

Report for 1428 W Hebron Pkwy, Carrollton - 07/30/2021 (102624)

Prepared July 30, 2021

Presented By

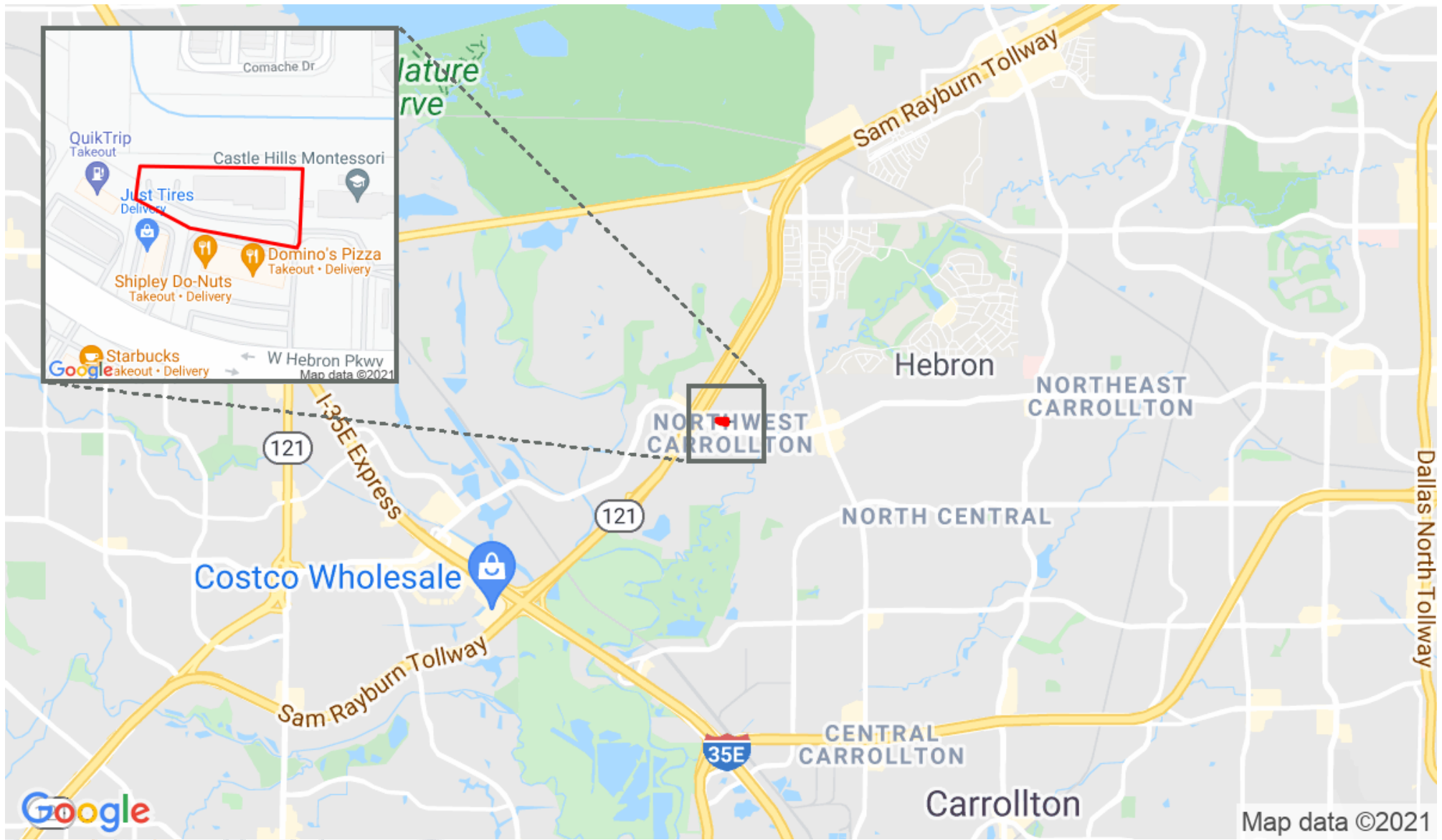


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Hebron Ridge Office Park

Craddock Real Estate Group

P.O. Box 188 rockwall Tx Rockwall, TX 75087 | 214-952-0527



DD STATE
Dr. Kristen
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 **Catylist Research**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor

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**Parcel
Aerial**



Hebron Ridge Office Park

1428 W Hebron Pkwy
Carrollton, TX 75010



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Hebron Ridge Office Park

1428 W Hebron Pkwy
Carrollton, TX 75010

Owner	STARMED PARTNERS LP
Tenant	
Class	B
Building Size	15,500 SF
Year Built	2008

Office For Lease

1

Floor/Suite	
Available SF	2,110 SF
Lease Rate	\$23.00 Annual/SF
Lease Type	NNN
Date Available	08/01/2021
Expenses	\$6.50
TI Allowance	

This Medical office Suite has been refinished with new paint and floor finishes, and features 5 Exam Rooms, 1 Procedure Room, a Small Break room, 2 Bathrooms as well as a Reception / Office area.



