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# △ GOLDEN TRIANGLE MALL

[shopgoldentriangle.com](http://shopgoldentriangle.com)



# DENTON'S FLAGSHIP RETAIL DESTINATION

Golden Triangle Mall serves as Denton's flagship retail destination through its emphasis on **community, culture and commerce.**

- **EXCELLENT CO-TENANCY** with key traffic draws including **JCPenney, H&M, Dillard's, Barnes & Noble, Ross, Floor & Décor** and many others.
- **ENHANCED VISIBILITY** through substantial project marketing package with social media, enhanced SEO, interactive website and a dedicated team.
- **KEY LOCATION** in the midst of active subdivisions adding more than **18,000 new homes**, in addition to nearly **79,000 households** with the trade area.
- **PYLON SIGNS** availability at key points along both Loop 288 and on IH-35, one of North Texas' most heavily trafficked thoroughfares.

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Where D-FW retail and  
community make a point  
**Golden Triangle Mall Denton**



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# DESTINATION RETAIL FOR THE DENTON COMMUNITY

- **A RETAIL LANDMARK:** Golden Triangle Mall offers Denton's leading retail destination with a fresh look, new retailers and restaurants, and revamped and updated national concepts.
- **A SIGNATURE LOCATION:** Golden Triangle Mall, located at I-35E South and Loop 288, is the cornerstone of Denton's leading retail district. A major renovation and redevelopment for Golden Triangle created a completely new shopping environment inside and out.
- **STELLAR CO-TENANCY:** Golden Triangle Mall is fast-growing Denton's only mall and features a line-up that includes anchors Dillard's, JCPenney, H&M, Ross, Barnes & Noble, Fitness Connection and Floor & Décor.

Food concepts include Boka Feliz, Hawaiian Bros. Island Grill, Italia Express, Starbucks, Supreme Crab Cajun Seafood & Bar, Great American Cookies and more.

The mall also features numerous in-line retailers, including popular mall retailers Windsor Fashions, Francesca's, Buckle, Torrid, Hot Topic, JD Sports, Aeropostale, Bath & Body Works, Victoria's Secret and others, inside and out.



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# SERVING THE COMMUNITY, EMBRACING THE CULTURE



- Golden Triangle serves the dynamic trade area with a mix of national, regional and local concepts, and is host to community events like Taste of Denton and also is home to Denton's local and loved Denton Community Theater.
- Denton's cost of living index ranks amongst the lowest for cities in Texas.
- Denton is home to two state universities with a combined enrollment of more than 63,000 students.

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## HOUSEHOLDS

**78,000**

Within a 7-mile radius



## AVG HH INCOME

**\$110,493**

Within a 7-mile radius



## DAYTIME POPULATION

**195,493**

Within a 7-mile radius

Denton's culture embraces  
creativity and commerce.

## YOUNG, ACTIVE & EDUCATED

A population with median age of **32.2** and  
approximately **44%** of the population with  
a bachelor's degree or higher

## SPORTS TOURISM IN DENTON

**\$1.6B** Annual impact. The area offers an  
active lifestyle with more than **5,600 ac**  
of parkland and more than **74 mi** of trails.

## TRAVELERS TO DENTON

Spent more than **\$302M**, and the travel  
industry in the city supports more than  
**2,000** jobs.

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# GOLDEN TRIANGLE BENEFITS FROM TRADE AREA GROWTH

Golden Triangle Mall serves as a top retail destination for Denton County communities like **Argyle**, **Northlake** and **Corinth**.

THESE ARE AMONG D-FW'S FASTEST-GROWING AND MOST AFFLUENT COMMUNITIES



**Argyle, Texas**

With a population of **6,100** and an affluent average household income of approximately **\$223,000**.



**Northlake, Texas**

With a population of **10,243** and an affluent average household income of approximately **\$152,000**.



**Corinth, Texas**

With a population of **22,746** and an affluent average household income of approximately **\$144,000**.

