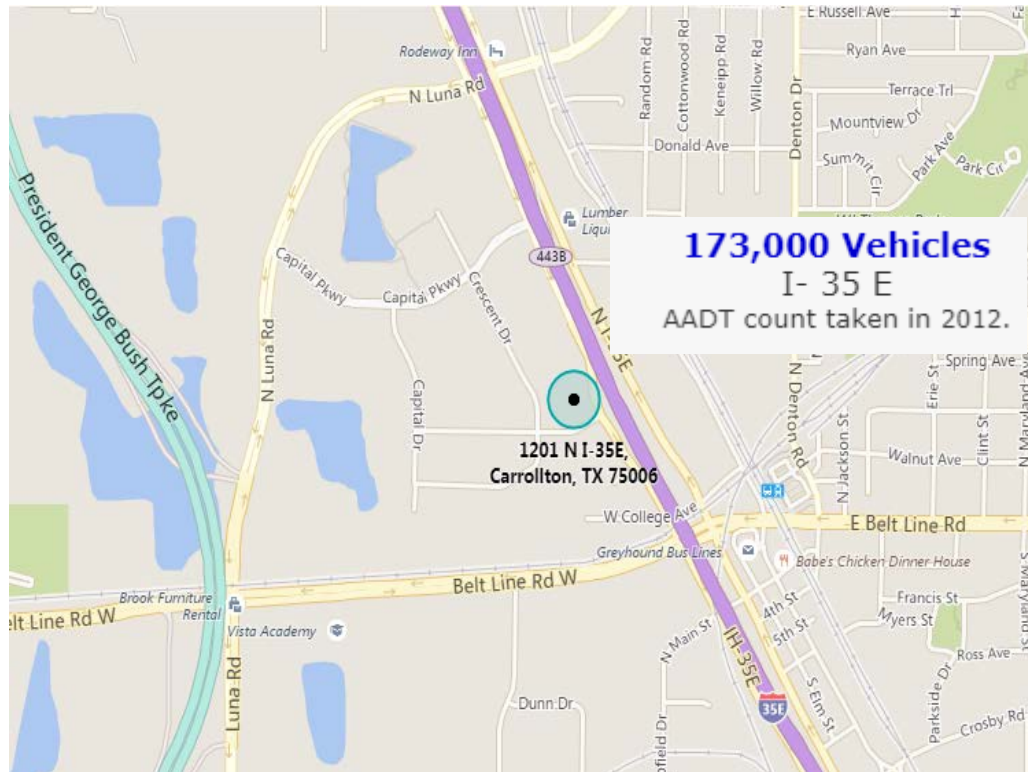


2.38 ACRES ON I-35 - HIGHWAY FRONTAGE - CORNER LOT



Property Details

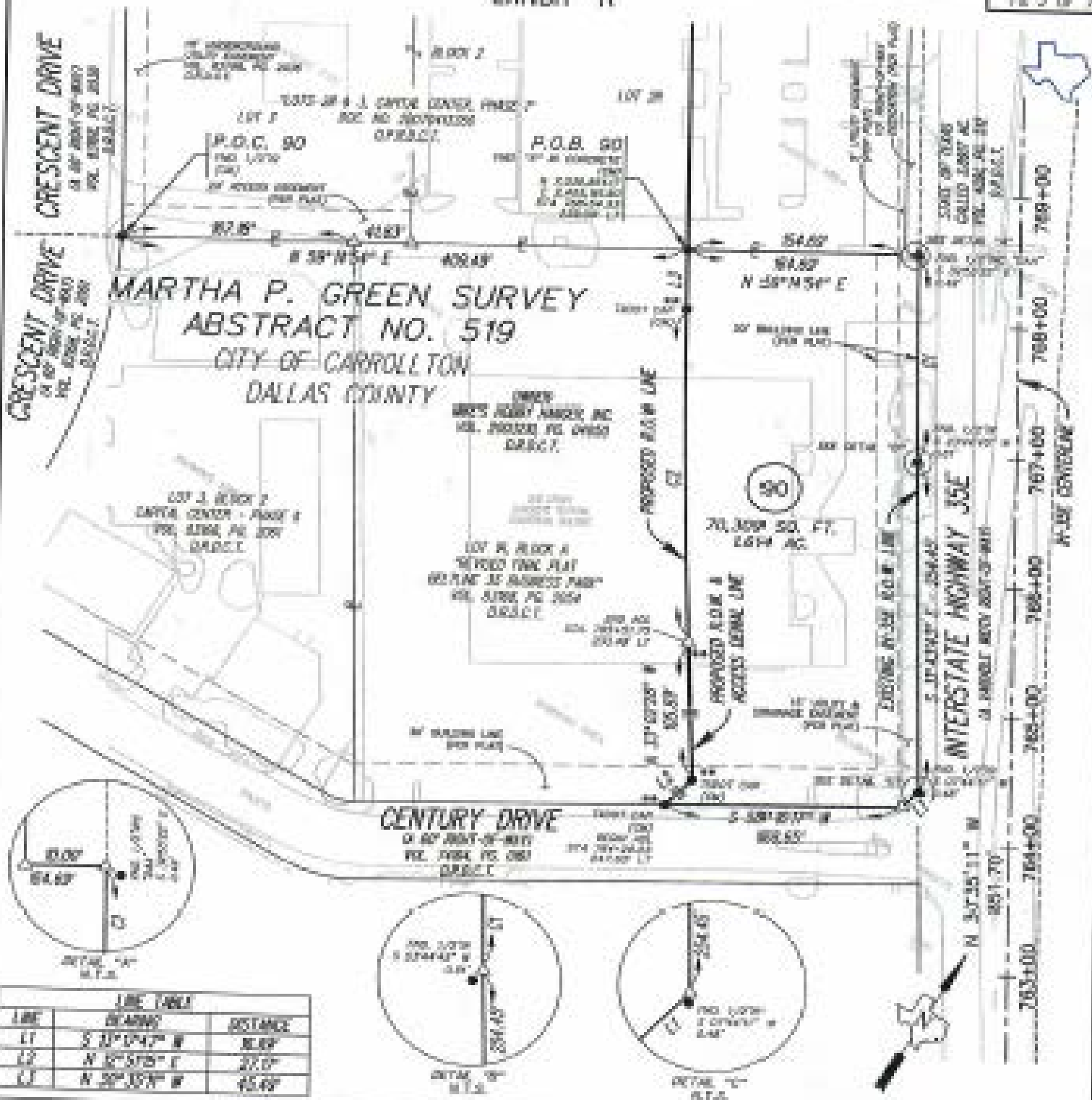
- ◆ Traffic count - 173,000 Vehicles as of 2012
- ◆ New class A Multifamily Development diagonally from location. 234 Units by [Waterford Residentials](#).
- ◆ Zoning: [\(FWY\)](#);
Ordinance: [\[1384\]](#)