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Address	Status	Floor/Suite	Land	Building SF	Available SF	Price
1428 W Hebron Pkwy	Office For Lease		1.70 Acres	15,500 SF	2,110 SF	\$23.00 Annual/SF



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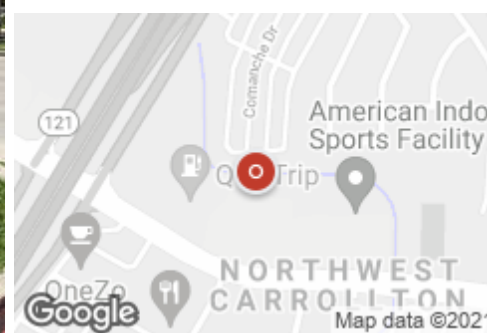


SUITE 125

1428 W Hebron Pkwy, Carrollton, TX 75010

Office: Medical/Dental For Lease

Prepared on July 30, 2021



Listing Details | Office For Lease

Suite	-	Signage	On Building & Free-Sta...
Secondary Uses	Specialty	Show Instructions	Call broker
Sublease	No	Rent Esc. Type	Annual Percentage
Total Available Space	2,110 SF	Vacant	Yes
Min Div/Max Contig	-	Available Date	8/01/2021
Asking Rate	\$23.00 Annual/SF	Date Listed	7/21/2021
Monthly Rate	\$4,044	Last Modified	-
Lease Type	NNN	Listing ID	610433a6577fac0008d...
Expenses	\$6.50 (NNN)	Restrooms	2
Possession	Now	Parking Spaces	-
Lease Terms	5 Year Min.		

Description

This Medical office Suite has been refinished with new paint and floor finishes, and features 5 Exam Rooms, 1 Procedure Room, a Small Break room, 2 Bathrooms as well as a Reception / Office area.

Property Details

Building Class	B	Building Size	15,500 SF
Property Type	Office	Land Size	1.7 Acres / 74,052 SF
Sub Type	Medical/Dental	Number of Buildings	1
Zoning	-	Floors	1
Building Status	Existing	Year Built	2008

