

ICONIC retail corner
NEC of US HWY 380 & Bell in
Denton, Texas

1.05 Acre Corner
new 11,200 sf shopping
center development

Traffic count: 25,000 cars per day



**TWU 380 CROSSING
NEC US HWY 380 & BELL AVE
DENTON, TX**

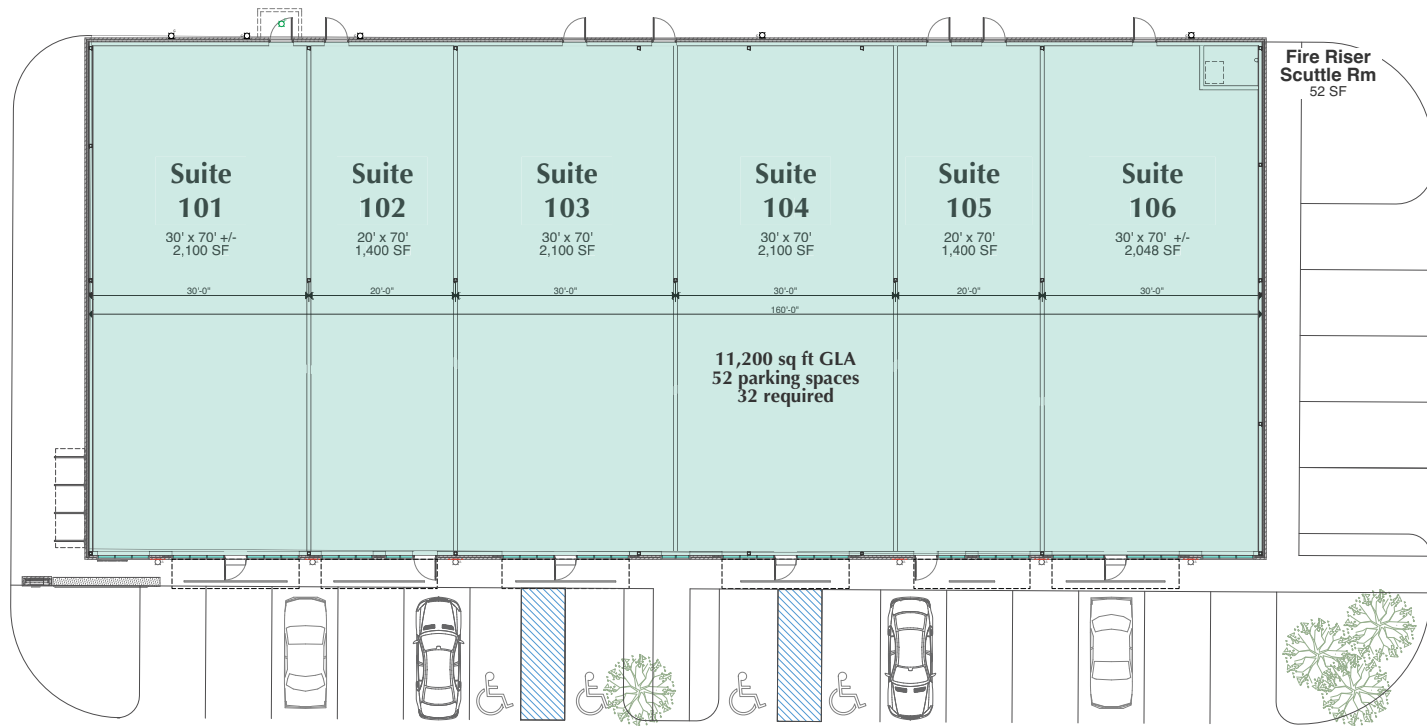
Contact:
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vc3@prestonwoodpolo.com
vaughn@vcmdevelopment.com

