

0.128 ACRES IN CARROLLTON, TX

2625 OLD DENTON ROAD



LAND FOR SALE

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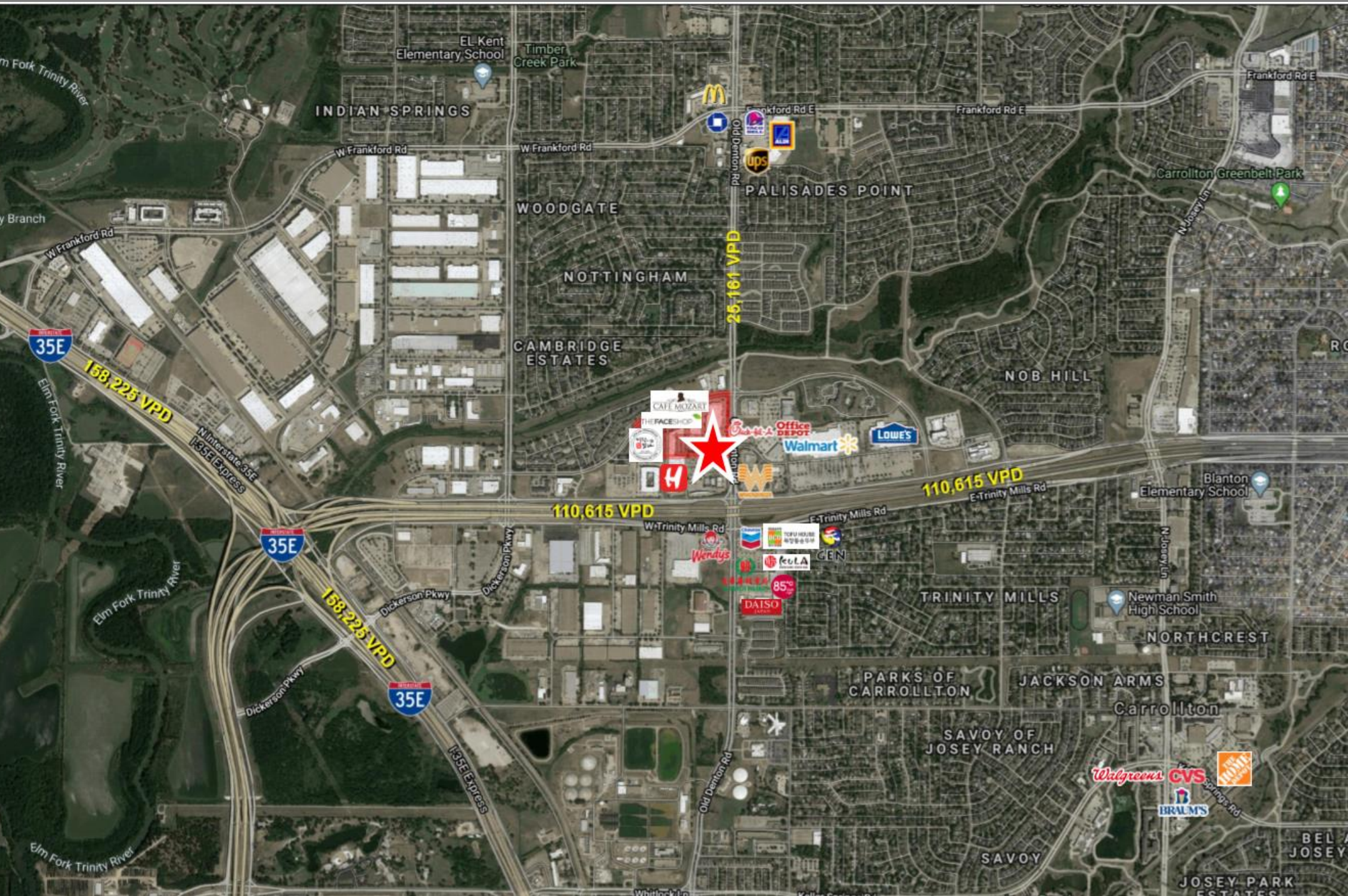
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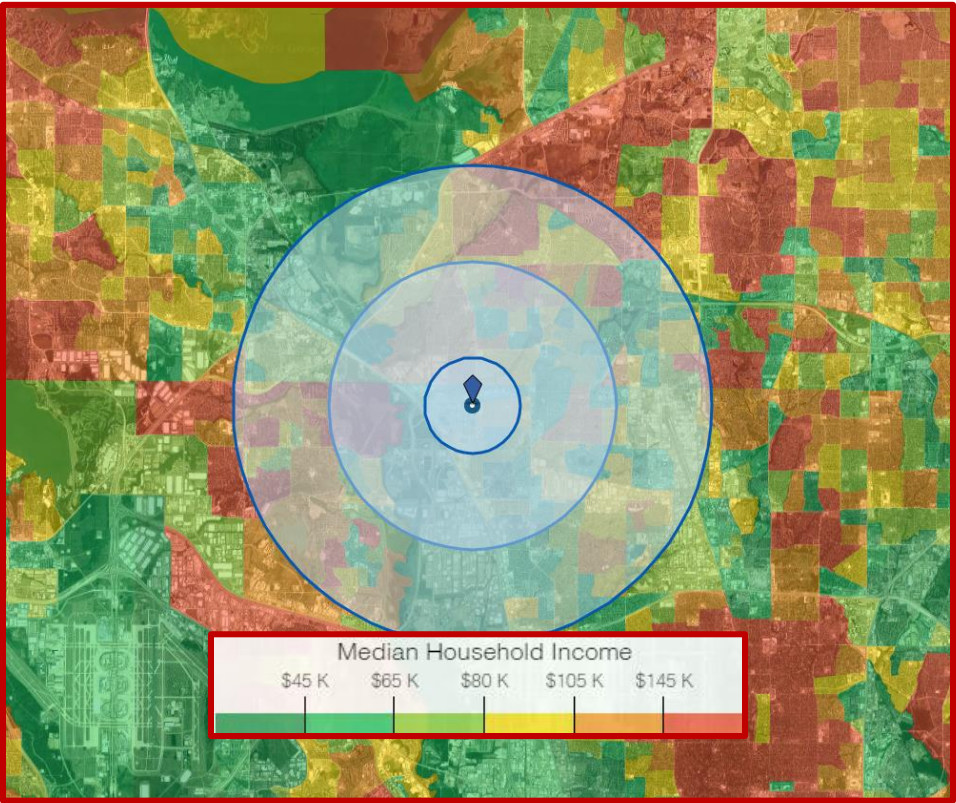
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AERIAL MAP