Contact



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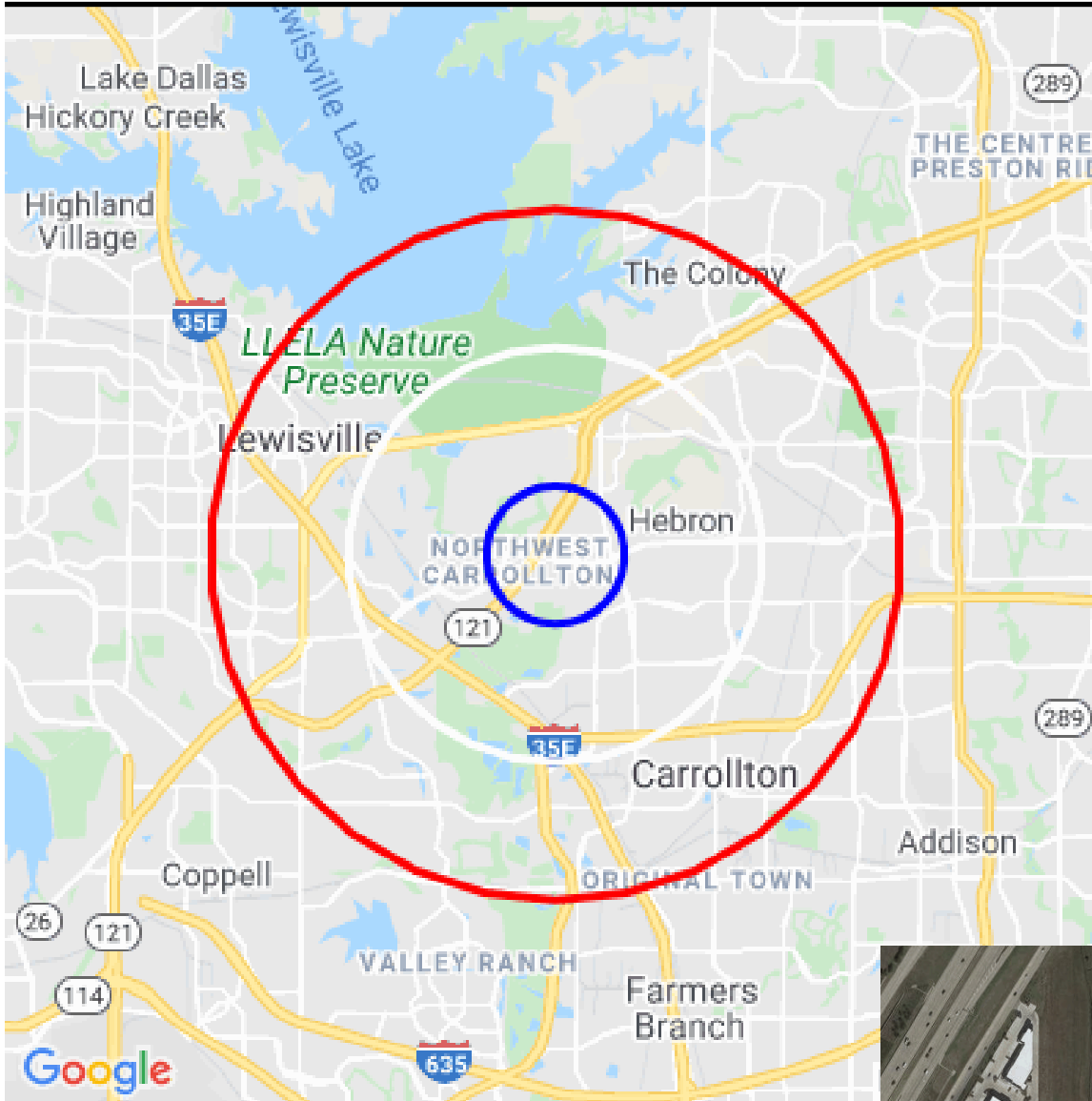
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Demographic Report



Hebron Ridge Office Park

Population

Distance	Male	Female	Total
1- Mile	4,823	4,641	9,464
3- Mile	31,253	31,584	62,837
5- Mile	91,507	94,848	186,355



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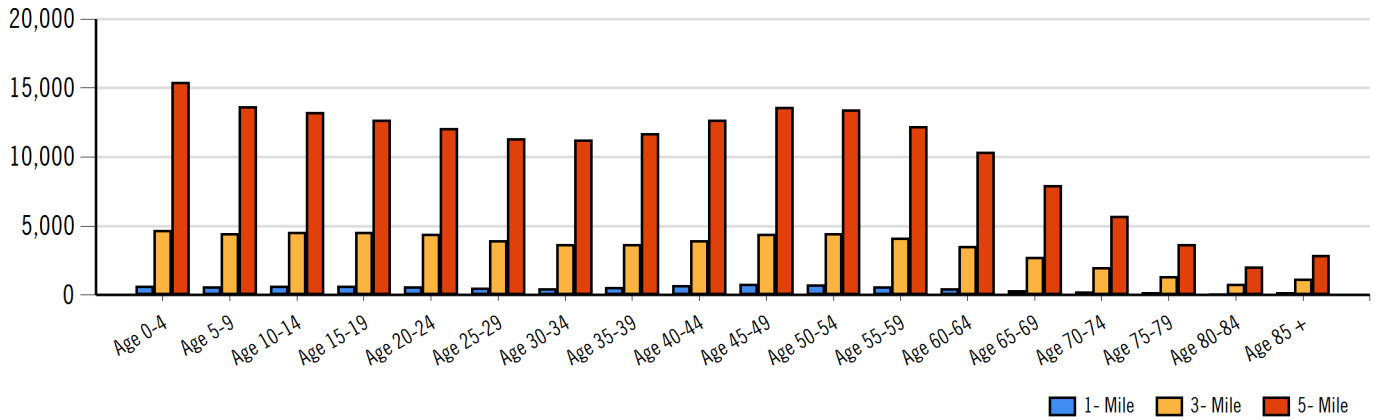
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Hebron Ridge Office Park

