

HICKORY CREEK PLAZA

DENTON, TX



SIZE

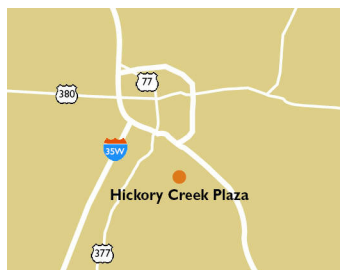
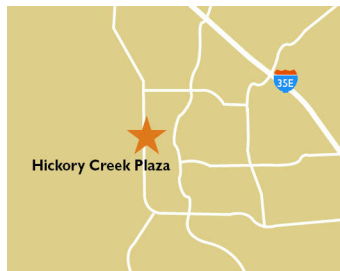
28,134 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
14,254	65,037	146,642
Households		
4,501	22,261	51,451
Median HH Income (\$)		
104,208	107,419	91,364

MAJOR TENANT(S)

Kroger



LOCATION

5017 Teasley Lane | Denton, TX 76210

PROPERTY HIGHLIGHTS

- Shadow-anchored by Kroger
- National tenants include Papa Murphys Pizza, UPS, H&R Block, Sport Clips, ATI Physical Therapy and Pizza Hut
- Population exceeds 65,000 in a three-mile radius with an average household income over \$126,400

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



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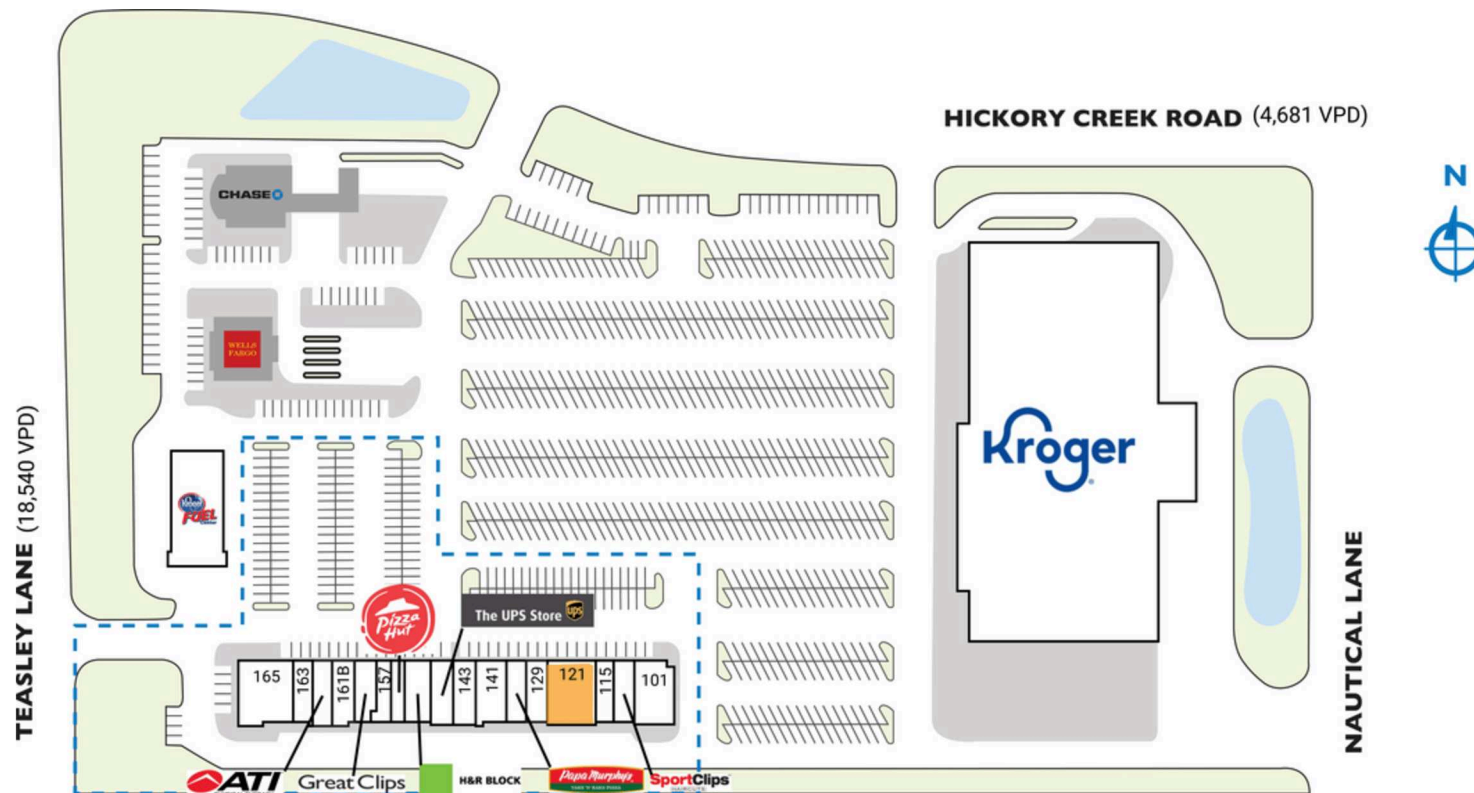
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SPACE	TENANT	SQ. FT.	129	Aliboba Cafe	1,307 SF	159	Great Clips	1,200 SF
SHAD1	Kroger		135	Papa Murphy's Pizza	1,300 SF	161	ATI Physical Therapy	1,800 SF
SHAD2	Wells Fargo		141	Envy Nail Spa	1,950 SF	161B	Total Men's Care	1,215 SF
SHAD3	Chase Bank		143	TMA Tae Kwon Do	1,812 SF	163	Win Hing Chinese Restaurant	1,126 SF
101	Mi Tata	2,575 SF	145	The UPS Store	1,400 SF	165	Hickory Creek Dental Group	3,400 SF
109	Sport Clips	1,300 SF	147	H&R Block	1,307 SF	TOTAL SQ. FT.		28,134
115	Good Morning Donuts	1,200 SF	155	Pizza Hut	1,050 SF			
121	AVAILABLE	3,090 SF	157	Same Day Cleaners	1,100 SF			

