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△ GOLDEN TRIANGLE MALL

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.



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



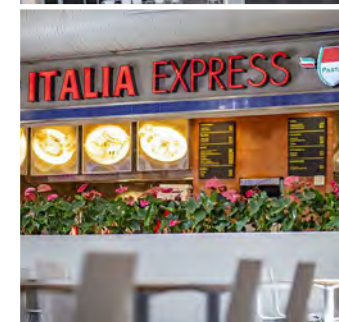
DESTINATION RETAIL FOR THE DENTON COMMUNITY

- **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.

- **EXPERIENTIAL RETAIL:** Launch Family Entertainment will soon attract customers with variety of attractions, including trampolines, ninja courses, climbing walls, laser tag and more!



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.

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**.

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

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

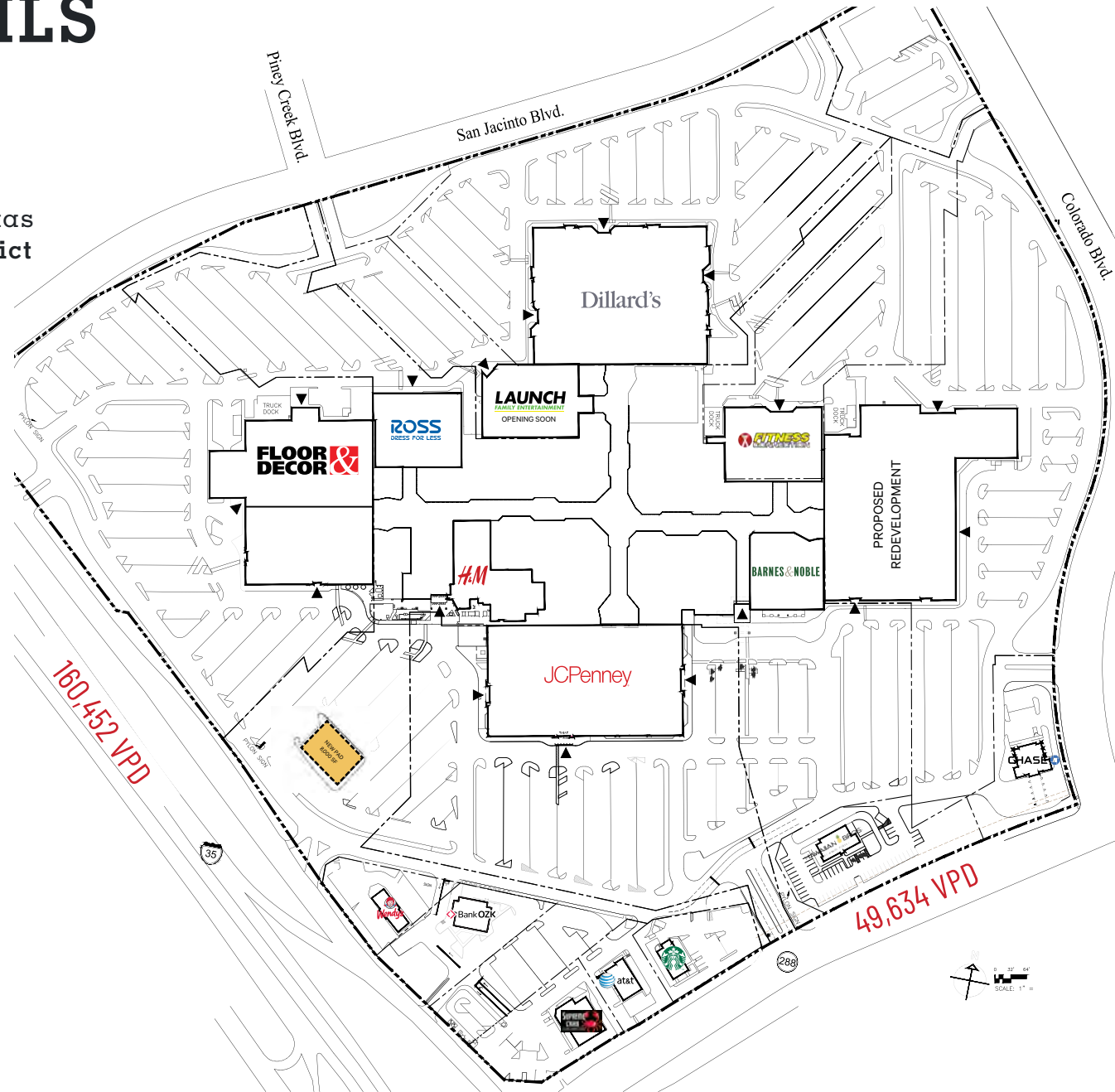
Buckle

francesca's

WINDSOR

TORRID

VICTORIA'S SECRET



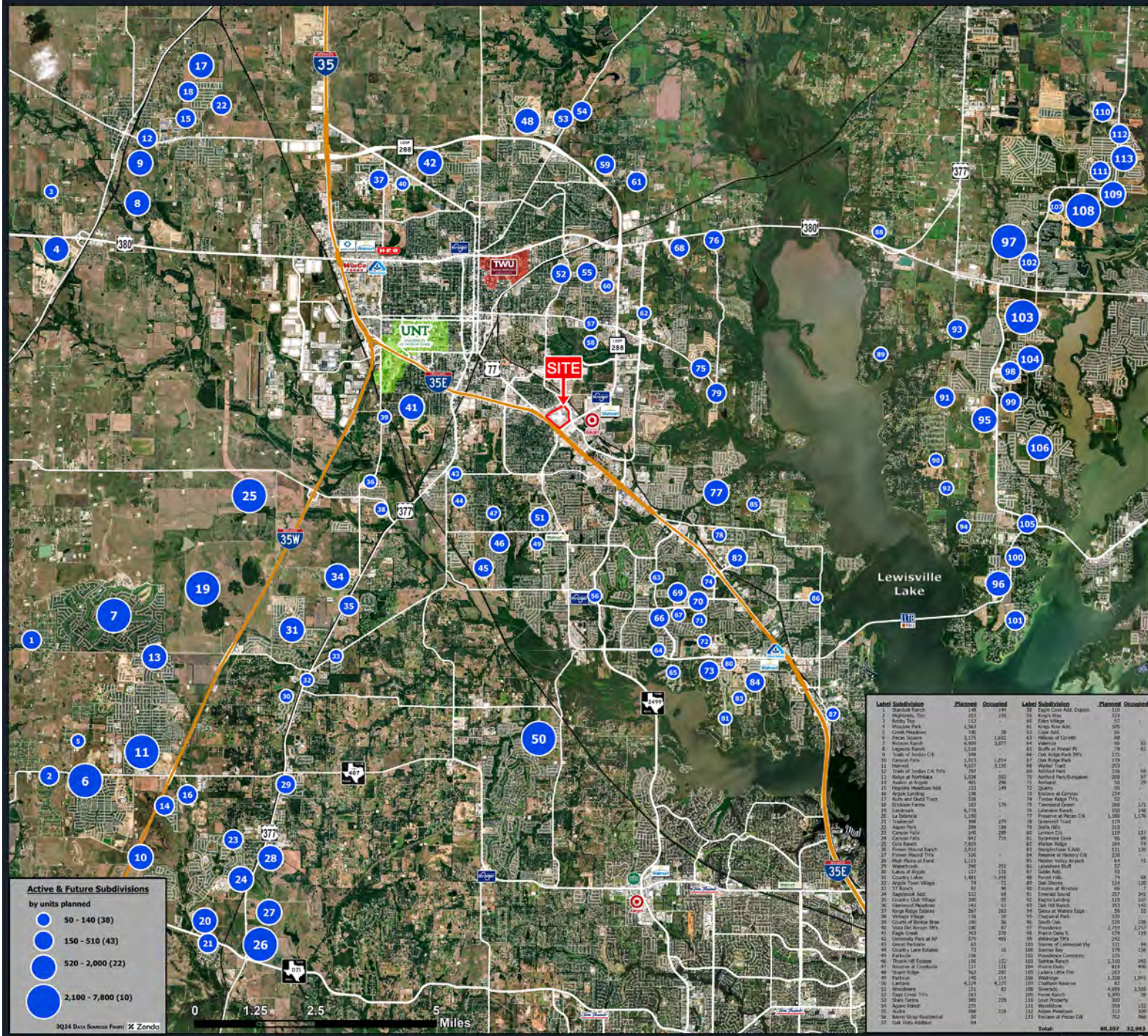
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MARKET OVERVIEW



