

Commercial Development

MATTHEWS™

SWC Loop 288 & E. Sherman Dr., Denton, TX 76209



Subject Property

C.H. Collins Athletic Complex
12,000 Person Capacity Stadium

288

The Hightone
378 Lots

± 21,518 VPD

E Sherman Dr ± 10,000 VPD

Future Grocer with MF in Rear

Alta Monarch Crossing
±350 Apartments

TACO BELL

288

7-ELEVEN Ranked in Top 93% in Texas on Placer.

McDonald's Recently Open

Beverly Park Estates

Baylor Worman

DIR: (214) 227-2729
License No. 784561 (TX)
baylor.worman@matthews.com

Grayson Duyck

DIR: (214) 295-4247
License No. 725363 (TX)
grayson.duyck@matthews.com

PROJECT SCOPE

- Future Grocer and more MF Development coming to NEC of 288 and E. Sherman Dr.
- There is a ton of growth in residential communities on the North side of the Loop, expanding towards Sanger.

±21,518 VPD (Loop 288)
±10,000 VPD (E. Sherman Dr.)

Retail For Lease:

- Space Available: ±1,500-3,600 SF
 - At lease w/ Dentist on 2,000 SF western endcap
 - Fossil Creek Liquor taking 3,000 SF inline
 - **±1,500 - ±3,600 SF left available including endcap DT**

Pad Sites Available For Sale

- Lot 1 - SOLD- 7/11 Owned
- Lot 2 - 1.06 AC - Future Retail Strip
- Lot 3 - 0.77 AC - Under Contract
- Lot 4 - 1.00 AC - Negotiating PSA
- Lot 5 - 1.00 AC - Under Contract

DEMOGRAPHICS

| Population | 1-Mile | 3-Mile | 5-Mile |
|--------------------------|-----------|----------|----------|
| Five-Year Projection | 9,769 | 53,827 | 100,796 |
| Current Year Estimate | 8,912 | 49,645 | 92,642 |
| Households | 1-Mile | 3-Mile | 5-Mile |
| Five-Year Projection | 3,816 | 22,066 | 44,720 |
| Current Year Estimate | 3,431 | 19,941 | 40,200 |
| Income | 1-Mile | 3-Mile | 5-Mile |
| Average Household Income | \$112,931 | \$88,703 | \$76,512 |



| | |
|---|--|
| Sold | |
| Retail Strip Center ±3,600 SF Available | |
| Under Contract | |
| At PSA | |

