

CARROLLTON TOWN CENTER

SEC of President George Bush Tpk. and Old Denton Road
Carrollton, Texas

Spaces Available:

• 1,807 SF • 5,183 SF

18th location in Texas

COMING SOON:
BAFANG DUMPLING I

八方雲集



 NewQuest

Heather Nguyen
281.477.4358 | hnguyen@newquest.com

Project Highlights



3.3%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2025

2020 Census, ESRI 2025



\$133K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



21%
ASIAN
POPULATION
WITHIN 5 MILES

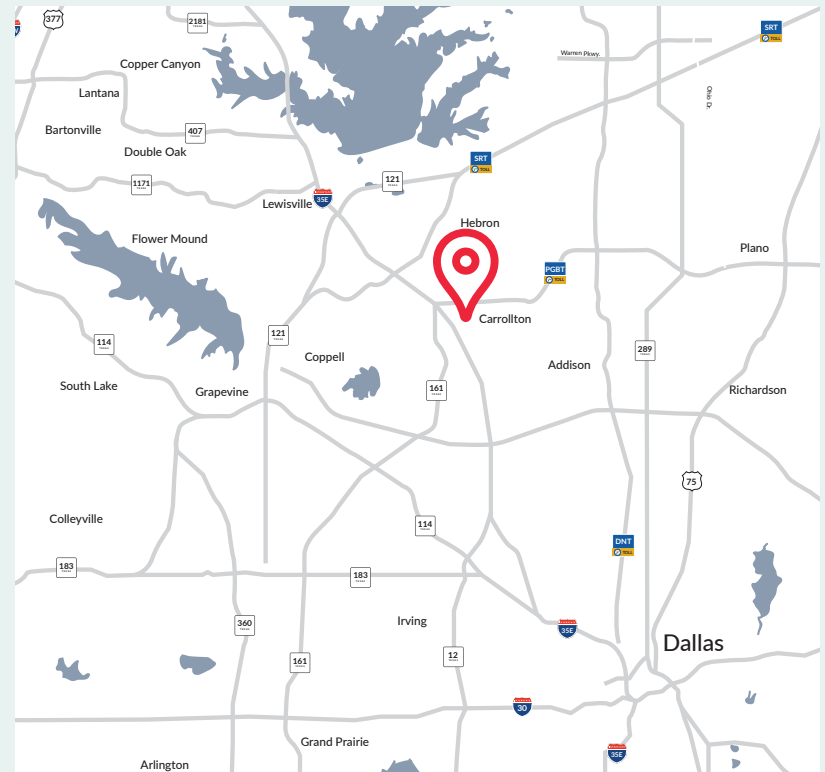
THRIVING RESIDENTIAL GROWTH

582 FUTURE HOME UNITS | 274 TOTAL HOME INVENTORY

81 ANNUAL HOME STARTS | 76 ANNUAL HOME CLOSINGS

\$689,976 AVERAGE HOME SALE PRICE

Zonda Estimates as of 1Q 2026



Project Highlights



DFW'S NEW EPICENTER
OF INTERNATIONAL
DINING EXPERIENCES
**ANCHORED BY THE
LARGEST GOURMET
ASIAN SUPERMARKET
CHAIN, 99 RANCH
MARKET**



**TOP 5 "BEST REAL
ESTATE MARKETS
NATIONWIDE"**

- RANKED BY SMALL CITIES,
WALLETHUB, AUG. 2024

**TOP 5 "AMERICA'S
HARDEST WORKING
CITIES"**

- COWORKINGCAFE, FEB. 2024



**5.3M VISITS IN PAST 12
MONTHS, 38.5% FOOT
TRAFFIC INCREASE YO3Y**

- PLACER.AI, LAST FULL 12 MONTHS

**CENTER RANKED #10
IN VISITS/SF FOR U.S.
NEIGHBORHOOD
CENTERS CATEGORY**

- PLACER.AI, '25



**CARROLLTON-FARMERS
BRANCH ISD RANKED
"A" IN DIVERSITY &
COLLEGE PREP, AND IN
TOP 300 "BEST SCHOOL
DISTRICTS IN TEXAS"
WITH 24,939 STUDENTS**

**#1 DAISO IN TEXAS
#1 BCD TOFU HOUSE
IN U.S.
#1 SOMISOMI IN U.S.
#1 99 RANCH IN TEXAS
#1 GEN KOREAN
IN TEXAS**

- BY VISITS, PLACER.AI, '25

BAFANG DUMPLINGS COMING IN 2026 | 4,913 SF

1ST TEXAS SITE

A popular spot for flavorful dumplings and potstickers, using fresh ingredients and traditional recipes for an authentic taste