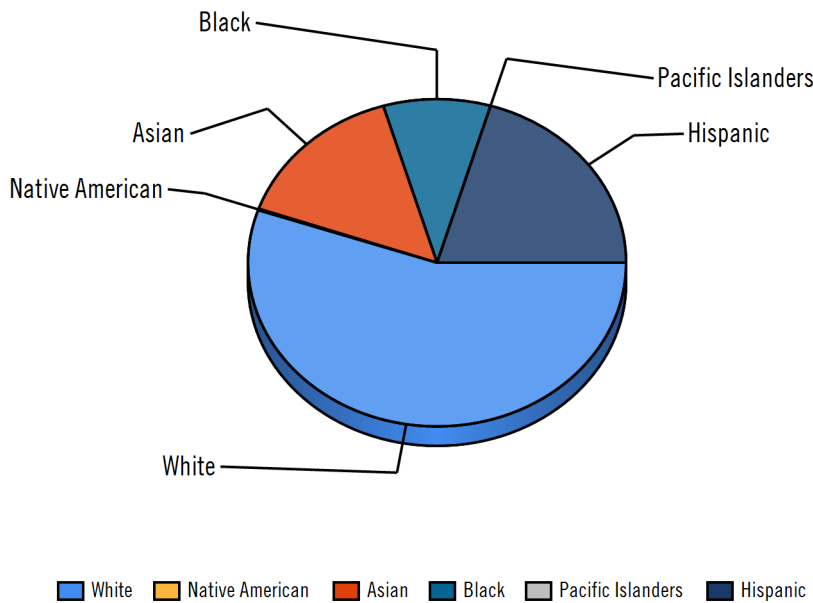
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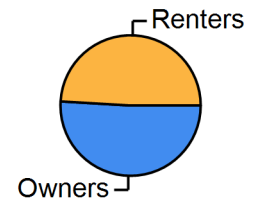
Population by Distance and Age (2020)



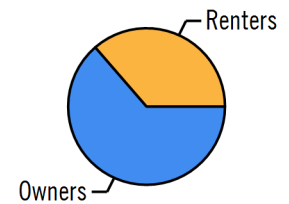
Ethnicity within 5 miles



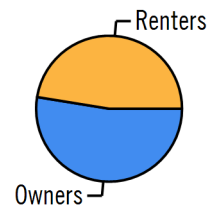
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	5,412	107	0.53 %
3-Mile	34,761	722	1.62 %
5-Mile	104,263	2,740	2.18 %



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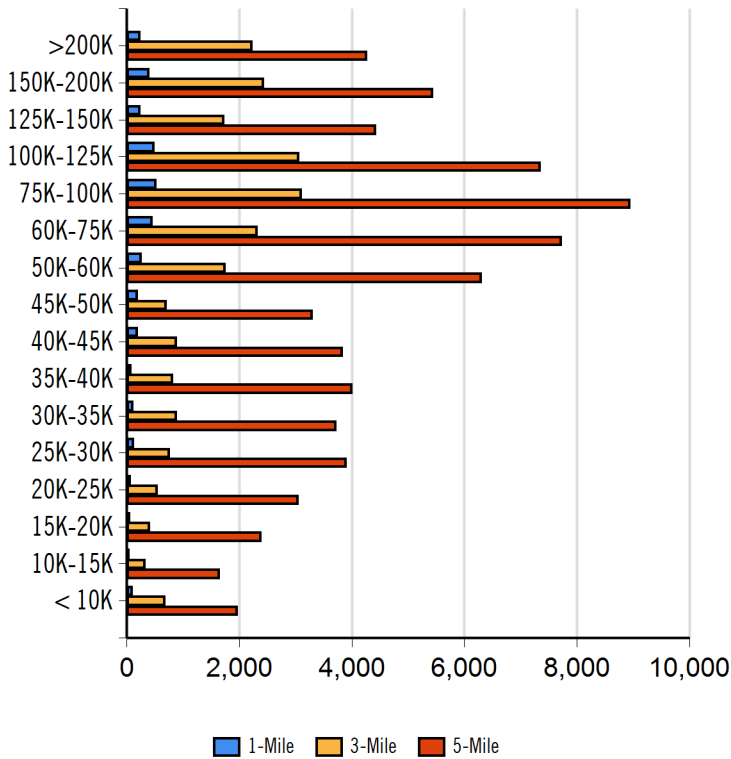
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	0	198	436	264	612	250	231	693	1,140	305	45	518
3-Mile	42	85	1,208	3,339	1,699	4,526	1,712	1,743	4,659	6,310	2,259	562	2,838
5-Mile	130	519	4,742	10,523	4,109	14,039	5,667	4,274	13,327	18,183	9,119	1,781	8,268