VCM
DEVELOPMENT

25 Highland Park Village
Suite 100
Dallas, TX 75205
www.VCMRE.com



South Elevation



Lease Plan

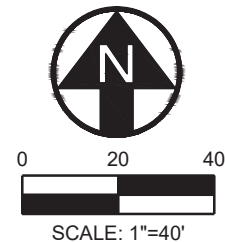
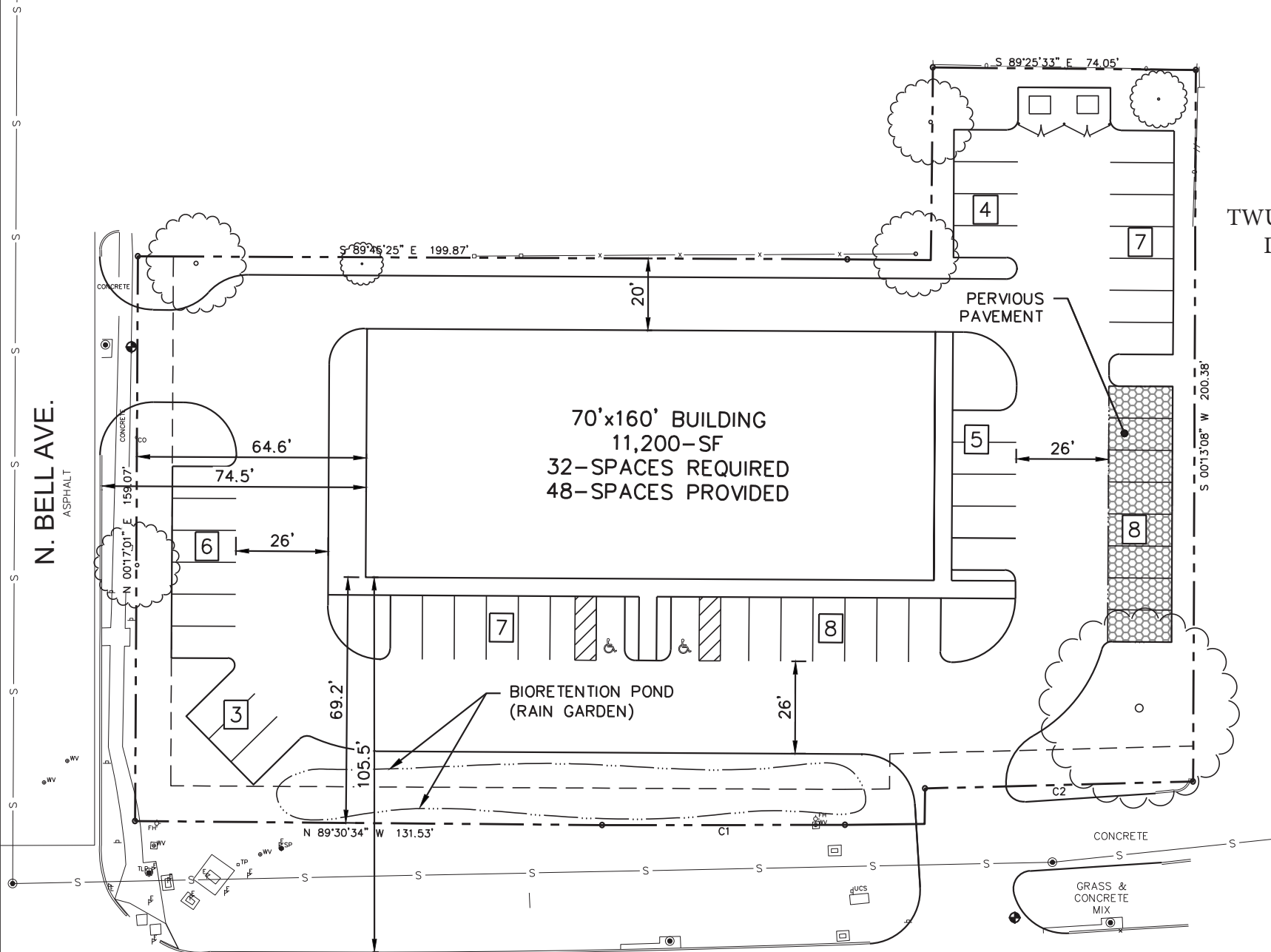


Duane Meyers
560 PR 3432
Uncertain, TX 75601
dme Meyers@mac.com

TWU 380 Crossing
Denton, TX Hwy 380 @ Bell Avenue



20 May 2025



TWU 380 CROSSING
DENTON, TX

N. BELL AVE.
ASPHALT

70'x160' BUILDING
11,200-SF
32-SPACES REQUIRED
48-SPACES PROVIDED

BIORETENTION POND
(RAIN GARDEN)