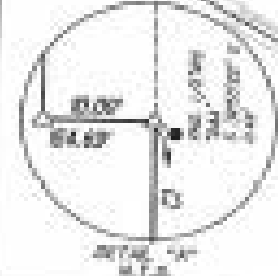
Geyden Sage | 214 563 1608
Geyden.Sage@SCREolutions.com
Jay Kanter Broker: License # 127946



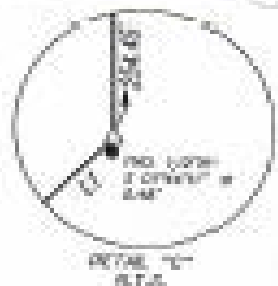
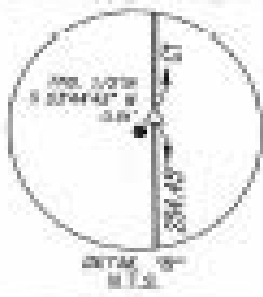
The Information contained herein was obtained from sources believed reliable; however, Kanter Co. nor Sage Commercial Real Estate Solutions make any guarantee as to the completeness or accuracy thereof. The presentation of these properties is submitted subject to errors, omissions, change of price or conditions prior to sale without notice. All information must be independently verified.



MARTHA P. GREEN SURVEY
 ABSTRACT NO. 519
 CITY OF CARROLLTON
 DALLAS COUNTY



LINE TABLE		
LINE	BEARING	DISTANCE
C1	S 23° 04' 27" W	80.89'
C2	N 32° 57' 05" E	37.07'
C3	N 30° 35' 37" W	45.69'



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1500.00'	80.89'	88° 42' 10"	S 23° 04' 27" W	158.28'
C2	650.00'	37.07'	32° 27' 12"	N 32° 57' 05" E	252.78'



REVISED 10/28/13
 AS OF 10/9/13



PLAT OF A SURVEY OF PARCEL 90				PARCEL NUMBER	90
FILE NO. (PARCEL 90)	IH-35E, PHASE 1		SECTION	ACRES	
SCALE 1" = 100'	FEDERAL AC PROJECT NO.	STATE-COUNTY FILE NO. (298-03-348)	SPD	SQUARE FEET	
			COUNTY (DALLAS)	ACQUISITION	1.814
				PARENT AREA	2.826
				REMAINING AREA	2.381
					70,388
					174,807
					102,828

DRIVETIME: 5 MINUTES

Demographic & Income Profile

SUMMARY	CENSUS 2010	2017	2022
Population	11,432	12,333	13,060
Households	5,401	5,742	6,047
Families	2,843	3,025	3,183
Average Household Size	2.10	2.13	2.14
Owner Occupied Housing Units	2,540	2,552	2,656
Renter Occupied Housing Units	2,861	3,190	3,392
Median Age	37.9	38.7	38.7
TRENDS: 2017 - 2022 ANNUAL RATE	AREA	STATE	NATIONAL
Population	1.15%	1.67%	0.83%
Households	1.04%	1.63%	0.79%
Families	1.02%	1.58%	0.71%
Owner HHs	0.80%	1.58%	0.72%
Median Household Income	2.77%	2.23%	2.12%
DATA FOR ALL BUSINESSES IN AREA			
Total Businesses			710
Total Employees			8,802
Total Residential Population			12,333
Employee/Residential Population Ratio			0.71

