



1335 Valwood Pkwy Carrollton, Texas

**N. Stemmons/Valwood
Submarket**

- Asking Price \$5,000,000
- Currently Owner User but can be easily converted to multiple leaseable spaces
- Close to George Bush Turnpike, Lyndon B Johnson Frwy and I-35 Hwy.

Traffic Count Report

Valwood/Hutton

6,335 VPD



Key Building Information:

- 30,946 sf flex property in great location
- Built in 1981
- 100% HVAC
- 2.61 AC
- 155 Parking spaces
- 2 grade level doors



Floor Plan

