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Place to Be
PROPERTIES

Over 50+ Locations for Rent in Denton, Texas

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54



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PARK PLACE DENTON

PAGE
60

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PARK
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(940) 281-3997



leasing@parkplacedenton.com



<https://www.parkplacedenton.com>

offcampushousing.unt.edu



FALL 24
WINTER

FORUM

AT DENTON



LEASE FOR FALL 2025!

(SEE MORE DETAILS PAGES 6-7, 28, 38 & 57)



PRIVATE ROOMS



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SPACIOUS FLOORPLANS

Floorplan Options:

1x1

2x2

3x3

4x4

Just a few Perks:

- Roommate Matching
- Community Pet Park
- Resident Events
- and so much more!



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Place to Be

PROPERTIES



Over 50+ Locations For Rent in Denton

NOW LEASING FALL 2025

Leasing Office

525 S. Carroll Blvd., Suite #100
Denton, Texas 76201
[Just Blocks from UNT Campus]

Contact Us

940-566-0033
leasing@placetobeproperties.com
www.ptbproperties.com

Hours of Operation

Monday - Friday: 9am to 5pm
Saturday: 11am - 3pm
Sunday: Closed

- EXPERIENCE OUR ONLINE VIRTUAL TOURS -

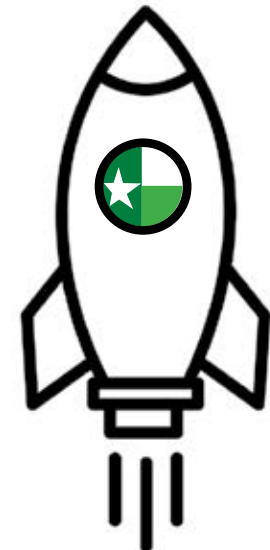
SEE DETAILS
PAGES 42 & 54

WEBSITE TUTORIAL SERIES



IT IS ALL ABOUT
NAVIGATION!

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LAUNCHING NOV. 6, 2024



MEAN GREEN ATHLETICS



unttix.com

2024 FALL / WINTER
ATHLETIC
SCHEDULE
& TICKETS

Football • Basketball • Soccer • Volleyball • Cross Country • Swimming & Diving • Golf • Softball • Tennis • Track & Field



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Welcome to the 2025-26 Fall /Winter Issue of the UNT Off-Campus Housing Source, the student's guide to off-campus living in Denton, Texas. With continued growth in this year's freshman class and projections of continued growth for the next several academic years, our publication and website will be in great demand and an important resource for all students when it comes to off-campus student housing needs. The Off-Campus Housing Source is distributed free of charge on the main campus, Discovery Park Campus and throughout the greater Denton area. This publication is distributed during the calendar year and made available to all students attending campus tours, orientations and seasonal events, like the UNT Housing Fair. This guide is also available to the university community via outdoor campus locations, all academic buildings, dining cafeterias, and university residence halls. Our campus-wide distribution is exclusive!

We would like to recognize UNT Auxiliary Services, UNT Housing & Residence Life, Non-Traditional & Commuter Student Support, Transportation Services, Dining Services and Facilities Management for their partnership, cooperative guidance and efforts. We would also like to thank the off-campus student communities in Denton for their continued partnership and distribution efforts! We would also like to recognize the numerous Denton merchants who make this guide available during seasonal leasing peaks.

Advertising rates are available upon request. The information herein has been provided by either ownership or property management. Advertisers are not responsible for misprints, errors, omissions, or any other misinformation. All pricing information, lease terms, seasonal specials and other printed information is subject to change and may be discontinued without notice. Readers are hereby informed that the apartment communities represented in this publication are available on an equal opportunity basis. To view more photos and detailed information about the apartments participating in this publication, please visit our apartment search website on any of your personal devices at: offcampushousing.unt.edu

Off-campus housing communities highlighted in this publication are not endorsed by The University of North Texas.

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Off-Campus
Resource
Section
EVER!

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RESOURCES & INDEX
SECTION

FALL 24
WINTER



WEBSITE TUTORIAL VIDEO SERIES | NOW AVAILABLE

offcampushousing.unt.edu

LIVING LARGE!

OFF-CAMPUS STUDENT LIVING COMMUNITIES IN DENTON



OFF-CAMPUS STUDENT LIVING COMMUNITIES QR CODE INDEX 28 - 29

If you are a student at the University of North Texas and have decided to live off-campus, you've just hit the student lottery! Many student living communities in Denton have some of the most extensive community features and amenities offered to college students anywhere in the United States. When you hear statements like "awesome" and "over-the-top", it's not an exaggeration. These communities also boast some of the most professional staff members in the industry with the focus on making your student living experience second to none. Another cool thing about these communities is that the majority of their residents are students and there is nothing more enjoyable than living in an environment with "like-minded" residents. So, before you make that all important decision about where you'll be living next academic year, we recommend that you begin with a comparative list of student living communities vs. conventional apartment communities. Student living communities are not for everyone but, once you take a closer look and compare your leasing contract exposure, transportation costs, campus parking expenses, furnished vs. unfurnished apartments, monthly utility bills, community features and planned social events, you'll find that LIVING LARGE really is quite affordable. Here are several reasons to consider an Off-Campus Student Living Community when looking for your next home in Denton. And Remember, there really is a difference living at an off campus student living community!

Look for these symbols in the Apartment Listings Section on pages 33 - 49 to identify off-campus **STUDENT LIVING** communities, apartment communities serviced by the **UNT SHUTTLE** bus route and **PET FRIENDLY** communities >



COMMUNITY FEATURES & AMENITIES - Living at an Off-Campus Student Living Community is pretty awesome! Everything from resort-style swimming pools, outdoor grill areas, entertainment & gaming rooms, cybercafes, fitness centers to sports courts, tanning facilities, study-conference rooms, multi-leveled garages, pet parks and even planned social events. You name it and most Off-Campus Student Living Communities provide it! You can easily place an entertainment and services value in the hundreds of dollars per month on the features, amenities and services provided by these communities.

INDIVIDUAL LIABILITY LEASES - You are only responsible for your own monthly lease. You are literally leasing by the bedroom. For example, if you live in a 3 bedroom apartment with 2 other roommates, you are only responsible for your own negotiated monthly rent when payment is due. You are not responsible for your roommate's rent or other financial responsibilities.

FULLY FURNISHED - The apartment's common living area will be fully furnished with updated kitchen appliances. Usually, bedrooms will be furnished with a bed, dresser, desk, walk-in closet and your own private bathroom. Some communities even provide flat-screen TV's, complimentary cable and free Wifi. All you'll need are your clothes, a few personal items and you'll be ready to rock when the semester starts!

ROOMMATE MATCHING - You love the place but, you're looking for a roommate to offset your monthly rent and expenses. Most student living communities can provide roommate matching programs or will provide a service for you. Just ask!

UTILITY CAP - A Utility Cap is just like a utility allowance and it is provided on a per person basis. The standard is between \$20 - \$40 per month. Unless you are a "utility-monster" your cap rate should cover your monthly utility bills. Utility Overages will be divided equally between roommates. This is as close as it gets to an "All Bills Paid" community.

TRANSPORTATION - Most Student Living Communities in Denton are either within walking or biking distance from campus or are serviced by a UNT Shuttle Bus Route (see page 16-17). Taking the shuttle to campus is both cost effective and a real time saver for students. Let's face it, the cost of gas and a campus parking permit can add up quickly, not to mention the time it takes to find a parking spot.

PLANNED SOCIAL EVENTS - Most Off-Campus Student Living Communities provide events so residence will continue to engage in campus life at the University. These student communities also host movie-watching events, pool parties and breakfast, lunch or dinner events throughout the semester! Such residents activities can really contribute to a great student living experience.

Below is a list of Off-Campus Student Living Communities ready to serve you and your off-campus housing needs for the upcoming academic year 2025-26.

NO.	COMMUNITY	PAGES	NO.	COMMUNITY	PAGES
1	33 Degrees North	35 / 65	21	NTX Denton	41 / 70
4	Arbors of Denton	35 / 58	25	Park Place Denton	42 / 60
5	Astoria	36 / 63	31	Retreat at Denton	43 / 75
7	City Parc at Fry Street	36 / 52	32	Ridge at North Texas	43 / 71
15	Denton Student Apartments	66 / 67	37	U Centre at Fry Street	47 / 52
13	Forum at Denton	38 / 57	40	University View Denton	47 / 74
14	Gateway at Denton	38 / 55	41	Uptown	48 / 52
17	The Leonard	39 / 59	42	The Venue	48 / 68
20	Midtown 905	39 / 69	44	Vitae Residences	48 / 73

COMMUNITY WITHOUT THE COMMUTE

UNT Housing isn't just for your freshman year

- Convenient access to classes and campus life
- All inclusive expenses, no additional hidden fees/cost
- Upperclassmen have access to single room options that are not available to freshmen* (* Subject to space availability)

Fall 2025/Spring 2026 Housing waitlist application will open in the spring semester. Please see the Housing website for detailed announcements.

<https://housing.unt.edu>



QR Link to
Housing website

LEASE AGREEMENT SIGNING YOUR LEASE



A lease agreement is a legally binding document and should not be taken lightly. Make sure that you fully understand your rights and responsibilities outlined in the lease agreement before signing. Never feel hurried when negotiating or reviewing your lease agreement and make sure the leasing agent reviews the contract with you line by line. If any individual listed on the contract does not fulfill their lease obligations, you will be held in breach of contract and legal action can and will be taken against you. This breach will effect your credit rating and your ability to lease another apartment in the future even you credit rating. All parties listed on the agreement will be held equally accountable. Do not assume anything concerning your lease agreement! Apartment communities are allowed to include any provisions they choose in their contracts so, if you don't understand a particular clause or section in the agreement, ask for clarification. If you do not agree with a particular provision, maybe your landlord can compromise. If any changes are made to the lease agreement, make sure to get changes in writing. Usually, you will need to date and initial next to any changes. Remember, never accept a verbal commitment. Get it in writing! If you are feeling pressured to sign a lease, Stop! Never lose sight that you are in control. If it doesn't feel right, take your business elsewhere. We recommend that you ask your community leasing agent a few questions before finalizing the deal. Below are a few suggestions and recommendations:

- Online Applications - If and whenever possible, we recommend that you sign your lease agreement in person. If that is not possible, call the community and review the agreement with the leasing manager on the phone.
- Roommates - We recommend all parties on the lease be present during the signing of the lease agreement.
- Lease Terms - Make sure you understand the length of time of the agreement.
- Walk the Unit - Before you occupy your apartment, make sure to walk the space and make a list of concerns before occupying the apartment unit. We recommend taking a video or photos.
- Deposits - Get a receipt of your paid security deposit, find out if your deposit is fully refundable. Understand the difference between a fee versus a deposit. What is refundable and what is not.
- Rent Due Date - What is the amount of your monthly rent, what form of payment does your community accept, and when is your rent due date. Are there financial penalties for a late payment?
- Utilities - Who is responsible for payment of electricity, internet, water, gas, trash, etc.
- Discounts or Specials - Many apartment communities offer student discounts, waive fees and have move-in specials. Review specials and then get it in writing.
- Pet Fees / Pet Deposits / Pet Rent - Review terms, conditions, community pet rules and policies. Clarify what monies are refundable.
- Lease Expiration - Review and have a clear understanding of your lease expiration date.
- Maintenance - Does the property provide 24hour emergency maintenance?
- Parking - Are there any parking rules, regulations or restrictions concerning your vehicle or visitor's vehicles? Find out what is the community's towing policy.
- Community Rules - Ask for a copy of the rules and regulations for your apartment community.
- Guest Policies - Make sure you understand your new apartments guest policies.
- Intention to Vacate - Usually a written notice must be submitted in advance. Find out the submission policy. Most communities will ask for a 30 or 60 day intention to vacate notice.



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SPOTLIGHT
FLEX

Savor the best of both worlds with our **FOUR DIFFERENT FLEX PLANS** to use at any of our 20+ Retail Restaurants and 5 Dining Halls.



FIND YOUR IDEAL PLAN
IN 60 SECONDS
DINING.UNT.EDU/QUIZ



CHANGE OF ADDRESS
WHO TO NOTIFY



Once you've signed your lease agreement, make sure to get your new mailing address for your apartment community. Even if you've pre-leased your apartment, you'll need to let the world know that you're going to have a new address. This can be accomplished at Eagle Post at the University Union, First Level, Room 112 or dropping by Denton's Main Post Office located just north of Downtown Square at 101 E. McKinney Street. Ask for a Change-of-Address form. You can also go on-line (see below).

The University of North Texas
Admissions & Registrar's Office
Eagle Student Service Center
1147 Union Circle
Denton, Texas 76203
940-565-2111
my.unt.edu

Eagle Post
On-Campus Postal Service
University of North Texas
University Union, First Level - Room 112
1155 Union Circle
Denton, Texas 76203
940-369-8567
eaglepost@unt.edu

Denton Main Post Office
101 E. McKinney Street
Denton, Texas 76201
940-387-8555
usps.com

Texas Department of Public Safety
820 N. Loop 288
Denton, Texas 76209
(Driver's License - Denton)
940-484-6666
txdps.state.tx.us

Who to Notify:

- Bank / Credit Union
- Cable / Streaming Provider
- Community Church
- Credit Card Provider
- Dentist
- Doctor
- Texas Driver's License
- Employer
- Extended Family
- Friends
- Insurance Provider
- Internet Provider
- Mobile Phone Provider
- Texas Motor Vehicle Registration
- Post Office
- Social Organizations
- University
- Utility Provider

UNT STUDENT LEGAL SERVICES
LEGAL ADVICE



If you're a student in need of legal advice or representation due to a dispute at your off-campus residence or with a roommate, UNT Student Legal Services can help! All students enrolled at the University of North Texas have legal services readily available to them. This free service provided by Student Affairs, can assist students with a wide variety of legal guidance.

