

GOLDEN TRIANGLE MALL

www.shopgoldentriangle.com

Denton | Texas

weitzman[®]



AT THE CENTER OF IT ALL

Golden Triangle Mall stands out as THE great retail destination in the fast-growing Denton trade area.

- 784,000 SF
- Key location with more than 193,000 vpd
- \$60 million renovation completed in late 2015 with:
 - anchor and storefront renovation
 - reconstructed entrances
 - new 50 ft pylon sign
 - new parking lot and landscaping
- High profile anchors including:
 - Macy's
 - JCPenney
 - Dillards
 - Sears
 - H&M
 - Barnes & Noble
 - Ross Dress For Less
 - DSW

GOLDEN TRIANGLE TRADE AREA: NORTH TEXAS' BOOMING MARKET

The Region

Golden Triangle Mall benefits from its key location in the greater Denton, Texas, trade area, an epicenter of booming residential growth. Within the trade area, the population has increased a phenomenal 81.7 percent since 2000. Today, the trade area incorporates approximately 330,000 people in more than 114,000 households. Impressively, those households report strong household incomes of \$85,046.

Dense Daytime Population

Golden Triangle Mall, situated with direct access to the trade area's commercial and retail districts, reports dense daytime population totals of more than 291,000. Daytime population is important for retailers and restaurants, as it drives traffic throughout the day.



GOLDEN TRIANGLE MALL | EXECUTIVE SUMMARY

DEMOGRAPHICS

The Golden Triangle Mall trade area offers:

Density: 2017 Population

5-mile	155,064
10-mile	293,344
Trade area	360,145

Growth: Population Growth (2000-2017)

