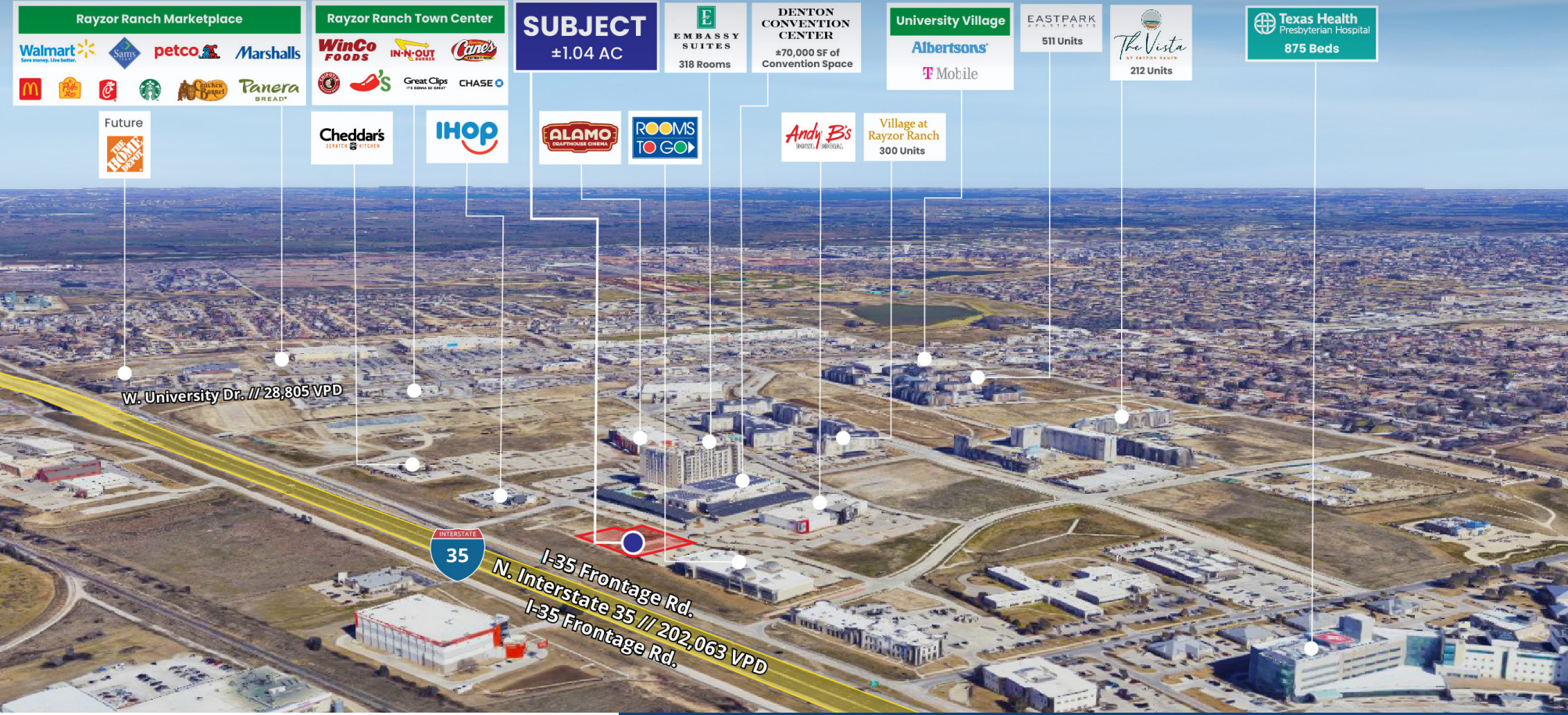


2022 Households

89,178

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Malan + Marcello Investment Team

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