UNT Student Legal Services / Chestnut Hall
1800 Chestnut Street, Suite 115 / 940-565-2614 / studentlegal@unt.edu

UNT
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CHOOSE Used or Rental Textbooks
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NEW, USED & RENTAL TEXTBOOKS | SELL BACK PROGRAM | FACULTY RESOURCES
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STORE HOURS
Mon. - Thurs. : 7:45am - 6pm
Friday : 7:45am - 5pm
Saturday : 11am - 3pm
Hours are Subject to change

UNT BARNES & NOBLE AT UNT
University Union, First Level
1155 Union Circle
unt.bncollege.com / 940-565-2592

ROOMMATE RELATIONS HELPFUL TIPS



Choosing a roommate will be one of the more important decisions you make while attending The University of North Texas. If you are thinking about roommates, we suggest that you choose wisely. Everyone has heard the stories and you may have actually encountered a circumstance of a roommate gone bad yourself. Statistics indicate that your emotional happiness and positive social experiences while attending college are directly related to your living environment and your relationships with roommates. Dealing with continual conflict and personal strife can cause stress and put a real cloud over your daily activities. No doubt, choosing the correct roommate is an important path to your mental health and well being. Remember that old wise tale, "your best friend isn't always the best roommate." Obviously, your emotional welfare at school should be a top priority and so should your finances. By now, you've weighed the costs of living off campus and yes, it might be somewhat more expensive than living the residence hall-life. If you do it right, living off campus can be a rewarding experience, as well as an opportunity to set the groundwork for living on your own. Living off-campus can also establish your credit history. A word to the wise, roommates can effect your credit rating and an irresponsible roommate literally holds a good credit rating in the palm of their hands, not to mention thousands of dollars of future rents due. It might not be a bad idea to discuss exactly how your roommates intend to pay for their portion of the rent, utilities, etc. If possible, have a parent/guarantor confirm that there won't be any financial surprises during your lease agreement duration. Consider living at an Off-Campus Student Living Community. They offer individual liability leases to address those financial ties and concerns... your roommates will have no impact whatsoever on your credit history.

A growing student trend is "Roommate Contracts." You don't need a lawyer, just sit down and draw up a document on your own or look for a template on-line. The agreement should address lifestyle preferences, household rules, etc.. Once you've come to a mutually acceptable agreement, have your roommates sign the agreement. This may seem awkward, but it will prevent problems in the future and it will create an environment of respect where expectation are discussed and out in the open. Here are a few things to consider while drawing up your roommate contract:

- Get each roommate's parent or parents as co-signers /guarantors on the lease agreement.
- Establish rules on when and how monthly rents and utilities will be paid.
- Create a personal folder for each person in the household (who should be contacted in case of an emergency, blood type, medical records and current prescriptions).
- Discuss study habits and the expected study environment. Establish some sort of daily hours for studying.
- Define a cleaning schedule for any common living areas like the living room, kitchen or shared bathroom.
- Discuss a food policy to determine if you will share a food expenses or shop individually.
- Establish lifestyle rules such as sleeping hours or personal habits like smoking or drinking.
- Weekend Guests - define your expectations and the responsibilities of visiting friends and guests.
- Calendar Review - Discuss upcoming events like class schedules, tests, social activities, job hours.
- Weekly Household Meetings - Get things out in the open, address any issue before it becomes a problem that can lead to stress.
- Transportation - Are you going to share a ride to campus? If so, create a carpool budget.
- Relationships - Create a significant others policy. Boyfriend and girlfriend issues can become real problems.

UNT Student Health and Wellness Center

Your on-campus doctor's office.

Accepts most major insurances!
Copays and office visit charges will apply
for all clinical appointments.

Services available with additional costs

- Allergy Injections
- COVID Tests and Vaccinations
- Dietitian Consultations
- Digital X-rays
- Gynecological Services
- Immunizations
- Lab Testing
- Message Therapy
- Primary Care Services
- Psychiatric Consultations



Fall and Spring Hours

Monday - Thursday: 8:00am - 5:00pm

Friday: 9:30am - 5:00pm

Saturday & Sunday: Closed

Located on the **2nd floor of Chestnut Hall**
Upload insurance information and schedule
appointments at **myOSH.unt.edu**
940.565.2333 **healthcenter.unt.edu**



DIVISION OF STUDENT AFFAIRS
Student Health & Wellness Center

MOVING INFORMATION HELPFUL IDEAS



Now that you've found a place to call home, you'll need to select a moving date. Don't underestimate the task! A well planned and organized move will take hours where an unorganized one can turn into a weekend event. Once you have signed your lease, ask the apartment manager about any restrictions concerning move in hours at your new community. We recommend that you talk about your upcoming move with the leasing manager, they are experienced pros and will be able to assist you with just about any question or concern you might have about your upcoming move. They may even have a few suggestions. If you're just moving personal items and none of the big stuff, you won't need much help but, if you've got furniture you'll need to make moving arrangements with family or friends who can provide an SUV, pickup truck, van or you may even consider a rental truck (see page 76). If you are least 18 years old with a valid drivers license, you should qualify. We suggest that you make your reservations with a truck rental company a week in advance of your move-in date. If you're planning on moving during the weekend, it might be a good idea to make those reservations a few weeks in advance. Weekends can get pretty crazy so, always confirm your reservation a few days before you actually pick up the rental truck. We also recommend that you make arrangements to pick up your rental truck as early in the morning as possible (long lines could mean a good wait - no fun). Most rental centers also provide items you can rent or purchase such as dollies, boxes, blankets, tie-down ropes, tape, blankets, bubble wrap and other moving supplies. These items will be sold at a premium so, if you're interested in saving a few bucks, make a list of supplies needed and drop by your local super store before your move. This way, you'll be prepared and ready to go on moving day.

Here are a few time saving ideas to keep your move organized: 1.) Be Realistic About What You Pack - let the size of your off-campus apartment determine what you bring. Remember, you can always bring more at a later date. 2.) Pack in Advance - start packing a week before your moving date. 3.) Pack Room Specific Items - place an empty box or two in each room and begin from there. 4.) Mark Boxes - clearly mark on the side of each box the specific room and contents within. Directional arrows will keep things "right-side-up" during the move and makes unpacking that much easier. 5.) Secure Your Items - use your towels, casual t-shirts, pants or whatever non-newsprint items you can find to secure any breakable items when packing. Be mindful that newspaper ink will bleed and damage personal items. 6.) Pack Personal Items Separately - keep a smaller open box of important personal items with you on moving day. Things get hectic enough and you don't need to misplace your keys, wallet, phone or important paperwork during your move.

Remember, make the most of your move and have a couple of friends help. Let's face it, it's always more fun when you do things with friends, even a move! Show a little love and appreciation by throwing a "move-in" pizza party. Once you arrive at your new place with all your boxes in tow, call a local pizza delivery place and have them deliver a couple pizzas. As far as drinks go, get a cooler and load up your favorite beverages. Never underestimate the power of good friends, good food and cold drinks!

Last but not least, save all your receipts. In most cases your moving expenses are tax deductible. And don't forget to ask the truck rental company if they offer student discounts. Most storage and truck rental companies in Denton offer student discounts!



UNIVERSITY UNION
 HOURS OF OPERATION:
 Monday - Friday: 7:00 am - 12:00 Midnight
 Saturday: 7:00 am - 12:00 Midnight
 Sunday: 12:00 pm - 12:00 Midnight

All Off-Campus
 UNT Shuttle Bus Routes
 Originate at the University Union
 Terminal Bus Stop No. 1



UNT
 union@unt.edu
 940-565-3805

DCTA
 dcta.net
 940-243-0077

TRANSPORTATION SERVICES UNT SHUTTLE BUS ROUTES

Routes & Times Begin at the University Union



OFF-CAMPUS BUS ROUTES

Bernard Street Route - BST161
 Monday - Friday
 Starts: 7:00 am - Ends 5:24 pm

Centre Place Route - CP151
 Monday - Friday
 Starts: 6:55 am - Ends 9:38 pm

Colorado Express Route - CE171
 Monday - Friday
 Starts: 6:59 am - Ends 7:38 pm

Daugherty Street Route - DS181
 Monday - Friday
 Starts: 7:29 am - Ends 6:44 pm

Discovery Park Route - DP141
 Monday - Friday
 Starts: 6:53 am - Ends 9:38 pm

Discovery Park Route - DP143
 Saturday Only
 Starts: 7:00 am - Ends 9:30 pm

Discovery Park Route - DP149
 Monday - Friday
 Starts: 7:35 am - Ends 6:35 pm

North Texan Route - NT121
 Monday - Friday
 Starts: 6:45 am - Ends 5:48 pm

EVENING OFF-CAMPUS BUS ROUTES

Evening Off Campus Route - EOC196A East
 Monday - Friday
 Starts: 5:46 pm - Ends 10:15 pm

Evening Off Campus Route - EOC196B West
 Monday - Friday
 Starts: 6:45 pm - Ends 9:45 pm

ON-CAMPUS BUS ROUTES

Academic Circular - AC101 (Lot 20)
 Monday - Friday
 Starts: 7:38 am - 3:53pm

Eagle Point Route - EP131
 Monday - Friday
 Starts: 7:23 am - Ends: 4:51 pm

Mean Green Route - MG111
 Resuming Bus Service January 2025

Mean Green Night Rider - MGNR116
 Monday - Friday
 Starts: 5:25 pm - Ends: 11:25pm

Mean Green Plus - MGP113
 Saturday - Sunday
 Starts: 8:02 am - Ends: 9:36 pm

Parking Express - P
 Monday - Friday
 Starts: 7:15 am - Ends: 6:49 pm

The UNT Shuttle Service is always evolving to meet student needs for both the Denton main campus and Discovery Park campus. Shuttle bus routes are designed to enhance student and pedestrian foot traffic and safety by keeping shuttle buses on the perimeter of both campuses. Routes arriving and departing from off-campus locations will now drop off riders at two primary locations, the University Union at Union Circle or the Bus Transfer Station located at Lot 20 on North Texas Blvd. Campus Circular Routes will travel between the Union Circle and Lot 20 stops at various designated points on campus. The UNT Shuttle Bus Service is free to everyone on campus, that's right... this service is FREE! If you are interested in riding the DCTA Connect Bus Service you will need to provide a valid UNT ID for free passage.

As you begin your search for off-campus housing, remember to ask if the community is serviced by the UNT Shuttle Bus Service. This is a great way to save time and money on campus parking fees. The Shuttle Service also supports green initiatives at the University of North Texas and the city of Denton.

Another campus transportation program provided to students during the academic school year is the Night Flight Service. This free service is available Monday-Sunday, 7pm - 2am during the academic year. Students can reach the e-Ride dispatch at 940-565-3014. This is a complimentary service for students with a valid UNT ID. Callers must give name, campus pick-up location and campus destination. Night Flight services are provided within a designated zone on the UNT main campus.

Another free service is the Late Night Lyft Program which runs 7 days a week between 2am - 7am during the Fall and Spring semesters.

The UNT Shuttle Service operates a variety of schedules throughout the year. For the most current routes and schedules, please go to the DCTA website at: dcta.net/getting-around

transportation.unt.edu/transit
 UNT Transportation Services: 940-565-3020



NEVER MISS THE SHUTTLE BUS AGAIN!
 Real time bus locator. Get the app: transitapp.com

DISCOVER DENTON

T E X A S

PLAN A TRIP ★ WHERE TO STAY ★ RESTAURANTS ★ THINGS TO DO

WELCOME TO

DENTON, TX

Welcome all

University of North Texas

current and future off-campus
living students, parents and family . . .

Let us help you DISCOVER one of America's best Downtown Squares. Denton is recognized as an official Music Friendly Community and we invite you to come see why we are one of the best small towns in The Great State of Texas.



Discover Denton Visitor Center
111 W. Hickory Street
Denton, Texas 76201
940-218-1815
discoverdenton.com

Discover Denton - A Division of the Denton Chamber of Commerce

TRANSPORTATION SERVICES UNT CAMPUS PARKING & PERMITS



Whether you choose to live on or off campus and you own a motor vehicle, a permit is required to park on campus at The University of North Texas. Parking is an auxiliary operation and receives no direct funding from either the state or the University. Parking operates through parking permits generated from students, faculty/staff and visitors parking on campus. Controlled parking areas include all campus parking lots and most campus streets. Signs have been placed to designate parking areas. Any student parking a motor vehicle on campus, must obtain a parking permit, which will allow the vehicle to be parked in areas designated by the permit. The university no longer utilizes metered and premium parking around campus, hourly parking is now processed by Parkmobile. The pay-for-parking App is easy to use and a perfect service for the student on the go. Just download the App and you'll be set. Bicycles are not charged a fee to park on campus. Please note, the university is not responsible for stolen or damaged bicycles. It is highly recommended that you lock your bike when parking on campus.