5-mile	58.5%
10-mile	75.0%
Trade area	97.5%

Wealth: Avg HH income

5-mile	\$74,549
10-mile	\$96,943
Trade area	\$87,938

Traffic throughout the day: Daytime Population

5-mile	147,140
10-mile	254,974
Trade area	312,322

ONE OF THE
TOP 25
FASTEST GROWING US CITIES



GOLDEN TRIANGLE MALL TRADE AREA

POPULATION
GROWTH
2000-2017

97.5%

2017 POPULATION

360,145

TOTAL HOUSEHOLDS

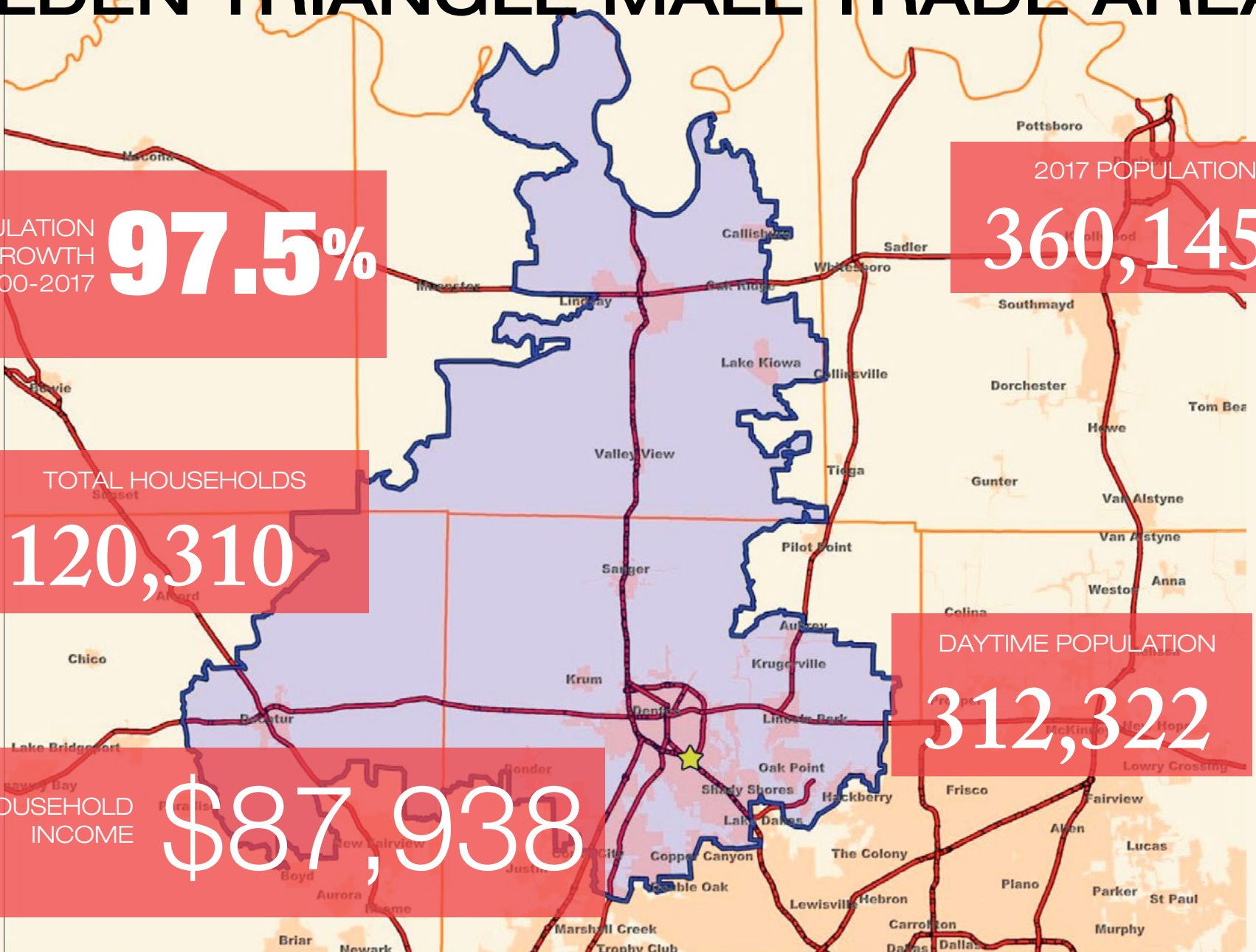
120,310

DAYTIME POPULATION

312,322

AVG HOUSEHOLD
INCOME

\$87,938



GOLDEN TRIANGLE MALL | TWO-MILE RADIUS

FOOD SERVICE LOCATIONS

53 WITHIN
1-MILE

84 WITHIN
2-MILES

ALCOHOL CONSUMPTION

\$9,150,133

STORES WITHIN 2-MILE RADIUS

314

TOTALING

2,772,803 SF



DENTON IS ABOUT:

**MOST LIVABLE CITY
IN TEXAS**

MUSIC Denton, home to the internationally recognized University of North Texas School of Music, is the Music Capital of North Texas. Famous Denton musicians include Nora Jones, Sarah Jaffe, Midlake, The Baptist Generals, Bowling for Soup ... the list goes on. Music is part of the landscape in Denton, and Golden Triangle Mall features only Denton music as part of its Denton Proud tradition.

ARTS Denton is home to the world-class Murchison Performing Arts Center, as well as eight additional performing arts venues. Museums include the Denton County Courthouse Museum, the Denton County African American Museum and the Hangar 10 Aviation Museum.



HIGHER EDUCATION

Denton is home to two major universities – the University of North Texas and Texas Woman’s University – as well as the thriving community college, North Central Texas College. The vitality offered by the student population of more than 61,000 students and the universities’ large presence keeps Denton one of the most vibrant communities in North Texas.