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DENTON POPULATION

**160,000**

(U.S. Census)

DENTON COUNTY POP

**1M+**

(U.S. Census)

DENTON, TEXAS

**1 of 15**

largest-gaining cities by numeric  
population change

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# DEMOGRAPHICS 2023

	7-MILE	CITY OF DENTON
Population	207,634	149,125
Avg Income	\$110,483	\$93,994
Daytime Pop	195,493	151,203
Housing Units	77,881	58,471
Avg HH Size	2.57	2.42
Pop Growth (2023-2028)	1.64%	2.47%
% Bachelor's or higher	46.2 %	44.4%



# CENTER DETAILS

Denton's Only Mall  
 NEC of IH-35 & Loop 288, Denton, Texas  
 Anchor of Denton's No. 1 Retail District  
 Mall GLA: 784,200  
 Occupancy: 96 %

## TENANT MIX

AÉROPOSTALE

Buckle

francesca's

WINDSOR

TORRID

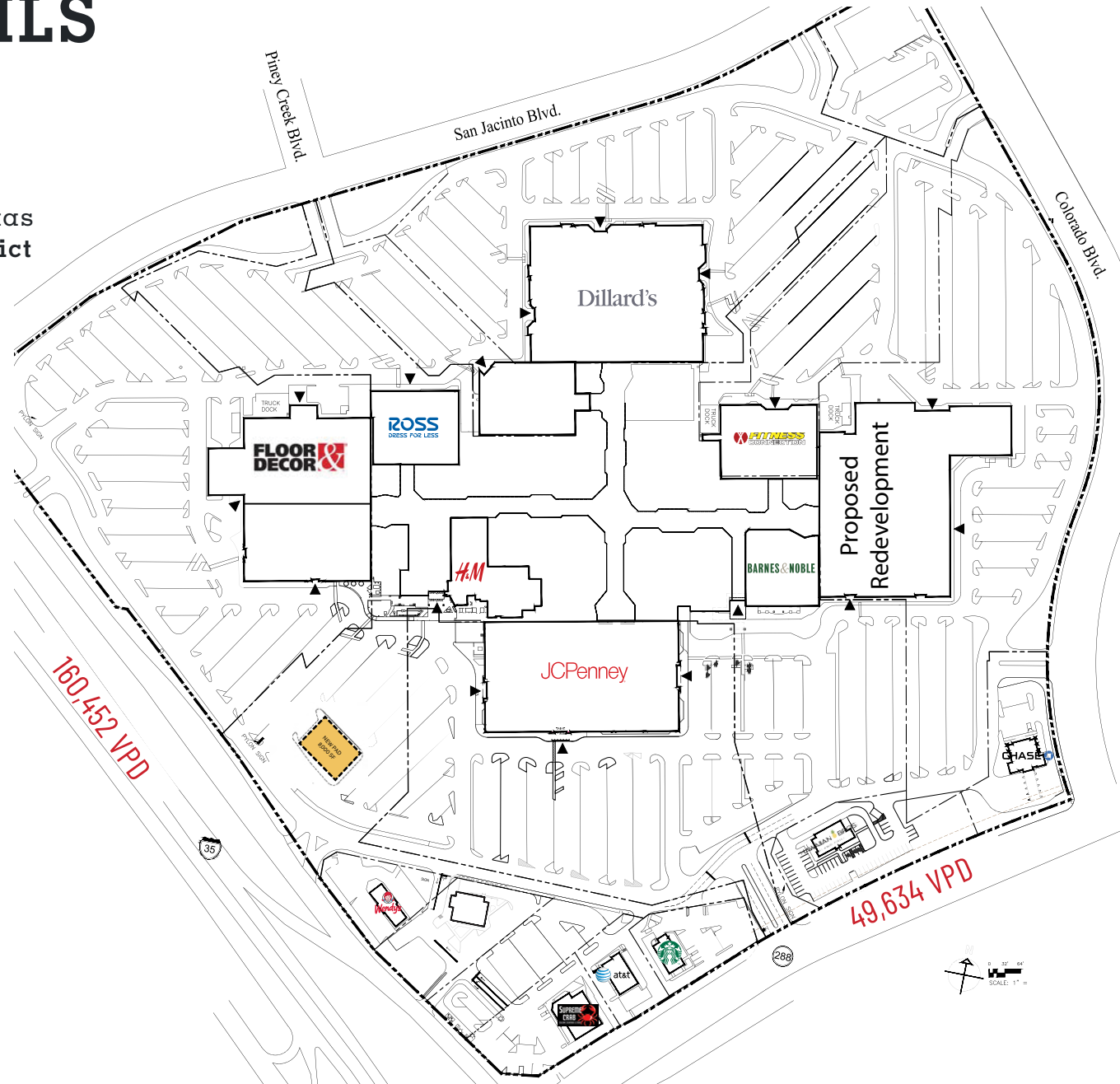
VICTORIA'S SECRET



JD SPORTS

Bath & Body Works

AT&T



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# MARKET OVERVIEW





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Property Video

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