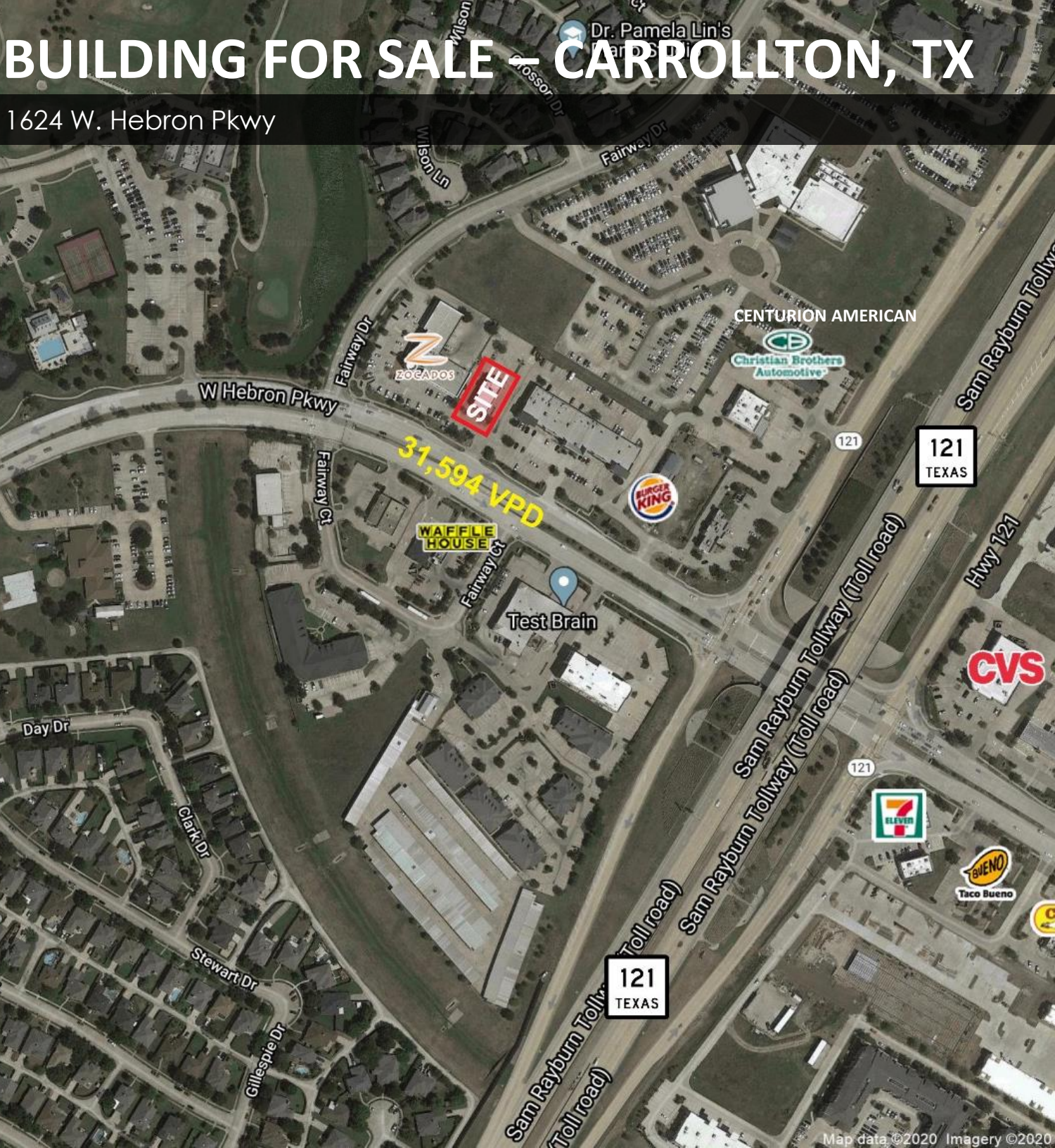


# BUILDING FOR SALE — CARROLLTON, TX

1624 W. Hebron Pkwy



## FOR SALE

CONTACT:

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Senior Associate

Retail Division

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PRESENTED BY:

**HENRY S. MILLER BROKERAGE, LLC**

5151 Beltline Rd.

Suite 900

Dallas, Texas 75254

[www.henrysmiller.com](http://www.henrysmiller.com)



# PROPERTY INFORMATION

## PROPERTY FEATURES

<b>LOCATION</b>	Carrollton, Texas
<b>COUNTY</b>	Denton
<b>PROPERTY TYPE</b>	Retail, free-standing, 3,180 SF, former restaurant
<b>ZONING</b>	High Density – Mixed Use
<b>USES</b>	Retail, Medical, Office/Commercial
<b>PRICE</b>	\$850,000