**NO. 6 HIGH-TECH
HOTSPOT IN THE
U.S., AND HOME TO
60,000+ UNIVERSITY
STUDENTS**

COMMUNITY

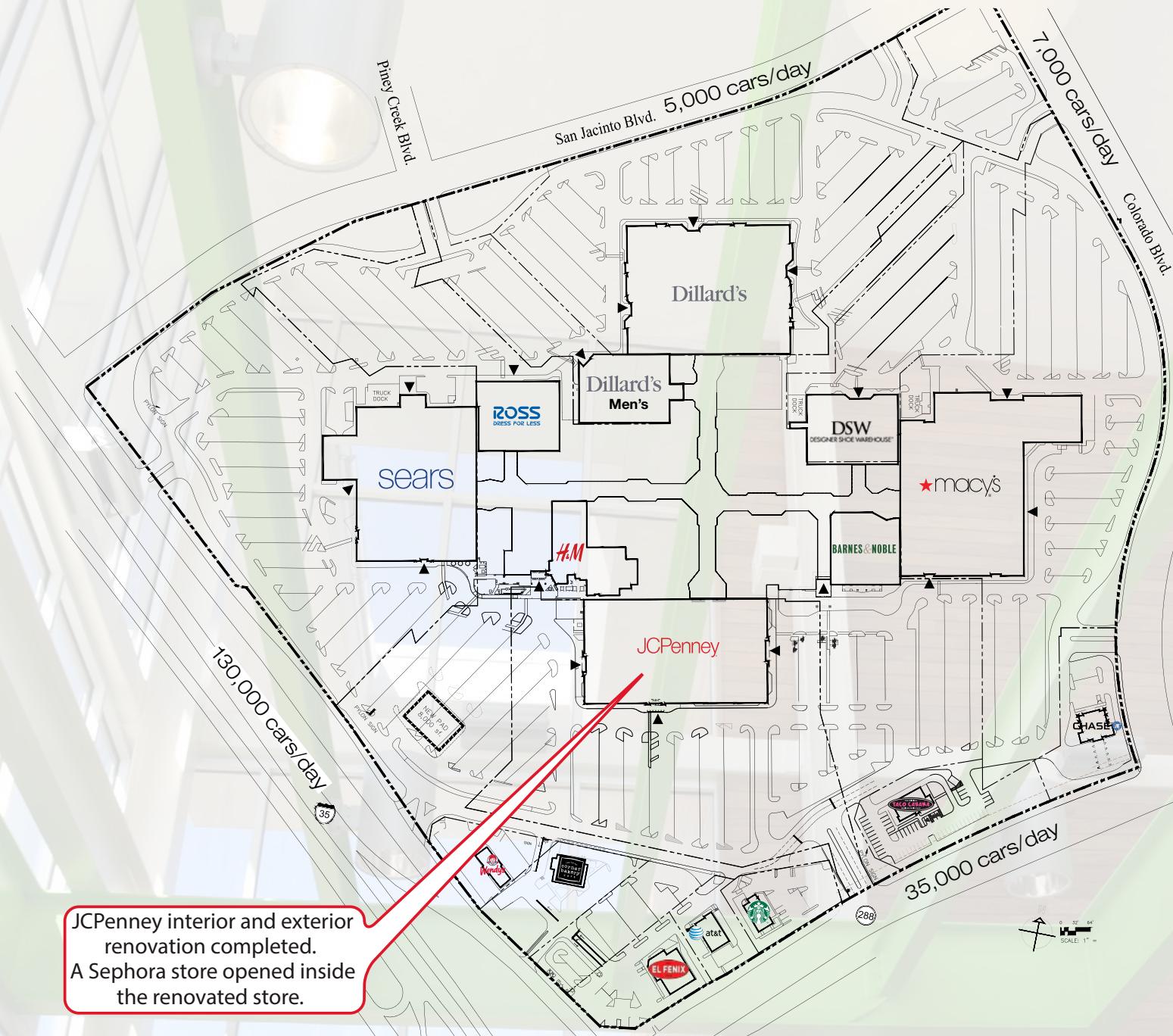
Denton offers proximity to Dallas and Fort Worth while retaining its own unique charm. The city offers multiple universities, museums, sporting venues, parks and historic districts, including Town Square, that rank among the best in Texas.

SPORTS

Apogee Stadium, home of University of North Texas Mean Green football team, is located in North Denton. Opened in 2011, the horseshoe-shaped bowl seats 30,850, putting fans close to the action and offering excellent views from every seat.



GOLDEN TRIANGLE MALL | SITE PLAN



JCPenney interior and exterior renovation completed. A Sephora store opened inside the renovated store.

GOLDEN TRIANGLE MALL | AT A GLANCE

Project Details

Regional Enclosed Mall, Built in 1980
 Location: NEC of IH-35 & Loop 288
 Denton, Texas
 Renovated in 2015
 Total Mall GLA: 784,200 SF
 Occupancy: 96%

Renovation included

- Construct new exterior facade
- Redesign and enhance mall entrances
- New exterior landscaping and graphics
- Renovate mall common area
- Open the existing ceiling to provide more natural light
- Additional lights to create a warmer shopping experience
- New amenities including furniture, interior landscape, fixtures and directories
- Upgrade tenant storefronts to match newest prototypes
- New property graphics program
- Added free Wi-Fi throughout the property
- Remodeled children's play area

