

Freestanding Hard Corner Retail Building



2307 S INTERSTATE 35 E
DENTON, TEXAS 76205



2307 S INTERSTATE 35 E
DENTON, TEXAS 76205

Property Highlights

- Freestanding retail building at SEC of I-35 and Loop 288
- Hard corner location at I-35E & Loop 288
- Excellent freeway visibility and access
- Close proximity to the University of North Texas & Texas Women's University with almost 50,000 students enrolled
- Area retailers include Dillard's, JCPenney, Macy's, DSW, Barnes & Noble, Burlington, Hobby Lobby, Home Depot, Super Target, Walmart, Kroger, Lowe's and many more

Availability

10,279 sf - former Salon Suites

Demographics

	1 MILE	3 MILE	5 MILE
2021 Population	10,499	90,057	164,500
2021 Daytime Population	14,233	90,627	161,318
2021 Avg. HH Income	\$84,399	\$83,646	\$87,467

Traffic Counts

Interstate 35E: 91,129 VPD
Loop 288: 29,701 VPD

Perren Gasc
214.257.0207
perren@dbarealestate.com

Tim McNutt
214.257.0227
tim@dbarealestate.com

4645 North Central Expy,
Suite 200
Dallas, Texas 75205

The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

Freestanding Hard Corner Retail Building

2307 S INTERSTATE 35 E
DENTON, TEXAS 76205



Perren Gasc
214.257.0207
perren@dbarealestate.com

Tim McNutt
214.257.0227
tim@dbarealestate.com

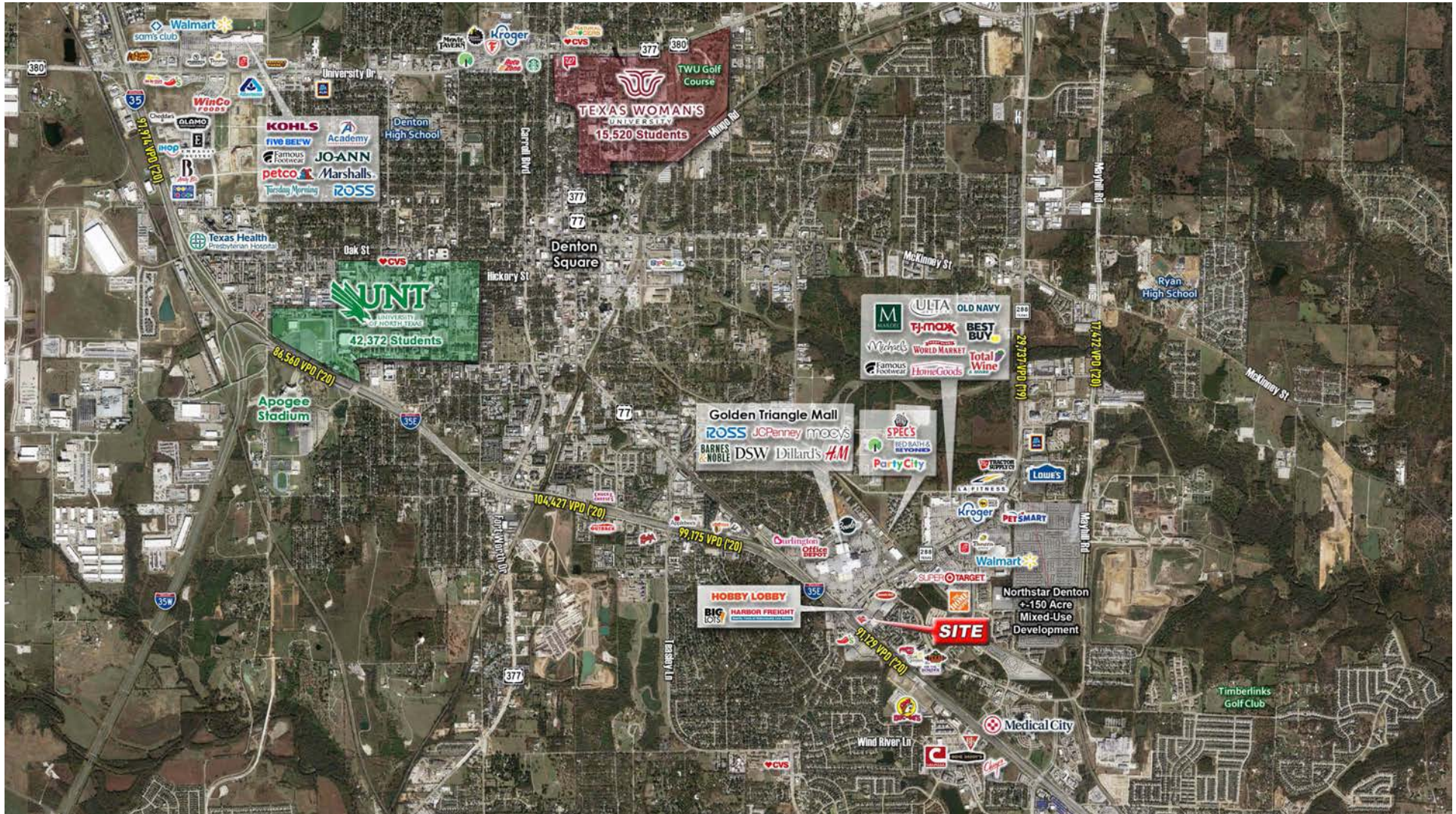
4645 North Central Expy,
Suite 200
Dallas, Texas 75205

The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

Freestanding Hard Corner Retail Building



2307 S INTERSTATE 35 E
DENTON, TEXAS 76205



Perren Gasc
214.257.0207
perren@dbarealestate.com

Tim McNutt
214.257.0227
tim@dbarealestate.com

4645 North Central Expy,
Suite 200
Dallas, Texas 75205

The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

Freestanding Hard Corner Retail Building

2307 S INTERSTATE 35 E
DENTON, TEXAS 76205



288
TEXAS



Perren Gasc
214.257.0207
perren@dbarealestate.com

Tim McNutt
214.257.0227
tim@dbarealestate.com

4645 North Central Expy,
Suite 200
Dallas, Texas 75205

The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.



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:
 - 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.

DBA Commercial Real Estate LLC	9004954	info@dbarealestate.com	214-257-0200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Perren Gasc	560836	perren@dbarealestate.com	214-257-0207
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date