

Former Conns - Prominent Anchor Opportunity

CBRE

2201 S Interstate 35, Denton County, Denton TX 76205



Property Information

Highlights

- Strategically located 41,139 SF anchor opportunity at Golden Triangle Mall in Denton, TX.
- Shared Co-tenancy with high profile anchors including JCPenney, Dillard's, H&M, Barnes & Noble, Ross Dress for Less, and Floor & Decor.
- Conveniently caters to the vibrant and fast-growing Denton neighborhoods surrounding the site.
- Tremendous visibility and pylon signage opportunity.
- Abundant parking field in front and on the side of the building.
- 1.5 - 2 Acre Pad Site Opportunity (7,000 SF PBA).

Demographics	1 Mile	3 Miles	5 Miles
2024 Residential Population	8,408	91,672	168,163
2024 Daytime Population	15,348	95,346	166,418
2024 Average Household Income	94,148	94,350	104,116
2024 Median Age	30.0	29.5	31.6

Traffic Counts	2024
San Jacinto Blvd	4,290
S Loop 288	49,634
I-35	160,452

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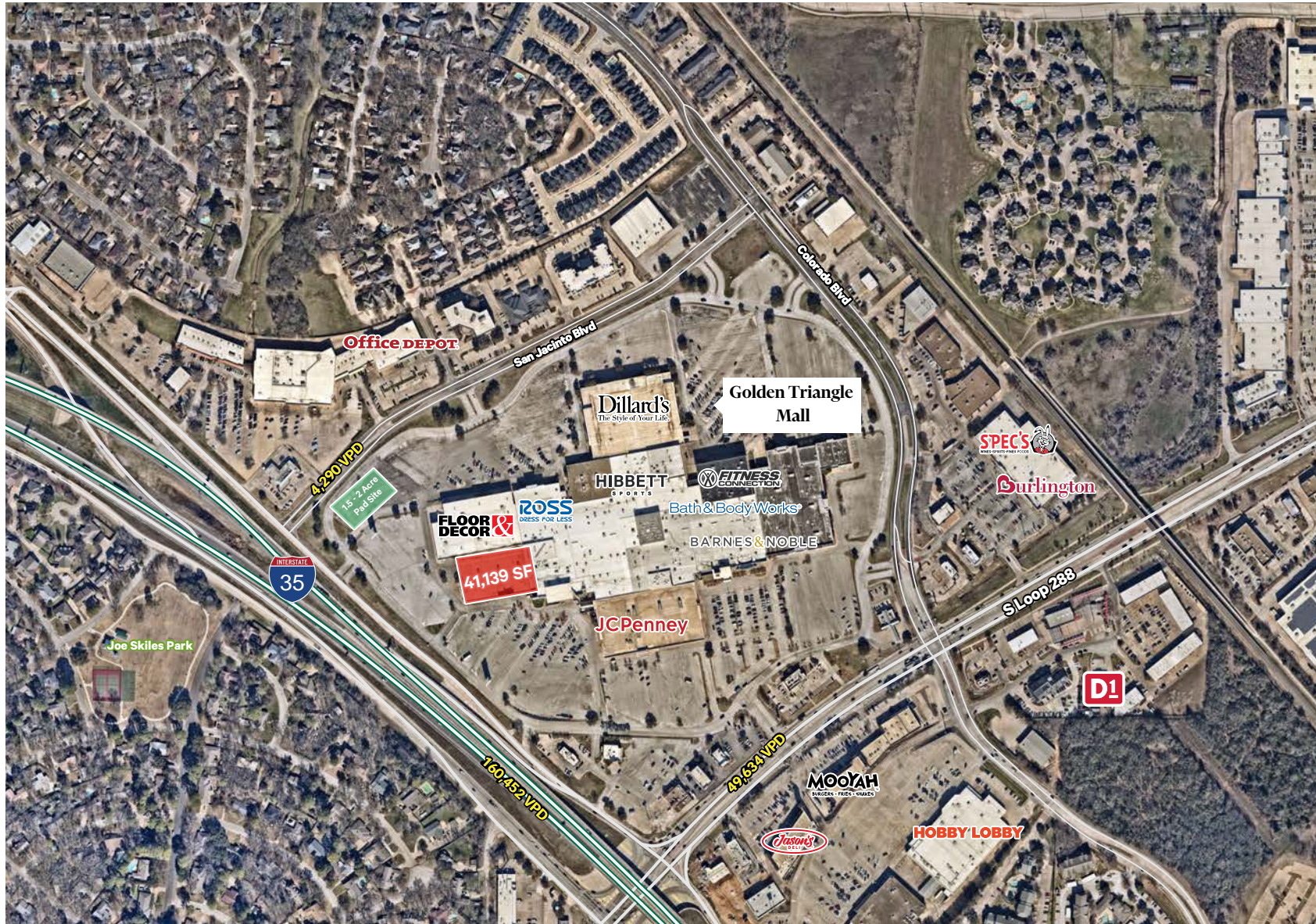
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AERIAL MAP