UNT Transportation Services is responsible for issuing parking permits of all types. In addition, transportation services takes payments for permits, all campus citations and coordinates visitor parking and special event parking reservations. Parking permits and citations can be paid online at: transportation.unt.edu/parking. This link also provides additional information on parking permits, parking regulations, Parkmobile, parking maps, parking garage locations, visitor parking and frequently asked questions. Below is a list of parking permits available on the university campus and the costs associated with each permit type.

STUDENT PARKING PERMITS

- Annual Rates -

EA - Commuter Student: \$275
EF - Commuter Student / Fall: \$150
R - Campus Resident: \$275
RR - Campus Resident Reserved \$400
RM - Campus Remote: \$195
EVN - Evening Student: \$140
M - Motorcycle: \$125
MS - Motorcycle Special Permit: \$25
Hourly Parking - Pay Daily

FACULTY & STAFF PARKING PERMITS

- Annual Rates -

A - Reserved: \$700
F/S - Faculty / Staff: \$250
UCG - Union Circle Garage: \$400
EVN - Evening Faculty/Staff: \$140
RM - Faculty / Staff Remote: \$195
M - Motorcycle: \$125
TF - Teaching Fellow: \$125 [Semester]
BV - Business / Vendor: \$275
HF - Honorary Retiree: Complementary

HIGHLAND STREET GARAGE PARKING

- Annual Rates -

HSG - Highland Street Garage Reserved: \$1,350
HSG - Full Year: \$675
- Daily & Hourly Rates -
HSG - Daily: \$18
HSG - Hourly: \$2.35
HSG - Lost Parking Ticket: \$18

UNION CIRCLE GARAGE PARKING

UCG - Floors 1 & 2 - Permit Parking Required
UCG - Floor 3 - Hourly App Parking Only

UNT DISCOVERY PARK PARKING

All UNT Parking Permits are Valid

THE UNIVERSITY OF NORTH TEXAS TRANSPORTATION SERVICES

Highland Street Parking Garage
621 Avenue A
Denton, Texas 76201
940-565-3020

transportation.services@unt.edu
transportation.unt.edu/parking



non-trad & commuter student support

NONTRADS.UNT.EDU
UU 335A
NONTRADS@UNT.EDU
@UNT_NONTRADS



Part of the Center for Belonging and Engagement, Non-Traditional and Commuter Student Support proudly provides services, resources, events, and programs for UNT's commuter and non-traditional student populations as well as students with children. The mission of Non-Traditional and Commuter Student Support is to cultivate a campus environment where these student populations may feel appreciated, supported, and connected to the UNT community and therefore support their academic success.

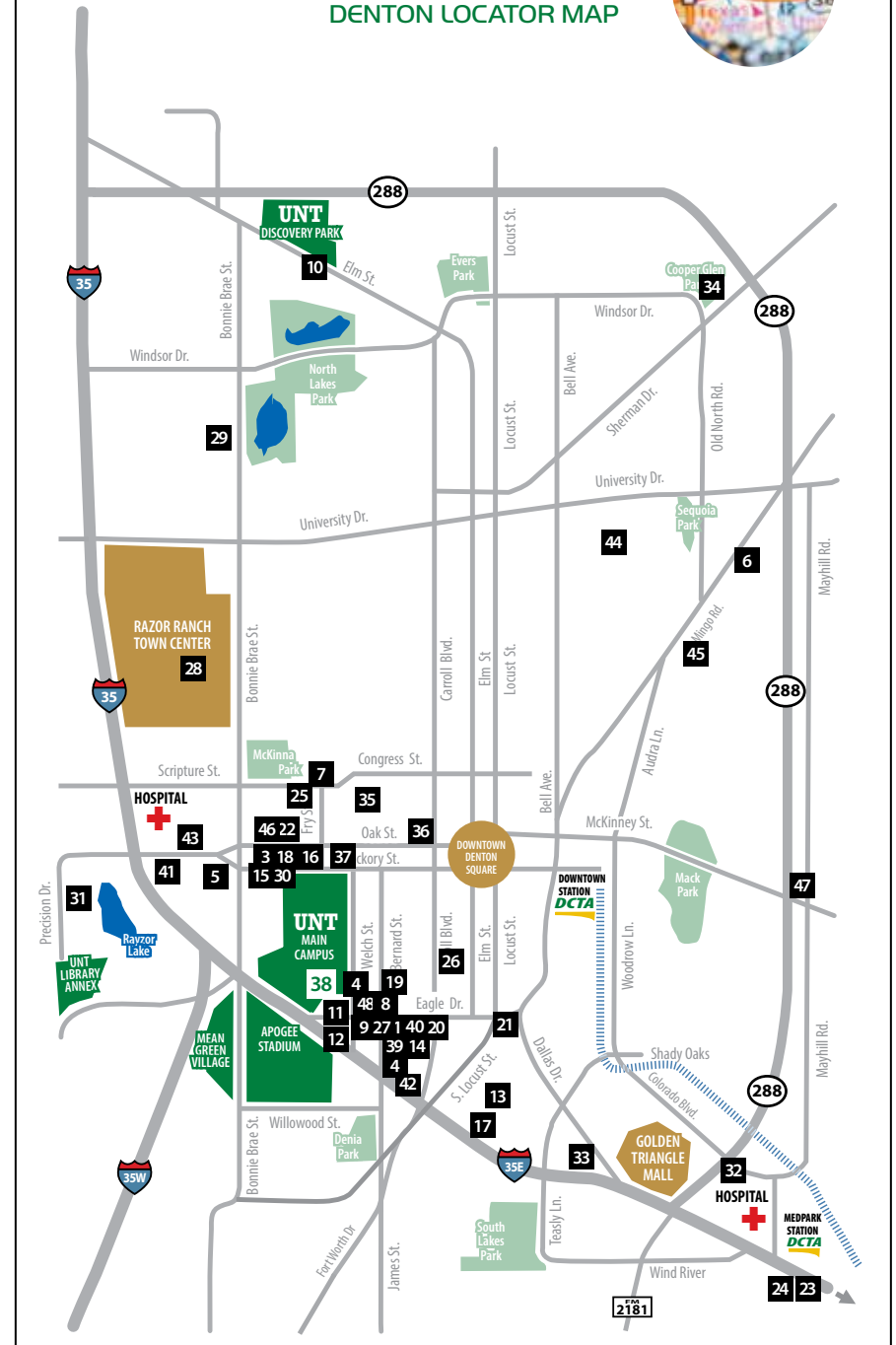


APARTMENT INDEX DENTON LOCATOR MAP

NO.	APARTMENT NAME	NO.	APARTMENT NAME
1	33 Degrees North Apts.	25	Park Place Denton Apts.
2	800 South Welch Street Apts.	26	Place to Be Properties
3	Across The Street Apts.	27	Quarter Apts.
4	Arbors of Denton Apts.	28	Resia at Rayzor Ranch Apts.
5	Astoria Apts.	29	Residences at Rayzor Ranch Apts.
6	Audra Townhomes Apts.	30	Residences at the Union Apts.
7	City Parc at Fry Street Apts.	31	Retreat at Denton Apts.
8	Crash Pads - The Hanger Apts.	32	Ridge at North Texas Apts.
9	Crash Pads II Apts.	33	Scott Brown Properties
10	Discovery Park Apts.	34	Sherman Crossing Townhome Apts.
11	Epoch on Eagle Apts.	35	Starlite Apts.
12	Era Apts.	36	Townhill Oaks Apts.
13	Forum at Denton Station Apts.	37	U Centre at Fry Street Apts.
14	Gateway at Denton Apts.	38	UNT Housing & Residence Life
15	Iconic Village Apts.	39	University Place Apts.
16	Jackson Chang Apts.	40	University Veiw Denton Apts.
17	The Leonard Apts.	41	Uptown Apts.
18	Lights Apts.	42	The Venue Apts.
19	Metro Apts.	43	Vintage Pads Apts.
20	Midtown 905 Apts.	44	Vitae Residences Apts.
21	NTX Denton Apts.	45	Windsor Denton Apts.
22	Oak Court Apts.	46	Wolf Ridge Apts.
23	Oxford at Lakeview Apts.	47	Woods at Forest Crossing Apts.
24	Oxford at the Boulevard Apts.	48	Zen Apts.



APARTMENT INDEX DENTON LOCATOR MAP





APARTMENT INDEX

COMMUNITY INFORMATION

FEATURES & AMENITIES

[MAIN]
UNIVERSITY
OF NORTH
TEXAS CAMPUS
[SEE PAGE 34]

[DISCO]
DISCOVERY
PARK CAMPUS
[SEE PAGE 34]

[BST] BERNARD
[CP] CENTRE PLACE
[CE] COLORADO EXP
[#] DCTA CONNECT
[DP] DISCOVERY PARK
[DS] DAUGHERTY
[EP] EAGLE POINT
[MG] MEAN GREEN
[NT] NORTH TEXAN

NO.	APARTMENT NAME	PHONE	STARTS	BEDROOMS	DISTANCE	UNT/DCTA ROUTES	ACCESS GATE	ALL BILLS PAID - UTILITY	BALCONY / PATIO	BUSINESS CENTER	CABLE READY	CEILING FANS	CLUBHOUSE ACCESS	COVERED PARKING	DISHWASHER	FITNESS CENTER	FURNISHED	LAUNDRY CENTER	LEASE BY BED	PETS ALLOWED	POOL	PERMIT - RESERVED	ROOMMATE MATCH-	SPORTS COURT	W/ D INCLUDED	W/ D CONNECTION	WIFI COMMUNITY							
25	Park Place Denton Apts.	940-287-3991	\$875*	Studio,1,2,3,4	MAIN: 0.2 Miles DISCO: 2.5 Miles	NT, DP, EOC , 7	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•							
26	Place to Be Properties	940-566-0033	Call	Studio,1,2,3,4	MAIN: Varies DISCO: Varies	VARIES	Varies - Multiple Locations																											
27	Quarter Apts.	940-382-0111	\$376*	1, 2, 3	MAIN: 0.3 Miles DISCO: 2.2 Miles	BST			•	•								•	•	•	•	•	•											
28	Resia at Rayzor Ranch Apts.	940-400-4945	\$1,250*	1,2,3,4	MAIN: 1.3 Miles DISCO: 2.4 Miles	DP, 7	•	•	•	•	•	•	•	•	•	•				•	•	•			•	•		•						
29	Residences at Rayzor Ranch Apts.	972-584-0086	\$600*	3, 4	MAIN: 1.7 Miles DISCO: 1.6 Miles	DP, 7			•	•	•				•	•				•						•	•							
30	Residences at the Union Apts.	940-384-1935	\$785*	Studio, 1, 2	MAIN: 0.5 Miles DISCO: 2.7 Miles	NT, DP, EOC , 7					•	•			•				•			•												
31	Retreat at Denton Apts.	817-997-4136	\$835*	2, 3, 4	MAIN: 1.5 Miles DISCO: 3.2 Miles	NT, DP, EOC, 7	•	•	•	•	•	•	•	•	•	•	•	•		•	•	•	•	•	•	•	•	•						
32	Ridge at North Texas Apts.	940-382-7118	\$570*	1, 2, 3, 4	MAIN: 3.1 Miles DISCO: 5.5 Miles	CE	•	•	•	•	•	•	•	•	•	•	•			•	•	•	•	•	•	•	•							
33	Scott Brown Properties	940-209-0132	\$750*	Studio,1,2,3,4	MAIN: Varies DISCO: Varies	VARIES	Varies - Multiple Locations																											
34	Sherman Crossing Townhomes	469-649-7666	\$2,000*	3, 4	MAIN: 3.1 Miles DISCO: 2 Miles	NO SERVICE			•		•		•	•					•		•			•										
35	Starlite Apts.	940-382-0111	\$535*	1, 2	MAIN: 0.3 Miles DISCO: 2.5 Miles	NT, DP, 7			•		•	•			•				•	•	•	•	•											
36	Townhill Oaks Apts.	940-566-0060	\$850*	1, 2	MAIN: 0.5 Miles DISCO: 2.8 Miles	7					•				•						•						•							
37	U Centre at Fry Street Apts.	940-808-1808	\$899*	1, 2, 3, 4	MAIN: 0.1 Miles DISCO: 2.7 Miles	NT, DP, EOC , 7	•	•	•	•	•	•	•	•	•	•	•			•	•	•	•	•	•	•	•							
38	UNT Housing & Residence Life	940-565-2610	Call	1, 2, 3	ON CAMPUS DISCO: 3 Miles	VARIES, 7	Varies - Multiple Residence Halls Locations																											
39	University Place Apts.	940-382-0111	\$380*	1, 2	MAIN: 0.5 Miles DISCO: 3.3 Miles	BST, DS, CE, EOC		•			•								•	•	•	•	•	•										
40	University Veiv Denton Apts.	940-382-5331	\$985*	1	MAIN: .03 Miles DISCO: 3.4 Miles	BST, EOC			•		•	•		•						•	•	•			•	•	•							
41	Uptown Apts.	940-384-7600	\$804*	1, 2, 3, 4	MAIN: 1 Mile DISCO: 2.8 Miles	NT, DP, EOC , 7	•	•	•	•	•	•	•	•	•	•	•			•	•	•	•	•	•	•	•							
42	The Venue Apts.	940-600-4224	\$799*	1, 2, 3	MAIN: 1 Miles DISCO: 3.7 Miles	BST, DS, CE, EOC	•		•	•	•	•	•	•	•	•			•	•	•	•	•	•	•	•	•							
43	Vintage Pads Apts.	940-382-0111	\$481*	1, 2, 3	MAIN: 1 Mile DISCO: 2.7 Miles	NT, DP, EOC , 7		•			•								•	•	•	•	•	•										
44	Vitae Residences Apts.	940-514-1561	\$937*	Studio, 1, 2	MAIN: 3.5 Miles DISCO: 4.7 Miles	6	•		•	•	•	•	•		•	•	•			•	•	•	•	•		•	•							
45	Windsor Denton Apts.	940-320-9950	\$1,349*	1, 2, 3	MAIN: 3.1Miles DISCO: 3.4 Miles	6	•		•	•	•	•	•		•	•				•	•			•	•		•							
46	Wolf Ridge Apts.	940-566-6617	\$879*	1Jr. , 1	MAIN: 0.2 Miles DISCO: 2.6 Miles	DP / 7					•	•			•				•		•													
47	Woods at Forest Crossing Apts.	940-218-1063	\$1,390*	1, 2, 3	MAIN: 3.5 Miles DISCO: 4.7 Miles	3	•		•		•	•	•	•	•	•	•			•	•				•		•							
48	Zen Apts.	940-382-0111	\$486*	1, 2, 3	MAIN: 0.3 Miles DISCO: 3.3 Miles	BST, DS, CE, EOC					•	•			•				•	•	•	•	•											



QR CODE INDEX OFF-CAMPUS STUDENT LIVING COMMUNITIES

QR Code technology can be a valuable informational source for any students looking for off-campus housing in Denton. We have assembled an Off-Campus Student Living Community QR Code Index on these pages to assist you with quick access to everything you'll need to know about what community might best meet your off-campus living needs. It's Easy! Just select the camera mode on your smartphone, point the screen at the QR Code on this page and your mobile phone will link you to that specific community's website.