Household Income



Radius	Median Household Income
1-Mile	\$112,866.88
3-Mile	\$84,714.41
5-Mile	\$76,513.56

Radius	Average Household Income
1-Mile	\$112,518.38
3-Mile	\$90,428.09
5-Mile	\$85,304.56

Radius	Aggregate Household Income
1-Mile	\$337,187,852.76
3-Mile	\$2,263,192,122.00
5-Mile	\$5,965,773,870.30

Education

	1-Mile	3-mile	5-mile
Pop > 25	6,167	40,062	119,216
High School Grad	911	6,139	19,692
Some College	1,352	9,626	29,314
Associates	503	2,942	7,720
Bachelors	2,199	13,270	36,044
Masters	455	3,511	10,004
Prof. Degree	67	619	1,729
Doctorate	14	186	893

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	7 %	30 %	35 %
Teen's	29 %	74 %	81 %
Expensive Homes	0 %	4 %	3 %
Mobile Homes	61 %	39 %	26 %
New Homes	203 %	286 %	226 %
New Households	60 %	127 %	134 %
Military Households	0 %	5 %	8 %
Households with 4+ Cars	14 %	49 %	61 %
Public Transportation Users	2 %	22 %	16 %
Young Wealthy Households	129 %	171 %	156 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	202,397,230		1,321,550,384		3,789,508,322	
Average annual household	64,181		56,178		53,829	
Food	8,191	12.76 %	7,231	12.87 %	6,940	12.89 %
Food at home	4,975		4,532		4,392	
Cereals and bakery products	711		645		625	
Cereals and cereal products	255		231		223	
Bakery products	455		414		401	
Meats poultry fish and eggs	978		896		872	
Beef	224		205		201	
Pork	167		157		155	
Poultry	187		170		165	
Fish and seafood	170		151		144	
Eggs	77		72		70	
Dairy products	525		466		449	
Fruits and vegetables	1,027		932		897	
Fresh fruits	151		137		132	
Processed vegetables	184		172		168	
Sugar and other sweets	177		164		160	
Fats and oils	156		143		139	
Miscellaneous foods	928		848		823	
Nonalcoholic beverages	399		374		367	
Food away from home	3,216		2,698		2,548	
Alcoholic beverages	498		423		401	
Housing	21,909	34.14 %	19,643	34.97 %	18,972	35.24 %
Shelter	13,431		11,955		11,526	
Owned dwellings	8,566		7,406		7,067	
Mortgage interest and charges	4,496		3,830		3,629	
Property taxes	2,906		2,497		2,383	
Maintenance repairs	1,162		1,078		1,053	
Rented dwellings	3,471		3,450		3,427	
Other lodging	1,394		1,098		1,031	
Utilities fuels	4,631		4,371		4,283	
Natural gas	463		422		410	
Electricity	1,770		1,705		1,682	
Fuel oil	188		172		166	
Telephone services	1,451		1,367		1,339	
Water and other public services	758		702		683	
Household operations	1,636	2.55 %	1,409	2.51 %	1,348	2.50 %
Personal services	528		437		412	
Other household expenses	1,108		971		935	
Housekeeping supplies	748		660		638	
Laundry and cleaning supplies	190		173		168	
Other household products	441		388		376	
Postage and stationery	116		98		94	
Household furnishings	1,460		1,246		1,175	
Household textiles	111		94		87	
Furniture	387		302		280	
Floor coverings	45		35		32	
Major appliances	135		140		137	
Small appliances	120		103		99	
Miscellaneous	660		570		538	
Apparel and services	1,827	2.85 %	1,558	2.77 %	1,483	2.76 %
Men and boys	382		314		294	
Men 16 and over	319		263		245	
Boys 2 to 15	63		50		48	
Women and girls	639		548		524	



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Women 16 and over	566	474	450
Girls 2 to 15	72	73	73
Children under 2	106	98	96