SITE LEGEND

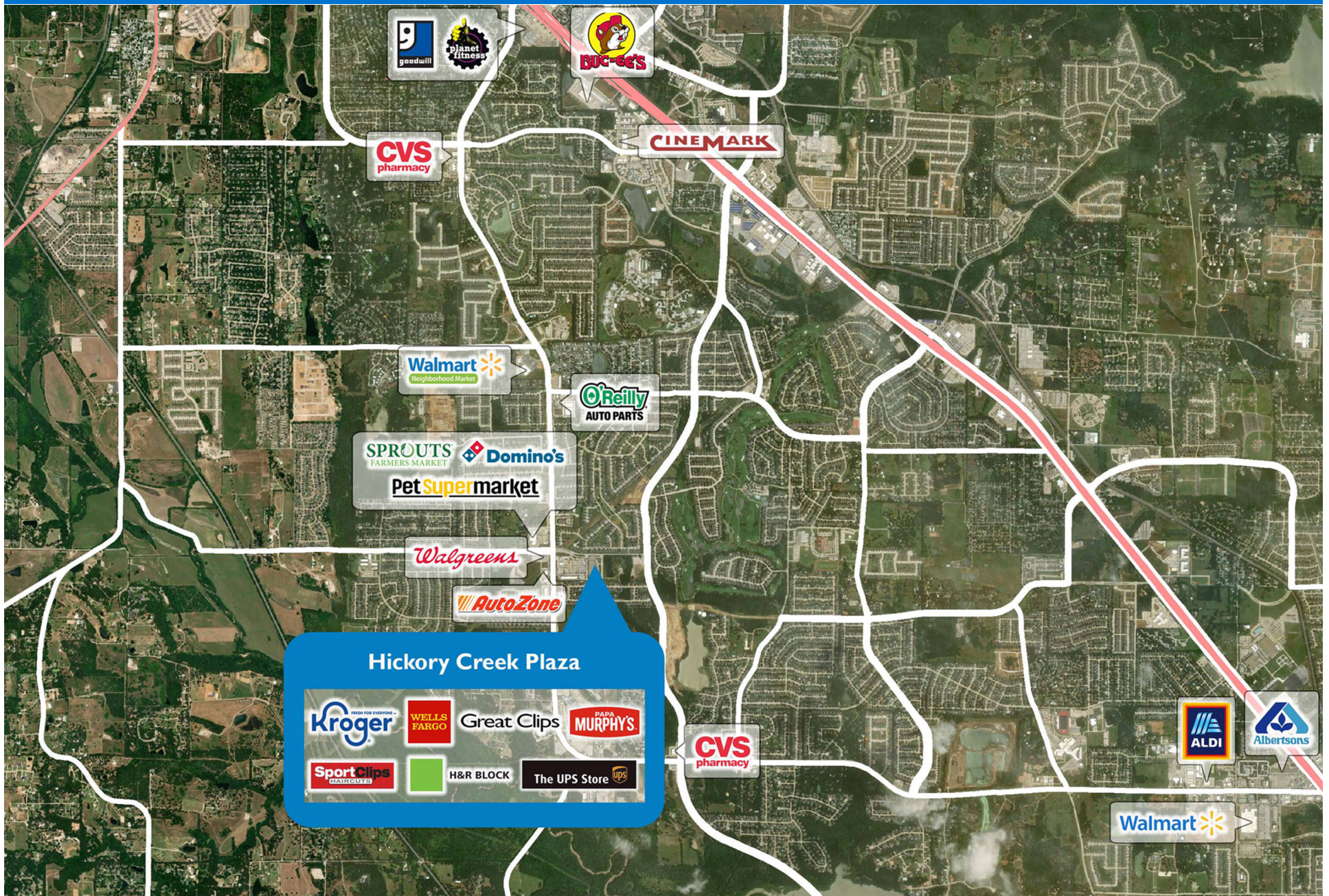
- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



