2219 S Loop 288

Denton, TX 76205

DENTON TOWN CENTER

Retail · For Lease

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CREST COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Flexible Suites from 793 SF to 5,085 SF
- Prime Location on S Loop 288
- Excellent Visibility & Convenient Access
- Directly Across from Golden Triangle Mall
- Strong Retail & Commercial Corridor
- Ample On-Site Parking

OFFERING SUMMARY

Lease Rate:	**$25-35 SF/yr (NNN)**
Available Suites:	**8 Suites (793 – 3,412 SF)**
Year Built:	**1982**
Zoning:	**PD**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,270	47,557	81,179
Total Population	35,226	134,257	226,831
Average HH Income	$89,996	$104,537	$121,543

AVAILABLE SPACES

#	SUITE	SIZE	LEASE RATE
1	Suite 100 - Current Geico	**2,085 SF**	Low-Mid $30's SF/yr (NNN)
2	Suite 102-103 - White Box (No Ceiling / Flooring)	**3,000 SF**	Low-Mid $30's SF/yr (NNN)
3	Suite 200 - Current Geico	**900 SF**	$25 SF/yr (NNN)
4	Suite 203-204 - Former Recruitment Office	**2,016 SF**	$25 SF/yr (NNN)
5	Suite 211 - Former Gun Store	**793 SF**	$25 SF/yr (NNN)
6	Suite 312 - Current Chiloso - Available on Oct. 19, 2026	**3,412 SF**	Call for Rates
7	Suite 335 - Current Carter Bloodcare	**2,640 SF**	Low-Mid $30's SF/yr (NNN)
8	Suite 400 - Former Learning Center	**1,797 SF**	$25 SF/yr (NNN)

8 SUITES AVAILABLE · 793 – 3,412 SF

Suites may be combinable or demisable. Sizes are approximate and subject to verification; availability is subject to change.

SITE PLAN

Denton Town Center
Occupied but available
Occupied but available
Occupied but available
Occupied but available
Occupied but available
GEICO
2,085 SF
Vacant
3,000 SF
Luxury Nail Bar
Jason's Deli
MOOYAH
BURGERS · FRIES · SHAKES
Chicken 'N Chips
bubble well
CHLOSO
3,412 SF
glo tanning
boost mobile
Hibbett Sports
Lendmark
Carter BloodCare
2,640 SF
MATTRESS
Second Floor
Laser Smile Studio
AMU LAB TEST
MI AN
INSTITUTE OF COSMETOLOGY
Vacant
1,797 SF
Second Floor
GEICO
900 sf
Vacant
2,016 SF
Vacant
793 SF

2ND GEN RESTAURANT - SUITE 312

PROPERTY OVERVIEW

ABOUT THE PROPERTY

Denton Town Center is a well-positioned neighborhood retail center located at 2219 S Loop 288 in Denton, Texas. Situated along one of Denton's primary retail corridors, the property offers excellent visibility and convenient access from Loop 288 and I-35E, directly across from Golden Triangle Mall. With great national tenants like Carter Bloodcare, Jason's Deli, Geico, Cici's, Chiloso, Visionworks, and Glo Tanning.

LOCATION

77,431 SF retail, medical, restaurant, and office opportunity for lease on highly trafficked Loop 288. Directly across the street from the Golden Triangle Mall re-development with great access of Interstate 35. With 381 parking spaces, strong frontage, established neighboring retailers, and proximity to one of Denton's major shopping destinations, Denton Town Centre provides businesses with a highly visible location in an active commercial corridor serving Denton and the surrounding North Texas market.

HIGHLIGHTS

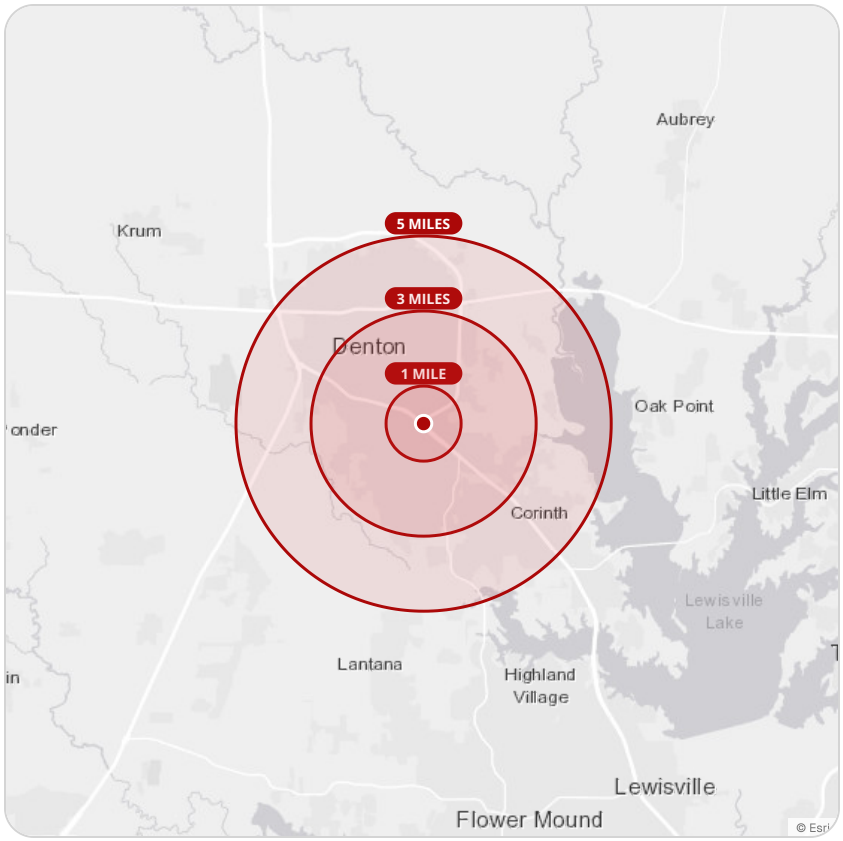
- Flexible Suites from 793 SF to 5,085 SF
- Prime Location on S Loop 288
- Excellent Visibility & Convenient Access
- Directly Across from Golden Triangle Mall
- Strong Retail & Commercial Corridor
- Ample On-Site Parking
- High-Traffic Denton Location
- Ideal for Retail, Restaurant, Medical, Office & Service Users

AERIAL / RETAILER MAP

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	35,226	134,257	226,831
Households	13,270	47,557	81,179
Median Age	32.8	32.9	35.8
Median HH Income	$70,196	$83,913	$98,877
Average HH Income	$89,996	$104,537	$121,543
Median Home Value	$358,346	$368,619	$397,288
Median Gross Rent	$1,349	$1,382	$1,488
Bachelor's Degree +	41.4	42	45.2
Labor Force	18,936	76,488	125,809
Employed	17,677	72,583	120,407
Avg Commute (min)	22.6	24.9	26
Housing Units	14,264	51,151	85,977
Owner Occupied %	40.2	51	60.5

Source: U.S. Census Bureau, ACS 5-Year Estimates (ACS 2023 5-Year). Ring values aggregate census tracts intersecting each radius; medians are population-weighted estimates.



TREC

Information About Brokerage Services

11-2-2015

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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____