MAP NO. 1

33 Degrees North
940-323-8633
Email: 33degreesn@clsiving.com

SEE PAGES 35 & 65

MAP NO. 4

Arbors of Denton
940-320-2026
Email: leasing@arborsofdenton.com

SEE PAGES 35 & 58

MAP NO. 5

Astoria
940-898-1778
Email: astoria@clsiving.com

SEE PAGES 36 & 63

MAP NO. 7

City Parc at Fry
940-384-7272
Email: cityparcatfrystreet@americancampus.com

SEE PAGES 36 & 52

MAP NO. 15

Denton Student Apts.
940-382-0111
Email: dentonstudentapartments@genesismanagement.com

SEE PAGES 66-67

MAP NO. 13

Forum at Denton
940-566-2146
Email: leasing@forumdenton.com

SEE PAGES 38 & 57

MAP NO. 14

Gateway at Denton
940-323-9010
Email: gatewaydenton@clsiving.com

SEE PAGES 38 & 55

MAP NO. 17

The Leonard
940-323-9933
Email: theleonard@clsiving.com

SEE PAGE 39 & 59

MAP NO. 20

Midtown 905
940-382-7500
Email: midtown905@clsiving.com

SEE PAGE 39 & 69



QR CODE INDEX OFF-CAMPUS STUDENT LIVING COMMUNITIES

MAP NO. 21

NTX Denton
940-213-1029
Email: ntx@assetliving.com

SEE PAGE 41 & 70

MAP NO. 25

Park Place Denton
940-287-3991
Email: leasing@parkplacedenton.com

SEE PAGES 42 & 60

MAP NO. 31

Retreat at Denton
817-997-4136
Email: info@retreatdenton.com

SEE PAGE 43 & 75

MAP NO. 32

Ridge at North Texas
940-382-7118
Email: ridgenorthtexas@assetliving.com

SEE PAGES 43 & 71

MAP NO. 37

U Centre at Fry
940-808-1808
Email: ucentreatfry@americancampus.com

SEE PAGES 47 & 52

MAP NO. 40

University View Denton
940-382-5331
Email: uvdenton@redstoneresidential.com

SEE PAGES 47 & 74

MAP NO. 41

Uptown
940-384-7600
Email: uptown@americancampus.com

SEE PAGES 48 & 52

MAP NO. 42

The Venue
940-600-4224
Email: leasing@thevenueliving.com

SEE PAGES 48 & 68

MAP NO. 44

Vitae Residences
940-514-1561
Email: vitaeasstmanager@darcorp.net

SEE PAGES 48 & 73

QR CODE INDEX
A QUICK & EASY WAY TO ACCESS OFF-CAMPUS STUDENT LIVING COMMUNITY WEBSITES FROM YOUR MOBILE DEVICE . . .

offcampushousing.unt.edu



CAMPUS GROWTH IMPROVING THE ON & OFF-CAMPUS STUDENT EXPERIENCE

The University of North Texas continues to move forward in Academic Year 2024-25 as one of the premier institutions of higher learning in the State of Texas and a top research institution, regionally and nationally. UNT was designated as a Carnegie Tier One university in 2016.

The university has gone to great lengths to improve the student experience with the addition of several facilities and renovations. Projects have included the Arts Studio Facility (2022), the Bruzzy UNT Golf Facility (2021), Joe Greene Residence Hall (2019), the UNT Welcome Center (2019), Eagle Landing Dining Hall (2021), The Lovelace & McNatt Families Indoor Athletic Practice Facility (2020), and the expansion of Parking Lot 20 and the UNT Shuttle Bus Transfer Station (2019). With the completion of the University Union renovation (2016), the addition of the Art & Visual Arts Buildings (2019), Rawlings Residence Hall (2015) and several other renovations like the UNT Basketball Coliseum throughout the main campus. The most recent renovation has been at Kerr Residence Hall this past summer of 2024. The interior renovation has added great value to the on-campus student living experience at Kerr Hall and the renovated Lobby/Lounge is a must see!

The addition of UNT's Welcome Center, Joe Greene Residence Hall and the University's free standing Eagle Landing Dining Hall have had an immediate impact concerning recruitment at UNT. Eagle Landing Dining Hall and its multi-cuisine choices has many off-campus students re-thinking their weekly nutrition budgets by securing the popular off-campus FLEX Meal Plan (see page 10). An off-campus student meal plan just might be the way to go in Spring 2025 with the rise of food costs. When you put a pencil to it, you can save thousands over the academic year. As students navigate their way living off-campus, there are so many aspects to consider and your food budget and diet should be at the top of the list!

Two additional improvements that effect off-campus students, is the parking expansion of Parking Lot 20 and the university's Shuttle Bus Transfer Station on the west side of campus. There is finally a reprieve from the daily anxieties of campus traffic and congestion, finding a place to park and then getting to class on time. Students can now park at Lot 20, walk over to the shuttle bus transfer station and take an express bus route to class. This is an exciting time at the University at North Texas and with all these campus improvements now operational, it's easy to see why the university is experiencing unprecedented student growth.

**GET TO CLASS
ON TIME. PARK
AT LOT 20 &
TAKE THE
EXPRESS BUS
TO ALL CAMPUS
LOCATIONS**



UNT Transportation Services

[ransportation.unt.edu/parking](https://transportation.unt.edu/parking)

An additional 1,100 parking spaces have been added at Parking Lot 20 along with a new covered shuttle bus transfer station. The Transfer Bus Station includes restrooms, student rider seating, vending machines and shuttle bus route status screens (to come at a later date). The UNT Transportation Shuttle Bus Transfer Station acts as a covered pick-up and drop-off point for campus circular routes servicing the west side of campus.



**EAGLE
LANDING
DINING**

7 UNIQUE RESTAURANTS IN A FOOD-HALL STYLE SETTING



Featuring a variety of burgers & plant-based cuisine, cooked over a wood grill



Homestyle restaurant serving up favorites like fried chicken, mac & cheese, smoked BBQ, plus breakfast all day.



Plant-forward restaurant featuring greens grown at Mean Green Acres, the UNT Dining Services organic, non-GMO hydroponic garden, as well as fresh veggies, salads, soups and plenty of 100% plant-based options.



Latin fusion restaurant serving up campus favorites like street tacos and burritos made on house-made tortillas.



Clark Bakery at Eagle Landing will satisfy your sweet tooth with fresh pastries, warm desserts, ice cream & all your favorite treats, only available at UNT.



Asian-inspired wok restaurant featuring stir-fried rice & noodle dishes.



Italian restaurant serving pizza, calzones, stromboli and a daily pasta toss.

UNT Dining Services



dining.unt.edu/eagle

Eagle Landing is designed as a setting for scholarly and social interaction between students, faculty and staff. The dining hall is two-stories, providing seating for 700 and offers three fresh meals a day with late night options. Eagle Landing features several unique cuisine experiences and numerous seating layouts. The Landing offers a variety of dining experiences. Congratulations to Auxiliary and Dining Services for providing the university community with a nationally recognized facility with state-of-the-art food services for the on-campus and off-campus student community. For information on off-campus meal plan options, please visit: dining.unt.edu or call: 940-565-2462.

SEE PAGES
28-29

VERY
COOL!

OFF-CAMPUS
STUDENT LIVING COMMUNITY

QR CODE
INDEX

offcampushousing.unt.edu



APARTMENT LISTINGS SECTION

FALL²⁴
WINTER



WEBSITE TUTORIAL VIDEO SERIES | NOW AVAILABLE

offcampushousing.unt.edu



Community Distances to and from
The University of North Texas'
Main Campus and the Discovery Park Campus
are calculated from these Official Campus Addresses.

University of North Texas
Main Campus
1155 Union Circle
Denton, Texas 76203

University of North Texas
Discovery Park Campus
3940 N. Elm Street
Denton, Texas 76207

1 33 DEGREES NORTH APARTMENTS

940-323-8633
919 Eagle Drive
Denton, Texas 76201
Distance from Main Campus: 1/2 Mile
Distance from Discovery Park Campus: 3.3 Miles
Furnished / 139 Units / 427 Beds / 5 Story
Bedrooms: 1, 2, 3, 4
Lease Terms: 5, 12 Months
Roommate Matching: Available
Utilities: Electric Cap: \$30, Water Cap: \$15, Trash Fee: \$5
Application Fee: \$50 / Administrative Fee: \$50 / Amenities Fee: \$15
Fetch Delivery Fee: \$11 / Self Qualifying Deposit Fee: Inquire
Pet Fee: \$300 / Pet Rent: \$25 Monthly

RATES START AT \$819*

PER BED LEASE OPTION
URL: 33northapartments.com
Email: 33degreesn@clsiving.com

Display Ad: 65
Locator Map: 22-23
Apartment Index: 24-25
QR Code Index: 28



2 800 SOUTH WELCH APARTMENTS

972-479-9510
800 S. Welch Street
Denton, Texas 76201
Distance from Main Campus: 2 Blocks
Distance from Discovery Park Campus: 2.8 Miles
Unfurnished / 8 Units / 3 Story
Bedrooms: 1, 2
Lease Terms: 12 Months
Roommate Matching: Not Available
Utilities: Resident Pays Electric, Water & Trash
Administrative Fee: \$50 / Guarantor Fee: \$50
Deposit: \$200
Pet Fee: \$300 / Pet Rent: \$20 Monthly

RATES START AT \$1,425*

PER UNIT LEASE OPTION
URL: theyorkshireliving.com
Email: leasing@800southwelch.com

Display Ad: 84
Locator Map: 22-23
Apartment Index: 24-25

3 ACROSS THE STREET

940-382-0111
1701 W. Oak Street
Leasing Office: 2411 W. Hickory Street
Distance from Main Campus: 1 Block
Distance from Discovery Park Campus: 3.8 Miles
Furnished & Unfurnished Options / 53 Units / 70 Beds / 2 Story
Bedrooms: Studio, 1, 2, 3
Lease Terms: Semester, 12 Months
Roommate Matching: RoomSync
Utilities: Electric, Water, Gas Allocated, Trash & Pest Control Fees
Application Fee: \$65-\$75 / Deposit: \$250 & Up / Administrative Fee: \$150
Pet Fee: \$300 / Pet Rent: \$20 Monthly

RATES START AT \$447* / \$804*

PER BED & UNIT LEASE OPTIONS
URL: dentonstudentapartments.com
Email: dentonstudentapartments@genesismanagement.com

Display Ad: 66-67
Locator Map: 22-23
Apartment Index: 24-25
QR Code Index: 28



4 ARBORS OF DENTON APARTMENTS

940-320-2026
1103 Bernard Street
Denton, Texas 76201
Distance from Main Campus: 1/2 Mile
Distance from Discovery Park Campus: 3.9 Miles
Unfurnished / 191 Units / 370 Beds / 3 Story
Bedrooms: 1, 2, 3
Lease Terms: 12 Months
Roommate Matching: Available
Renters Insurance Required
Utilities: Resident Pays Electric, Water, Sewer, Trash
Application Fee: \$50 / Guarantor Fee: \$50
Administrative Fee: \$150 / Deposit: \$150 / Utility Fee: \$100
Pet Fee: \$300 / Pet Deposit: \$200 / Pet Rent: \$35 Monthly

