

FOR SALE

1912 PARKER ROAD
CARROLLTON, TX 75010

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

Great opportunity for a fully developed retail pad site at busy intersection of Parker Road & Josey Lane in Carrollton. Adjacent to RaceTrac, new retail strip center and across the street from HEB owned property.

OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	0.86 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,062	42,065	120,988
Total Population	8,784	99,689	271,690
Average HH Income	\$110,095	\$113,286	\$109,725

NATHAN TUNE

940.381.2220
ntune@v-re.com

INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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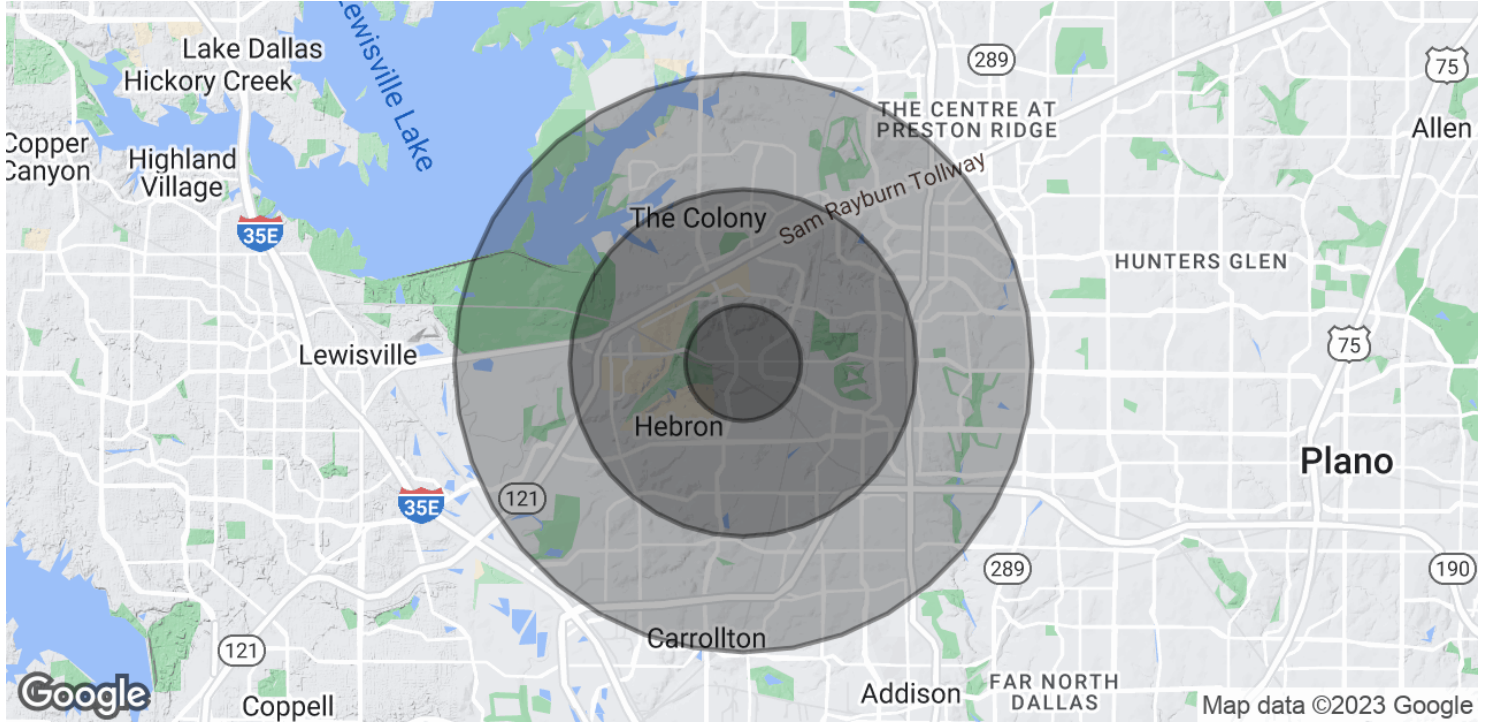
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,784	99,689	271,690
Average Age	36.5	39.1	39.0
Average Age (Male)	35.9	38.3	38.1
Average Age (Female)	37.8	40.1	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,062	42,065	120,988
# of Persons per HH	2.2	2.4	2.2
Average HH Income	\$110,095	\$113,286	\$109,725
Average House Value	\$336,312	\$307,513	\$310,592

* Demographic data derived from 2020 ACS - US Census

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LOCATION INFORMATION

Street Address	1912 Parker Road
City, State, Zip	Carrollton, TX 75010
County/Township	Denton

LAND

Number Of Lots	1
Best Use	Retail Pad Site
Irrigation	Yes
Water	Yes
Detention	Yes
Median Cut	Yes
Sewer	Yes

PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail-Pad
Zoning	Commercial - PD
Lot Size	0.86 Acres
Lot Frontage	150
Lot Depth	250
Traffic Count	20,000
Traffic Count Street	Parker Rd
Traffic Count Frontage	150
Waterfront	Yes

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