

# DENTON BUSINESS

& Community News

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## Construction to begin soon on Sam's Club & Wal-Mart at Rayzor Ranch

Joe Gampper, a representative of Allegiance Development Center said Friday that Wal-Mart and Sam's Club, two stores totaling over 375,000 sq. ft., could be open within a year.

"The contracts have been signed, we have a drainage problem just north of the project. When that is cleared up we will begin," said Gampper.

The two buildings will be the beginning of Rayzor Ranch Town Center. They will be located on the north side of West University Drive.

Gampper said that pad sites for restaurants and banks will be on the frontage portion of University. "We're talking to 2 or 3 banks now and some restaurants," stated Gampper.

The long-sought Sam's Club should bring North Texas and Southern Oklahoma shoppers to Denton.

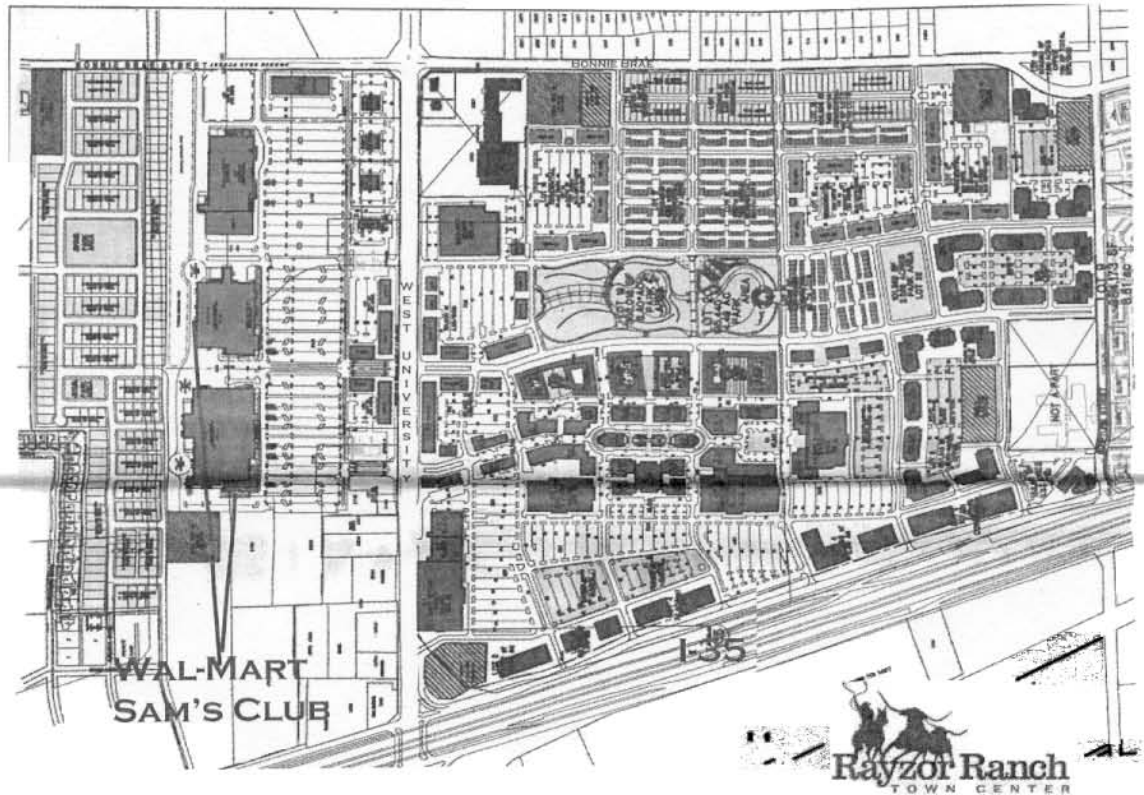
It will be the only Sam's Club on I-35 between Denton and Norman, Oklahoma.

Rayzor Ranch is over 400 acres at West University and I-35 in Denton. The landmark spread includes a historic hill with a commanding view of what will now become possibly the largest, truly super-regional mixed-use development between Dallas and the Oklahoma border.

Rayzor Ranch is best described as a "Suburban / Urban" Master Plan where visitors and shoppers will discover a compelling confluence of major department stores and fashion forward retailers, theme restaurants, Class A office space, multi-plex entertainment, civic conveniences and residential neighborhoods.

It will contain:

- 1 million square feet of open-air department store anchored, lifestyle center
- 700,00 square ft Power Center
- Lush landscaping, tranquil water features and pedestrian friendly
- Fashion department stores
- Theme restaurants
- State-of-the-art entertainment
- Fashion forward and specialty retailers
- 40 acres medical and office
- 30 acre campus for seniors
- 2 Hotels
- Single family residential
- Town home residences
- Amphitheater
- Water features including a lake and park-style promenades
- 2 Museums
- and much more



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