RATES START AT \$779*

PER BED LEASE OPTION
URL: arborsofdenton.com
Email: leasing@arborsofdenton.com

Display Ad: 58
Locator Map: 22-23
Apartment Index: 24-25
QR Code Index: 28



5 ASTORIA APARTMENTS

940-898-1778
 200 S. Bonnie Brae Street
 Denton, Texas 76201
 Distance from Main Campus: 1 Mile
 Distance from Discovery Park Campus: 2.8 Miles
 Furnished / 240 Units / 792 Beds / 3 Story
 Bedrooms: 1, 2, 4
 Lease Terms: 12 Months
 Roommate Matching: Available
 Utilities: Electric Cap \$20, Water / Trash, Wifi & Pest Control Fees
 Application Fee: \$30 / Administrative Fee: \$55
 Resident Life Fee: \$100
 Pet Fee: \$300 / Pet Rent: \$35 Monthly

RATES START AT \$659*

PER BED LEASE OPTION
 URL: astoriadenton.com
 Email: astoria@clsliving.com

Display Ad: 63
 Locator Map: 22-23
 Apartment Index: 24-25
 QR Code Index: 28

**9 CRASH PADS II APARTMENTS**

940-382-0111
 1111 Eagle Drive
 Leasing Office: 2411 W. Hickory Street
 Distance from Main Campus: 3 Blocks
 Distance from Discovery Park Campus: 3.3 Miles
 Furnished & Unfurnished Options / 24 Units / 24 Beds / 2 Story
 Bedrooms: 1
 Lease Terms: Semester, 12 Month
 Roommate Matching: Room Sync
 Utilities: Electric, Water & Gas Allocation, Trash & Pest Control Fees
 Application Fee: \$65-\$75 / Deposit: \$250 & Up / Administrative Fee: \$150
 Pet Fee: \$300 / Pet Rent: \$20 Monthly

RATES START AT \$1,379*

UNIT LEASE OPTIONS
 URL: dentonstudentapartments.com
 Email: dentonstudentapartments@genesismanagement.com

Display Ad: 66-67
 Locator Map: 22-23
 Apartment Index: 24-25
 QR Code Index: 28

**6 AUDRA TOWNHOMES**

940-293-8847
 1200-1337 Good Lane
 Denton, Texas 76209
 Distance from Main Campus: 3.3 Miles
 Distance from Discovery Park Campus: 3.9 Miles
 Unfurnished / 118 Units / 2 Story
 Bedrooms: 3, 4
 Lease Terms: 9 Academic -15 Months
 Roommate Matching: Not Available
 Renters Insurance Required
 Utilities: Resident Pay Electric, Water, Trash
 Application Fee: \$75
 Deposit: One Months Rent
 Pet Fee: \$350 / Pet Rent: \$25

RATES START AT \$2,199*

PER UNIT LEASE OPTION
 URL: audratownhomestx.com
 Email: audratownhomestx@tbdm.com

Display Ad: 77
 Locator Map: 22-23
 Apartment Index: 24-25

**10 DISCOVERY PARK APARTMENTS**

940-218-2629
 3925 N. Elm Street
 Denton, Texas 76207
 Distance from Main Campus: 2.8 Miles
 Distance from Discovery Park Campus: Across the Street
 Unfurnished / 283 Units / 4 Story
 Bedrooms: 1, 2
 Lease Terms: 3 -12 Months
 Roommate Matching: Not Available
 Utilities: Resident Pays: Electric, Water Allocation, \$35 Months
 Application Fee: \$75 / Guarantor: \$75
 Deposit: \$150 / \$250 Refundable
 Pet Fee: \$400 / Pet Rent: \$25 Monthly

RATES START AT \$1,102*

PER UNIT LEASE OPTION
 URL: discoveryparklife.com
 Email: discoverypark1@tamresidential.com

Locator Map: 22-23
 Apartment Index: 24-25

**7 CITY PARC AT FRY STREET APARTMENTS**

940-384-7272
 1310 Scripture Street
 Denton, Texas 76201
 Distance from Main Campus: 3 Blocks
 Distance from Discovery Park Campus: 2.4 Miles
 Furnished / 138 Units / 420 Beds / 3 Story
 Bedrooms: Studio, 1, 2, 4
 Lease Terms: 12 Months
 Roommate Matching: RoomSync
 Landlord Legal Liability Insurance Required
 Utilities: Based on Usage
 Application Fee: \$75 / Administrative Fee: \$75
 Pet Fee: \$300 / Pet Rent: \$25 Monthly

RATES START AT \$814*

PER BED LEASE OPTION
 URL: cityparc.com
 Email: cityparcatfrystreet@americancampus.com

Display Ad: 52-53
 Locator Map: 22-23
 Apartment Index: 24-25
 QR Code Index: 28

**11 EPOCH ON EAGLE APARTMENTS**

940-304-0971
 903 Avenue C
 Denton, Texas 76201
 Distance from Main Campus: Across the Street
 Distance from Discovery Park Campus: 3.5 Miles
 Unfurnished / 360 Units / 5 Story
 Bedrooms: Studio, 1, 2
 Lease Terms: 12 Months
 Roommate Matching: Not Available
 Renters Insurance Required
 Utilities: Resident Pays: Electric & Water Sub-Meter
 Application Fee: \$50 / Administrative Fee: \$100
 Deposit: \$100 / \$200
 Pet Fee: \$300 / Pet Rent: \$10 Monthly

RATES START AT \$1,405*

PER UNIT LEASE OPTION
 URL: epochoneagle.com
 Email: epoch@westdale.com

Display Ad: 56
 Locator Map: 22-23
 Apartment Index: 24-25

**8 CRASH PADS - THE HANGER**

940-382-0111
 814 Bernard Street
 Leasing Office: 2411 W. Hickory Street
 Denton, Texas 76201
 Distance from Main Campus: 2 Blocks
 Distance from Discovery Park Campus: 3.2 Miles
 Furnished & Unfurnished Options / 35 Units / 57 Beds / 2 Story
 Bedrooms: 1, 2
 Lease Terms: Semester, 12 Months
 Roommate Matching: RoomSync
 Utilities: Electric, Water & Gas Allocated, Trash & Pest Control Fees
 Application Fee: \$65-\$75 / Deposit: \$250 & Up / Administrative Fee: \$150
 Pet Fee: \$300 / Pet Rent: \$20 Monthly

RATES START AT 504* / \$879*

PER BED & UNIT LEASE OPTIONS
 URL: dentonstudentapartments.com
 Email: dentonstudentapartments@genesismanagement.com

Display Ad: 66-67
 Locator Map: 22-23
 Apartment Index: 24-25
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**12 ERA APARTMENTS**

940-818-2901
 1101 Avenue C
 Denton, Texas 76201
 Distance from Main Campus: Across the Street
 Distance from Discovery Park Campus: 3.5 Miles
 Unfurnished / 266 Units / 5 Story
 Bedrooms: Studio, 1, 2
 Lease Terms: 12 Months
 Roommate Matching: Not Available
 Utilities: Resident Pays: Electric & Water Sub-Meter
 Application Fee: \$50 / Administrative Fee: \$100
 Deposit: \$100 / \$200
 Pet Fee: \$300 / Pet Rent: \$10 Monthly

RATES START AT \$1,195*

PER UNIT LEASE OPTION
 URL: eradenton.com
 Email: era@westdale.com

Display Ad: 62
 Locator Map: 22-23
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13 FORUM AT DENTON STATION APARTMENTS **RATES START AT \$689***
 940-566-2146
 201 Inman Street
 Denton, Texas 76205
 Distance from Main Campus: 1.2 Miles
 Distance from Discovery Park Campus: 3.9 Miles
 Furnished / 347 Units / 1,044 Beds / 3 Story
 Bedrooms: 1, 2, 3, 4
 Lease Terms: 12 Months
 Roommate Matching: Available
 Renters Insurance Required
 Utilities: Resident Pays Electric, Water / Trash \$15 Monthly
 Application Fee: \$25
 Administrative Fee: \$150 / Community Fee: \$150
 Pet Fee: \$300 / Pet Rent: \$35 Monthly

PER BED LEASE OPTION
 URL: forumdenton.com
 Email: leasing@forumdenton.com

Display Ad: 57
 Locator Map: 22-23
 Apartment Index: 24-25
 QR Code Index: 28

17 THE LEONARD APARTMENTS **RATES START AT \$759***
 940-323-9933
 1541 Meadow Street
 Denton, Texas 76205
 Distance from Main Campus: 1.2 Miles
 Distance from Discovery Park Campus: 4.1 Miles
 Furnished / 192 Units / 564 Beds / 3 Story
 Bedrooms: 1, 2, 3, 4
 Lease Terms: 12 Months
 Roommate Matching: Available
 Renters Insurance Required
 Utilities: Resident Pays Electric, Water
 Application Fee: \$50 / Administrative Fee: \$150
 Amenities Fee: \$25 Monthly / Telecom Fee: \$95
 Pet Fee: \$250 / Pet Rent: \$30 Monthly

PER BED LEASE OPTION
 URL: livethelonard.com
 Email: thelonard@clsiving.com

Display Ad: 59
 Locator Map: 22-23
 Apartment Index: 24-25
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14 GATEWAY AT DENTON APARTMENTS **RATES START AT \$779***
 940-323-9010
 1201 Cleveland Street
 Denton, Texas 76201
 Distance from Main Campus: 1/2 Mile
 Distance from Discovery Park Campus: 3.7 Miles
 Furnished / 228 Units / 696 Beds / 3 Story
 Bedrooms: 2, 3, 4
 Lease Terms: 12 Months
 Roommate Matching: Available
 Renters Insurance Required
 Utilities: Based on Usage
 Application Fee: \$50 / Ask About Our Self-Qualifying Fee
 Administrative Fee: \$100 / Commication Wifi Fee: \$50
 Pet Fee: \$450 / Pet Rent: \$35 Monthly

PER BED LEASE OPTION
 URL: gatewayatdenton.com
 Email: gatewayatdenton@clsiving.com

Display Ad: 55
 Locator Map: 22-23
 Apartment Index: 24-25
 QR Code Index: 28

18 LIGHTS APARTMENTS **RATES START AT \$480*/\$683***
 940-382-0111
 1607 W. Oak Street
 Leasing Office: 2411 W. Hickory Street
 Distance from Main Campus: 1 Block
 Distance from Discovery Park Campus: 2.7 Miles
 Furnished & Unfurnished Options / 39 Units / 44 Beds / 2 Story
 Bedrooms: 1, 2
 Lease Terms: Semester, 12 Months
 Roommate Matching: RoomSync
 Utilities: Electric / Water & Gas Alllocated, Trash & Pest Control Fee
 Application Fee: \$65-\$75 / Deposit: \$100-\$500 / Administrative Fee: \$150
 Pet Fee: \$300 / Pet Rent: \$20 Monthly

PER BED & UNIT LEASE OPTIONS
 URL: dentonstudentapartments.com
 Email: dentonstudentapartments@genesismanagement.com

Display Ad: 66-67
 Locator Map: 22-23
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15 ICONIC VILLAGE APARTMENTS **RATES START AT \$465*/\$1,078***
 940-382-0111
 2411 W. Hickory Street
 Denton, Texas 76201
 Distance from Main Campus: 4 Blocks
 Distance from Discovery Park Campus: 2.7 Miles
 Furnished & Unfurnished Options / 75 Units / 114 Beds / 2 Story
 Bedrooms: Studio, 1, 2, 3
 Lease Terms: Semester, 12 Months
 Roommate Matching: RoomSync
 Utilities: Electric / Water & Gas Allocated, Trash & Pest Control Fees
 Application Fee: \$65-\$75 / Deposit: \$250 & Up / Administrative Fee: \$150
 Pet Fee: \$300 / Pet Rent: \$20 Monthly

PER BED & UNIT LEASE OPTIONS
 URL: dentonstudentapartments.com
 Email: dentonstudentapartments@genesismanagement.com

Display Ad: 66-67
 Locator Map: 22-23
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19 METRO APARTMENTS **RATES START AT \$418*/\$658***
 940-382-0111
 627 Bernard Street
 Leasing Office: 2411 W. Hickory Street
 Distance from Main Campus: 3 Blocks
 Distance from Discovery Park Campus: 3.2 Miles
 Furnished & Unfurnished Options / 44 Units / 80 Beds / 2 Story
 Bedrooms: 1, 2
 Lease Terms: Semester, 12 Months
 Roommate Matching: RoomSync
 Utilities: Electric, Water, Gas Allocated, Trash & Pest Control Fees
 Application Fee: \$65-\$75 / Deposit: \$250 & Up / Administrative Fee: \$150
 Pet Fee: \$300 / Pet Rent: \$20 Monthly

PER BED & UNIT LEASE OPTIONS
 URL: dentonstudentapartments.com
 Email: dentonstudentapartments@genesismanagement.com

Display Ad: 66-67
 Locator Map: 22-23
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16 JACKSON CHANG APARTMENTS **RATES START AT \$835***
 940-565-0627
 1600 W. Hickory Street
 Denton, Texas 76201
 Distance from Main Campus: Varies
 Distance from Discovery Park Campus: Varies
 Unfurnished / Over 20 Locations - Communities Vary
 Bedrooms: Studio, 1, 2
 Lease Terms: 9-12 Months
 Roommate Matching: Not Available
 Utilities: Varies
 Application Fee: \$30
 Deposit: \$300 - \$500
 No Pets

PER UNIT LEASE OPTION
 URL: jcrent.com
 Email: jcrent@usa.net

Display Ad: 81
 Locator Map: 22-23
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20 MIDTOWN 905 APARTMENTS **RATES START AT \$749***
 940-382-7500
 905 Cleveland Street
 Denton, Texas 76201
 Distance from Main Campus: 0.6 Miles
 Distance from Discovery Park Campus: 3.5 Miles
 Furnished / 120 Units / 432 Beds / 4 Story
 Bedrooms: 2, 3, 4
 Lease Terms: 5, 12 Months
 Roommate Matching: Available
 Utilities: Based on Usage / Utility Set-Up Fee: \$60
 Application Fee: \$50 / Administrative Fee: \$150
 Deposit: 1-2 Months Rent / Tech Service Fee: \$149
 Pet Fee: \$300 / Pet Rent: \$30 Monthly

PER BED LEASE OPTIONS
 URL: midtown905.com
 Email: midtown905@clsiving.com

Display Ad: 69
 Locator Map: 22-23
 Apartment Index: 24-25
 QR Code Index: 28

LOOKING
TO LIVE
OFF CAMPUS
FOR FALL
2025?