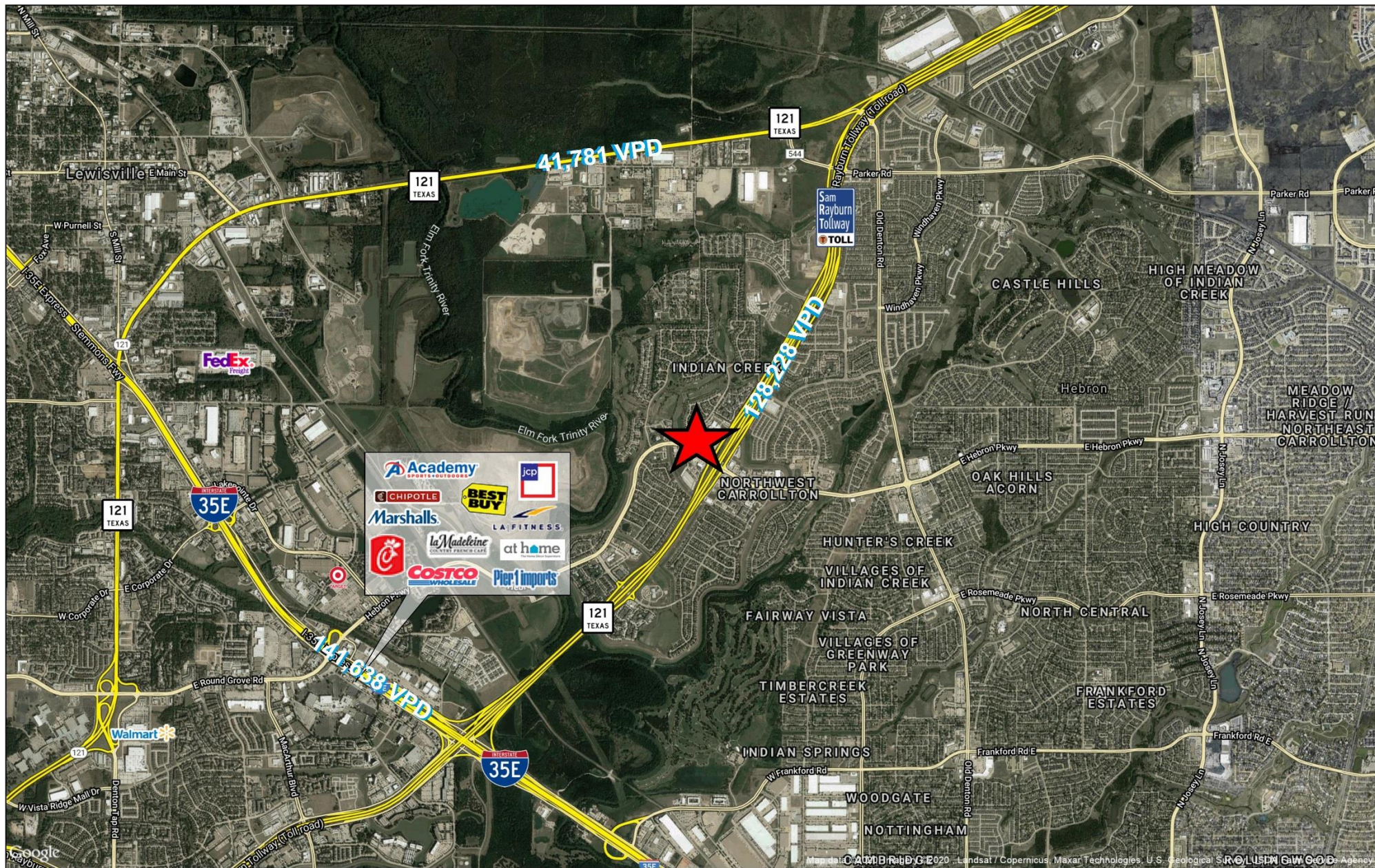
## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	8,627	84,202	256,253
2024 Population:	10,089	97,625	290,318
Pop Growth 2019-2024:	16.95%	15.94%	13.29%
Average Age:	34.20	36.40	36.20
Households			
2019 Total Households:	2,965	30,924	96,286
HH Growth 2019-2024:	16.53%	15.80%	13.15%
Median Household Inc:	\$82,238	\$90,316	\$77,172
Avg Household Size:	2.90	2.70	2.60
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$275,341	\$265,346	\$240,208
Median Year Built:	2004	2002	1994

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# AERIAL MAP

- Ten minutes from Toyota Motor North America, Inc. Near TX 121
- Strong Buying Power Households in Populated Area
- High Median Household Incomes within a 5 mile Radius



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

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# HIGHLIGHTS

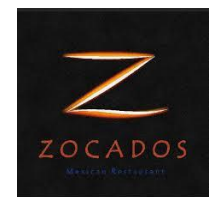
- 3,180 SF free-standing building located just 10 minutes from Toyota Motor North America, Inc., off TX 121.
- Former restaurant with a grease trap and drive thru.
- High lofted ceilings, recently used as a Tae Kwon Do martial arts facility.
- Great options for Retail—restaurant, the arts, music school, medical office, shopping, or mixed use development.

