



WYNMARK
COMMERCIAL



TRINITY MILLS PLAZA

4460 TRINITY MILLS RD, DALLAS, TX 75287

SALE/LEASE

TRINITY MILLS PLAZA

4460 Trinity Mills Rd sits in one of North Dallas's most established and densely developed trade areas, at the doorstep of the Dallas North Tollway corridor. This stretch of Far North Dallas has long been a magnet for national retailers, corporate offices, and upscale multifamily development, giving the immediate trade area a strong daytime population and above-average household incomes.

The surrounding submarket blends established residential neighborhoods with newer apartment communities, keeping foot traffic and consumer demand steady throughout the day and week. With immediate access to the Tollway and Trinity Mills Road, the site benefits from regional connectivity that draws shoppers well beyond the immediate neighborhood, while nearby anchors like Sprouts Farmers Market and a strong lineup of national restaurant and service tenants reinforce the corridor as a go-to retail destination in North Dallas.

LOCATION

NEQ Trinity Mills Road and Dallas North Tollway
4460 Trinity Mills Road, Dallas, Texas 75287

AVAILABILITY

1,500 - 11,338 SF

PURCHASE PRICE

\$3,968,300 (\$350 PSF)

LEASE RATE

\$32/SF + NNN

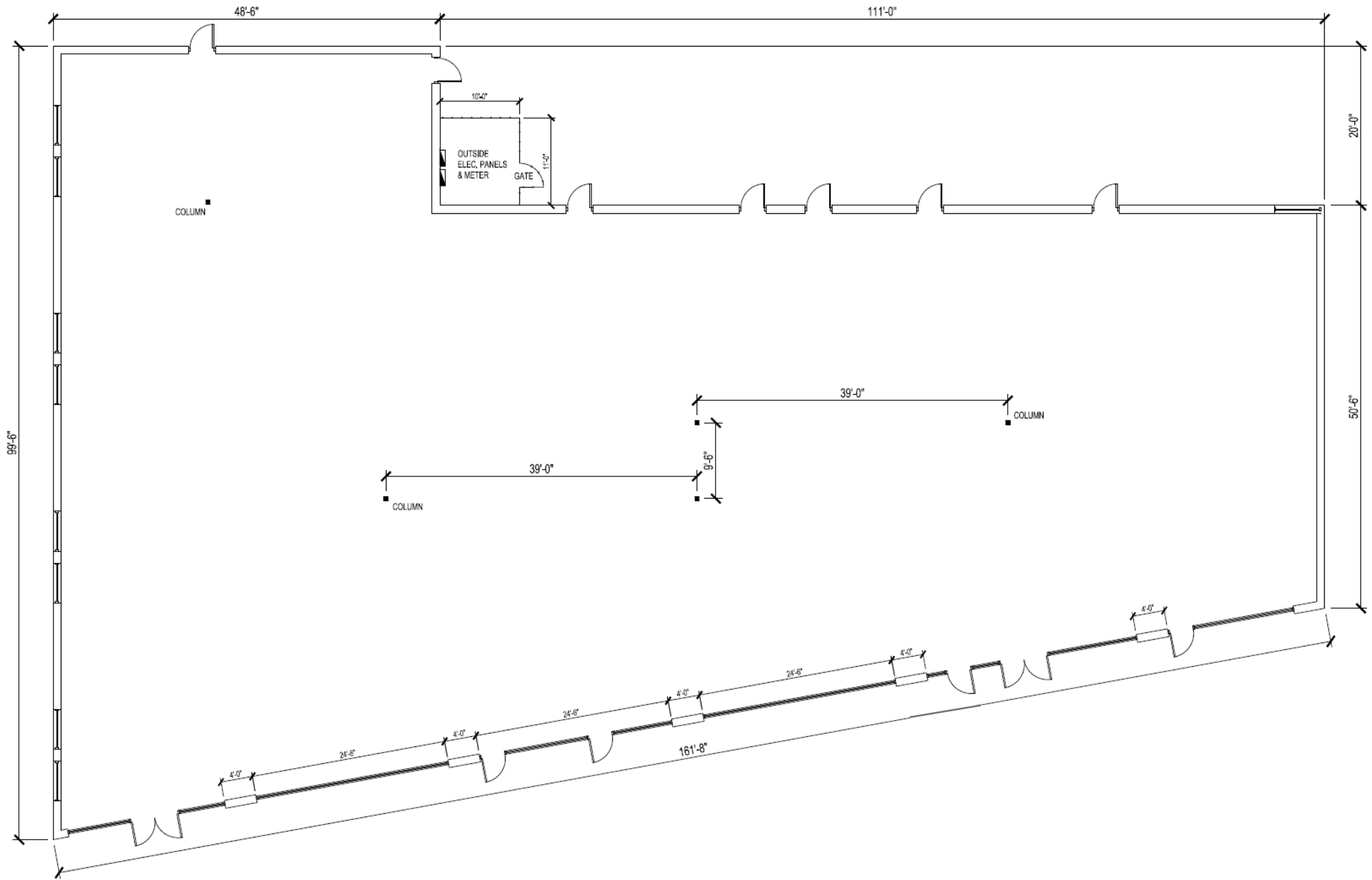
PARKING

5 spaces/1,000 sf – 63 total plus 2 handicap spaces

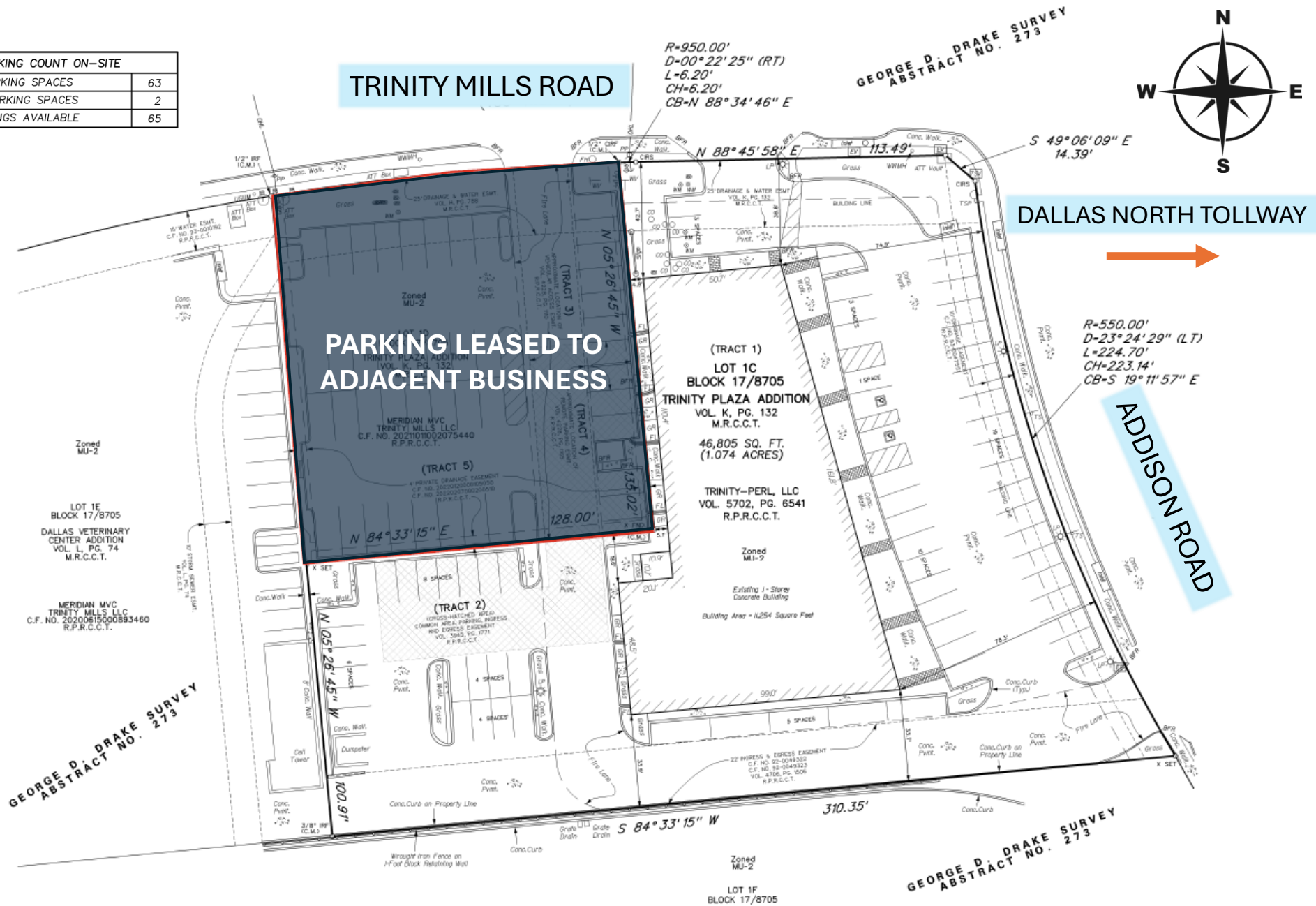
DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2025 Population	17,276	141,874	396,382
2030 Population	17,851	142,218	404,339
Daytime Population	24,699	192,293	494,147
Average HH Income	\$140,639	\$126,285	\$134,281

