



# CARROLLTON TOWN CENTER

*Anchored By 99 Ranch Market, Daiso, Gen Korean BBQ, Kura Sushi & More*

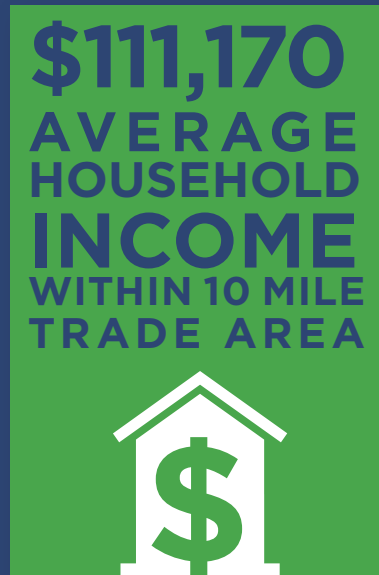
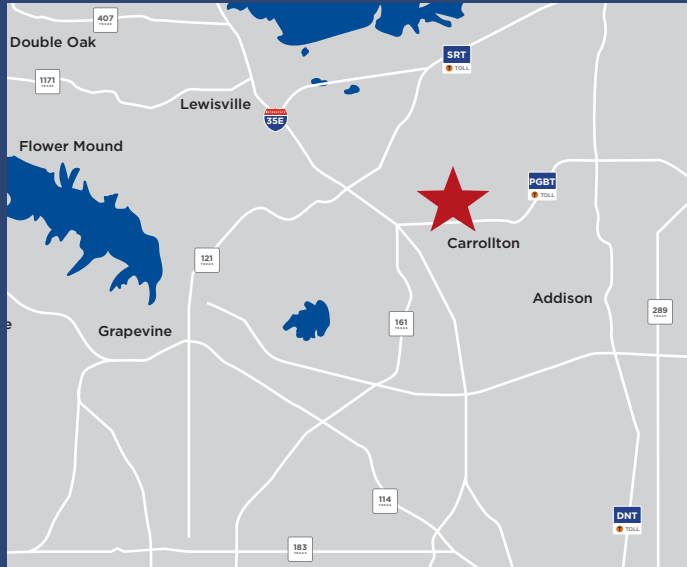
SEC President George Bush Turnpike & Old Denton Road | Carrollton, Texas



Heather Nguyen | John Nguyen | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management





**LOCATED IN THE  
HEART OF DFW'S  
NEW "BUSTLING  
KOREATOWN"**

- ASIA IN DALLAS

**#12 BEST PLACES  
TO MOVE**

- FORBES MAGAZINE

## TENANTS



- Today's Comfort
- Dan Sung Sa
- Hanabi Ramen
- Snowy Village
- Kickin' Crab
- Mango Six
- BBQ Tonite
- Verizon
- Monarch Dental
- Ceci Boutique
- Rice Chicken
- T-Swirl Crepes
- Too Thai Street Eats
- Modu Boutique



## CARROLLTON TOWN CENTER

Anchored by the **LARGEST**  
gourmet Asian supermarket  
chain - **99 RANCH MARKET**

Tenants include **DAISO JAPAN**,  
**85°C BAKERY**, **KINOKUNIYA**  
**BOOKS**, **BCD TOFU HOUSE**,  
**GEN KOREAN BBQ**, AND  
**KURA SUSHI** - Carrollton Town  
Center is the **FIRST LOCATION**  
**IN TEXAS** for these exciting  
international concepts

**CARROLLTON** ranks in the top  
cities in creating **NEW JOBS**,  
**TOTAL NEW DEVELOPMENT**,  
and **NEW BUSINESSES**

Carrollton Town Center has become  
an epicenter for **NEW AND**  
**INTERNATIONAL DINING**  
**EXPERIENCES** within the DFW area