BY SIC CODES	BUSINESSES		EMPLOYEES	
	NUMBER	PERCENT	NUMBER	PERCENT
Agriculture & Mining	9	1.3%	395	4.5%
Construction	37	5.2%	374	4.2%
Manufacturing	40	5.6%	1,101	12.5%
Transportation	16	2.3%	175	2.0%
Communication	5	0.7%	46	0.5%
Utility	1	0.1%	8	0.1%
Wholesale Trade	52	7.3%	671	7.6%
Retail Trade Summary	146	20.6%	1,880	21.4%
Home Improvement	10	1.4%	212	2.4%
General Merchandise Stores	3	0.4%	33	0.4%
Food Stores	10	1.4%	173	2.0%
Auto Dealers, Gas Stations, Auto Aftermarket	17	2.4%	119	1.4%
Apparel & Accessory Stores	5	0.7%	29	0.3%
Furniture & Home Furnishings	16	2.3%	147	1.7%
Eating & Drinking Places	52	7.3%	798	9.1%
Miscellaneous Retail	33	4.6%	368	4.2%
Finance, Insurance, Real Estate Summary	72	10.1%	591	6.7%
Banks, Savings & Lending Institutions	13	1.8%	85	1.0%
Securities Brokers	11	1.5%	90	1.0%
Insurance Carriers & Agents	20	2.8%	207	2.4%
Real Estate, Holding, Other Investment Offices	29	4.1%	209	2.4%
Services Summary	267	37.6%	3,446	39.2%
Hotels & Lodging	3	0.4%	53	0.6%
Automotive Services	18	2.5%	159	1.8%
Motion Pictures & Amusements	16	2.3%	160	1.8%
Health Services	26	3.7%	282	3.2%
Legal Services	6	0.8%	325	3.7%
Education Institutions & Libraries	9	1.3%	180	2.0%



CITY OF CARROLLTON

ECONOMIC DEVELOPMENT UPDATE

August 2017

New Investment

Stone Gallery of Dallas	1220 Champion Cir., #116	17,600	Office/Wholesale
CBB Bank	2625 Old Denton, Rd., #574	1,700	Bank
Jiffy Lube	1505 W Hebron Pkwy.	4,400	Quick Oil Change
The Learning Station	2210 Kelly Blvd.	9,000	Day Care Center
Selery Fulfillment	1809 W Frankford Rd., #160	107,500	3rd Party Logistics
NCube	1325 Whitlock Ln., #403	2,300	Commercial Distribution
Mike's Electronics, Furniture & More	1927 E Belt Line Rd., #168	9,100	Electronics & Furniture
Discount LED	1620 N I35E, #310	1,200	Warehouse & Office
Dry Clean Super Center	1018 W Hebron Pkwy	2,800	Dry Cleaners
1620 E Belt Line LP	1620 E Belt Line Rd.,	4,000	Law Office
Hospice Source	3440 Sojourn Dr., #120	10,400	Office
Sinan Global Technologies	2105 Luna Rd., #300	4,000	Phone Supplies
Castlehills Surgicare	4221 Medical Pkwy., #150	2,700	Medical Office
Dr. Najam Khan Clinic	4221 Medical Pkwy., 550	2,800	Medical Office
Dr. Devarakonda	4221 Medical Pkwy., #200	2,100	Medical Office
Winfree Academy	1555 Valwood Pkwy., #160	8,500	Charter High School
Total SF:		190,100	
Total Year-To-Date SF:		1,675,700	

Hebron Parkway Shopping Center Sold to Investor

The 18,000 SF Carrollton shopping center, located at 1500 W Hebron Pkwy near the Sam Rayburn (SR121) interchange, recently was sold to a group of investors. The center is 100% occupied with long-term tenants which include Shipley's Donuts, Domino's, Best Brains Learning Center, and Ms. Mary's Southern Kitchen. Ms. Mary's leased space in the center two years ago with the assistance of the City of Carrollton's Specialty Retail Program. The Average Household Income for the local trade area is 1.5x the National Average.

Sunfinity Solar Leases Space in Carrollton

Sunfinity Solar, a renewable energy company providing complete system design, installation, and financing for solar energy systems for residential, commercial, and agricultural usage, has leased 20,000 SF at the Midway Business Center located at 3361 Boyington Drive in Carrollton.

Accu-Tech Corp Renews Lease in Carrollton

Accu-Tech Corp., a 30-year old national company providing cabling installations and maintenance for high speed data solutions to industries, healthcare providers, data centers, and government, renewed its 26,000 SF lease at 1500 Luna Rd. in Valwood Industrial Park in Carrollton.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jay Kanter Co	127946	jay@kanterco.com	469-774-4567
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jay Kanter Co	127946	jay@kanterco.com	469-774-4567
Designated Broker of Firm	License No.	Email	Phone
Jay Kanter Co	127946	jay@kanterco.com	469-774-4567
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Geyden Sage	555291	geyden.sage@scresolutions.com	214 563 1608
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date