

HICKORY CREEK PLAZA

DENTON, TX



SIZE

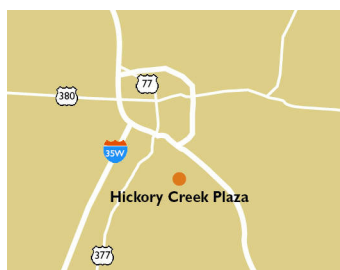
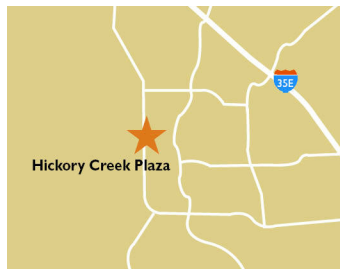
28,423 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	13,890	66,771	150,641
Households	4,422	23,255	54,056
Median HH Income (\$)	97,766	109,191	95,984

MAJOR TENANT(S)

Kroger



LOCATION

5017 Teasley Lane | Denton, TX 76210

PROPERTY HIGHLIGHTS

- Shadow-anchored by Kroger
- National tenants include UPS, H&R Block, Sport Clips, ATI Physical Therapy and Pizza Hut
- Population exceeds 66,700 in a three-mile radius with an average household income over \$134,900

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



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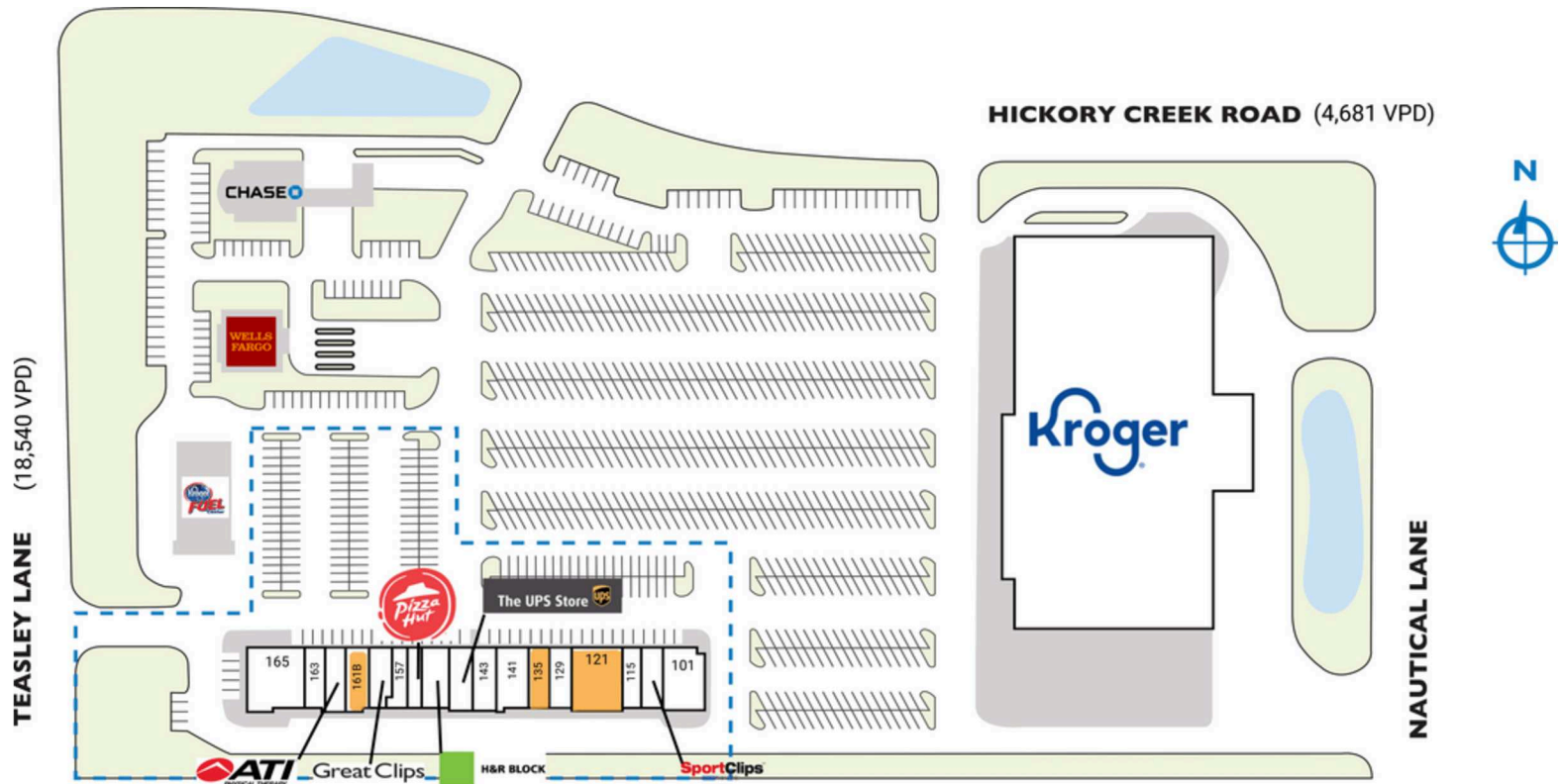
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SPACE	TENANT	SQ. FT.
SHAD1	Kroger	
SHAD2	Wells Fargo	
SHAD3	Chase Bank	
101	Mi Tata	2,575 SF
109	Sport Clips	1,300 SF
115	Good Morning Donuts	1,200 SF
121	AVAILABLE	3,090 SF
129	Aliboba Cafe	1,307 SF
135	AVAILABLE	1,300 SF
141	Envy Nail Spa	1,950 SF
143	TMA Tae Kwon Do	1,812 SF
145	The UPS Store	1,400 SF
147	H&R Block	1,307 SF
155	Pizza Hut	1,050 SF
157	Same Day Cleaners	1,100 SF
159	Great Clips	1,200 SF
161	ATI Physical Therapy	1,800 SF
161B	AVAILABLE	1,504 SF
163	Win Hing Chinese Restaurant	1,126 SF
165	Hickory Creek Dental Group	3,400 SF
TOTAL SQ. FT.		28,423