**HIGHLY ACCESSIBLE** and  
**HIGHLY VISIBLE** from **PGBT**

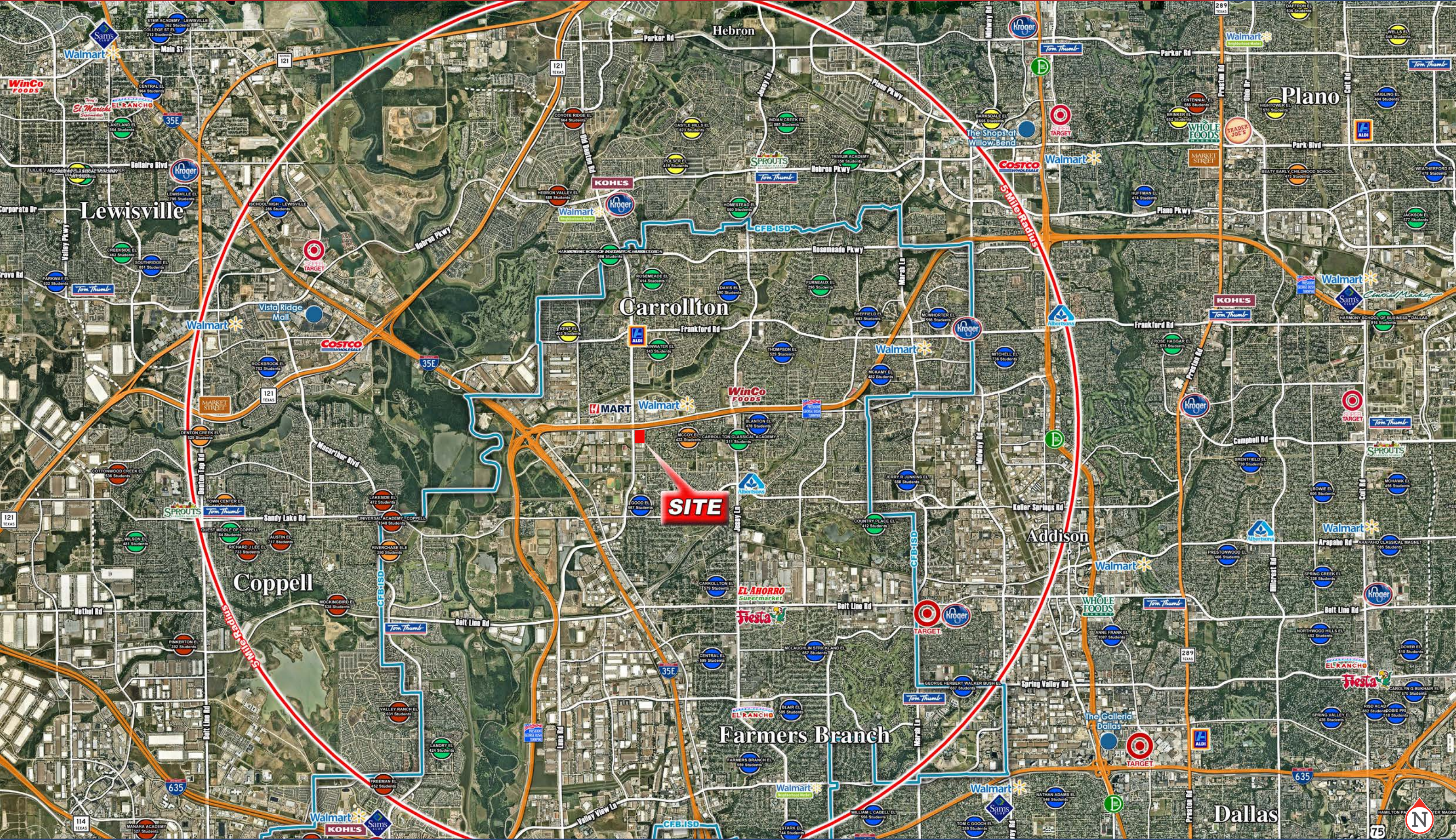
**PHASE II - NOW LEASING**  
Future retail & pads

