

1224 Josey Ln 1224 N Josey Ln, Carrollton, TX 75006



FOR SALE

**CALL
FOR DETAILS**

**\$1,000,000
PRICE**

TEXAS LEGACY
REALTY

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PROPERTY HIGHLIGHT

1244 Josey Lane is strategically located near the prominent intersection of Josey Lane and Belt Line Road in Carrollton, Texas, offering approximately 4,275 SF of gross leasable area. The property benefits from strong traffic exposure, high visibility, and convenient access to major regional thoroughfares, including President George Bush Turnpike and I-35E.

Situated within an established commercial corridor surrounded by retail, office, and service-oriented businesses, the property offers convenient access to the broader Carrollton trade area. Formerly utilized as a specialty-use property, the space presents an opportunity for a variety of small- to mid-sized businesses, office users, or other specialty commercial uses, subject to applicable zoning and approvals.

OFFERING SUMMARY

PRICE	\$1,000,000
ACREAGE	0.38 AC
SQUARE FOOTAGE	4,275 SF
PRICE PSF	\$234
YEAR BUILT	1971
ZONING	O2 (Office)

KEY HIGHLIGHTS

Prime Carrollton Location

Strategically positioned near the Josey Lane and Belt Line Road corridor, providing strong visibility and convenient access to established commercial and retail amenities.

Exceptional Regional Connectivity

Located near President George Bush Turnpike and I-35E, offering efficient connectivity throughout Carrollton and the broader DFW Metroplex.

Versatile Commercial Opportunity

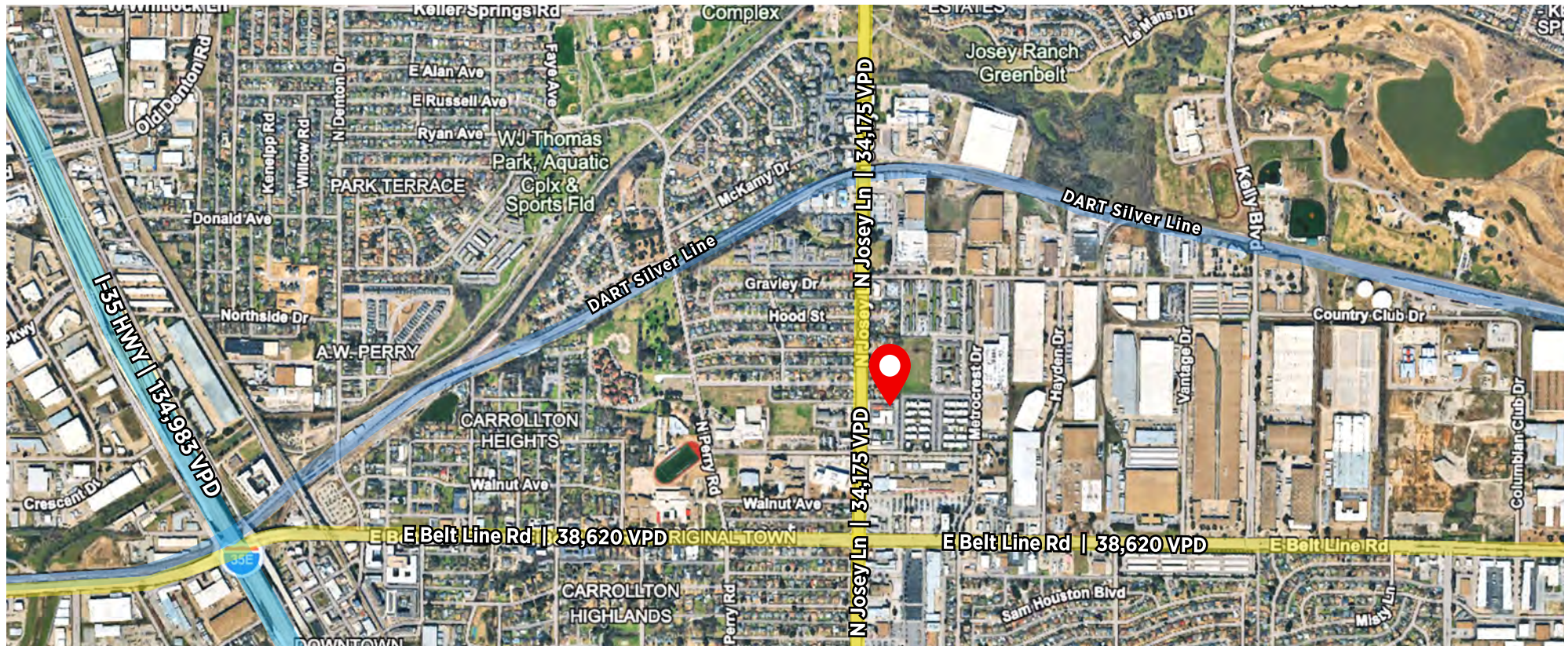
The approximately 4,275 SF property offers flexibility for small- to mid-sized businesses, office users, and specialty commercial uses, subject to applicable zoning.