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	202,397,230		1,321,550,384		3,789,508,322	
Average annual household	64,181		56,178		53,829	
Transportation	8,541	13.31 %	7,610	13.55 %	7,296	13.55 %
Vehicle purchases	2,227		1,892		1,767	
Cars and trucks new	1,209		989		920	
Cars and trucks used	972		859		805	
Gasoline and motor oil	2,436		2,282		2,226	
Other vehicle expenses	3,087		2,811		2,724	
Vehicle finance charges	209		193		187	
Maintenance and repairs	1,139		1,002		962	
Vehicle insurance	1,294		1,239		1,217	
Vehicle rental leases	443		377		356	
Public transportation	790		624		578	
Health care	4,421	6.89 %	4,094	7.29 %	3,972	7.38 %
Health insurance	2,822		2,644		2,578	
Medical services	992		895		856	
Drugs	450		415		403	
Medical supplies	156		138		133	
Entertainment	3,718	5.79 %	3,305	5.88 %	3,172	5.89 %
Fees and admissions	909		723		672	
Television radios	1,129		1,081		1,062	
Pets toys	1,370		1,210		1,161	
Personal care products	845		730		697	
Reading	72		62		60	
Education	2,260		1,719		1,591	
Tobacco products	375		386		388	
Miscellaneous	1,037	1.62 %	897	1.60 %	873	1.62 %
Cash contributions	1,513		1,404		1,371	
Personal insurance	8,968		7,109		6,606	
Life and other personal insurance	209		191		183	
Pensions and Social Security	8,758		6,917		6,422	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	10,653	8,230	26.87 %	2,082	8,089	6,892	3,761	896
3-Mile	2020	28,400	22,858	20.24 %	6,545	20,278	16,775	11,625	3,362
5-Mile	2020	88,881	71,105	22.29 %	23,461	59,397	48,721	40,160	9,220
1-Mile	2023	11,750	8,230	40.22 %	2,297	8,923	7,559	4,191	769
3-Mile	2023	31,557	22,858	34.14 %	7,281	22,519	18,579	12,978	2,729
5-Mile	2023	98,117	71,105	35.10 %	25,984	65,453	53,604	44,513	8,200



