

AVAILABLE FOR LEASE

Denton, TX



LOCATION:

2400 South Interstate 35
Denton, TX 76205

PROPERTY HIGHLIGHTS:

- **Total SF:** +/- 0.77 AC
- Strategically situated in a rapidly growing North Texas market with increasing residential, retail and commercial activity.
- Easy access to I-35 provides convenient connectivity throughout Denton County and to the greater DFW metroplex.
- Excellent exposure to local and regional traffic.
- Call for pricing.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	10,468	92,286	171,585
Daytime Population	18,023	96,604	170,959
Avg. HH Income	\$120,434	\$108,950	\$117,267

TRAFFIC COUNTS:

Interstate 35:	128,177 VPD (2025)
Lillian Miller Pkwy:	15,890 VPD (2025)

CONTACT:

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

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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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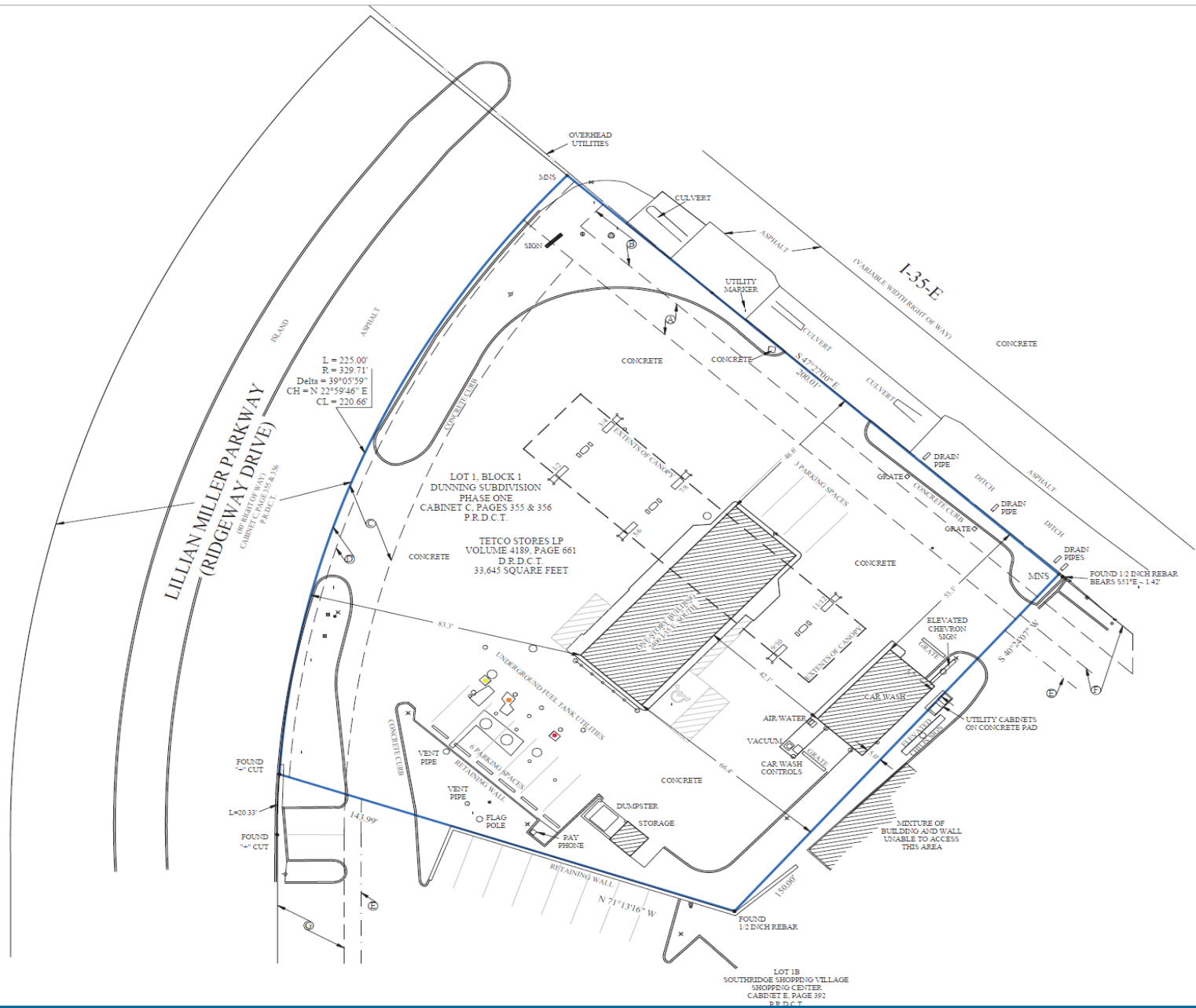
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DEMOGRAPHIC SUMMARY

Lillian B Miller Pkwy
Ring of 3 miles

KEY FACTS



92,286

Population



96,604

Daytime Population



1.33%

'23-'28 Compound
Annual Growth Rate



36,527

Households



\$389,684

Median Home Value



30.1

Median Age

EDUCATION



19%

High School Diploma



18%

Some College



42.73%

Bachelor's Degree or
Graduate Degree

INCOME



\$77,959

Median
Household Income



\$108,950

Average
Household Income



\$43,227

Per Capita
Income



\$115,899

Median
Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$94,018

Total Annual
Expenditures



\$4,062

2026 Meals at
Restaurants



\$7,120

2026 Meals at
Home



\$28,601

Retail Goods



\$3,768

Entertainment



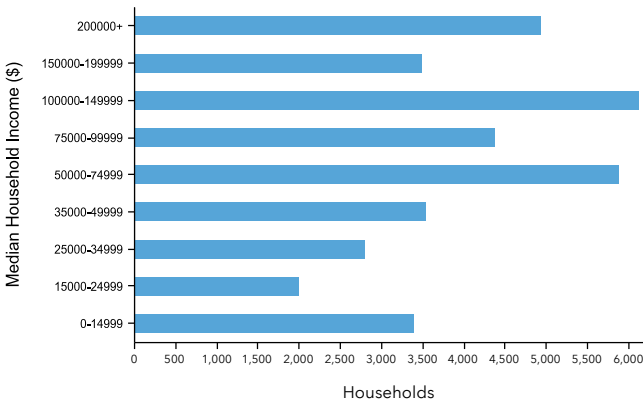
\$1,062

Personal Care



\$6,797

Health Care



BUSINESS



3,592

Total Businesses



39,851

Total Employees



33.33%

Blue Collar
Occupation



66.68%

White Collar
Occupation

Tapestry

Top 3 segments by household count



B1 Dorms to Diplomas > 6,086 | **16.7%**

A6 Young and Restless > 4,186 | **11.5%**

L1 Savvy Suburbanites > 3,483 | **9.5%**

Other 22.8K | **62.3%**

[View comparison table](#)

2026 Race and ethnicity (Esri)

The largest group: White Alone (52.97)

The smallest group: Pacific Islander Alone (0.15)

Indicator ⓘ	Value	Diff		
White Alone	52.97	+4.96		
Black Alone	14.87	-0.97		
American Indian/Alaska Native Alone	0.93	-0.02		
Asian Alone	7.16	-1.67		
Pacific Islander Alone	0.15	+0.02		
Other Race	9.44	-2.61		
Two or More Races	14.48	+0.29		
Hispanic Origin (Any Race)	26.92	-2.23		

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** is 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

497539

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Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date