



SOUTHRIDGE PLAZA DENTON | 2398 S I-35E, DENTON, TX 76205

Features

Hard corner QSR pad site with drive-thru available. Southridge Plaza sits at NWC of IH-35E and Loop 288, Denton's busiest intersection with newly expanded lanes and Texas U-turns.

- 30,284 SF Ground Lease with 2,988 SF existing QSR
- Suite 160: 2,333 SF white box retail

FOR LEASE

TOTAL SF: 30,284

Traffic Counts

Lillian B Miller Pkwy	13,189 VPD
I-35E	143,677 VPD
Loop 288	41,102 VPD

Demographics

	YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population		12,120	89,139	163,586
Daytime Population		15,699	89,258	160,325
Average Household Income		\$85,673	\$82,559	\$87,334
5 Year Population Growth		11.6%	10.6%	12.1%

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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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SOUTHRIDGE PLAZA

2200 S I-35E, 2426 & 2416 LILLIAN MILLER PKWY, DENTON, TX 76205

Multi-Tenant Building

100	Freedom Title	8,287 sf
160	Available Space	2,333 sf
170	The Exchange Gold Store	1,199 sf
180	Mint Dentistry	3,797 sf



I.H. 35E
VARIABLE WIDTH R.O.W.

S47°47'33"E-279.03'
16" UTILITY ESMT. CAB. E, PG. 96 D.R.D.C.T.

S48°11'02"E-33.57'

STATE OF TEXAS
VOL. 467, PG. 208, D.R.D.C.T.

S40°04'25"E-68.92'

LILLIAN MILLER PARKWAY
(RIDGEWAY DRIVE)
80' R.O.W.
DUNNING SUBDIVISION PHASE 1
CAB. C, PG. 355, P.R.D.C.T.

RAD.=40
LEN.=30
DELTA=
CH. BEA
CH. LEN

INLET

INLET

TSV
TSP

TRANS.

20" ESMT. TO CITY OF BENTON
VOL. 1624, PG. 53, D.R.D.C.T.

TRANS.
SIGNAL BOX

TSB

TRANS.

**PROPOSED
ONE STORY BUILDING
3,000 SF**

16" UTILITY ESMT.
CAB. E, PG. 96
D.R.D.C.T.

14 PARKING SPACES

16" UTILITY ESMT.
CAB. E, PG. 96
D.R.D.C.T.

DUMPSTER

110.9'

57.7' 0.8' 1.9' 22.0'

6.6'
TANG

20" UTILITY ESMT.
CAB. E, PG. 96
D.R.D.C.T.

GOLDEN TRIANGLE MALL

104,614 VPD

35E FRONTAGE RD 10,877 VPD

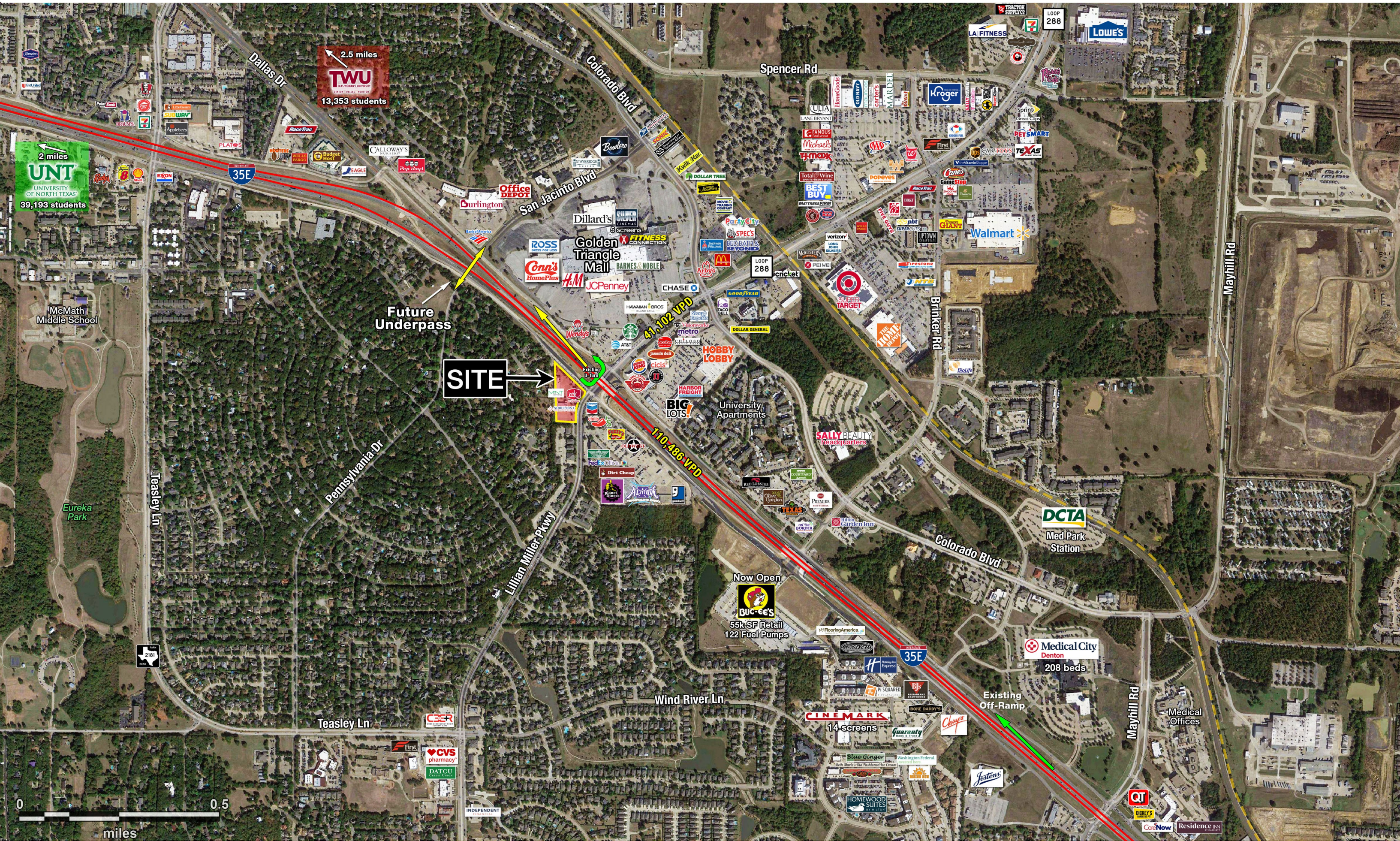
2,333 SF

PAD SITE FOR GROUND LEASE

MINT dentistry
MULTI-TENANT BUILDING

SUREPOINT EMERGENCY CENTER





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 on 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 listening 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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Date