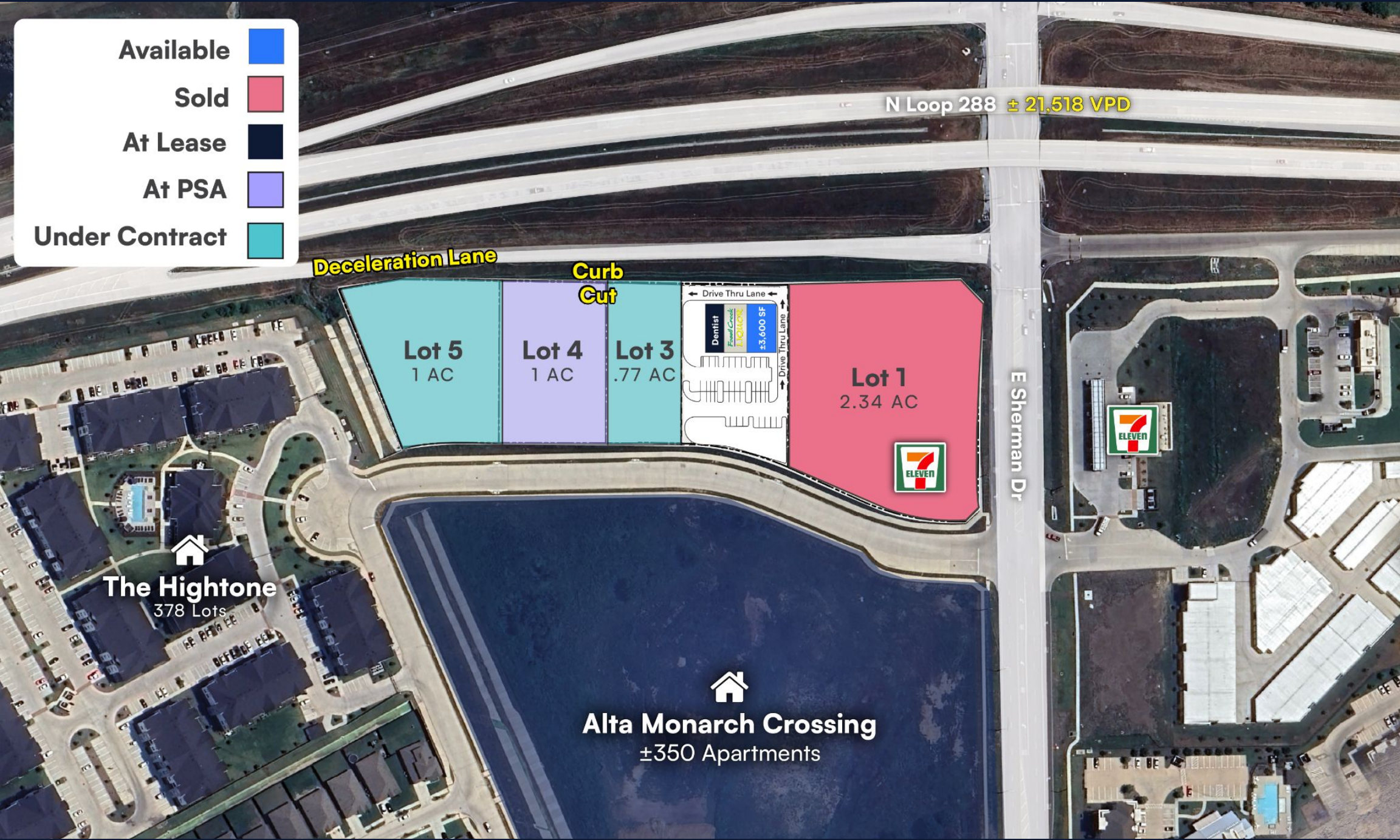
Available 

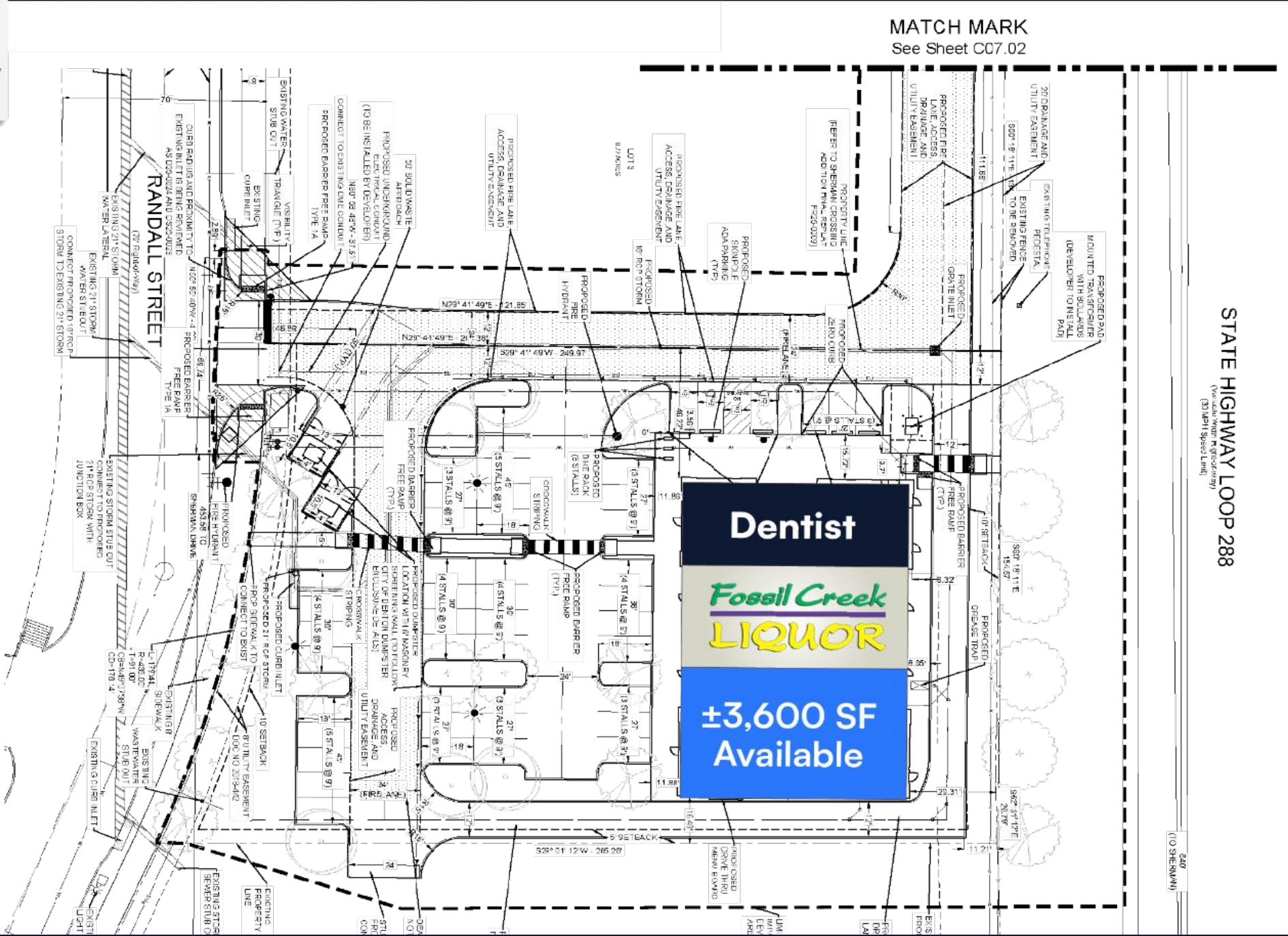
Sold 

At Lease 

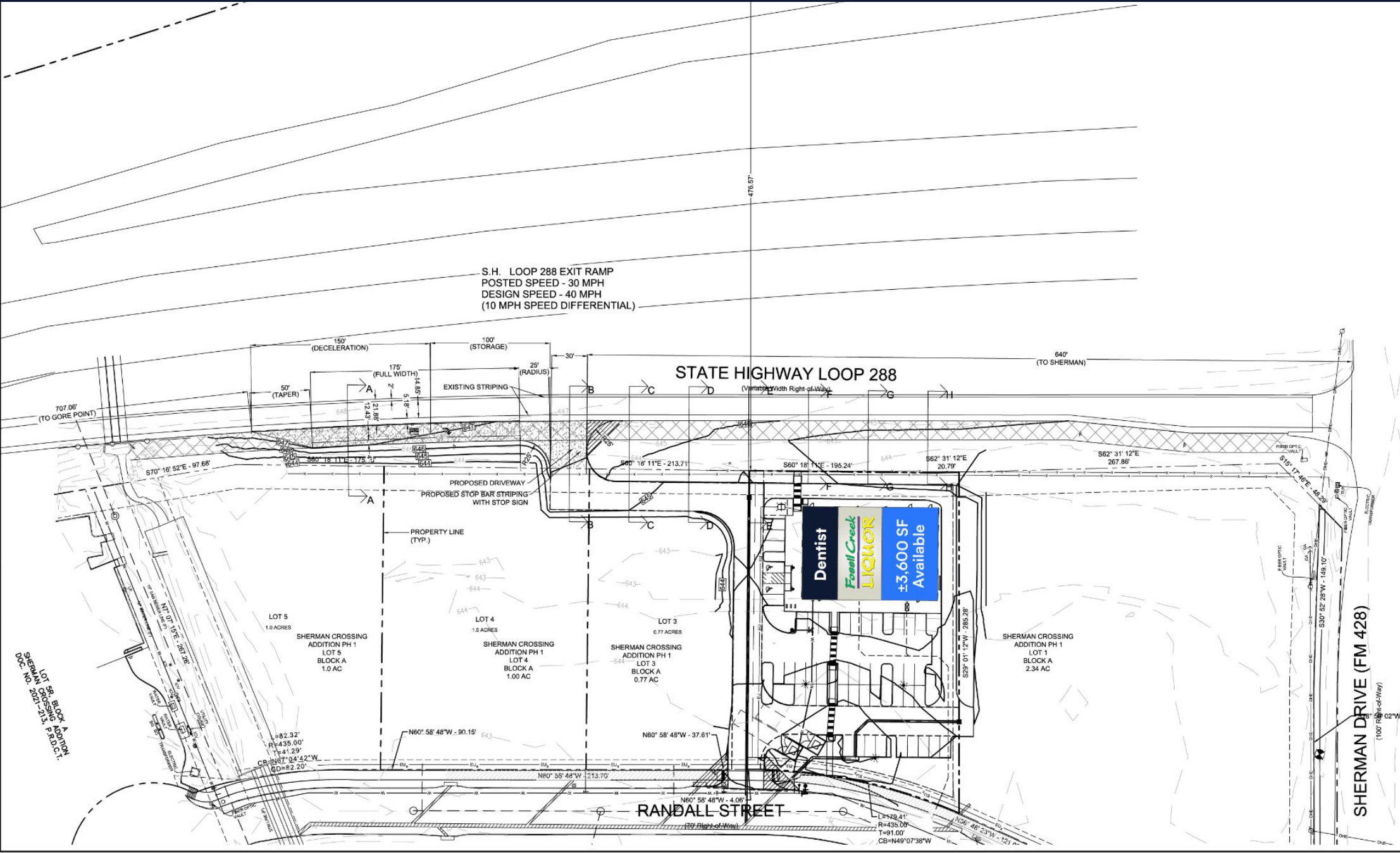
At PSA 

Under Contract 





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File Name: F:\V\467_birch_denton_retail\dwg\sheet\h467-ent-site plan.dwg, Plot Date: 10/21/2025 4:54 PM, Plot by: Travis Pruett





Towne North

Beaver Creek

Sherman Crossing

The Hightone
378 Lots

Alta Monarch Crossing
±350 Apartments

Retail Strip Center

Lot 1
2.34 AC



Lot 3
.77 AC

Lot 4
1 AC

Lot 5
1 AC

Curb Cut

Deceleration Lane

E Sherman Dr
± 10,000 VPD

± 21,518 VPD

288



| | |
|---|--|
| Sold | |
| Retail Strip Center ±3,600 SF Available | |
| Under Contract | |
| At PSA | |



Subject Property

Denton High School
±1,916 Students

Texas Health Presbyterian Hospital Denton
±255 Beds

BILLY RYAN HIGH SCHOOL
2,210 STUDENTS

DENTON, TX

