

SOUTHRIDGE PLAZA DENTON

2398 S IH-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

Traffic Counts		Demographics	YEAR: 2024	1 MILE 3 MI	E 5 MILE
Lillian B Miller Pkwy	13,189 VPD	Total Population	1	0,558 91,17	8 164,851
I-35E	143,677 VPD	Daytime Population	1	7,398 95,85	6 165,135
Loop 288	41,102 VPD	Average Household Incor	ne \$10	5,366 \$99,57	7 \$104,614
		5 Year Population Growt	h -0	0.33% 1.01	% 1.13%

FOR LEASE

TOTAL SF: 30,284

Emilie Paulson

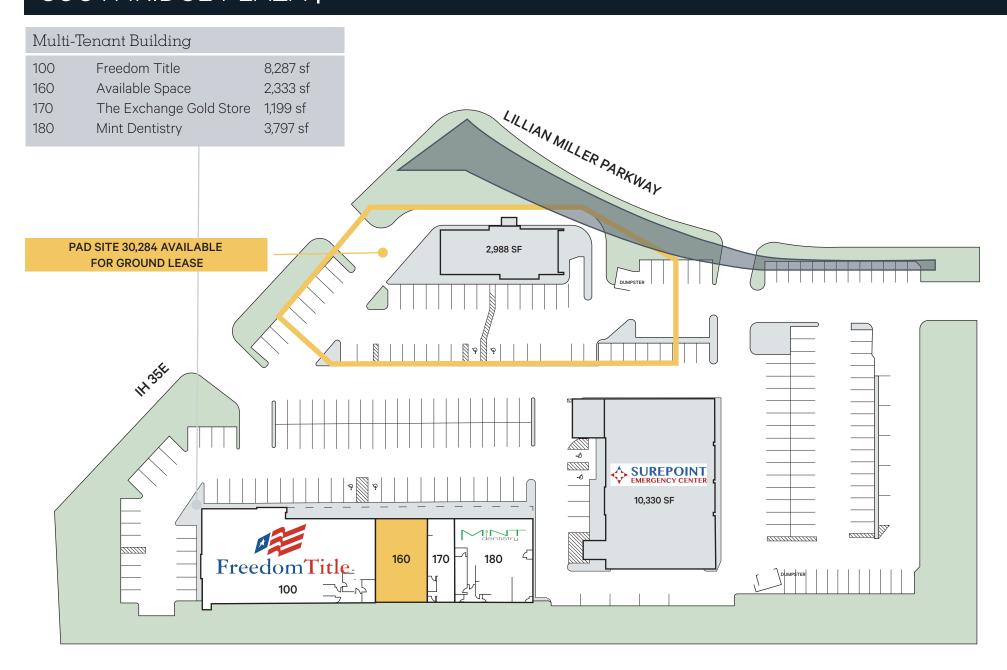
Senior Vice President 214.720.3626 emilie@weitzmangroup.com

Area Retailers & Businesses

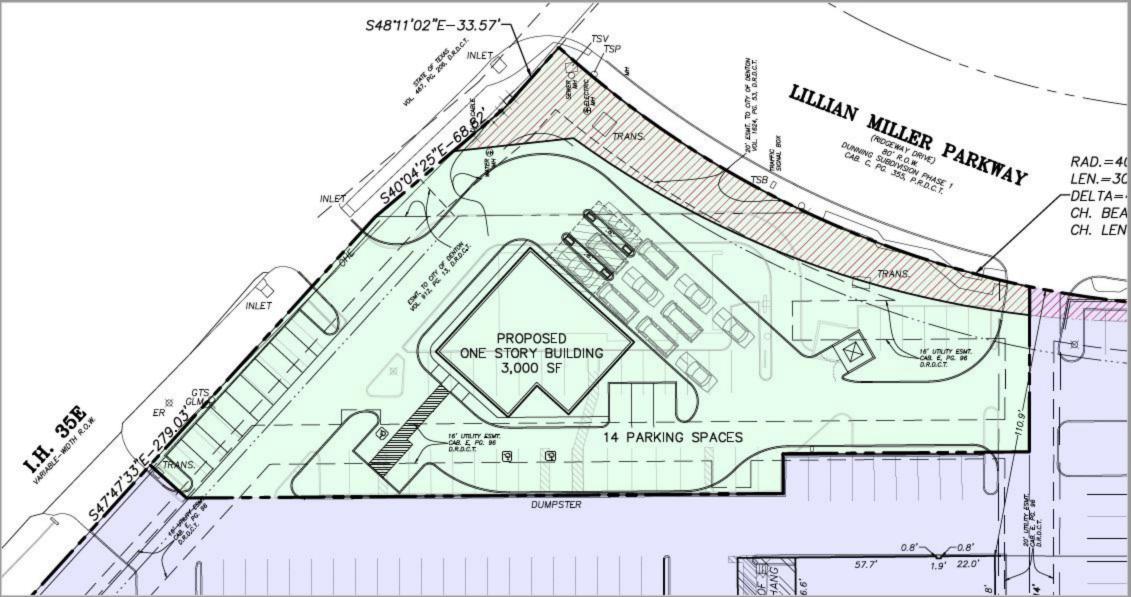












SOUTHRIDGE PLAZA | 2200 S IH-35, 2426 & 2416 LILLIAN MILLER PKWY, DENTON, TX 76205







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 actives, 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 writen 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

Buyer/Tenant/Seller/Landlord Initials

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 writting 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.

Date

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REGULATED BY THE TEXAS REAL ESTATE COMMISSION INFORMATION AVAILABLE AT WWW.TREC.TEXAS.GOV

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