FLOOR PLAN



PARKING COUNT ON-SITE	
REGULAR PARKING SPACES	63
HANDICAP PARKING SPACES	2
TOTAL PARKINGS AVAILABLE	65



PHOTOS



Please
Contact

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LOCATION



ADDISON ROAD

TRINITY MILLS ROAD

DALLAS NORTH TOLLWAY

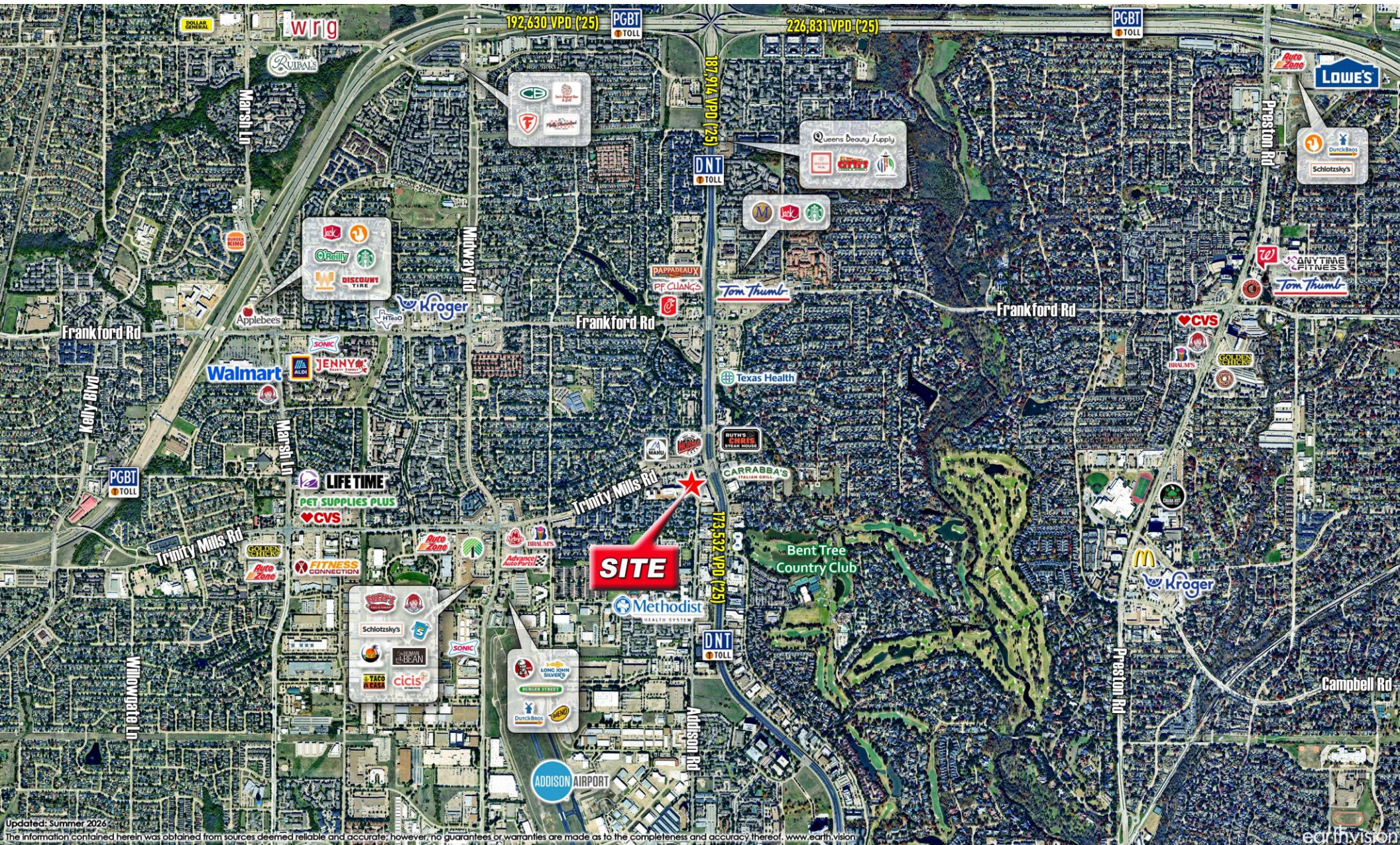


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LOCATION





Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

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Licensed Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
Mark Pittman	0526290	Markp@wynmarkcommercial.com	(972) 897-0562
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			

Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

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