Denton, TX, in the Dallas-Fort Worth metroplex, offers a vibrant blend of collegiate energy, artistic flair, and historic charm. Home to the [University of North Texas and Texas Woman's University](#), it boasts a lively cultural scene with frequent music festivals, art galleries, and theater performances. The downtown square, with its iconic courthouse, is a hub for local businesses, eateries, and community events.

The city benefits from its proximity to the Dallas-Fort Worth metroplex, fostering a thriving business environment. With a diverse economy encompassing healthcare, education, technology, and manufacturing, Denton attracts both established corporations and innovative startups. The presence of the University of North Texas and Texas Woman's University contributes to a [skilled workforce](#) and fosters research and development initiatives. Additionally, [ongoing infrastructure projects and strategic investments](#) in areas like transportation and urban development position Denton for continued economic expansion, making it an attractive destination for businesses and residents seeking opportunity and prosperity.

92,642

DENTON 5-MILE
POPULATION

\$112,931

AVG HOUSEHOLD
INCOME IN 1-MILE RADIUS

66

ONGOING DEVELOPMENTS
IN THE AREA





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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|--|-------------|---------------------------|--------------|
| Matthews Real Estate Investment Services, Inc. | 9005919 | transactions@matthews.com | 866-889-0050 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Patrick Graham | 528005 | licensing@matthews.com | 866-889-0050 |
| Designated Broker of Firm | License No. | Email | Phone |
| Patrick Graham | 528005 | licensing@matthews.com | 866-889-0050 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **SWC Loop 288 & E. Sherman Dr., Denton, TX 76209** ("Property"). It has been prepared by Matthews.™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.