

# FOR SALE

## 2828 Trinity Mills Rd - Trinity Square Plaza

59,730 SF | Office/Medical



2828 E Trinity Mills Rd, Carrollton, TX 75006



# PROPERTY OVERVIEW



**SALE PRICE** Contact Broker



**YEAR BUILT** 1985



**BUILDING** 59,730 SF



**LOT** 2.63 Acres



**ZONING** PD 44, Carrollton

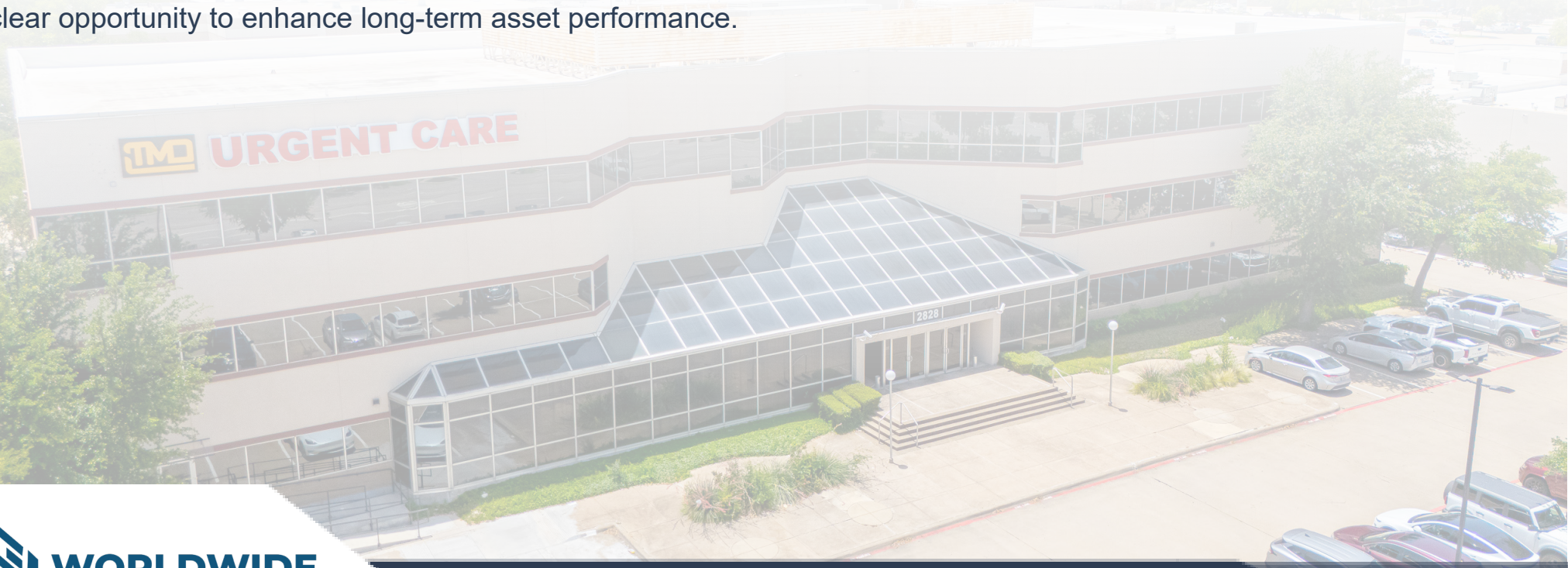


# TRINITY SQUARE PLAZA

2828 Trinity Mills presents a compelling value-add office opportunity in Carrollton, Texas, with a unique path for a full-floor owner-user of up to 20,000 SF. Positioned along the established Trinity Mills corridor, the property offers investors and owner-users the ability to acquire an existing office asset with upside through occupancy, lease-up, repositioning, and improved operations.

The property is especially well suited for a buyer seeking immediate control of a full floor while benefiting from the income potential of the remaining tenant base. This creates an attractive structure for an owner-user looking to establish a long-term presence, control occupancy costs, and build equity, while maintaining the ability to increase value through strategic leasing and tenant retention.