HOUSING TRADE AERIAL

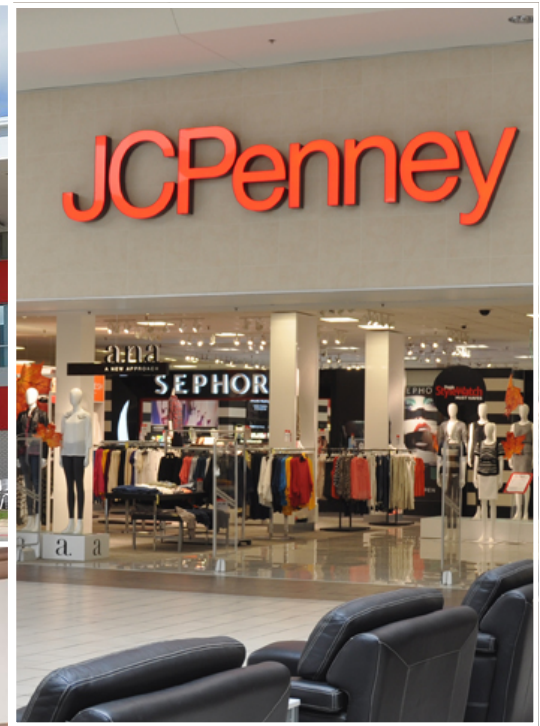
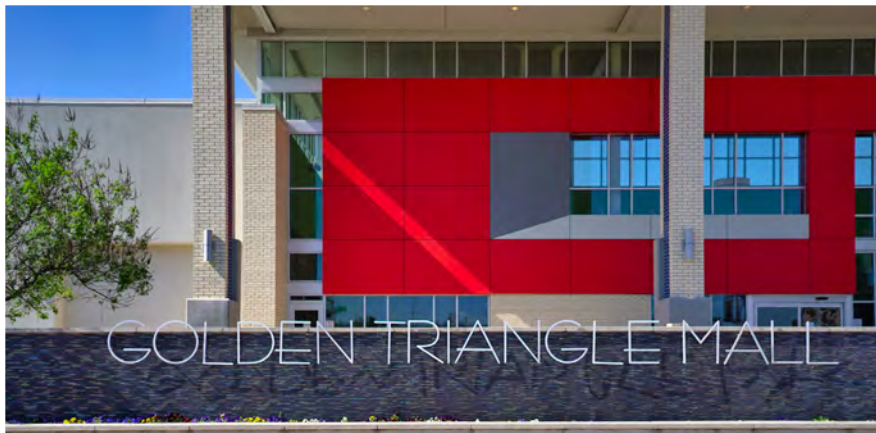


Active & Future Subdivisions
by units planned

- 50 - 140 (38)
- 150 - 510 (43)
- 520 - 2,000 (22)
- 2,100 - 7,800 (10)

3Q24 Data Sourced From: Zonda

Label	Subdivision	Planned	Occupied	Label	Subdivision	Planned	Occupied
1	Starburst Ranch	148	141	52	Eagle Crest Add. Duplex	110	110
2	Highlands, The	113	105	53	Kings Ridge	100	100
3	Body Top	113	113	54	Ellen Village	95	95
4	Woodside Park	104	104	55	Kings River Add.	90	90
5	Creek Meadows	100	70	56	Cape Add.	85	85
6	Peace Square	100	1,052	57	Millage of Corinth	80	80
7	Wilson Ranch	4,509	4,509	58	Valencia	75	75
8	Legends Ranch	1,216	1,216	59	Oak Ridge Park	70	70
9	Trails of Jordan Ck	508	508	60	Oak Ridge Park Trls	65	65
10	Canon Park	1,023	1,024	61	Trinity Ridge Trls	60	60
11	Haven	4,027	4,027	62	Wilder Tract	55	55
12	Trails of Jordan Ck Trls	200	200	63	Northway Park	50	50
13	Ridge at Northlake	1,200	1,200	64	Parham	50	50
14	Avonlea at Avonlea	401	296	65	Parham	50	50
15	Highlands Meadows Add.	325	349	66	Parham	50	50
16	Apple Landing	198	149	67	Parham	50	50
17	Rocky Hill South Tract	126	149	68	Parham	50	50
18	Ericksen Farms	183	179	69	Parham	50	50
19	Lambert	4,710	4,710	70	Parham	50	50
20	La Ballanca	1,200	1,200	71	Parham	50	50
21	Tussock	880	279	72	Parham	50	50
22	Alpen Park	206	188	73	Parham	50	50
23	Canon Park	145	280	74	Parham	50	50
24	Cherokee Falls	942	720	75	Parham	50	50
25	Coil Ranch	7,833	7,833	76	Parham	50	50
26	Plumer Meadow Ranch	2,413	2,413	77	Parham	50	50
27	Plumer Meadow Trls	100	100	78	Parham	50	50
28	High Plains at Forest	1,113	1,113	79	Parham	50	50
29	Woodstock	200	200	80	Parham	50	50
30	Lakes of Arroyo	137	131	81	Parham	50	50
31	Country Lakes	1,481	1,481	82	Parham	50	50
32	Anglin Town Village	85	85	83	Parham	50	50
33	T. Bonny	85	85	84	Parham	50	50
34	Marjorie Ann	85	85	85	Parham	50	50
35	Country Club Village	200	85	86	Parham	50	50
36	Campano Meadows	241	241	87	Parham	50	50
37	Kings Ridge Estates	247	243	88	Parham	50	50
38	Courts of Bonnie Dale	186	186	89	Parham	50	50
39	Vanderborn at Bonny Dale	186	186	90	Parham	50	50
40	University Park at Hill	743	370	91	Parham	50	50
41	University Park at Hill	491	491	92	Parham	50	50
42	University Park at Hill	63	63	93	Parham	50	50
43	Country Lakes Estates	146	146	94	Parham	50	50
44	Parham	100	100	95	Parham	50	50
45	Parham	100	100	96	Parham	50	50
46	Parham	100	100	97	Parham	50	50
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183	Parham	100	100	234	Parham	50	50
184	Parham	100	100	235			



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Property Video

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