

# ▶ RAYZOR RANCH MARKETPLACE

NE Corner of I-35 @ Highway 380 in Denton, Texas 76201



12,390 SF • 5,228 SF • 2,500 SF • 1,812 SF • 1,500 SF



■ AVAILABLE   
 ■ LEASE PENDING   
 ■ EXECUTED



**Melanie D. Proctor**  
 469-289-4304  
 mdickenson@frpltd.com

WWW.FRPLTD.COM



**Matt Brock**  
 713-693-1406  
 mbrock@frpltd.com

# ▶ RAYZOR RANCH MARKETPLACE

NE Corner of I-35 @ Highway 380 in Denton, Texas 76201



12,390 SF • 5,228 SF • 2,500 SF • 1,812 SF • 1,500 SF

## Tenant List

Tenant	Address	SF/Acres
A  Petco	2640 W University Dr #1280	
B  JOANN	2640 W University Dr #1276	
C  Boot Barn	2640 W University Dr #1270	
D  Five Below	2640 W University Dr #1260	
E  Ross	2640 W University Dr #1250	
F  Guitar Center	2610 W University Dr #1210	
G  AVAILABLE	2608 W University Dr	12,390
H  Marshalls	2604 W University Dr	
I  Academy	2600 W University Dr	
J  Ulta	2314 University Dr	
1  Salons by JC	2640 W University Dr #1266	
2  Bath & Body Works	2640 W University Dr #1262	
3  Famous Footwear	2640 W University Dr #1256	
4  America's Best	2610 W University Dr #1240	
5  AVAILABLE	2710 W University Dr #1040	2,500
6  Crumbl Cookies	2710 W University Dr #1030	
7  GameStop	2710 W University Dr #1020	
8  SuperCuts	2710 W University Dr #1016	
9  Wing Stop	2710 W University Dr #1012	
10  H&R Block	2710 W University Dr #1010	
11  Mattress Firm	2710 W University Dr #1000	
12  Freebirds	2700 W University Dr #1090	
13  Denton Yogurt Story	2700 W University Dr #1080	
14  Deluxe Nails	2700 W University Dr #1070	
15  Denton Dental	2700 W University Dr #1060	
16  Which Wich?	2700 W University Dr #1054	
17  Panda Express	2700 W University Dr #1050	
18  Villa Grande	2530 W University Dr #1140	

## Tenant List (Continued)

Tenant	Address	SF/Acres
19  AVAILABLE	2530 W University Dr #1130	1,812
20  Serenity Nails	2530 W University Dr #1120	
21  Dickey's Barbecue Pit	2530 W University Dr #1110	
22  Starwood Café	2530 W University Dr #1100	
23  AT&T	2520 W University Dr #1180	
24  Sport Clips	2520 W University Dr #1170	
25  GNC	2520 W University Dr #1166	
26  Studio by Sally	2520 W University Dr #1160	
27  The Joint Chiropractic	2520 W University Dr #1154	
28  AVAILABLE	2520 W University Dr #1152	1,500
29  Cowboy Chicken	2520 W University Dr #1150	
30  Hanasato	2500 W University Dr #1330	
31  James Avery	2500 W University Dr #1300	
32  Panera Bread	2510 W University Dr	
33  First State Bank	2430 W University Dr	
34  AVAILABLE	W University Dr	5,228
35  Taco Cabana	2330 W University Dr	
36  Tiff's Treats	2320 W University Dr #1499	
37  Donut Joy	2320 W University Dr #1450	
38  Starbucks	2320 W University Dr #1450	
39  PNC Bank	2310 W University Dr #1540	
40  CareNow	2310 W University Dr #1500	

AVAILABLE   LEASE PENDING   EXECUTED



Melanie D. Proctor

469-289-4304

mdickenson@frpltd.com



WWW.FRPLTD.COM



Matt Brock

713-693-1406

mbrock@frpltd.com