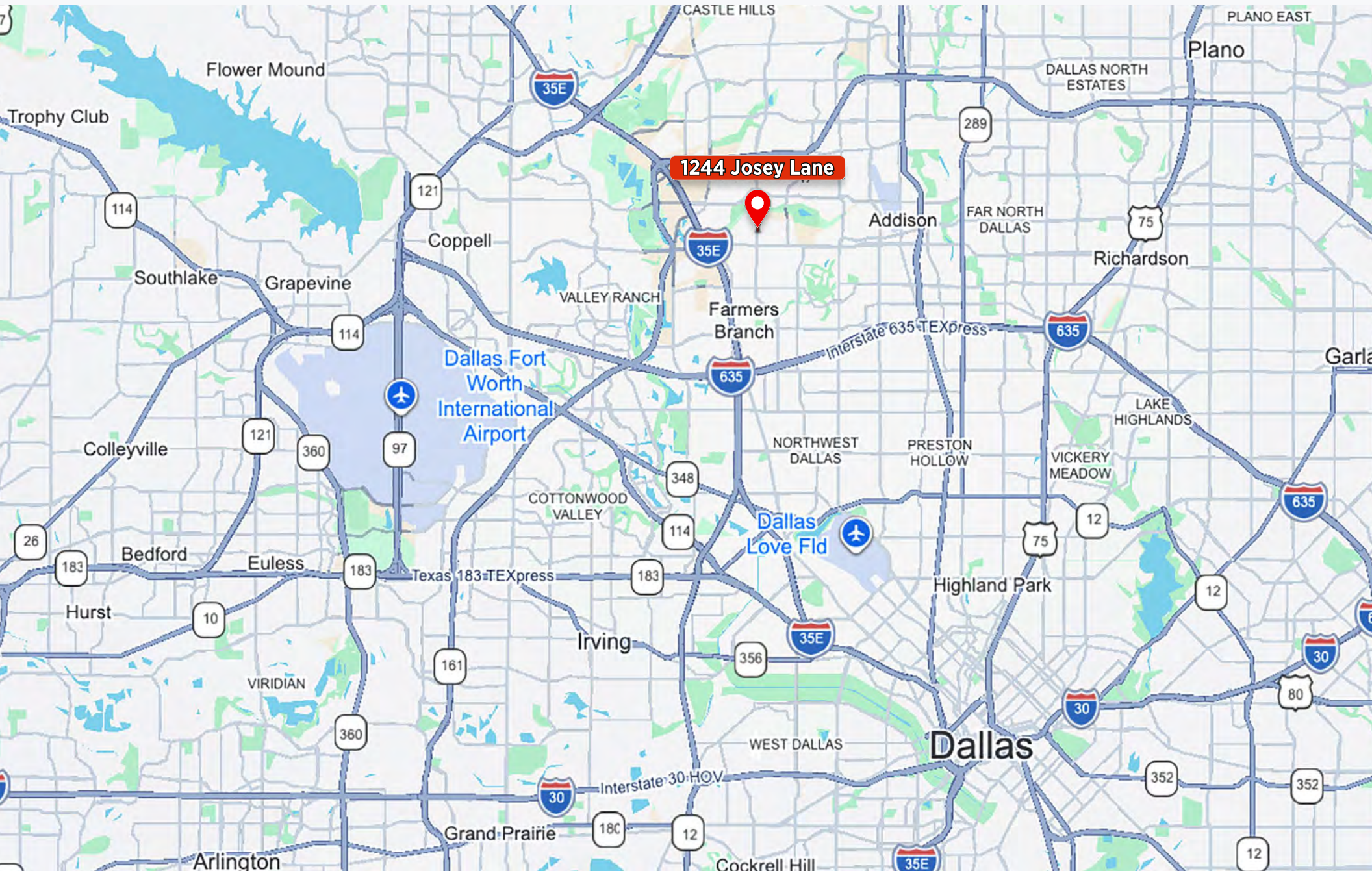
AREA RETAILERS

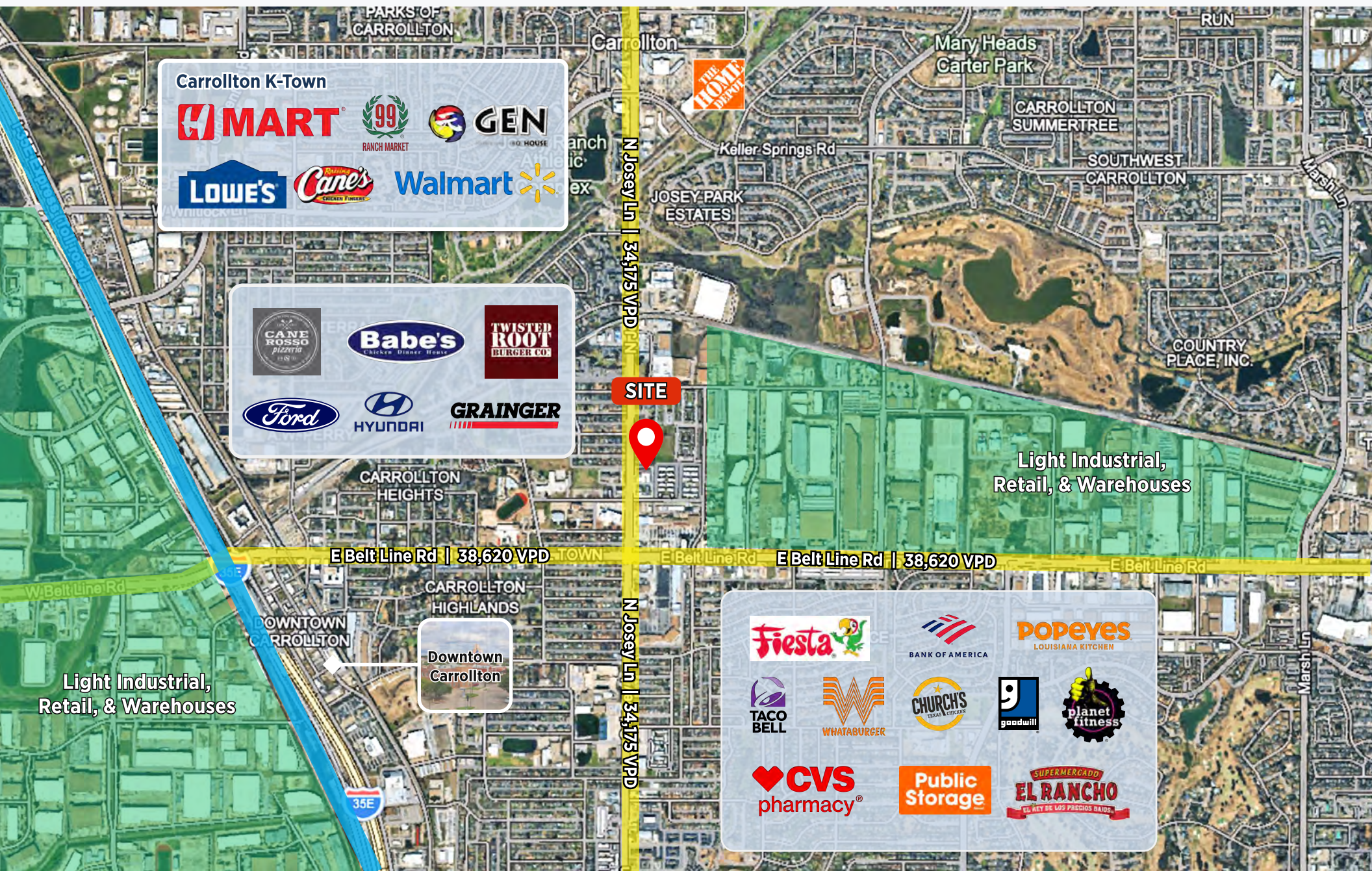


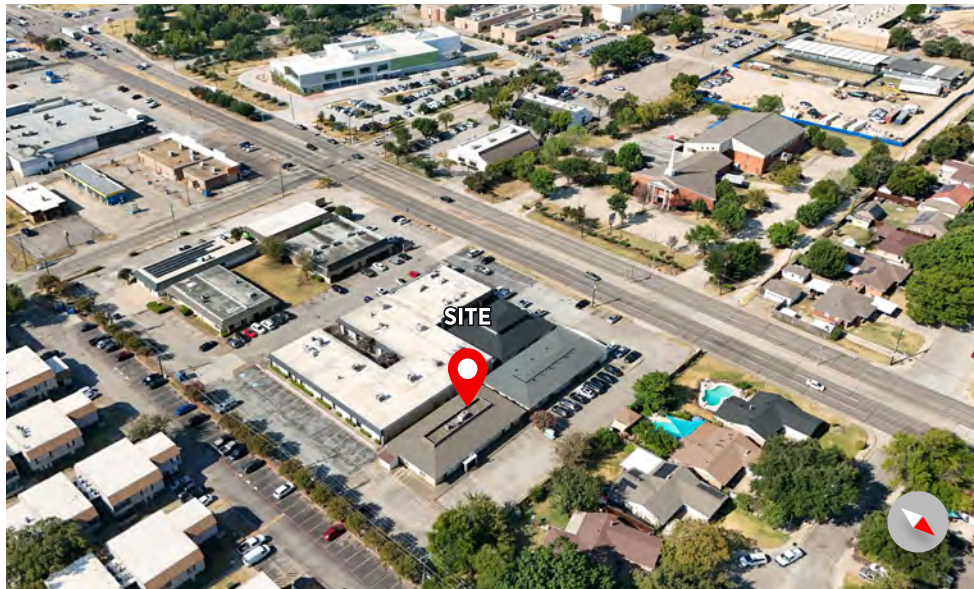