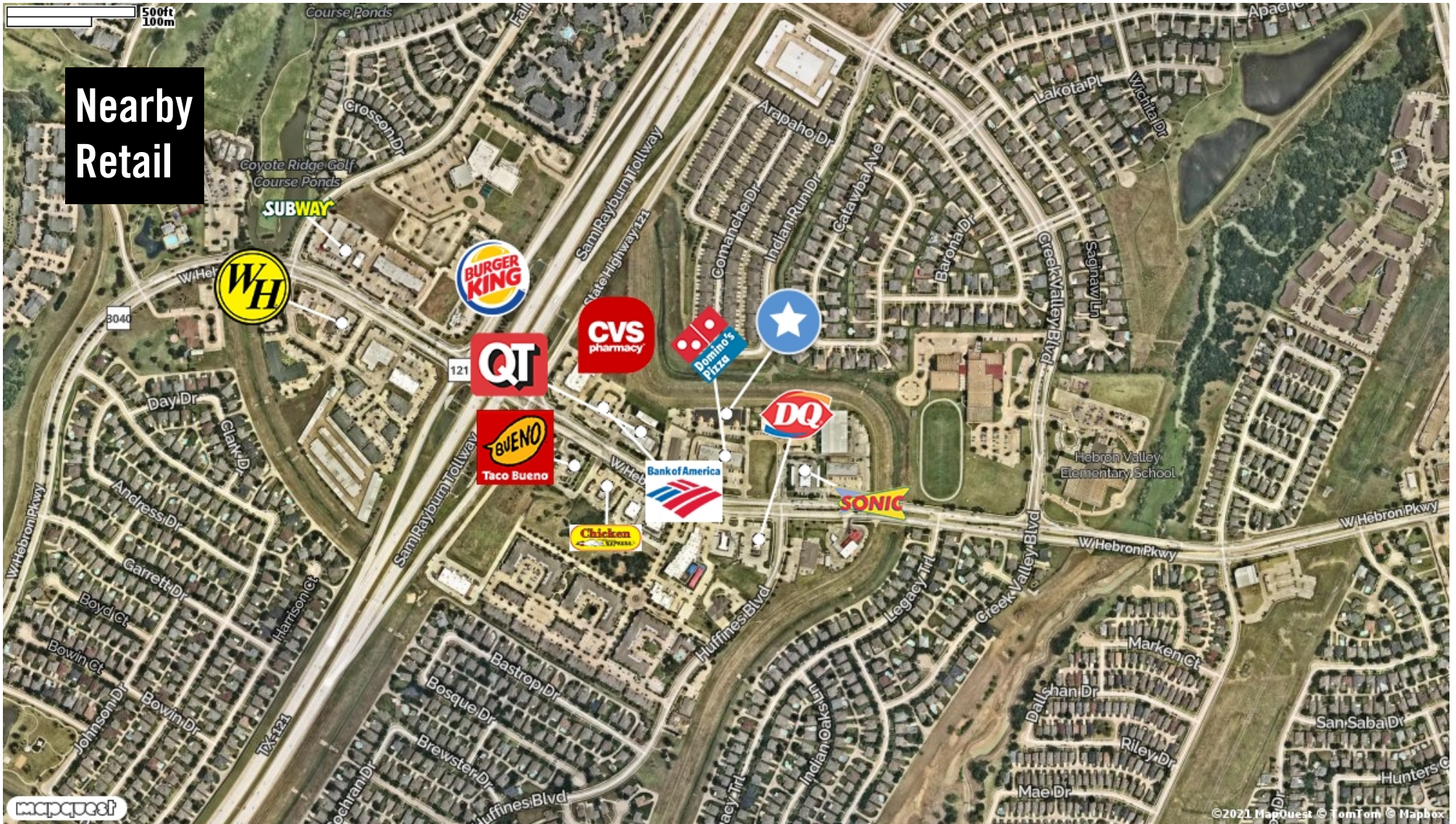
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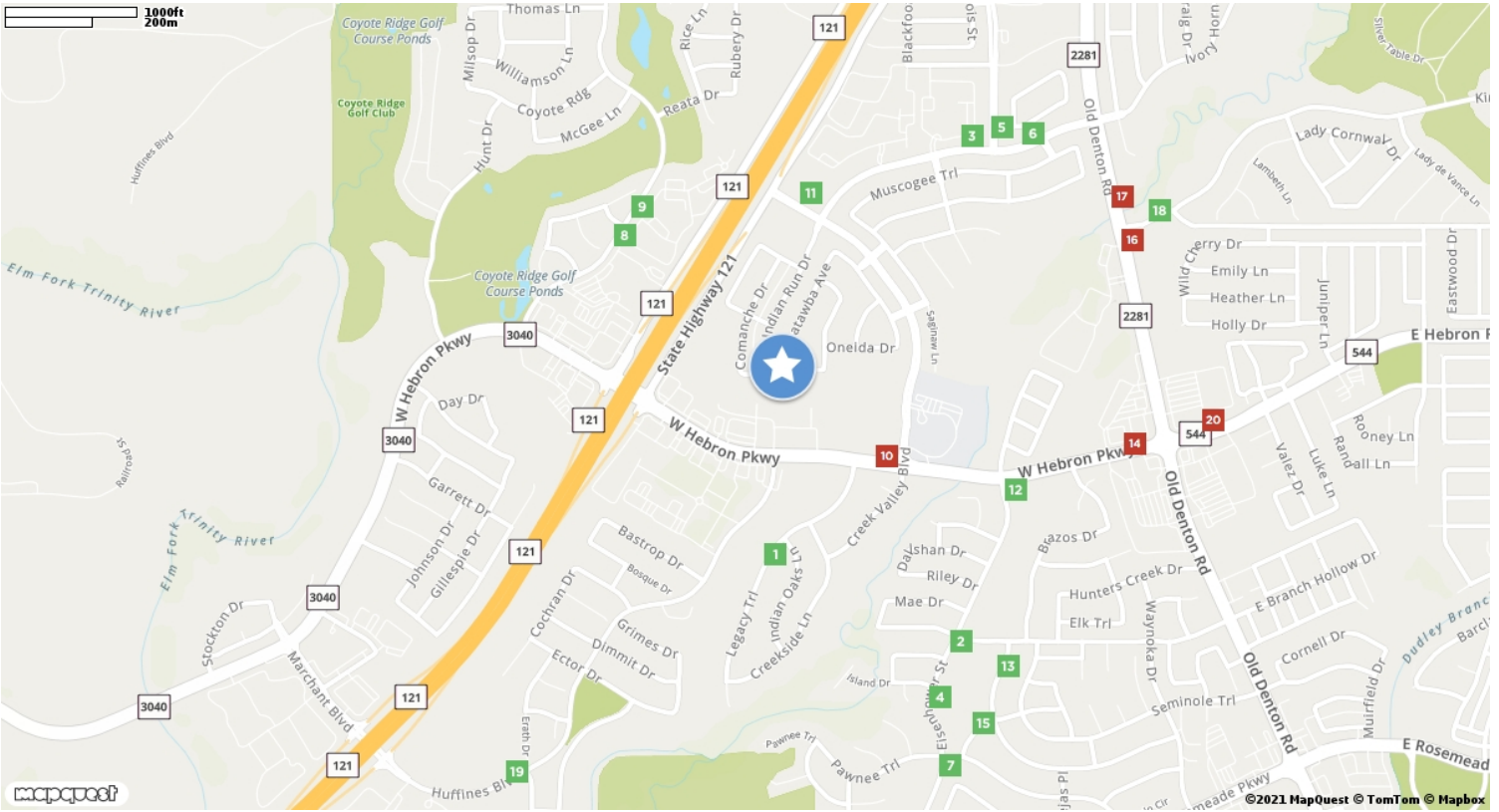


