

PAD SITE FOR SALE OR LEASE

Denton, TX



LOCATION

2480 E University Dr
Denton, TX 76209

PROPERTY HIGHLIGHTS:

- **Lot Size:** +/- 1.63 AC
- Located right off Hwy 380 frontage at a signalized intersection.
- Near Denton Bible Church, Texas Womens University (16,433 students), and University of North Texas (40,954 students).
- Surrounded by new apartment development including Stonehawk (380 units), Sage Creek (126 units), and Eden Village (200 units).
- Contact broker for pricing.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	11,048	66,793	127,441
Daytime Population	7,057	64,307	138,299
Average HH Income	\$106,518	\$85,030	\$90,813

TRAFFIC COUNTS:

Hwy 380:	23,855 VPD (2023)
Mingo Rd:	15,839 VPD (2023)

CONTACT: **CONNOR COUGHLIN** | 469.563.6020 | CONNOR@FALCONCOMPANIES.COM
TEY TINER | 214.534.3683 | TEY@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230



The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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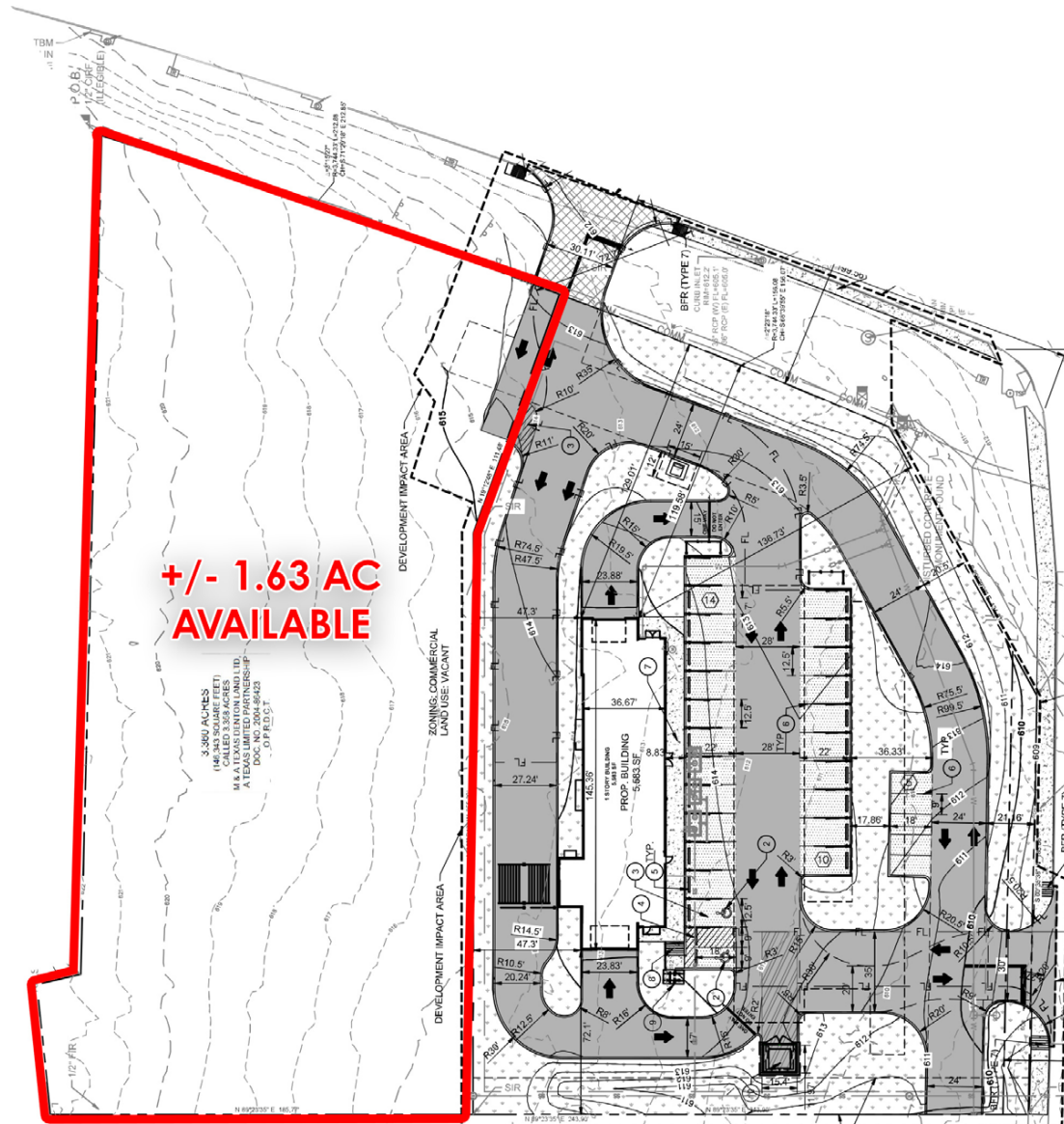
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DEMOGRAPHIC SUMMARY

2458-2498 E University Dr

Ring of 3 miles

KEY FACTS



66,973

Population



64,307

Daytime Population



1.38%

'23-'28 Compound
Annual Growth Rate



26,528

Households



\$326,432

Median Home Value



30.6

Median Age

EDUCATION



18%

High School Diploma



23%

Some College



37.87%

Bachelor's Degree or
Graduate Degree

INCOME



\$64,369

Median
Household Income



\$85,030

Average
Household Income



\$33,709

Per Capita
Income



\$56,857

Median
Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$75,488

Total Annual
Expenditures



\$3,035

2023 Meals at
Restaurants



\$5,684

2023 Meals at
Home



\$24,368

Retail Goods



\$3,047

Entertainment



\$788

Personal Care



\$5,648

Health Care

BUSINESS



2,779

Total Businesses



27,180

Total Employees



35.72%

Blue Collar
Occupation



64.27%

White Collar
Occupation

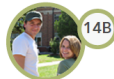
Tapestry segments



**Bright Young
Professionals**

6,139 households

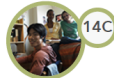
23.1%
of Households



College Towns

3,629 households

13.7%
of Households



Dorms to Diplomas

1,897 households

7.2%
of Households



2024 Race and ethnicity (Esri)

The largest group: White Alone (54.71)

The smallest group: Pacific Islander Alone (0.11)

Indicator ▲	Value	Diff		
White Alone	54.71	+5.64		
Black Alone	12.67	-2.83		
American Indian/Alaska Native Alone	1.17	+0.18		
Asian Alone	2.87	-5.21		
Pacific Islander Alone	0.11	-0.02		
Other Race	12.76	+0.65		
Two or More Races	15.70	+1.58		
Hispanic Origin (Any Race)	32.51	+3.25		

Bars show deviation from Dallas-Ft. Worth, TX

INFORMATION ABOUT BROKERAGE SERVICES

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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

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Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date