With its existing office and medical office environment, efficient suite layouts, and central North Dallas access, 2828 Trinity Mills provides a strong foundation for professional, medical, wellness, and service-based users. Through targeted capital improvements, hands-on ownership, and continued lease-up, the property offers a clear opportunity to enhance long-term asset performance.





# QUORUM BENT TREE SUBMARKET

The Quorum Bent Tree submarket continues to benefit from significant investment and redevelopment activity occurring throughout North Dallas, further reinforcing its position as one of the region's premier business districts. Located along the Dallas North Tollway, the area offers access to a highly educated workforce, affluent demographics, and some of the most active mixed-use developments in Texas.

Several transformative projects are expected to reshape the surrounding area over the coming years. The Dallas Mavericks have announced plans for a new arena and entertainment district on approximately 104 acres at the former Valley View Mall site in North Dallas. The proposed development is expected to include a state-of-the-art arena, restaurants, entertainment venues, public gathering spaces, and additional mixed-use components, creating a major economic catalyst just south of the submarket.

To the north, the Dallas Stars have selected the former Shops at Willow Bend site in Plano for a proposed arena and entertainment district that is anticipated to include retail, dining, hospitality, residential, and entertainment uses surrounding a new NHL arena. The project represents a multibillion-dollar investment and further strengthens the Tollway corridor's role as a regional destination.

Adding to the area's momentum, Quadrant Investment Properties is developing Addison Junction, a \$240 million mixed-use destination near Addison Circle that will introduce new office, retail, dining, and experiential amenities designed to attract both employers and visitors.

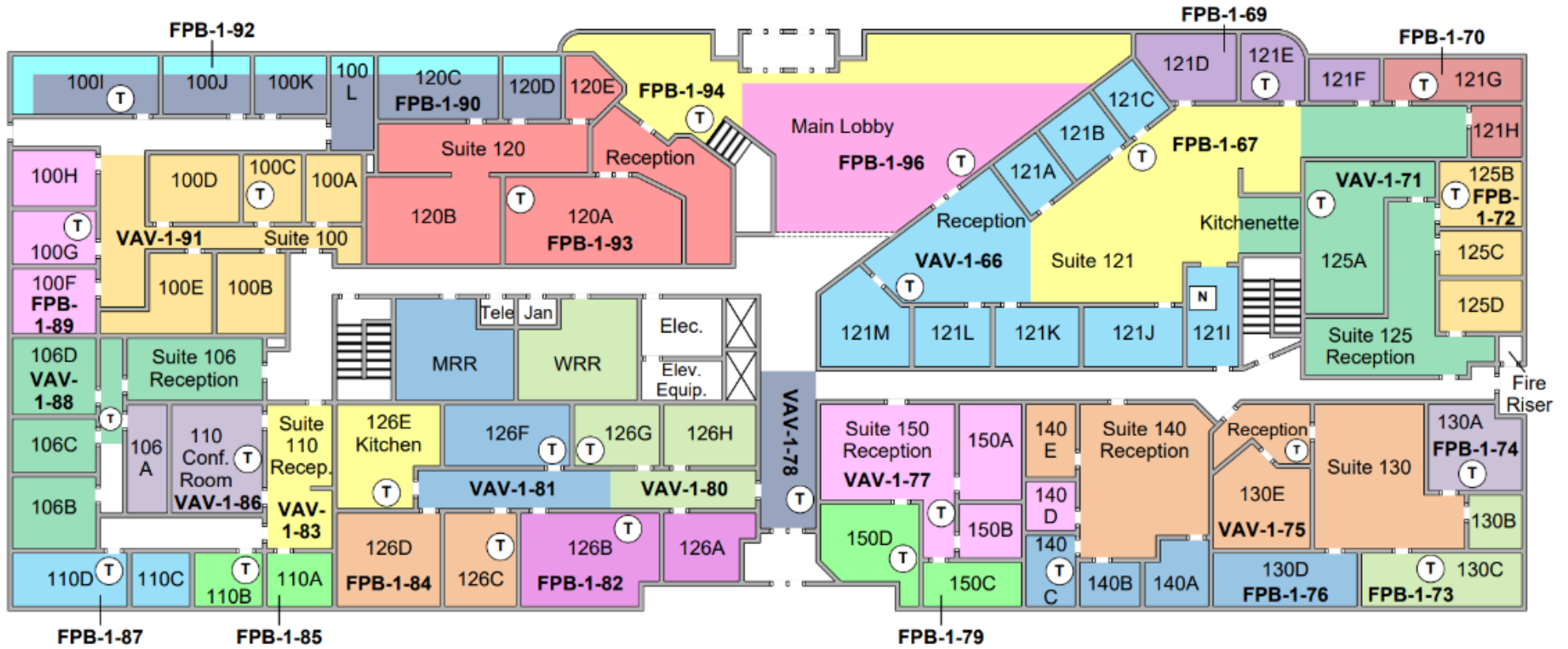
Collectively, these projects reflect the continued migration of investment, entertainment, and employment growth toward North Dallas, supporting long-term demand for office space throughout the Quorum Bent Tree corridor and reinforcing its appeal to both occupiers and investors.