UNIVERSITY DR / HWY 377
CONCRETE

CONCEPT PLAN
FOR
UNIVERSITY &
N BELL AVE

ENGINEER

ALLISON ENGINEERING GROUP, INC.
2415 N ELM ST
DENTON, TEXAS 76201
PHONE (940) 380-9453
TBPE REG. #: F-7898

PREPARED MAY 22, 2025





1804 N Bell Ave

Denton, TX 76209

Call for pricing

Sale Price

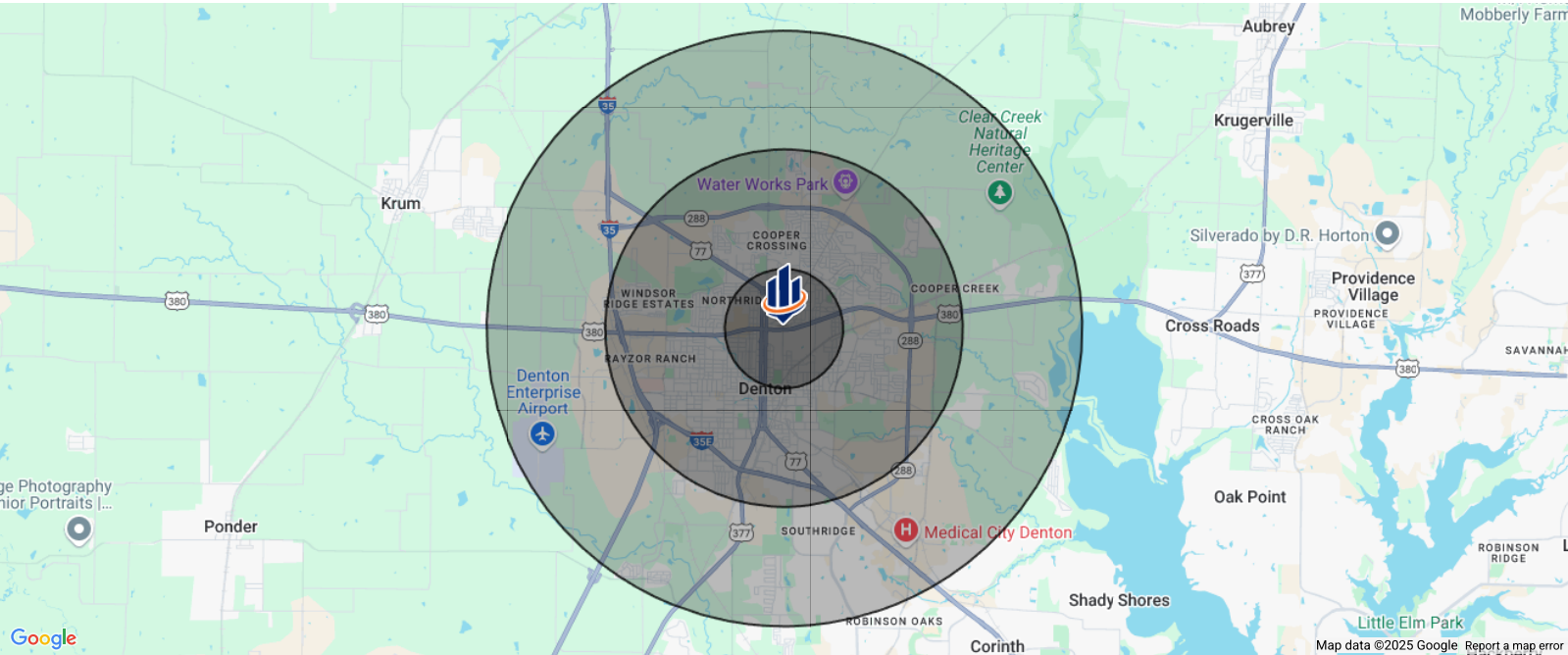
- Overview

Documents

Photos

Map

Demographics



	1 Miles	3 Miles	5 Miles
Total households	5,783	38,117	51,100
Total population	14,610	92,986	129,379
Population white	57.4%	56.1%	56.3%
Population black	10.4%	14.1%	13.2%
Population hispanic	30.1%	28.4%	28.9%
Population asian	3.0%	4.3%	4.4%
Population pacific islander	0.1%	0.1%	0.1%
Population american indian	1.1%	1.0%	1.0%
Population other	14.7%	10.5%	10.5%
Persons per household	2.5	2.4	2.5
Average household income	\$77,321	\$74,501	\$85,846
Average house value	\$370,651	\$340,714	\$349,452
Average age	36	34	35
Average age male	36	34	34
Average age female	37	35	36

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the

transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

VCM Development	1-2-2025
Real Estate Broker Company	Date
Vaughn Miller	1-1-2025
Real Estate Licensee	Date

Buyer, Seller, Tenant or Landlord	Date
Buyer, Seller, Tenant or Landlord	Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.