85°C BAKERY CAFE | 5,771 SF

1ST TEXAS SITE | U.S. SITES: 68 | WORLDWIDE SITES: 1,150+¹

Over 60 varieties of fresh bread, 60 types of pastries, coffees, smoothies, teas, treats, and a near cult-like following

BCD TOFU HOUSE | 4,100 SF

1ST TEXAS SITE | U.S. SITES: 13+²

Tourist-favorite Korean restaurant serving its famously secret soondubu, a soft and spicy tofu broth

DAISO JAPAN | 11,157 SF

1ST TEXAS SITE | U.S. SITES: 125+ | WORLDWIDE SITES: 5,300+³

Japanese-style retail concept that provides a variety of daily value products, furniture, and decorations

GEN KOREAN BBQ | 7,454 SF

1ST TEXAS SITE | U.S. SITES: 30+⁴

Tablesides Grilling Korean BBQ and ban-chan Restaurant

KINOKUNIYA JAPANESE BOOKSTORE | 5,221 SF

1ST CARROLLTON SITE | U.S. SITES: 17+ | WORLDWIDE SITES: 110+⁵

Selling a variety of books, manga, stationery, and unique gifts

KUNG FU TEA | 1,600 SF

1ST CARROLLTON SITE | U.S. SITES: 350+⁶

America's largest custom-order bubble tea shop frequented by celebrities

TESO LIFE | 14,326 SF

1ST TEXAS SITE | U.S. SITES: 13+⁷

Japanese lifestyle retail selling AUTHENTIC ASIAN beauty products and high-quality and creative home goods

T-SWIRL CREPE | 1,372 SF

1ST TEXAS SITE | U.S. SITES: 47+⁸

Renowned as the "best Japanese crepe in NYC," the rice flour-based crepes are made to order in an open-style kitchen

Project Highlights



#1
MOST-VISITED
TX LOCATION

311.9K VISITS
ANNUALLY

- PLACER.AI, '25



Sources: (1) <https://www.85cbakerycafe.com/about/> (2) <https://www.bcdtofuhouse.com/>
(3) <https://www.daiso-sangyo.co.jp/en/global> (4) <https://investor.genkoreanbbq.com/>
(5) <https://usa.kinokuniya.com/worldwide> (6) <https://www.kungfutea.com/about-kung-fu-tea>
(7) <https://www.tesolife.com/stores> (8) <https://t-swirlcrepe.com/about-us/>

KEY TENANTS



04.26 | 04.26

AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

Site Plan

Phase I

KEY	BUSINESS	AREAS
1	Verizon	3,075 SF
2	Proposed Mensho	2,119 SF
3	Available For Lease	1,807 SF
4	Proposed Matcha Town	3,434 SF
5	District One Saigon	2,010 SF
6	Kura Sushi	3,111 SF
7	Too Thai Street Eats	2,817 SF
8	Rice Chicken	3,217 SF
9	Gen Korean BBQ	7,454 SF
10	Snow City	1,125 SF
11	Somisomi	2,369 SF