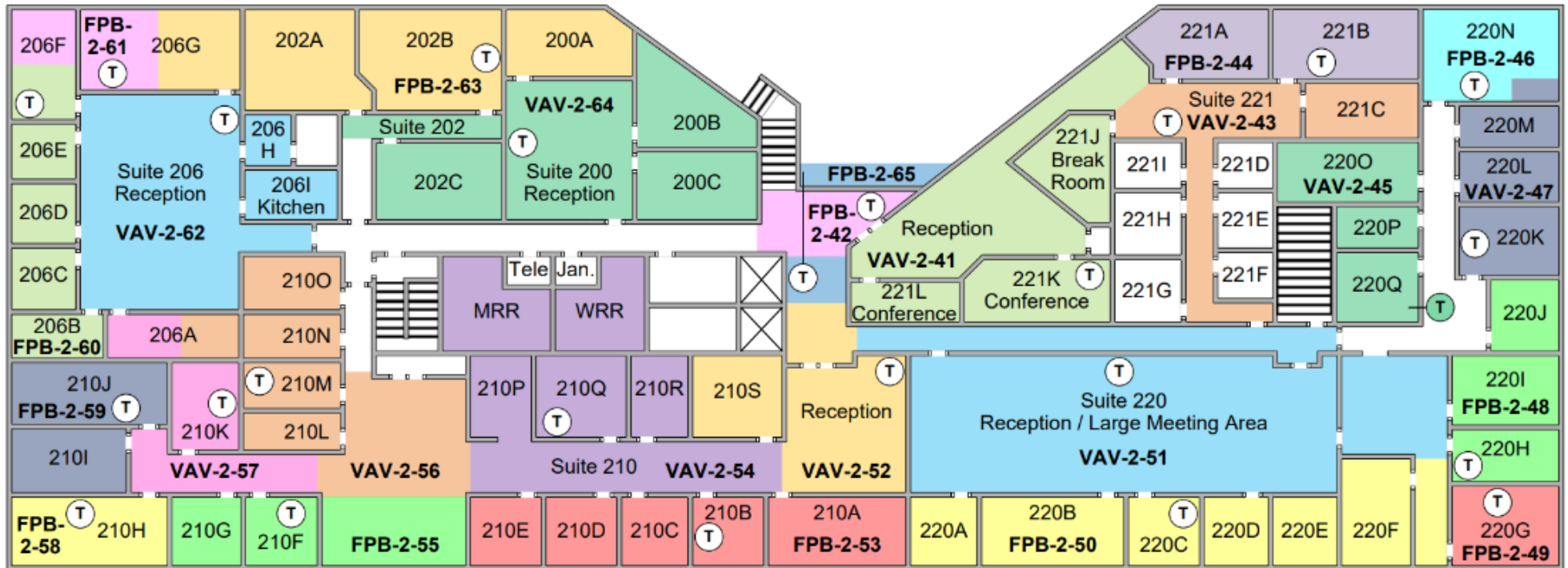
# FLOOR 1



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