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21 NTX DENTON APARTMENTS

940-213-1029
101 E. Daugherty Street
Denton, Texas 76205
Distance from Main Campus: 1.2 Mile
Distance from Discovery Park Campus: 3.8 Miles
Furnished / 132 Units / 426 Beds / 3 Story
Bedrooms: 1, 2, 4
Lease Terms: 12 Months
Roommate Matching: Available
Renters Insurance Required
Utilities: Electric Cap: \$30
Application Fee: No Charge / Administrative Fee: No Charge
Deposit: No Charge
Pet Deposit: \$300 / Pet Rent: \$30 Monthly

RATES START AT \$869*

PER BED LEASE OPTION
URL: ntxdenton.com
Email: ntx@assetliving.com

Display Ad: 70
Locator Map: 22-23
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22 OAK COURT APARTMENTS

940-566-6617
1600 W. Oak Street
Leasing Office: 1616 W. Oak Street
Denton, Texas 76201
Distance from Main Campus: 1 Block
Distance from Discovery Park Campus: 2.6 Miles
Unfurnished / 18 Units / 2 Story
Bedrooms: 1, 2
Lease Terms: Call for Details
Roommate Matching: Not Available
Utilities: Resident Pays Electric
Application Fee: \$45
Deposit: \$600 & Up
Pet Fee: \$100 / Pet Deposit: \$400

RATES START AT \$1,259*

PER UNIT LEASE OPTION
Email: cryan@limerickpm.com

Display Ad: 76
Locator Map: 22-23
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23 OXFORD AT LAKE VIEW

940-279-4494
3300 S. Garrison Road
Corinth, Texas 76210
Distance from Main Campus: 7.9 Miles
Distance from Discovery Park Campus: 10.4 Miles
Unfurnished / 240 Units / 4 Story
Bedrooms: 1, 2, 3
Lease Terms: 6-8 Upcharge / 9-12 Months
Roommate Matching: Not Available
Renters Insurance Required
Utilities: Resident Pays Electric & Water
Application Fee: \$60 per Applicant / Guarantor Fee: \$60
Administrative Fee: \$125 / Deposit: Ask About Options
Pet Fee: \$275 / Pet Deposit: \$87.50 / Pet Rent: \$30 Monthly

RATES START AT \$1,240*

PER UNIT LEASE OPTION
URL: oxfordlakeview.com
Email: lakeviewleasing@oxfordmanagement.com

Display Ad: 80
Locator Map: 22-23
Apartment Index: 24-25



24 OXFORD AT THE BOULEVARD

940-497-4483
2010 Corinth Parkway
Corinth, Texas 76210
Distance from Main Campus: 6.6 Miles
Distance from Discovery Park Campus: 9.1 Miles
Unfurnished / 193 Units / 2 Story
Bedrooms: 1, 2, 3
Lease Terms: 6-8 Upcharge / 9-12 Months
Roommate Matching: Not Available
Renters Insurance Required
Utilities: Resident Pays Electric & Water
Application Fee: \$60 per Applicant / Guarantor Fee: \$60
Administrative Fee: \$120 / Deposit: Ask About Options
Pet Fee: \$300 / Pet Deposit: \$87.50 / Pet Rent: \$30 Monthly

RATES START AT \$1,328*

PER UNIT LEASE OPTION
URL: oxfordboulevardtx.com
Email: boulevardleasing@oxfordmanagement.com

Display Ad: 80
Locator Map: 22-23
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25 PARK PLACE DENTON APARTMENTS

940-287-3991
 1519 Scripture Street
 Denton, Texas 76201
 Distance from Main Campus: 2 Blocks
 Distance from Discovery Park Campus: 2.5 Miles
 Furnished / 179 Units / 541 Beds / 5 Story
 Bedrooms: Studio, 1, 2, 3, 4
 Lease Terms: 12 Months
 Roommate Matching: Available
 Utilities: Resident Pay Electric
 Application Fee: \$75
 Administrative Fee: \$150
 Deposit: Call for Details
 Pet Fee: \$400 / Pet Rent: \$25 Monthly

RATES START AT \$875*

PER BED LEASE OPTION
 URL: parkplacedenton.com
 Email: leasing@parkplacedenton.com

Display Ad: 60-61
 Locator Map: 22-23
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**29 RESIDENCES AT RAYZOR RANCH RATES START AT \$600* / \$2,500***

972-584-0086
 2028 Ladera Lane
 Denton, Texas 76207
 Distance from Main Campus: 1.7 Miles
 Distance from Discovery Park Campus: 1.6 Miles
 Unfurnished / 277 Units / 2 Story
 Bedrooms: 3, 4
 Lease Terms: 12 -15 Months
 Renters Insurance Required
 Utilities: Resident Pays Electric, Water, Trash
 Application Fee: \$75 / Administrative Fee: \$150
 Deposit: 1 Month Rent
 Pet Fee: \$350 / Pet Rent: \$25 Monthly

PER BED & UNIT LEASE OPTION
 URL: rayzorranchedenton.com
 Email: rayzorranchedenton@TBDM.com

Display Ad: 64
 Locator Map: 22-23
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**26 PLACE TO BE PROPERTIES**

940-566-0033
 Leasing Office: 525 S. Carroll Blvd., Suite 100
 Denton, Texas 76201
 Distance from Main Campus: Varies
 Distance from Discovery Park Campus: Varies
 Furnished & Unfurnished / Over 50 Locations
 Bedrooms: Studio, 1, 2, 3
 Roommate Matching: Not Available
 Utilities: Varies, Trash Fee: \$10-\$20
 Application Fee: \$75 / Guarantor Fee: \$75
 Administrative Fee: \$25 Monthly
 Deposit: Varies - Call for Details
 Pet Fee: \$500 / Pet Rent: \$30 Monthly

CALL FOR RATES

PER BED & UNIT LEASE OPTIONS
 URL: ptbproperties.com
 Email: leasing@placetobeproperties.com

Display Ad: 54
 Locator Map: 22-23
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**30 RESIDENCES AT THE UNION APARTMENTS RATES START AT \$785***

940-384-1935
 Leasing Office: 2211 W. Hickory Street
 Denton, Texas 76201
 Distance from Main Campus: 1/2 Mile
 Distance from Discovery Park Campus: 2.7 Miles
 Unfurnished / 163 Units / 2 Story / 3 Locations
 Bedrooms: Studio, 1, 2
 Lease Terms: 6 - 12 Months
 Roommate Matching: Not Available
 Renters Insurance Required
 Utilities: Electric, Water, Gas Allocated
 Application Fee: \$50 / Administrative Fee: \$100 / Deposit: \$100 / \$200
 Trash \$10 Monthly, Pest Control \$5 Monthly
 Pet Fee: \$350 / Pet Rent: \$25 Monthly

PER UNIT LEASE OPTION
 URL: residencesattheunion.com
 Email: residencesattheunion@willowbridgepc.com

Display Ad: 72
 Locator Map: 22-23
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**27 QUARTER APARTMENTS**

940-382-0111
 1003 Eagle Drive
 Leasing Office: 2411 W. Hickory Street
 Distance from Main Campus: 2 Blocks
 Distance from Discovery Park Campus: 2.2 Miles
 Furnished & Unfurnished Options / 64 Units / 110 Beds / 2 Story
 Bedrooms: 1, 2, 3
 Lease Terms: Semester, 12 Months
 Roommate Matching: RoomSync
 Utilities: Electric, Water / Gas Allocated, Trash & Pest Control Fees
 Application Fee: \$65-\$75 / Administrative Fee: \$150 / Deposit: \$250 & \$300
 Pet Fee: \$300 / Pet Rent: \$20 Monthly

RATES START AT \$376* / \$712*

PER BED & UNIT LEASE OPTIONS
 URL: dentonstudentapartments.com
 Email: dentonstudentapartments@genesismanagement.com

Display Ad: 66-67
 Locator Map: 22-23
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**31 RETREAT AT DENTON APARTMENTS**

817-997-4136
 155 Precision Drive
 Denton, Texas 76207
 Distance from Main Campus: 1.5 Miles
 Distance from Discovery Park Campus: 3.2 Miles
 Furnished / 189 Units / 700 Beds / 3 Story
 Bedrooms: 2, 3, 4
 Lease Terms: 12 Months
 Roommate Matching: RoomSync
 Utilities: Resident Pays Electric, Water & Sewage
 Application Fee: \$60
 Administrative Fee: \$150
 Deposit: \$100 Refundable
 Pet Fee: \$300 / Pet Rent: \$35 Monthly

RATES START AT \$835*

PER BED LEASE OPTION
 URL: retreatdenton.com
 Email: info@retreatdenton.com

Display Ad: 75
 Locator Map: 22-23
 Apartment Index: 26-27
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**28 RESIA RAYZOR RANCH APARTMENTS**

940-400-4945
 3130 Heritage Trail
 Denton, Texas 76201
 Distance from Main Campus: 1.3 Miles
 Distance from Discovery Park Campus: 2.4 Miles
 Unfurnished / 322 Units / 7 Story
 Bedrooms: 1, 2, 3
 Lease Terms: 6 - 15 Months
 Roommate Matching: Not Available
 Renters Insurance Required
 Utilities: Resident Pays Electric / Internet Fee: \$65 Monthly, Pest Control \$5 Monthly
 Application Fee: \$50 per / Administrative Fee: \$200
 Deposit: \$200 / \$300 / \$500
 Pet Fee: \$250 / Pet Deposit \$250 / Pet Rent: \$25 Monthly

RATES START AT \$1,250*

PER UNIT LEASE OPTION
 URL: resiarayzorranche.com
 Email: resiarayzorranche@rpmliving.com

Display Ad: 85
 Locator Map: 22-23
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**32 RIDGE AT NORTH TEXAS APARTMENTS**

940-382-7118
 2700 Colorado Boulevard
 Denton, Texas 76210
 Distance from Main Campus: 3.1 Miles
 Distance from Discovery Park Campus: 5.5 Miles
 Furnished / 288 Units / 876 Beds / 3 Story
 Bedrooms: 1, 2, 3, 4
 Lease Terms: 12 Months
 Roommate Matching: Available
 Utilities: Included, Electric Cap \$25
 Application Fee: \$25 / Administrative Fee: \$150
 Deposit: \$75
 Pet Fee: \$300 / Pet Rent: \$30 Monthly / 2 Pet Limit

RATES START AT \$570*

PER BED LEASE OPTION
 URL: theridgeatnorthtexas.com
 Email: ridgenorthtexas@assetliving.com

Display Ad: 71
 Locator Map: 22-23
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- SIGNATURE AMENITY SUITES
- UPGRADES COMING SOON*
- PRIVATE BEDROOMS & BATHROOMS
- PET FRIENDLY



* Select Properties

33 SCOTT BROWN PROPERTIES

940-209-0132
 1400 Dallas Drive
 Denton, Texas 76205
 Distance from Main Campus: Varies
 Distance from Discovery Park Campus: Varies
 Unfurnished / Over 70 Locations
 Bedrooms: Studio, 1, 2, 3, 4
 Lease Terms: 12 Months
 Roommate Matching: Not Available
 Renters Insurance Required
 Utilities: Varies
 Application Fee: \$75 / Administrative Fee: \$100
 Deposit: Varies
 Pet Deposit: \$400-\$500 / Pet Rent: \$25-\$35

RATES START AT \$750*
 PER UNIT LEASE OPTION
 URL: scottbrownproperties.net
 Email: leasing@scottbrownproperties.net

Display Ad: 79
 Locator Map: 22-23
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**34 SHERMAN CROSSING TOWNHOMES**

469-649-7666
 3816 - 4025 Sheraton Road
 Denton, Texas 76209
 Distance from Main Campus: 3.1 Miles
 Distance from Discovery Park Campus: 2 Miles
 Unfurnished / 58 Units / 2 Story
 Bedrooms: 3, 4
 Lease Terms: 9, 12 Months
 Roommate Matching: Not Available
 Renters Insurance Required
 Utilities: Resident Pays Electric, Water, Trash
 Application Fee: \$45
 Deposit: \$2,000 - \$2,025 Refundable
 Pet Fee: \$350-\$500 / Pet Rent: \$20-\$40

RATES START AT \$2,000*
 PER UNIT LEASE OPTION
 URL: homewarddfw.com
 Email: office@homewarddfw.com

Display Ad: 82
 Locator Map: 22-23
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**35 STARLITE APARTMENTS**