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.145801

Longitude: -97.101929

Hickory Creek Station Denton, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	13,890	66,771	150,641
	2028 Projected Population	13,498	67,368	156,183
	2010 Census Population	10,748	50,336	114,468
	2000 Census Population	2,340	24,731	67,870
	1990 Census Population	1,022	11,326	42,115
	Historical Annual Growth 1990 to 2000	8.63%	8.12%	4.89%
	Historical Annual Growth 2000 to 2010	16.47%	7.37%	5.37%
	Estimated Annual Growth 2010 to 2023	1.88%	2.08%	2.02%
	Projected Annual Growth 2023 to 2028	-0.57%	0.18%	0.73%
	Median Age	36.4	37.9	35.1
Households	Q4 2023 Estimated Households	4,422	23,255	54,056
	2028 Projected Households	4,301	23,443	55,805
	2010 Census Households	3,284	17,196	40,369
	2000 Census Households	795	8,683	24,715
	1990 Census Households	405	3,937	15,946
	Historical Annual Growth 1990 to 2000	6.96%	8.23%	4.48%
	Historical Annual Growth 2000 to 2010	15.24%	7.07%	5.03%
	Estimated Annual Growth 2010 to 2023	2.19%	2.22%	2.15%
	Projected Annual Growth 2023 to 2028	-0.55%	0.16%	0.64%
	Population per Household	3.14	2.84	2.73
Population by Race	White	59.1%	63.3%	62.1%
	Black or African American	7.6%	8.9%	9.2%
	Asian & Pacific Islander	4.3%	4.3%	4.0%
	Other Races	5.0%	5.1%	4.6%
	Hispanic Population	24.1%	18.4%	20.1%
Income	Average Household Income	\$130,928	\$134,959	\$129,160
	Median Household Income	\$97,766	\$109,191	\$95,984
	Per Capita Income	\$41,750	\$47,369	\$46,716
Education (Age 25+)	Elementary	3.6%	2.7%	3.1%
	Some High School	5.2%	3.2%	3.8%
	High School Graduate	18.8%	17.9%	17.9%
	Some College	23.0%	22.0%	21.9%
	Associates Degree Only	10.4%	8.1%	7.2%
	Bachelors Degree Only	26.0%	29.9%	30.5%
	Graduate Degree	13.0%	16.1%	15.5%
Business	Number of Businesses	189	1,523	3,715
	Total Number of Employees	2,479	18,074	45,588
	Employees per Business	13.09	11.86	12.27
	Residential Population per Business	73.35	43.83	40.55

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.