John Nguyen  
281.477.4326  
jnguyen@newquest.com

Heather Nguyen  
281.477.4358  
hnguyen@newquest.com



# WHAT'S AROUND: Trade Area





WHAT'S AROUND





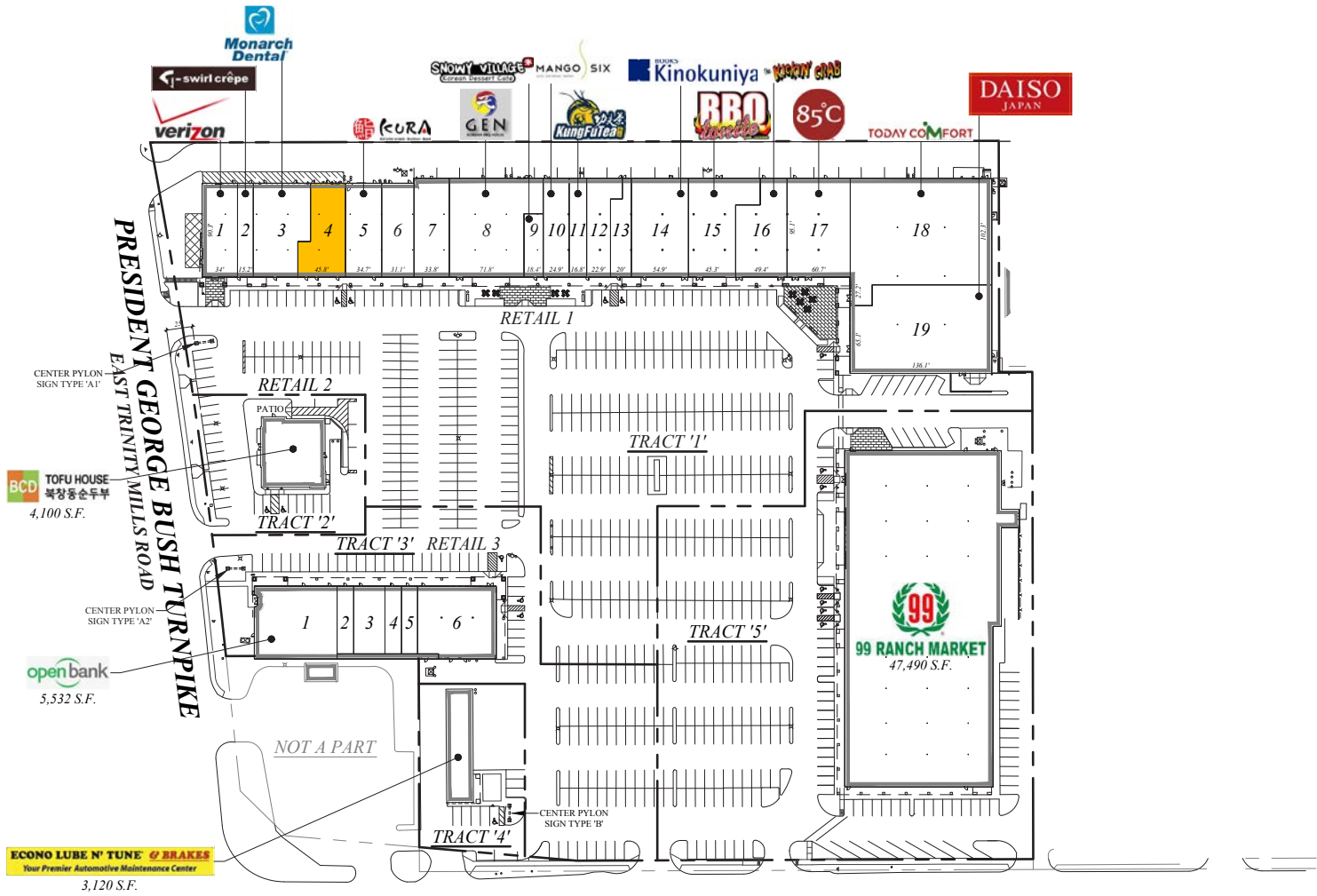
WHERE YOU COULD BE

DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	259,523	5.96	83,730	385	4.60	32.26
TRACT '2'	21,021	0.48	4,100	26	6.34	19.50
TRACT '3'	67,250	1.54	16,232	101	6.22	24.14
TRACT '4'	16,402	0.38	3,120	10	3.21	19.02
TRACT '5'	142,585	3.27	47,653	208	4.36	33.42
TOTAL	506,781	11.63	154,835	730	4.71	30.55
This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.						
DEVELOPMENT SYNOPSIS LAST UPDATED: SP122					DATE: 02.26.18	