940-382-0111
 425 Fulton Street
 Leasing Office: 2411 W. Hickory Street
 Distance from Main Campus: 3 Blocks
 Distance from Discovery Park Campus: 2.5 Miles
 Furnished & Unfurnished Options / 44 Units / 76 Beds / 3 Story
 Bedrooms: 1, 2
 Lease Terms: Semester, 12 Months
 Roommate Matching: RoomSync
 Utilities: Electric, Water, Gas Allocated / Trash & Pest Control Fees
 Application Fee: \$65-\$75 / Deposit: \$250 & Up / Administrative Fee: \$150
 Pet Fee: \$300 / Pet Rent: \$20 Monthly

RATES START AT \$535* / \$910*
 PER BED & UNIT LEASE OPTIONS
 URL: dentonstudentapartments.com
 Email: dentonstudentapartments@genesismanagement.com

Display Ad: 66-67
 Locator Map: 22-23
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**36 TOWNHILL OAKS APARTMENTS**

940-566-0060
 516 W. Oak Street
 Denton, Texas 76201
 Distance from Main Campus: 1/2 Mile
 Distance from Discovery Park Campus: 2.8 Miles
 Unfurnished / 32 Units / 2 Story
 Bedrooms: 1, 2
 Lease Terms: 12 Months
 Roommate Matching: Not Available
 Utilities: Resident Pays Electric
 Deposit: \$900
 No Pets

RATES START AT \$850*
 PER UNIT LEASE OPTION

Display Ad: 84
 Locator Map: 22-23
 Apartment Index: 26-27

**37 U CENTRE AT FRY STREET APARTMENTS RATES START AT \$899***

940-808-1808
 1221 W. Oak Street
 Denton, Texas 76201
 Distance from Main Campus: 1 Block
 Distance from Discovery Park Campus: 2.7 Miles
 Furnished / 194 Units / 614 Beds / 4 Story
 Bedrooms: 1, 2, 3, 4
 Lease Terms: 12 Months
 Roommate Matching: RoomSync
 Landlord Legal Liability Insurance Required
 Utilities: Based on Usage
 Application Fee: \$75 / Administrative Fee: \$75
 Parking Fee: \$30 Monthly
 Pet Fee: \$300 / Pet Rent: \$25 Monthly

PER BED LEASE OPTION
 URL: ucentreatry.com
 Email: ucentreatry@americancampus.com

Display Ad: 52-53
 Locator Map: 22-23
 Apartment Index: 26-27
 QR Code Index: 29

**38 UNT HOUSING & RESIDENCE LIFE**

940-565-2610
 University of North Texas
 UNT Welcome Center
 1417 Maple Street
 Denton, Texas 76203
 Distance from Discovery Park Campus: 3 Miles
 Furnished / 3,575 Units / 6,350 Beds / Stories Vary
 Bedrooms: Private Singles, Singles, Doubles, Triples
 Lease Terms: Dependent on Application Terms
 Roommate Matching: Available
 Utilities: Included
 Housing Application: \$50
 Housing Pre-Payment Fee: \$350
 No Pets

CALL FOR RATES
 PER BED LEASE OPTION
 URL: housing.unt.edu
 Email: housinginfo@unt.edu

Display Ad: 8 & 87
 Locator Map: 22-23
 Apartment Index: 26-27

**39 UNIVERSITY PLACE APARTMENTS RATES START AT \$380* / \$1,138***

940-382-0111
 911 Bernard Street
 Leasing Office: 2411 W. Hickory Street
 Distance from Main Campus: 1/2 Mile
 Distance from Discovery Park Campus: 3.3 Miles
 Furnished & Unfurnished Options / 130 Units / 178 Beds / 2 Story
 Bedrooms: 1, 2
 Lease Terms: Semester, 12 Months
 Roommate Matching: RoomSync
 Utilities: Electric, Water, Gas Allocated / Trash & Pest Control Fees
 Application Fee: \$65-\$75 / Deposit: \$250 & Up / Administrative Fee: \$150
 Pet Fee: \$300 / Pet Rent: \$20 Monthly

PER BED & UNIT LEASE OPTIONS
 URL: dentonstudentapartments.com
 Email: dentonstudentapartments@genesismanagement.com

Display Ad: 66-67
 Locator Map: 22-23
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**40 UNIVERSITY VIEW DENTON APARTMENTS RATES START AT \$985***

940-382-5331
 603 Eagle Drive
 Denton, Texas 76201
 Distance from Main Campus: 1/3 Mile
 Distance from Discovery Park Campus: 3.4 Miles
 Unfurnished / 172 Units / 2 Story
 Bedrooms: 1
 Lease Terms: 12 Months
 Renters Insurance Required
 Utilities: Electric
 Application Fee: \$50 per Applicant / Guarantor Fee: \$50
 Administrative Fee: \$125 / Deposit: \$325 Refundable
 Pet Fee: \$350 / Pet Rent: \$35 Monthly

PER UNIT LEASE OPTION
 URL: universityviewdenton.com
 Email: uvdenton@redstoneresidential.com

Display Ad: 74
 Locator Map: 22-23
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41 UPTOWN APARTMENTS

940-384-7600
 2601 W. Oak Street
 Denton, Texas 76201
 Distance from Main Campus: 1 Mile
 Distance from Discovery Park Campus: 2.8 Miles
 Furnished / 180 Units / 528 Beds / 3 Story
 Bedrooms: 1, 2, 3, 4
 Lease Terms: 12 Months
 Roommate Matching: RoomSync
 Landlord Legal Liability Insurance Required
 Utilities: Based on Usage
 Application Fee: \$75 / Administrative Fee: \$75
 Pet Fee: \$300 / Pet Rent: \$25 Monthly

RATES START AT \$804*

PER BED LEASE OPTION
 URL: uptowndenton.com
 Email: uptown@americancampus.com

See Ad Page: 52-53
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**45 WINDSOR DENTON APARTMENTS**

940-320-9950
 1501 Mockingbird Lane
 Denton, Texas 76209
 Distance from Main Campus: 3.1 Miles
 Distance from Discovery Park Campus: 3.5 Miles
 Unfurnished / 149 Units / 2 Story
 Bedrooms: 1, 2, 3
 Lease Terms: 3-6 Months [Upcharge], 7-13 Months
 Roommate Matching: Not Available
 Renters Insurance Required
 Utilities: Resident Pays: Electric, Water & Trash
 Application Fee: \$75
 Administrative Fee: \$125 / Deposit: \$250 / \$350 / \$450
 Pet Deposit \$300 / Pet Fee: \$300 / Pet Rent: \$25 Monthly

RATES START AT \$1,349*

PER UNIT LEASE OPTION
 URL: thewindsordenton.com
 Email: windsor@sunridgeapts.net

Display Ad: 78
 Locator Map: 22-23
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**42 THE VENUE APARTMENTS**

940-600-4224
 1407 Bernard Street
 Denton, Texas 76201
 Distance from Main Campus: 1 Mile
 Distance from Discovery Park Campus: 3.7 Miles
 Furnished & Unfurnished / 279 Units / 387 Beds / 2 Story
 Bedrooms: 1, 2, 3
 Lease Terms: 12 Months
 Roommate Matching: Available
 Utilities: Resident Pays Electric, Water, Trash
 Application Fee: \$40
 Administrative Fee: \$55
 Deposit: \$150
 Pet Fee: \$300 / Pet Rent: \$40 Monthly

RATES START AT \$799*

PER BED & UNIT LEASE OPTIONS
 URL: thevenueliving.com
 Email: leasing@thevenueliving.com

Display Ad: 68
 Locator Map: 22-23
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**46 WOLF RIDGE APARTMENTS**

940-566-6617
 1616 W. Oak Street
 Denton, Texas 76201
 Distance from Main Campus: 1 Block
 Distance from Discovery Park Campus: 2.6 Miles
 Unfurnished / 32 Units / 2 Levels / 2 Story
 Bedrooms: 1Jr., 1
 Lease Terms: Call for Details
 Roommate Matching: Not Available
 Utilities: Resident Pay Electric
 Application Fee: \$45
 Deposit: \$500 & Up
 Pet Fee: \$100 / Pet Deposit: \$400

RATES START AT \$879*

PER UNIT LEASE OPTION
 Email: cryan@limerickpm.com

Display Ad: 76
 Locator Map: 22-23
 Apartment Index: 26-27

**43 VINTAGE PADS APARTMENTS RATES START AT \$481* / \$869***

940-382-0111
 2424 W. Oak Street
 Leasing Office: 2411W. Hickory Street
 Distance from Main Campus: 1 Mile
 Distance from Discovery Park Campus: 2.7 Miles
 Furnished & Unfurnished Options / 100 Units / 122 Beds / 3 Story
 Bedrooms: 1, 2, 3
 Lease Terms: Semester, 12 Months
 Roommate Matching: RoomSync
 Utilities: Electric, Water & Gas Allocated / Trash & Pest Control Fees
 Application Fee: \$65-\$75 / Deposit: \$250 & Up / Administrative Fee: \$150
 Pet Fee: \$300 / Pet Rent: \$20 Monthly

PER BED & UNIT LEASE OPTIONS
 URL: dentonstudentapartments.com
 Email: dentonstudentapartments@genesismanagement.com

Display Ad: 66-67
 Locator Map: 22-23
 Apartment Index: 26-27
 QR Code Index: 28

**47 WOODS AT FOREST CROSSING**

940-218-1063
 3755 E. McKinney Street
 Denton, Texas 76208
 Distance from Main Campus: 3.5 Miles
 Distance from Discovery Park Campus: 4.7 Miles
 Furnished & Unfurnished / 288 Units / 3 Story
 Bedrooms: 1, 2, 3
 Lease Terms: 6-14 Months
 Roommate Matching: Not Available
 Utilities: Resident Pays: Electric
 Application Fee: \$50 / Guarantor Fee: \$50
 Administrative Fee: \$125 / Deposit: \$500 / Community Fee: \$135 Monthly
 Pet Fee: \$250 / Pet Rent: \$35 Monthly

RATES START AT \$1,390*

PER UNIT LEASE OPTION
 URL: woodsatforestcrossing.com
 Email: leasing@woodsatforestcrossing.com

Display Ad: 83
 Locator Map: 22-23
 Apartment Index: 26-27

**44 VITAE RESIDENCES RATES START AT \$937***

940-514-1561
 1702 N. Ruddell Street
 Denton, Texas 76209
 Distance from Main Campus: 3.5 Miles
 Distance from Discovery Park Campus: 4.7 Miles
 Furnished / 90 Units / 132 Beds / 4 Story
 Bedrooms: Studio, 1, 2
 Lease Terms: 12 Months
 Roommate Matching: Available
 Utilities: Resident Pays: Electric, Water & Sewage
 Application Fee: \$85 / Guarantor \$85
 Deposit Fee: \$400
 Pet Fee: \$300 / Pet Rent: \$25

RATES START AT \$937*

PER BED LEASE OPTION
 URL: liveatvitae.com
 Email: vitaeasstmanager@darcorp.net

Display Ad: 73
 Locator Map: 22-23
 Apartment Index: 26-27
 QR Code Index: 29

**48 ZEN APARTMENTS RATES START AT \$486* / \$1,080***

940-382-0111
 910 Eagle Drive
 Leasing Office: 2411W. Hickory Street
 Distance from Main Campus: 2 Blocks
 Distance from Discovery Park Campus: 3.3 Miles
 Furnished & Unfurnished Options / 41 Units / 52 Beds / 2 Story
 Bedrooms: 1, 2, 3
 Lease Terms: Semester, 12 Months
 Roommate Matching: RoomSync
 Utilities: Electric, Water, Gas Allocated / Trash & Pest Control Fees
 Application Fee: \$65-\$75 / Deposit: \$250 & Up / Administrative Fee: \$150
 Pet Fee: \$300 / Pet Rent: \$20 Monthly

PER BED & UNIT LEASE OPTIONS
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 Email: dentonstudentapartments@genesismanagement.com

Display Ad: 66-67
 Locator Map: 22-23
 Apartment Index: 26-27
 QR Code Index: 28



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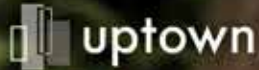
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Rates/installments, fees, caps, promotions, deadlines, amenities and utilities are subject to change. To the extent changes are made, you are bound by the lease you enter into. You are not entitled to claim a reduction due to later promotions or rate/installment decreases. Rates/installments do not represent a monthly rental amount (and are not prorated), but rather the total base rent due for the lease term divided by the number of installments. Select floor plans and lease durations only. Limited time only. See office for details.



(SEE PAGES 6-7, 28-29, 36, 47, 48 & BACK COVER)

Place to Be

P R O P E R T I E S

(SEE PAGES 42 & INSIDE FRONT PAGE)



Over 50+ Locations For Rent in Denton

NOW LEASING NEAR UNT CAMPUS

Where Students Find Apartments!



Apartments

Great for Underclassmen: We offer dozens of off-campus apartment communities. Most are small-to-medium in size and just minutes from the UNT Campus & Discovery Park Campus



Duplexes

Great for Upper Classmen and Masters Students: We offer dozens of off-campus duplex locations. Our duplexes are quiet and close to the UNT Campus & Discovery Park Campus



Houses

Great for Graduate, Doctorate and Faculty Members: We list many Homes for rent all around the Greater Denton area. Many are just minutes from the UNT Campus & Discovery Park Campus



Award Winning Services: Leasing, Managing & Maintaining our properties over the past 30 years has made PTB one of the best full service management companies in Denton. Our award winning [Best in Denton - DRC] services guarantees a satisfying leasing experience.