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.

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Hickory Creek Station Denton, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	14,254	65,037	146,642
	2027 Projected Population	14,026	65,579	151,332
	2010 Census Population	11,606	51,024	112,726
	2000 Census Population	2,361	24,338	67,878
	1990 Census Population	1,029	11,164	42,274
	Historical Annual Growth 1990 to 2000	8.66%	8.11%	4.85%
	Historical Annual Growth 2000 to 2010	17.26%	7.68%	5.20%
	Estimated Annual Growth 2010 to 2022	1.62%	1.92%	2.08%
	Projected Annual Growth 2022 to 2027	-0.32%	0.17%	0.63%
	Median Age	33.9	36.1	33.7
Households	Q2 2022 Estimated Households	4,501	22,261	51,451
	2027 Projected Households	4,438	22,448	52,793
	2010 Census Households	3,630	17,389	39,692
	2000 Census Households	829	8,439	24,375
	1990 Census Households	424	4,016	15,766
	Historical Annual Growth 1990 to 2000	6.93%	7.71%	4.45%
	Historical Annual Growth 2000 to 2010	15.92%	7.50%	5.00%
	Estimated Annual Growth 2010 to 2022	1.70%	1.96%	2.06%
	Projected Annual Growth 2022 to 2027	-0.28%	0.17%	0.52%
	Population per Household	3.15	2.89	2.78
Population by Race	White	63.4%	69.3%	67.2%
	Black or African American	7.2%	7.6%	8.4%
	Asian & Pacific Islander	5.4%	3.8%	3.8%
	Other Races	2.6%	3.1%	2.7%
	Hispanic Population	21.5%	16.1%	17.8%
Income	Average Household Income	\$120,515	\$126,412	\$119,264
	Median Household Income	\$104,208	\$107,419	\$91,364
	Per Capita Income	\$38,228	\$43,617	\$42,266
Education (Age 25+)	Elementary	4.7%	3.1%	3.1%
	Some High School	4.7%	3.2%	3.7%
	High School Graduate	19.2%	17.2%	17.9%
	Some College	21.6%	22.2%	21.7%
	Associates Degree Only	8.6%	8.1%	7.3%
	Bachelors Degree Only	27.1%	29.9%	30.8%
	Graduate Degree	14.1%	16.4%	15.4%
Business	Number of Businesses	177	1,130	3,066
	Total Number of Employees	2,861	16,758	46,080
	Employees per Business	16.14	14.83	15.03
	Residential Population per Business	80.44	57.56	47.83

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