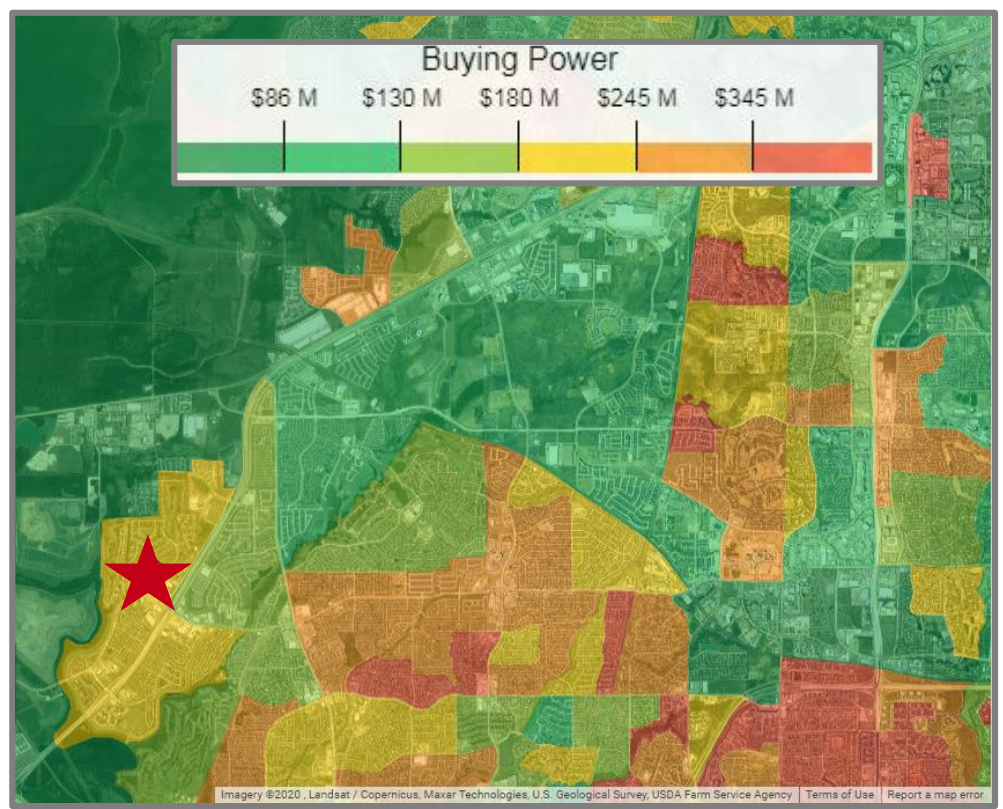
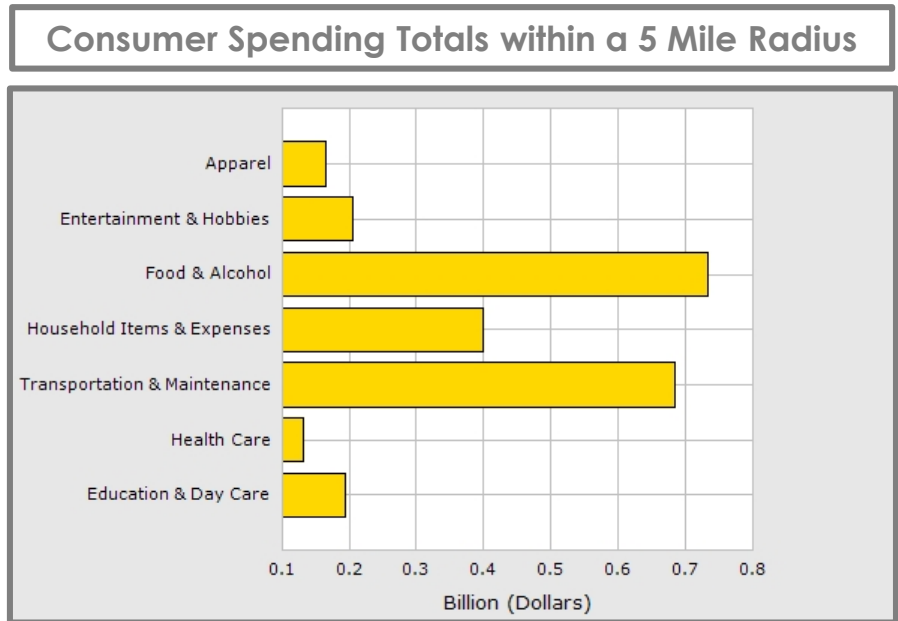
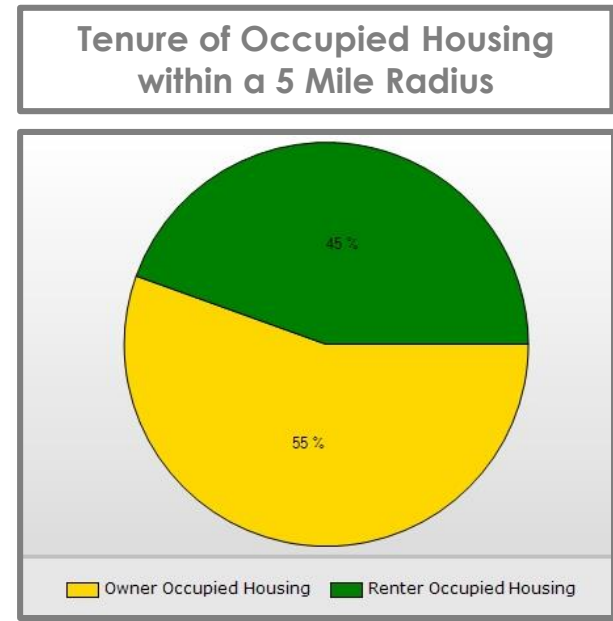
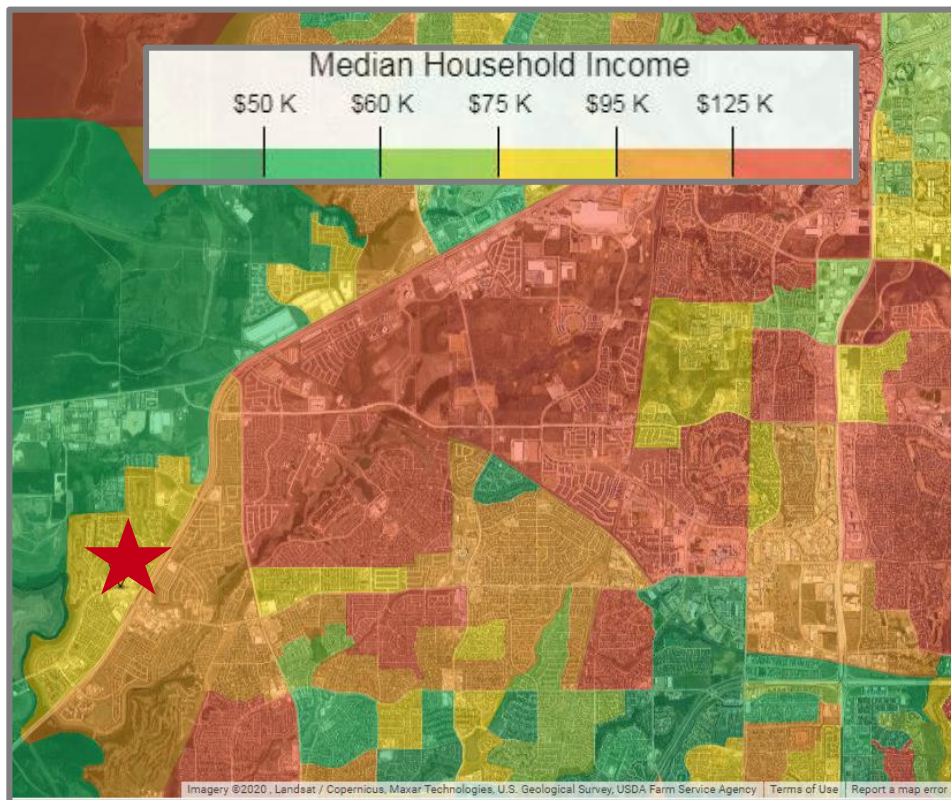
## Area Retailers

Sprouts Market  
 Starbucks  
 Panda Express  
 Andy's Frozen Custard  
 Fuzzy's Taco Shop  
 Walgreens  
 CVS  
 Subway  
 Medical Offices



Costco  
 Academy  
 Chipotle  
 LA Fitness  
 Pier 1 Imports  
 Best Buy  
 The Maverick  
 Zocados  
 La Madeline  
 At Home





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- Free-standing Building
- 3,180 SF of Space Available
- Busy Residential/Commercial Area



**STRONG  
BUYING  
POWER**



**HIGH  
TRAFFIC  
LOCATION**



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