ANCHORS



OVER 90 SPECIALTY STORES & RESTAURANTS INCLUDING

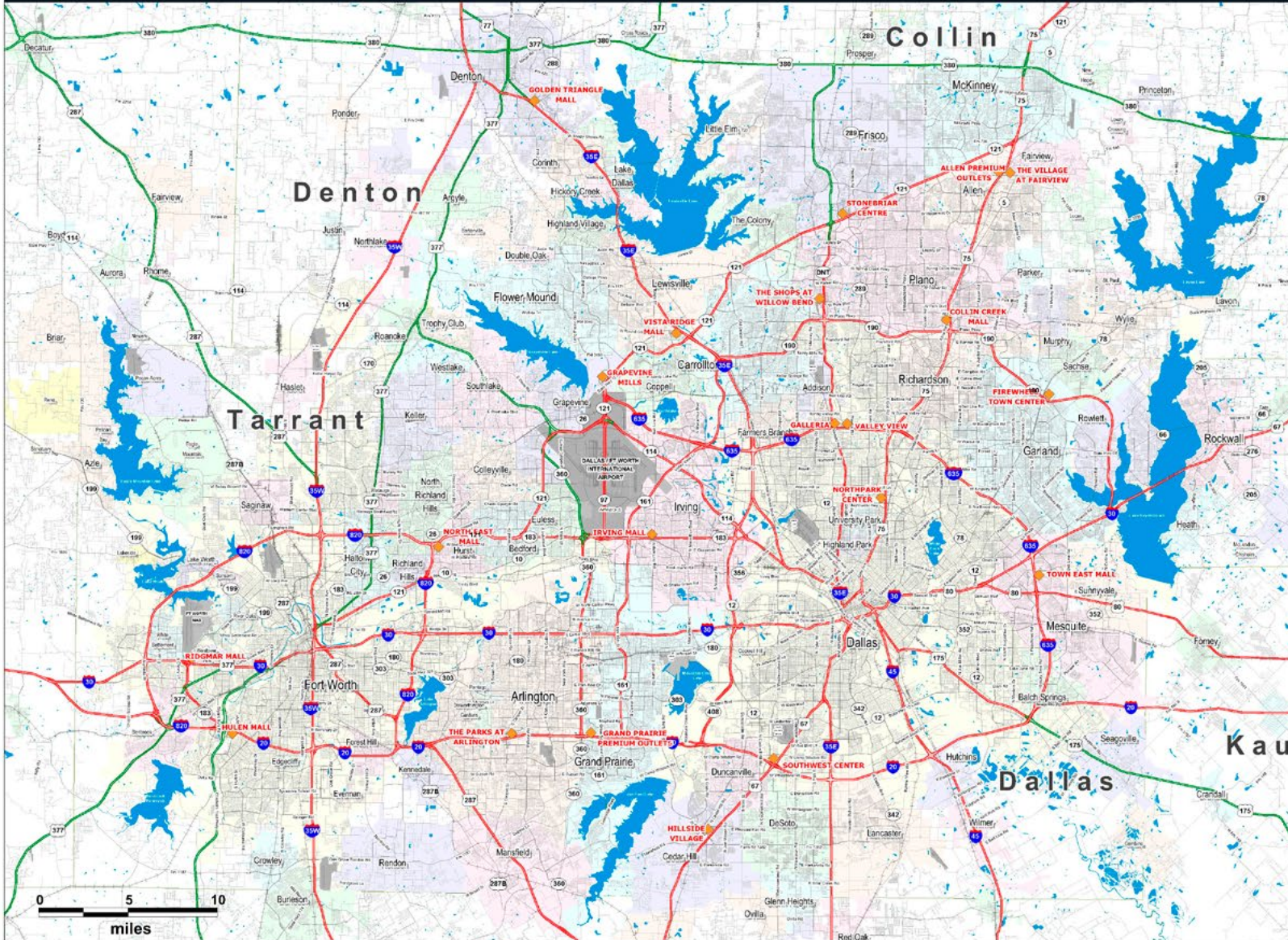


OUTPARCELS



GOLDEN TRIANGLE MALL | DRIVE TIME MAP

DALLAS | FORT WORTH METROPLEX



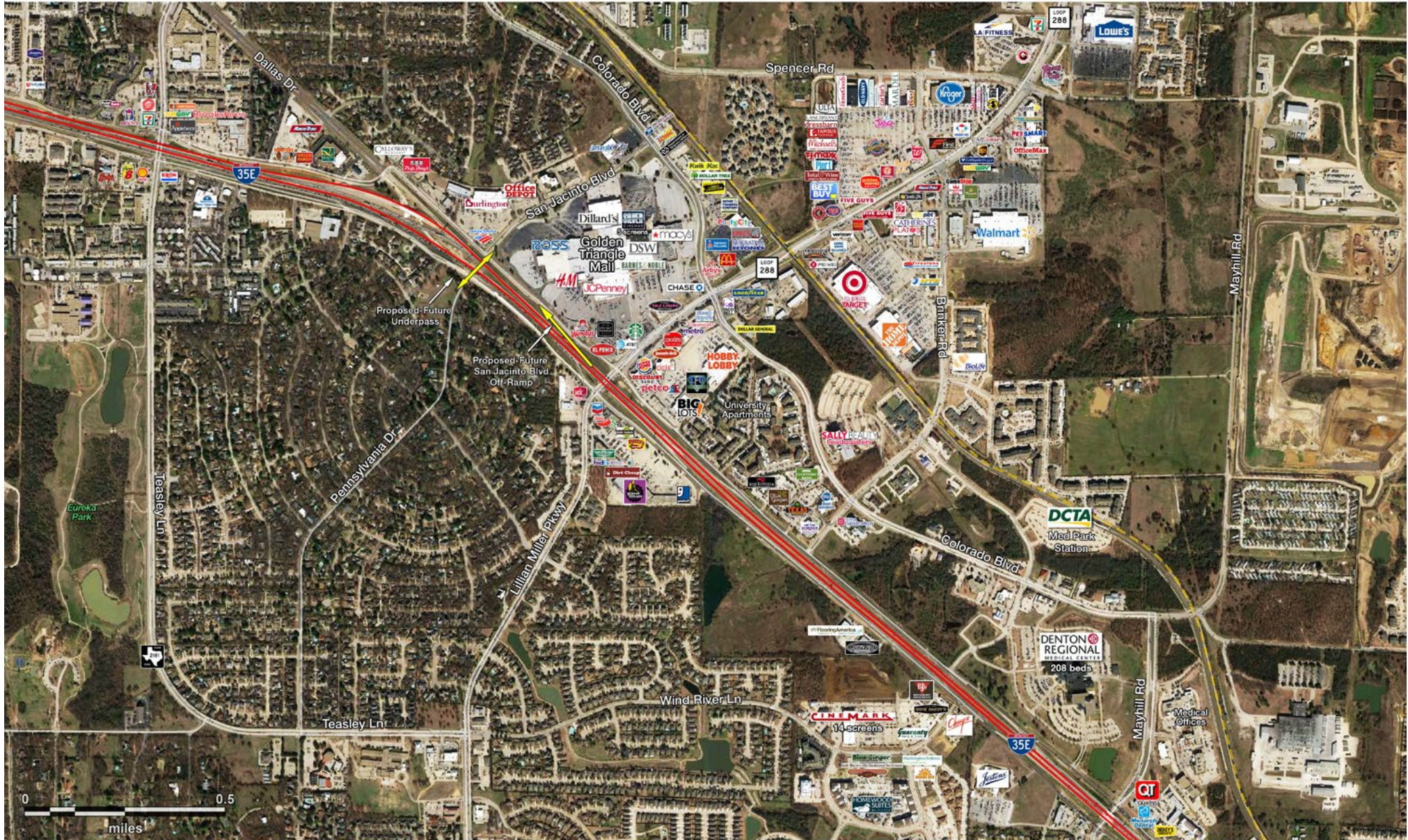
DISTANCE & DRIVE TIMES FROM GOLDEN TRIANGLE MALL

Shopping Center	Distance	Drive Time
Vista Ridge Mall	17.20 m	25 min
Grapevine Mills Mall	20.80 m	31 min
Southlake Towne Square	24.20 m	37 min
Stonebriar Centre	28.30 m	37 min
Dallas Galleria	29.00 m	37 min
The Shops at Willow Bend	24.50 m	40 min
Northeast Mall	39.10 m	48 min
Allen Premium Outlets	37.20 m	49 min
The Village At Fairview	37.30 m	49 min
Tanger Outlet	18.90 m	33 min

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.

GOLDEN TRIANGLE MALL | AERIAL

GOLDEN TRIANGLE MALL | DENTON, TX 76205



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GOLDEN TRIANGLE MALL | ANCHORS



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GRAND OPENING



SEARS

The image shows the entrance to a Sears store. The store's name is displayed in large, blue, three-dimensional letters above the glass entrance. Inside the store, clothing racks and mannequins are visible.

ROSS
DRESS FOR LESS

The image shows the entrance to a Ross Dress for Less store. The store's name is displayed in large, blue, illuminated letters above the glass entrance. A sign above the entrance reads "Denton Store | ROSS Dress for Less".

DSW

The image shows the entrance to a DSW store. The store's name is displayed in large, white, illuminated letters on a black background above the glass entrance. A sign above the entrance reads "Auntie Anne's".

GOLDEN TRIANGLE MALL | INTERIOR



GOLDEN TRIANGLE MALL | INTERIOR



H&M GRAND OPENING



GOLDEN TRIANGLE MALL | EXTERIOR





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