

LAND FOR SALE

SH 121

4010 Nazarene Dr., Carrollton, TX 75010

4.2 ACRES

M

MATTHEWS
COMMERCIAL
KW COMMERCIAL



2106 E State Hwy 114,
Suite 101
Southlake, TX 76092

MOORE MATTHEWS
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moore@kwc-dfw.com

ELIUD SANGABRIEL
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Sale Price:	\$1,331,773.31 (\$7.15/SF)
Lot Size:	186,262 SF
FRONTAGE:	SH-121
VEHICLES PER DAY	114,000 (SH-121)
ZONING:	O2 - Office District
Traffic Count:	114,000

PROPERTY OVERVIEW

Located just north of I-35E and SH-121 interjection, right out of SH-121 and Marchant Blvd. The site features easy access and excellent visibility to combined SH-121 daily traffic counts in excess of 114,000+ vehicles. The site benefits from the convenient access to the Interstate I-35E (160,000+ vehicles per day). SH 121 and I-35E are Carrollton and Lewisville's main traffic thoroughfares.

PROPERTY HIGHLIGHTS

- Highly visible from highway 121
- Over 114,000 Vehicles per day in SH-121
- Just north of I-35 (145,000vpd) and SH-121 interchange
- Nestled in high density residential and close to popular retail area's.
- 10 minutes to DFW Airport
- Quick commute from Frisco, Grapevine, The Colony, Lewisville and other popular area's.
- Exceptional signage
- Important! Sale will exclude Cell Tower and leases



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PRIME LOCATION FOR DEVELOPMENT

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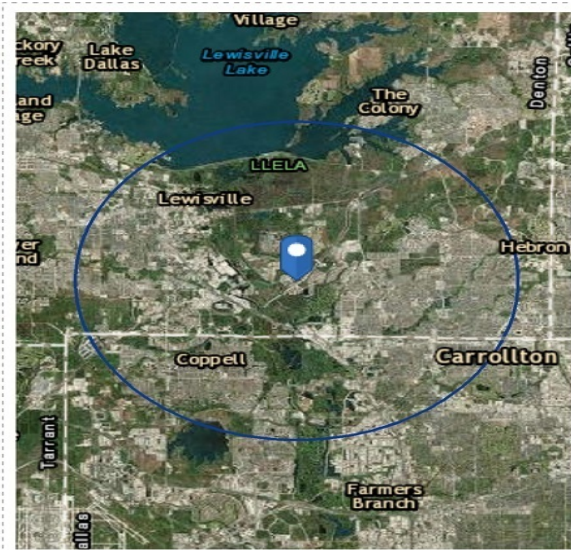
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Demographics

KEY FACTS

249,315
Population

2.7
Average Household Size

34.4
Median Age

\$74,918
Median Household Income

Average Household Size
for this area

2.68

which is more than the average
for United States

Area	Value	0.00	4.00
Texas	2.78		
Dallas County	2.76		
Denton County	2.75		
This area	2.68		
United States	2.59		

Race and Ethnicity

The largest group: White Alone (57.59)

The smallest group: Pacific Islander Alone (0.05)

Indicator	Value	Difference
White Alone	57.59	+6.72
Black Alone	10.67	-11.90
American Indian/Alaska Native Alone	0.53	-0.14
Asian Alone	17.75	+11.43
Pacific Islander Alone	0.05	-0.01
Other Race	9.97	-6.37
Two or More Races	3.43	+0.26
Hispanic Origin (Any Race)	25.87	-14.28

Bars show deviation
from
Dallas County

BUSINESS



7,203
Total Businesses



87,614
Total Employees

ANNUAL HOUSEHOLD SPENDING



\$2,864
Apparel & Services



\$233
Computers & Hardware



\$4,425
Eating Out



\$6,385
Groceries



\$6,624
Health Care

INCOME



\$74,918

Median Household Income



\$38,267

Per Capita Income



\$99,073

Median Net Worth



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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 over to or counter-over 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 written to do submitted by the party, disclose:
 - (1) that the owner will accept a price less than the written asking price;
 - (2) that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - (3) 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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.		
	License No.		
	License No.		
	License No.		
Buyer/Tenant Initials	Seller/Landlord Initials	date	