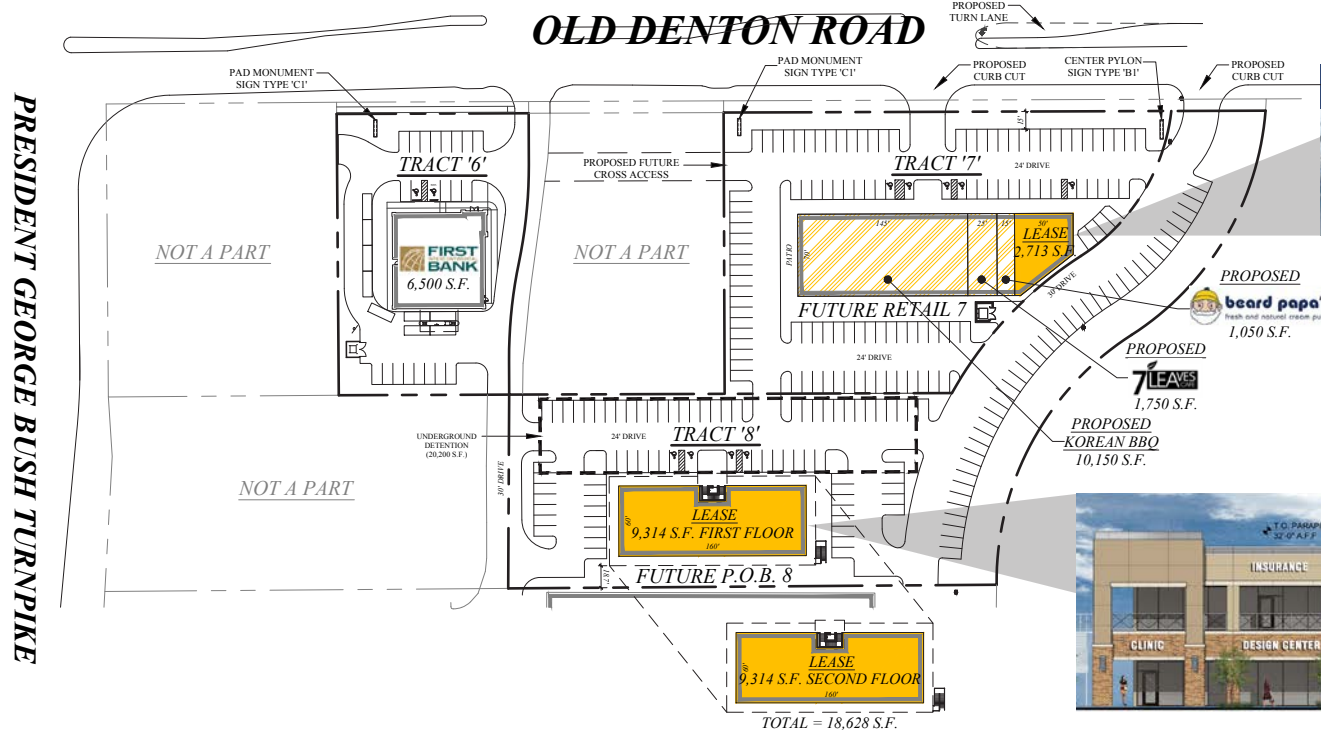
RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
1	VERIZON	3,075 S.F.
2	T'SWIRL CREPE	1,372 S.F.
3	MONARCH DENTAL	4,613 S.F.
4	AVAILABLE	3,453 S.F.
5	KULA SUSHI	3,111 S.F.
6	BEST THAI RESTAURANT	2,817 S.F.
7	RICE CHICKEN	3,217 S.F.
8	GEN KOREAN BBQ	7,454 S.F.
9	SNOWY VILLAGE	1,125 S.F.
10	MANGO SIX	2,369 S.F.
11	KUNG FU TEA	1,600 S.F.
12	HANABI RAMEN	2,406 S.F.
13	PHO GA CALI	1,676 S.F.
14	KINOKUNIYA BOOKS	5,221 S.F.
15	BBQ TONITE	4,913 S.F.
16	THE KICKIN' CRAB	4,097 S.F.
17	85°C BAKERY	5,771 S.F.
18	TODAY COMFORT	14,326 S.F.
19	DAISO	11,157 S.F.
	RISER ROOM	26 S.F.
TOTAL		83,799 S.F.

RETAIL BUILDING 3		
NO.	NAME	LEASE AREA
1	OPEN BANK	5,532 S.F.
2	KIN+P	1,042 S.F.
3	HERB FOOT REFLEXOLOGY	1,956 S.F.
4	CECI BOUTIQUE	1,039 S.F.
5	LA HAIR	1,004 S.F.
6	DAN SUNG SA KOREAN BAR	5,183 S.F.
	CORRIDOR	475 S.F.
TOTAL		16,231 S.F.

AVAILABLE



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '6'	37,227	0.85	6,500	22	3.38	17.46
TRACT '7'	71,958	1.65	15,663	141	9.00	21.77
TRACT '8'	96,282	2.21	18,628	95	5.10	19.35
TOTAL	205,467	4.72	40,791	258	6.32	19.85
This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.						
DEVELOPMENT SYNOPSIS LAST UPDATED: SP110					DATE: 06.21.17	