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Sunday: Closed

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(SEE PAGES 6-7, 28, 38)

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(SEE DETAILS PAGE 37)

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- Community kitchen and coffee bar
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FORUM
AT DENTON



LEASE FOR FALL 2025!

(SEE MORE DETAILS PAGES 6-7, 28, 38 & INSIDE FRONT COVER)



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GOOD
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Community Events



State of the Art Gym

LIVE
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Enjoy Our Pool With Friends!

AND MORE!

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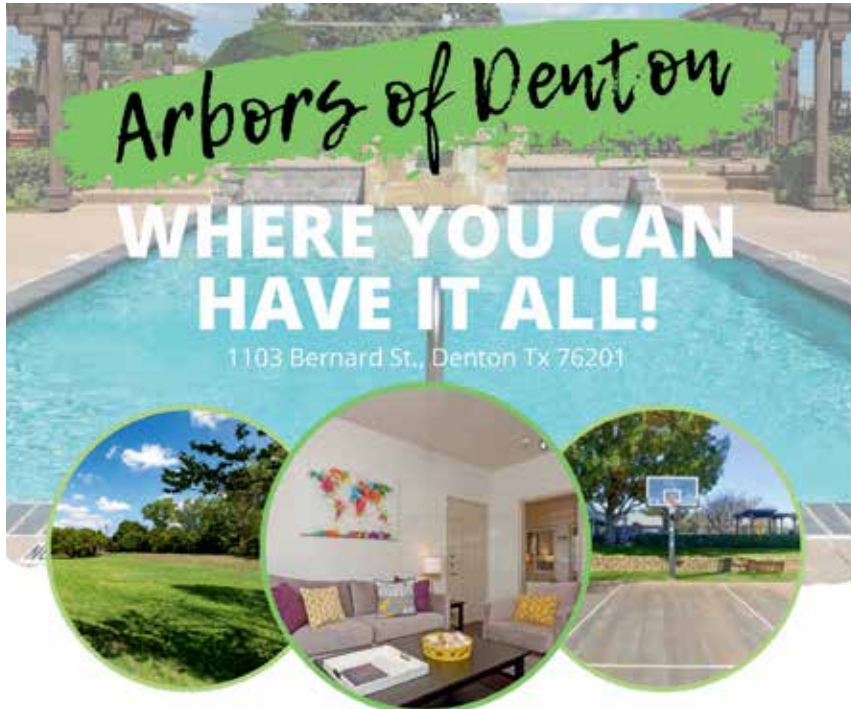
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(SEE PAGES 6-7, 28, 35)

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STARTING @

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TOUR TODAY!**

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YOUR DENTON DESTINATION:
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CONVENIENCE**



(SEE PAGES 6-7, 28, 39)



- On the UNT Shuttle Route ·
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- Resort-Style Pool with Sundeck ·
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Just 2 Blocks North of West Hickory Street | Quick access to 3 UNT Shuttle Bus Routes



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DENTON



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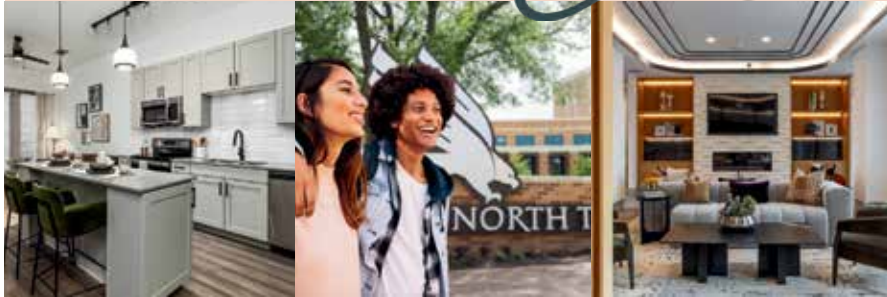


(SEE PAGES 6-7, 29, 42, BACK INSIDE COVER)



BEGINNING OF A NEW

Era



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Era breaks the barriers of a traditional apartment community via elevated amenities and modern design. Our activated communal areas are paired with our complimentary high-speed internet connectivity, quiet study spots and comfortable living spaces to accommodate the varied lifestyles of our residents.

Premier amenities — including a mixed-use clubroom, coffee bar, coworking spaces and fitness center — offer up a contemporary residential approach, meeting a mix of social, working and student needs. With a location that is across the street from the University of North Texas and a quick walk to Denton’s most frequented places, Era sets you in the center of it all.

(SEE DETAILS PAGE 37)



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FOR FALL 2025

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DENTON, TEXAS

(SEE PAGES 6-7, 28, 36)

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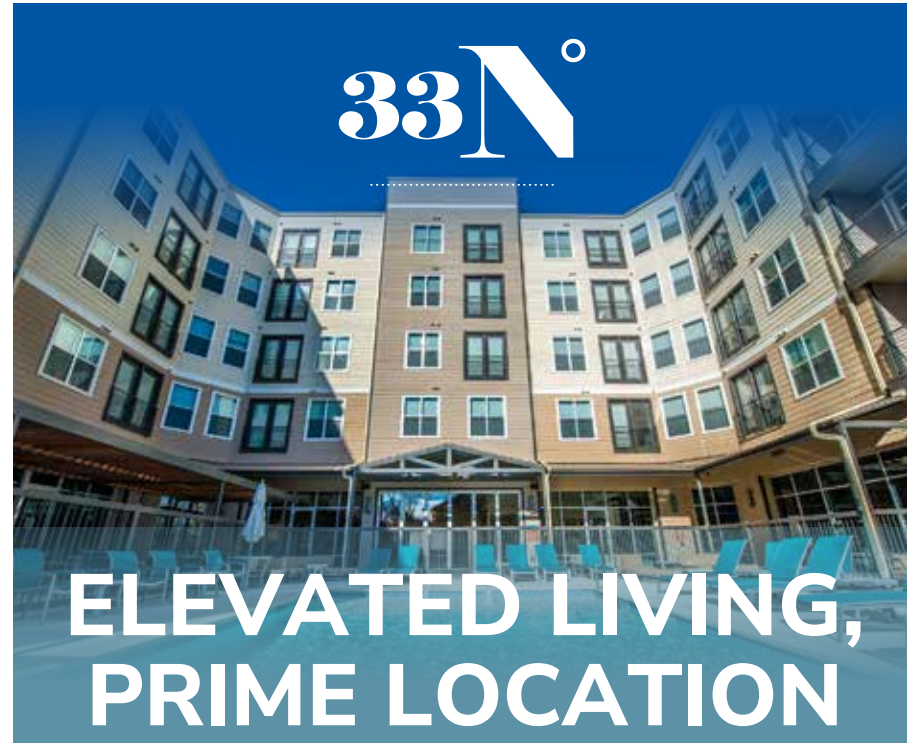


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We're on the UNT Shuttle Bus Route
Discovery Park DPI41 & DPI43

(SEE DETAILS PAGE 43)

33^N



ELEVATED LIVING, PRIME LOCATION



(SEE PAGES 6-7, 28, 35)

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Located Across from the UNT Campus
1, 2, 3 & 4 Bedroom Apartments
Fully Furnished with 50" Flat Screen TV
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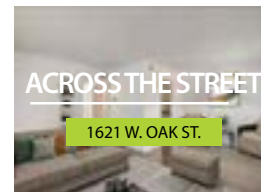
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Off-Campus Experience
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TO BETTER SERVE OUR STUDENT RESIDENTS

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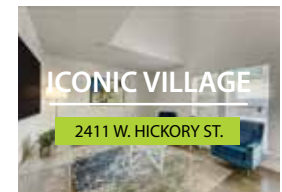
ACROSS THE STREET

1621 W. OAK ST.



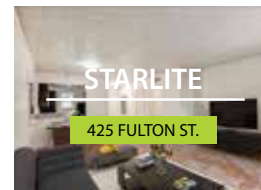
THE LIGHTS

1607 W. OAK ST.



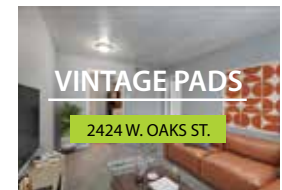
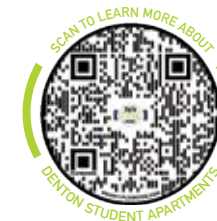
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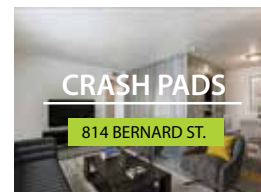


VINTAGE PADS

2424 W. OAKS ST.

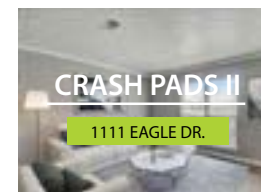
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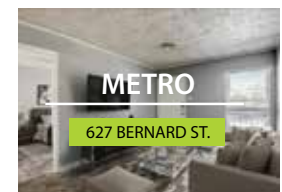
CRASH PADS

814 BERNARD ST.



CRASH PADS II

1111 EAGLE DR.



METRO

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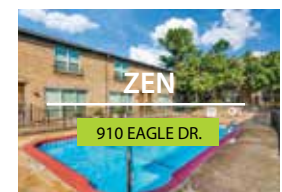
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Our Communities are Serviced by Various UNT Shuttle Routes

(SEE FRONT COVER, 6-7, 28, 35, 36, 37, 38, 39, 42, 46, 47, 48, 49)

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(SEE PAGES 6-7, 29, 48)

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(SEE PAGES 6-7, 29, 41)

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(SEE PAGES: 6-7, 29, 43)

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WALK TO CAMPUS!

(SEE PAGE 43)

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GO ZONE
TO UNT!**

**STUDIO, 1, 2 BEDROOMS
NEWLY RENOVATED**

(SEE PAGES 6-7, 29, 48)

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(SEE DETAILS PAGES 6 -7, 29, 47)

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COTTAGE HOME
FLOOR PLANS**

(SEE PAGES 6-7, 29, 43)

GUARANTEED SERVICE

DAY TIME & NIGHT TIME
FREE TRANSPORTATION TO
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NT121& EOC196B

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QUICK & EASY ACCESS TO
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THE RETREAT

Lifestyle

STUDENT COTTAGE LIVING
CLOSE TO CAMPUS

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- CABLE & HI-SPEED INTERNET INCLUDED
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ENERGY EFFICIENT WINDOWS

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1 BEDROOM - 1 BATHROOM



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ON OAK STREET

(SEE DETAILS ON PAGES 41 & 49)

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(SEE PAGE 36)

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RATES & TERMS - SEE PAGE 49

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- SEE DETAILS PAGE 46 -

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(SEE PAGE 41)



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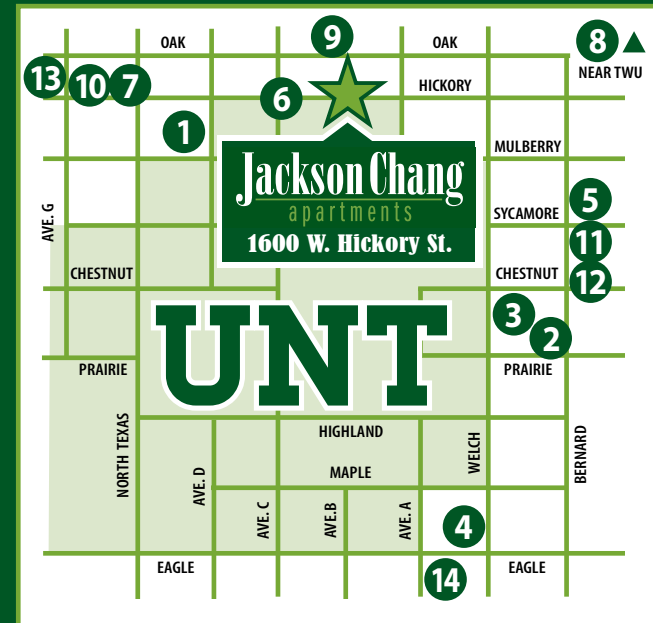
JUST MINUTES TO
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(SEE PAGE 38)

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(SEE PAGE 46)



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(SEE PAGE 49)



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(SEE PAGE 46)



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(SEE PAGE 35)

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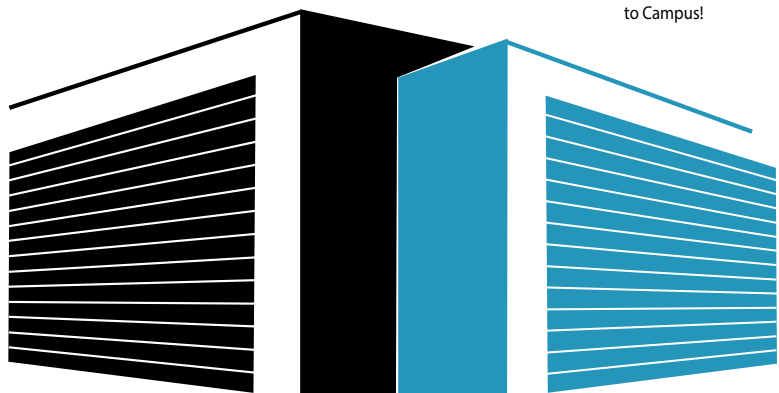


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(SEE PAGE 42)

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(SEE 47)

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(SEE PAGES 6-7, 29, 42, 60-61)



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(SEE DETAILS: 6-7, 28-29, 36, 47, 48 & 52-53)



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