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Traffic Counts



Legacy Trl 1	Eisenhower St 2	Indian Run Dr 3	Eisenhower St 4	Maumee Dr 5
Indian Oaks Ln	Branch Hollow Dr W	Wichita Dr	Pawnee Trl	Indian Run Dr
Year: 2011 1,131	Year: 2011 1,870 Year: 2006 3,048	Year: 2011 2,315 Year: 2004 1,725	Year: 2011 2,231 Year: 2011 2,678	Year: 2011 1,331
Indian Run Dr 6	Eisenhower St 7	Fairway Dr 8	Fairway Dr 9	W Hebron Pkwy 10
Ottawa Dr	Pawnee Trl	Thompson Dr	Thompson Dr	Legacy Trl
Year: 2011 2,752	Year: 2011 1,705	Year: 2010 3,606 Year: 2004 3,034	Year: 2010 3,321 Year: 2004 3,253	Year: 2009 32,140 Year: 2001 21,927 Year: 1996 28,593
Creek Valley Blvd 11	Eisenhower St 12	Shawnee Trl 13	W Hebron Pkwy 14	Broken Arrow Trl 15
Indian Run Dr	W Hebron Pkwy	Branch Hollow Dr W	E Hebron Pkwy	Pawnee Trl
Year: 2009 2,720	Year: 2009 4,410 Year: 2000 225 Year: 1998 1,172	Year: 2009 250 Year: 2004 330	Year: 2009 31,590 Year: 2004 25,920 Year: 1996 28,659	Year: 2009 210 Year: 2004 290
Old Denton Rd 16	Old Denton Rd 17	King Arthur Blvd 18	Huffines Blvd 19	E Hebron Pkwy 20
King Arthur Blvd	King Arthur Blvd	Polser Rd	Hudspeth Dr	Old Denton Rd
Year: 2009 14,041 Year: 1998 7,052 Year: 1996 9,822	Year: 2009 13,975 Year: 2008 11,101 Year: 1998 7,156	Year: 2009 3,830 Year: 2004 1,600 Year: 1998 546	Year: 2009 4,560 Year: 2007 2,428	Year: 2009 30,890 Year: 2004 34,440 Year: 1996 28,781

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Tenant Directory

Hebron Ridge Office Park



1428 W Hebron Pkwy Carrollton, TX 75010		Property Type	Office
County	Denton	Class	B
Market Area	TX-Lewisville	Building SF	15,500 SF
Tax ID/APN	308270	Office SF	15,500 SF
Zoning		Retail SF	
Building Status	EXISTING	Industrial SF	
Land Size	1.70 Acres	Elevators	
Number of Buildings	1	Floors	1
Construction		Year Built	2008
		Remodeled	

#	Tenant Name	Business Category	Suite	Phone	Email	Rating
1	Addison Internal Medicine	Healthcare,Physicians,Internal Medicine	# 125	(972) 763-5666	addisoniminfo@gmail.com	★★★★★
2	Amy C Murphy, MD	Healthcare,Physicians,Family Medicine	Ste 110	(972) 939-4555		★★★★★
3	Carpet Cleaning Carrollton Texas	Professional Cleaning		(214) 856-0223	cadenzacadhla@gmail.com	★★★★★
4	Carter Kyle K MD	Healthcare,Physicians,Family Medicine	Ste 110	(972) 939-4555		★★★★★
5	John W Bailey, MD	Healthcare,Physicians,Family Medicine	Ste 110	(972) 939-4555		★★★★★
6	North Texas Periodontics & Implantology	Healthcare,Dentists	Ste 140	(972) 394-1234		★★★★★
7	Precision Family Medicine	Healthcare,Physicians,Family Medicine	Ste 110	(972) 939-4555	info@pfmed.com	★★★★★
8	Reily Carmon - McQuade & Rossmann	Healthcare,Dentists	Ste 140	(972) 394-1234		★★★
9	Terry Rehabilitation & Testing	Healthcare,Physical Therapy and Rehabilitation	Ste 120	(972) 939-6501		★★★★★

*The star rating indicates how recent the tenant has been verified at the current location. The higher the rating the more recent the verification.

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