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AERIAL

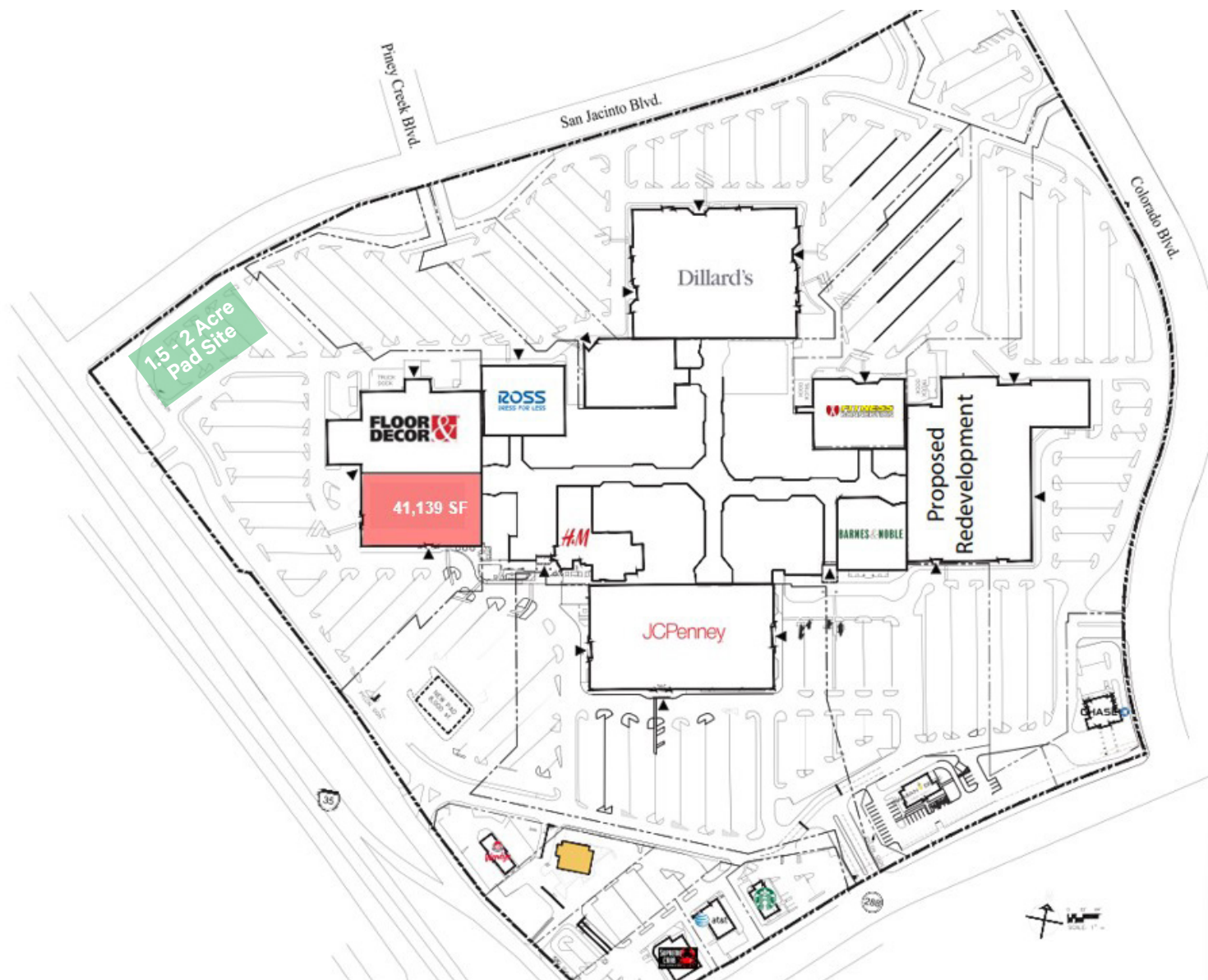


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INTERSECTION AERIAL



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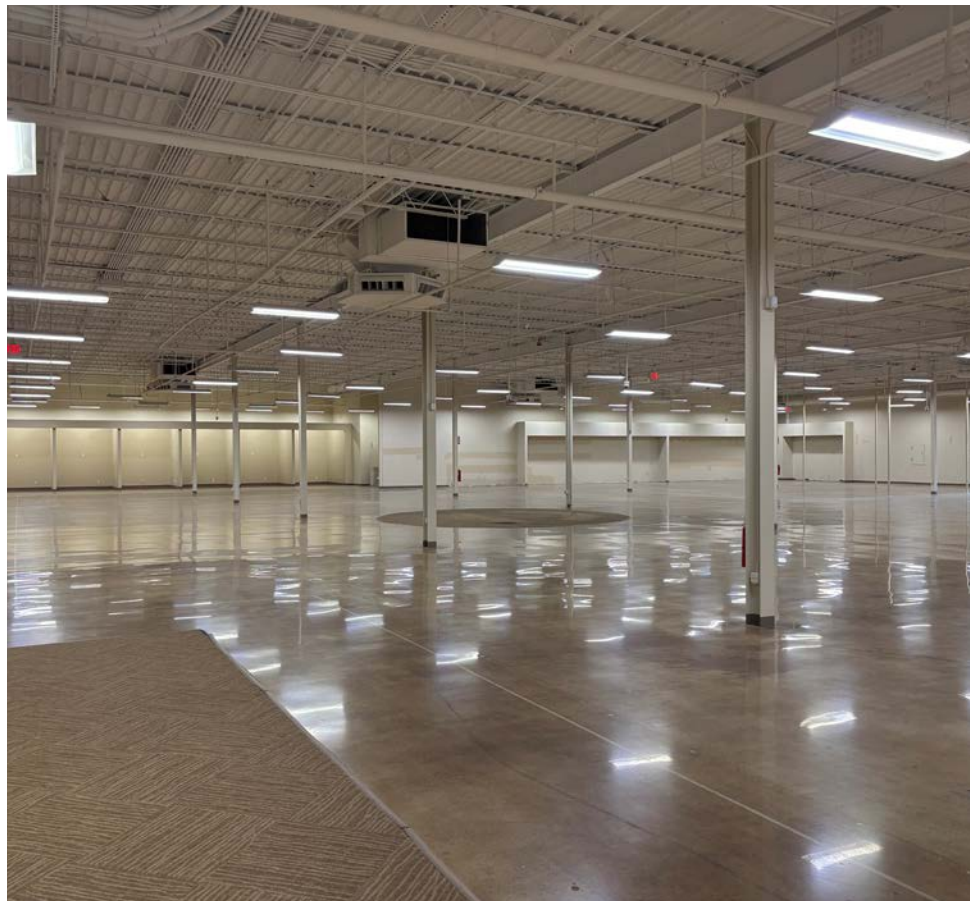
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This architectural floor plan illustrates the layout of a retail store, organized into a grid system with vertical axis labels 1 through 11 and horizontal axis labels A through G. The plan includes the following key areas and features:

- Entrances:** A "MALL ENTRY" is located at the top right (near grid line 1), and a "STREET ENTRY" is at the bottom center (near grid line 6).
- Departments and Fixtures:**
 - Top Section (Grids 1-4):** Features a "COMM. ROOM 108", "ELECT. ROOM 111", "BREAK ROOM 107C", and "W. RR. 107A/107B". Display areas include "LG DISPLAY", "SAMSUNG DISPLAY", and "T2 WALL DISPLAY".
 - Right Section (Grids 1-4):** Includes "ELECTRONICS 106", "FURNITURE 100A", and "SEASONAL 105".
 - Bottom Section (Grids 1-4):** Contains "WASHERS / DRYERS", "REFRIGERATORS", and "APPLIANCES 100B".
 - Left Section (Grids 1-4):** Features "KITCHEN", "COPY", "SALES PODS 104", and "FURNITURE 100A".
 - Bottom Section (Grids 5-11):** Includes "MATTRESSES 100C", "VIGNETTES 100B", and "INCIDENTAL STOCK 110".
- Structural and Circulation Elements:**
 - Walls:** "VIGNETTE WALLS" are indicated at various points, with notes such as "REVEAL @ 8' AFF. RE. 3/4\"

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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.



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 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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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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