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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2019 Population	9,924	106,705	314,761
2010 Census Population	7,887	94,868	267,456
2019 African American	10.7%	12.8%	15.5%
2019 American Indian	.6%	.6%	.6%
2019 Asian	18.2%	17.8%	16.5%
2019 Hispanic	23.2%	33.1%	27.7%
2019 White	59.4%	53.9%	54.7%
2019 Other Race	11.1%	14.9%	12.7%
2019-2024 Projected Growth	1.6%	1.9%	1.9%

LOCATION

Carrollton, Texas

USES

Retail Commercial

SIZE

±0.128 acres, 5,615 SF

PRICE

Please contact broker

2019 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Under \$15,000	4.4%	4.3%	4.8%
\$15,000 to \$24,999	4.5%	6.5%	5.6%
\$25,000 to \$34,999	5.0%	7.3%	6.7%
\$35,000 to \$49,999	10.6%	12.8%	13.1%
\$50,000 to \$74,999	16.3%	19.0%	19.4%
\$75,000 to \$99,999	17.7%	15.7%	14.9%
\$100,000 to \$149,999	20.5%	17.2%	16.8%
\$150,000 to \$199,999	13.3%	10.0%	9.3%
\$200,000 or More	7.6%	7.3%	9.4%
Average HH Income	\$109,150	\$99,602	\$102,801
Median HH Income	\$90,632	\$81,211	\$84,512

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2019 Households	3,657	38,728	131,189
2010 Census Households	2,837	33,696	109,046
2019-2024 Projected Growth	1.6%	1.9%	1.9%
2019 Est. Total Businesses	687	3,817	13,849
2019 Est. Total Employees	5,697	36,704	151,269

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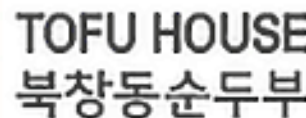
AREA RETAILERS



LAND DEVELOPMENT OVERVIEW

Growing Retail Area

- A prime location including 0.128 acres of land located at President George Bush Turnpike & Old Denton Rd.
- High density development experiencing population growth—thousands drive by this location every day.
- Carrollton rebuilding project location and Asian American area. One of the biggest Asian and Korean cultural areas.



Area Retailers

Walmart
Lowe's
Café Mozart
Ddongggo
CVS
Kura Sushi

H Mart
BBQ Chicken
VT Cosmetics
85C Bakery
Walgreens
Daiso Japan

99 Ranch Market
The Face Shop
Myungrang Hot Dog
Braum's Ice Cream
BCD Tofu House
Gen Korean BBQ House