

FOR LEASE

HEBRON PARKWAY OFFICE

3024 E HEBRON PKWY, CARROLLTON, TX 75010

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

3024 E Hebron Pkwy is a professional office condominium located in the heart of Carrollton, a rapidly growing city well known for its diverse local economy and a vibrant office, retail and residential community. This evident, stand-alone building consists of 7 fully finished private offices in which there is a common area in the center of the building, surrounded by said private offices, that features a conference room, kitchen, and reception area. The property conveniently located in Carrollton provides easy access to I-35E, George Bush Turnpike, and State Highway 121.

PROPERTY HIGHLIGHTS

- Prime Location in Carrollton
- Impressive Coworking Area
- High Visibility from Hebron Parkway
- Easy Access to I-35E, George Bush Turnpike & State Hwy 121

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	4,050 SF
Building Size:	4,050 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,482	55,650	116,937
Total Population	8,070	122,104	269,900
Average HH Income	\$102,034	\$91,506	\$99,887

GLEN FARRIS

940.381.2220

gfarris@v-re.com

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

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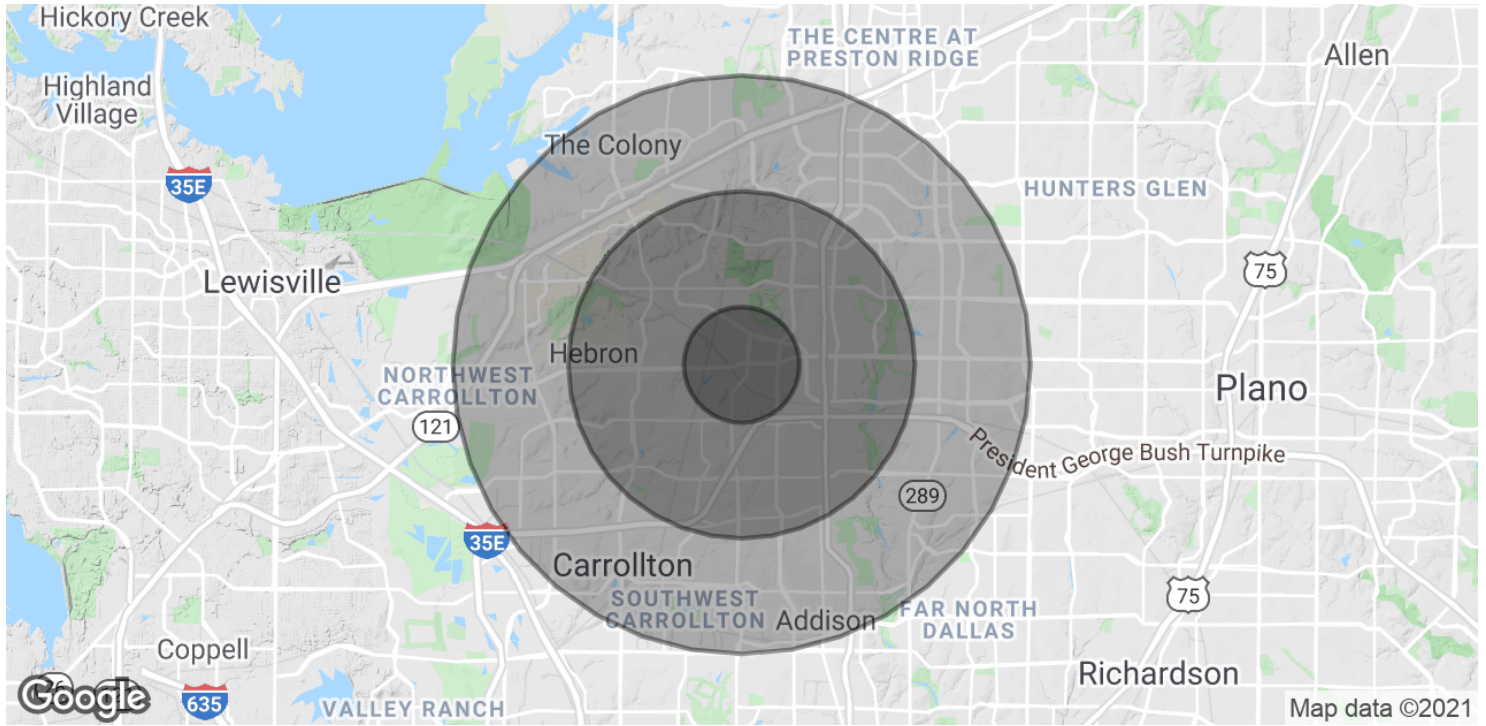
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,070	122,104	269,900
Average age	39.2	34.2	35.7
Average age (Male)	37.2	33.7	35.2
Average age (Female)	41.2	34.9	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,482	55,650	116,937
# of persons per HH	2.3	2.2	2.3
Average HH income	\$102,034	\$91,506	\$99,887
Average house value	\$268,459	\$350,797	\$310,622

* Demographic data derived from 2010 US Census

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LOCATION INFORMATION

Building Name	Hebron Parkway Office
Street Address	3024 E Hebron Pkwy
City, State, Zip	Carrollton, TX 75010
County/Township	Denton

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building

BUILDING INFORMATION

Building Size	4,050 SF
Price / SF	\$25.00 SF/yr
Building Class	B
Load Factor	Yes

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