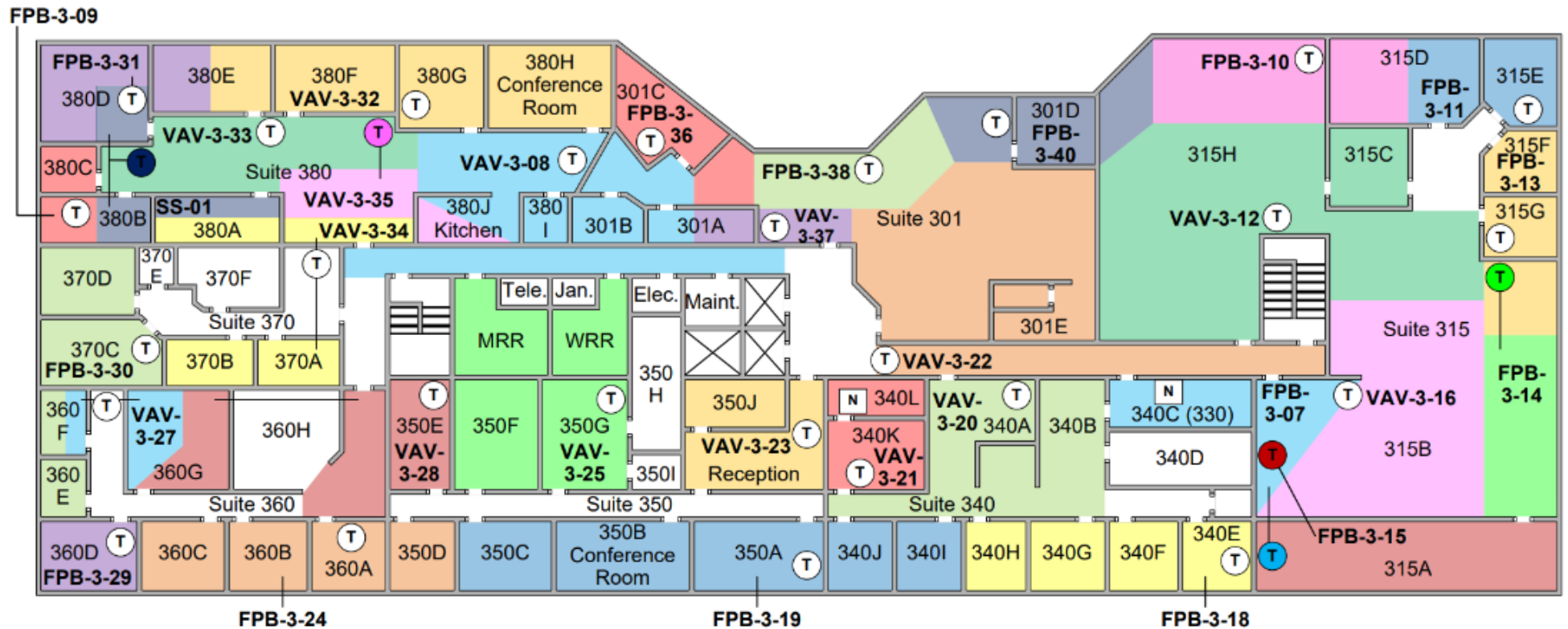
## FLOOR 2