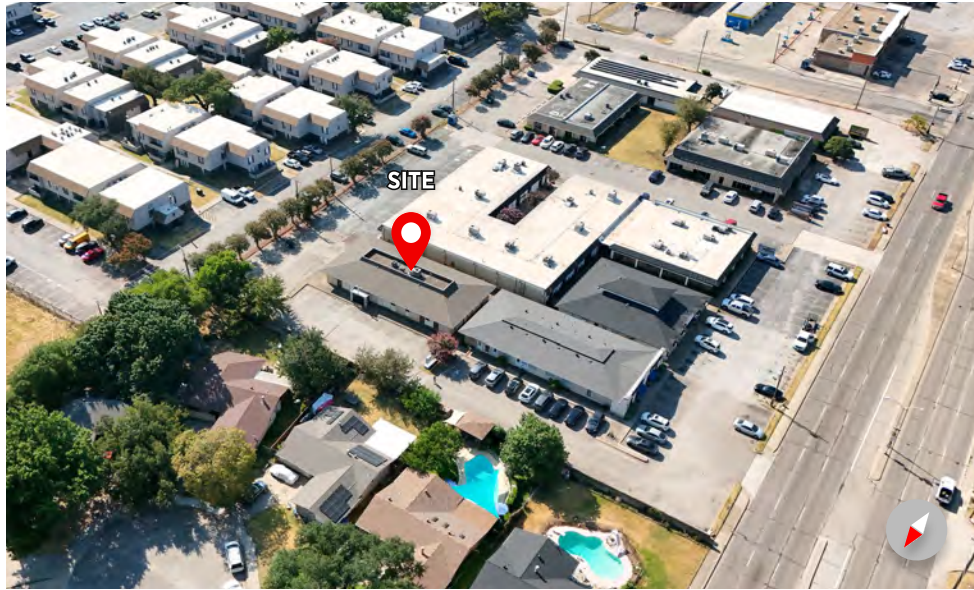
DEMOGRAPHICS	1 Miles	5 Miles	10 Miles
2025 POPULATION (Pop.)	15,843	102,344	342,581
2025 HOUSEHOLDS (HH)	4,912	39,810	146,734
2025 AVG. HH INCOME	\$94,034	\$107,902	\$116,421
5YR. PROP. GROWTH. (Total %)	2.62%	4.10%	5.86%