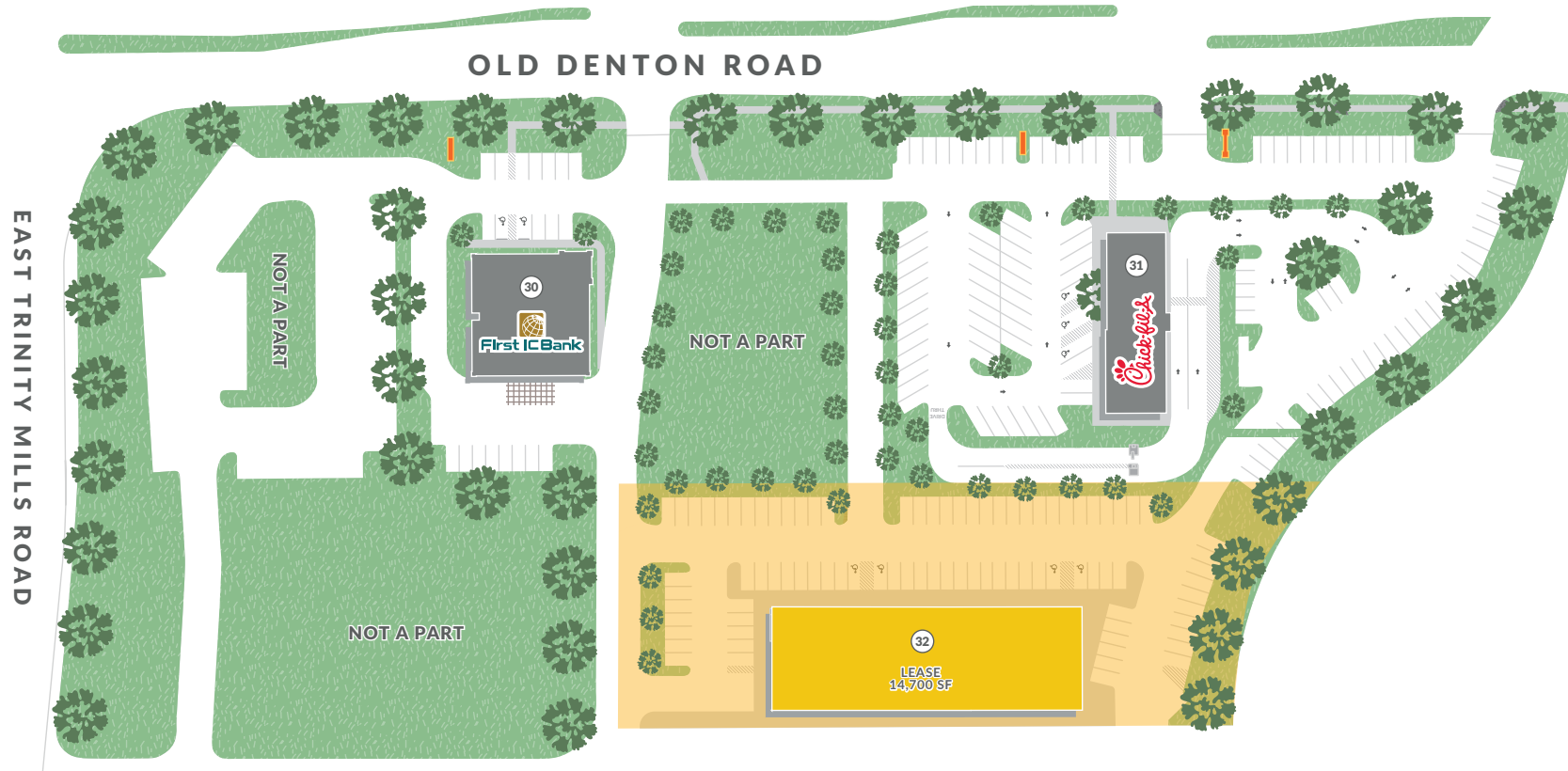
KEY	BUSINESS	AREAS
12	Molly Tea	1,600 SF
13	Proposed Pepper Lunch	2,406 SF
14	7 Leaves Cafe	1,676 SF
15	Kinokuniya Books	5,221 SF
16	Coming Soon: Bafang Dumpling	4,913 SF
17	The Kickin' Crab	4,097 SF
18	85°C Bakery	5,771 SF
19	Teso Life	14,326 SF
20	DAISO Japan	11,157 SF
21	99 Ranch Market	47,490 SF

KEY	BUSINESS	AREAS
22	BCD Tofu House	4,100 SF
23	Open Bank	5,532 SF
24	Royce' Chocolate	1,042 SF
25	Hui Lau Shan	1,956 SF
26	Kiddleton	1,039 SF
27	LA Hair	1,004 SF
28	Available For Lease	5,183 SF
29	Shoo Loong Kan	6,300 SF



SP.189 | 05.26 | 08.23

KEY	BUSINESS	AREAS
30	First IC Bank	6,500 SF
31	Chick-fil-A	4,992 SF
32	Available For Lease	14,700 SF



SP.176 | 05.24 | 08.23



Demographics



POPULATION

	2 MILES	3 MILES	5 MILES
Total Households	17,510	37,607	133,628
Total Population	46,731	99,531	316,714
2020 Total Population	47,179	100,849	306,690
Population Growth 2020 to 2025	-0.9%	-1.3%	3.3%
2025 Median Age	38.5	38.4	36.9

RACE AND ETHNICITY

	2 MILES	3 MILES	5 MILES
2025 White	35.3%	36.8%	37.9%
2025 Black/African American	8.5%	10.6%	14.3%
2025 Asian	18.1%	17.5%	21.3%
2025 Hispanic	41.7%	38.3%	27.6%

INCOME

	2 MILES	3 MILES	5 MILES
Average Household Income	\$126,541	\$127,350	\$132,636
Median Household Income	\$97,854	\$98,113	\$97,073
Per Capita Income	\$46,916	\$48,464	\$55,784

CENSUS HOUSEHOLDS

	2 MILES	3 MILES	5 MILES
1 Person Households	20.9%	23.6%	30.9%
2 Person Households	33.0%	32.1%	30.9%
3 Person Households	18.2%	17.8%	15.8%
Owner-Occupied Housing Units	78.4%	77.4%	76.8%
Renter-Occupied Housing Units	21.6%	22.6%	23.2%

*2020 Census, ESRI 2025

Information About Brokerage Services

Texas law requires all real estate license holders 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Heather Nguyen	458142	hnguyen@newquest.com	281.477.4358
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

ICSC0526_VC_05.11.26