# WHO’S NEARBY

# DEMOGRAPHICS

2010 Census, 2019 Estimates with  
Delivery Statistics as of 03/19

	3 Miles	5 Miles	10 Miles
<strong>POSTAL COUNTS</strong>			
Current Households	39,416	129,604	423,272
Current Population	109,658	315,629	1,037,068
2010 Census Average Persons per Household	2.78	2.44	2.45
2010 Census Population	97,694	270,237	869,115
Population Growth 2010 to 2019	12.47%	17.10%	19.76%
<strong>CENSUS HOUSEHOLDS</strong>			
1 Person Household	22.18%	31.98%	31.31%
2 Person Households	30.11%	30.19%	30.78%
3+ Person Households	47.72%	37.83%	37.91%
Owner-Occupied Housing Units	62.02%	48.77%	49.32%
Renter-Occupied Housing Units	37.98%	51.23%	50.68%
<strong>RACE AND ETHNICITY</strong>			
2019 Estimated White	56.29%	56.70%	59.77%
2019 Estimated Black or African American	11.65%	14.32%	12.08%
2019 Estimated Asian or Pacific Islander	15.70%	15.54%	14.04%
2019 Estimated Other Races	15.76%	12.86%	13.53%
2019 Estimated Hispanic	34.99%	27.90%	28.33%
<strong>RACE AND ETHNICITY, BY ASIAN ORIGIN</strong>			
Asian Indian & Pakistani	42.0%	48.3%	49.0%
Chinese (except Taiwanese)	6.6%	8.2%	12.6%
Filipino	3.1%	3.3%	3.8%
Indonesian	.2%	.4%	.4%
Japanese	1.1%	1.4%	1.7%
Korean	15.0%	16.8%	13.4%
Taiwanese	.7%	.8%	1.5%
Thai	.6%	.6%	.8%
Vietnamese	19.9%	12.5%	8.8%
Other Asian, specified and unspecified	10.8%	7.6%	8.1%
<strong>INCOME</strong>			
2019 Estimated Average Household Income	\$95,035	\$100,598	\$111,170
2019 Estimated Median Household Income	\$79,762	\$83,562	\$87,363
2019 Estimated Per Capita Income	\$34,574	\$42,081	\$46,781
<strong>EDUCATION (AGE 25+)</strong>			
2019 Estimated High School Graduate	22.19%	17.47%	15.89%
2019 Estimated Bachelors Degree	24.47%	30.32%	30.60%
2019 Estimated Graduate Degree	11.21%	15.63%	17.68%
<strong>AGE</strong>			
2019 Median Age	35.7	35.0	35.7

Our quest  
is your success.

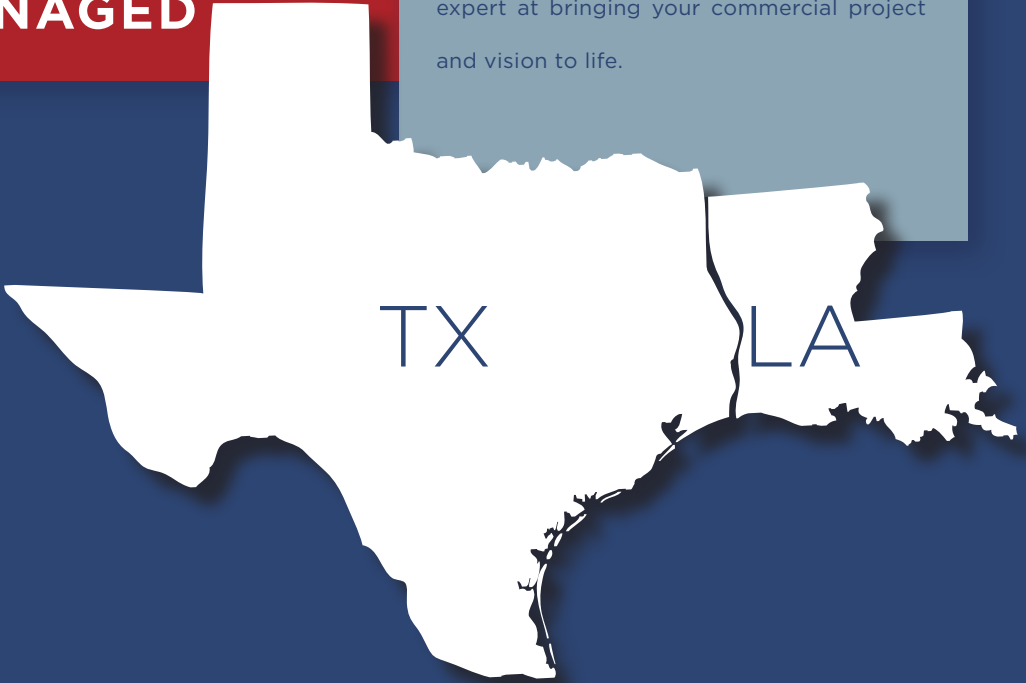
9.9M SF  
OWNED

12.1M SF  
LEASED

10.8M SF  
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.







Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

# 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	<b>-</b>	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



**8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300**

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

Rev. 07.02.19 ct