TRAFFIC COUNTS	
BELTLINE ROAD	38,620 VPD
JOSEY LANE	34,175 VPD
I-35 HWY	134,983 VPD
KELLY BLVD	12,481 VPD

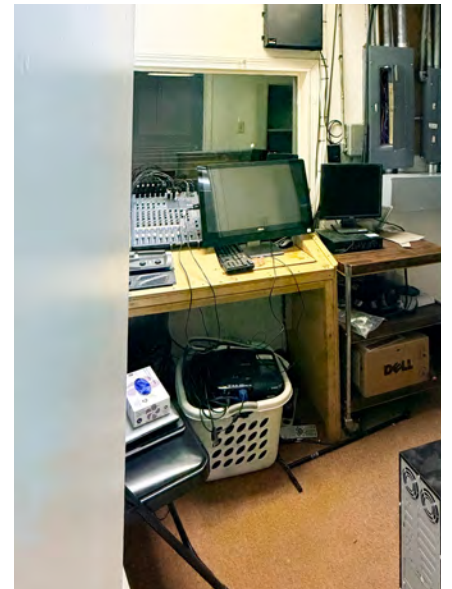


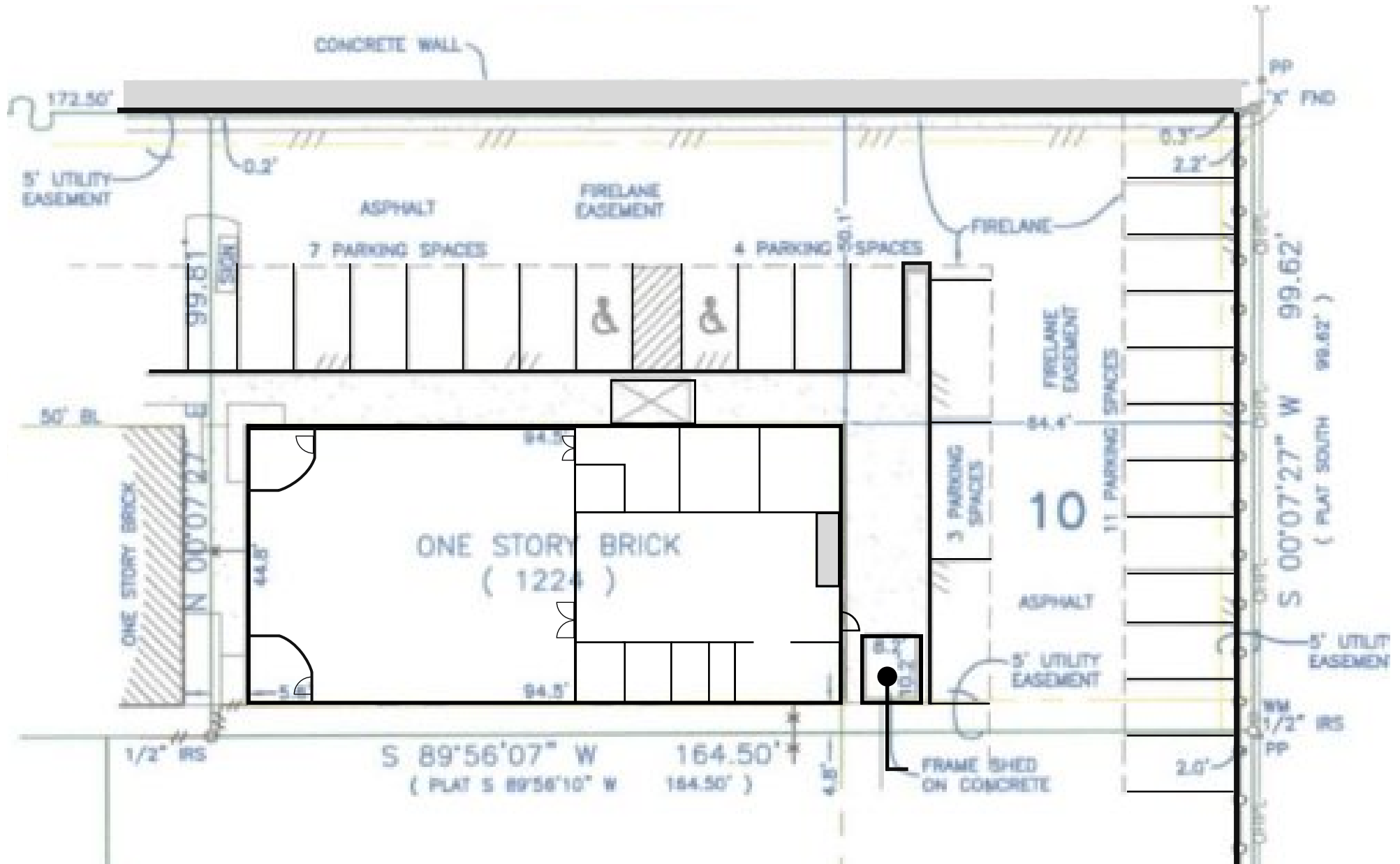














Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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 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.

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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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission
TXR-2501

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

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