2828 E Trinity Mills Rd, Carrollton, TX 75006



# FLOOR 3







**Subject Property**  
2828 E Trinity Mls Rd



**Addison Airport**



**Dallas North Tollway**



**President George  
Bush Turnpike**



**President George  
Bush Turnpike**



**2828 E Trinity Mis Rd**



**Dallas North Tollway**



**Addison Airport**



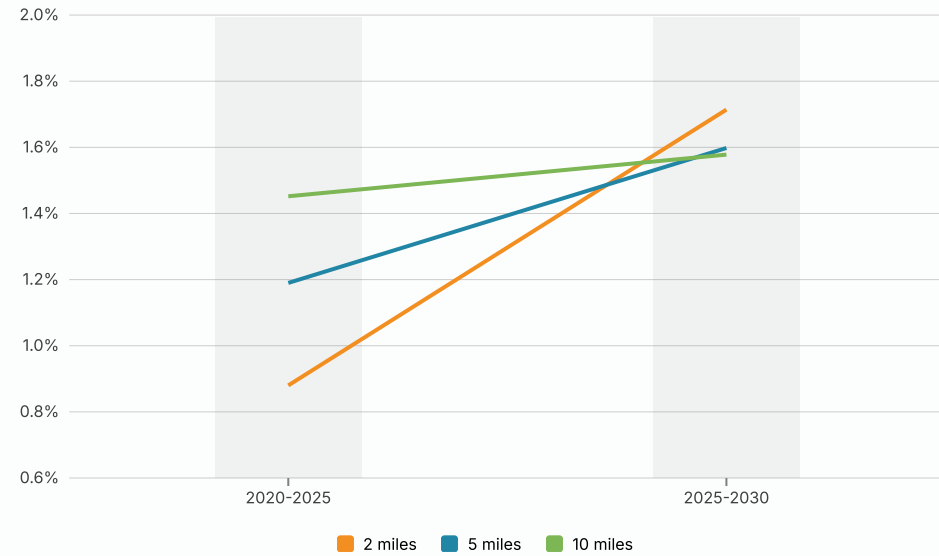
**WORLDWIDE**  
COMMERCIAL

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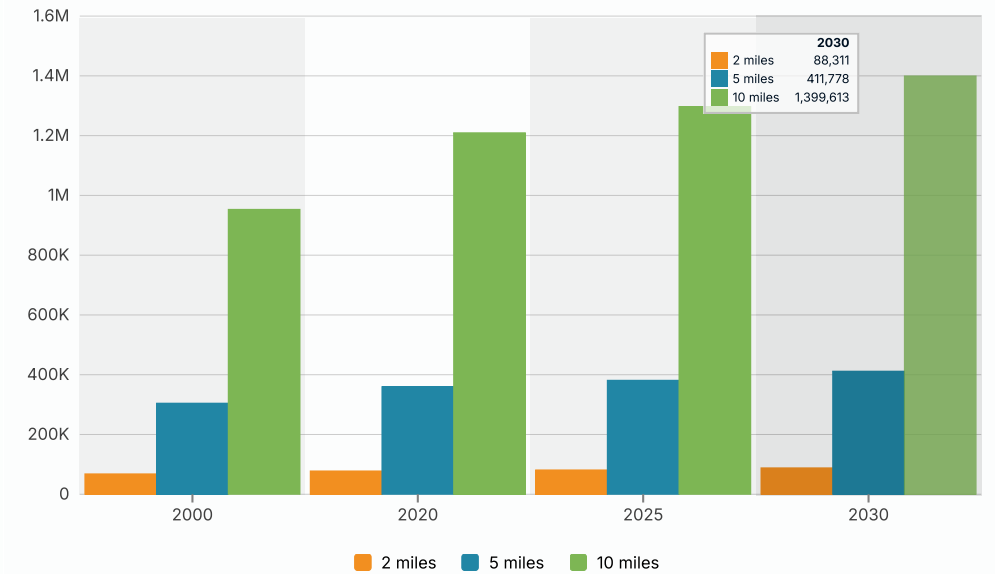


# DEMOGRAPHICS

Annual Population Growth



Population



## Traffic

| Collection Street | Cross Street        | Traffic Volume | Count Year | Distance from Property |
|-------------------|---------------------|----------------|------------|------------------------|
| Trinity Mills Rd  | Tarpley Rd W        | 24,117         | 2025       | 0.08 mi                |
| Trinity Mills Rd  | Marsh Ln W          | 23,996         | 2025       | 0.15 mi                |
| Marsh Ln          | Trinity Mills Rd N  | 28,719         | 2025       | 0.17 mi                |
| Tarpley Rd        | Trinity Square Dr S | 2,464          | 2025       | 0.17 mi                |
| Marsh Ln          | Trinity Mills Rd S  | 36,141         | 2025       | 0.18 mi                |
| Trinity Square Dr | Marsh Ln W          | 929            | 2018       | 0.22 mi                |
| Marsh Ln          | Oak Tree Dr N       | 20,153         | 2018       | 0.22 mi                |
| Marsh Ln          | Old Mill Rd N       | 34,138         | 2025       | 0.23 mi                |
| Golden Bear Dr    | Trinity Mills Rd N  | 3,323          | 2025       | 0.28 mi                |
| Vail St           | Golden Bear St SE   | 6,666          | 2025       | 0.29 mi                |





# ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



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**Urgent Care**