



PROPERTY OVERVIEW

Located in the thriving city of Carrollton, this premier retail redevelopment offers a rare opportunity to join a high-visibility commercial center in one of the fastest-growing submarkets within the Dallas-Fort Worth metroplex. The project is anchored by DK Net, a leading media and broadcasting company in DFW that drives consistent daily traffic and strong regional recognition.

OFFERING SUMMARY

PROPERTY TYPE	Retail	
PROPERTY RATES	Call for pricing	
PROPERTY SIZE	27,425 SF	
LEASABLE AREA	Unit #105 - 1,641 RSF Unit #110 - 3,515 RSF Unit #120 - 705 RSF	Unit #170 - 2,530 RSF Unit #180 - 2,792 RSF Unit #190 - 2,769 RSF

AREA RETAILERS



PROPERTY HIGHLIGHT

Strategic Location

Prime frontage along E Frankford Rd with strong daily traffic counts and excellent visibility

Dynamic Anchor

Anchored by DK Net, generating consistent daytime population and regional exposure

Accessibility

Convenient access to President George Bush Turnpike and I-35E

Growing Trade Area

Surrounded by dense residential neighborhoods with strong income demographics

Modernized Center

Upgraded façades and site improvements creating a refreshed, contemporary retail environment

Flexible Leasing Opportunities

Ideal for retail, medical, fitness, showroom, and service-oriented tenants

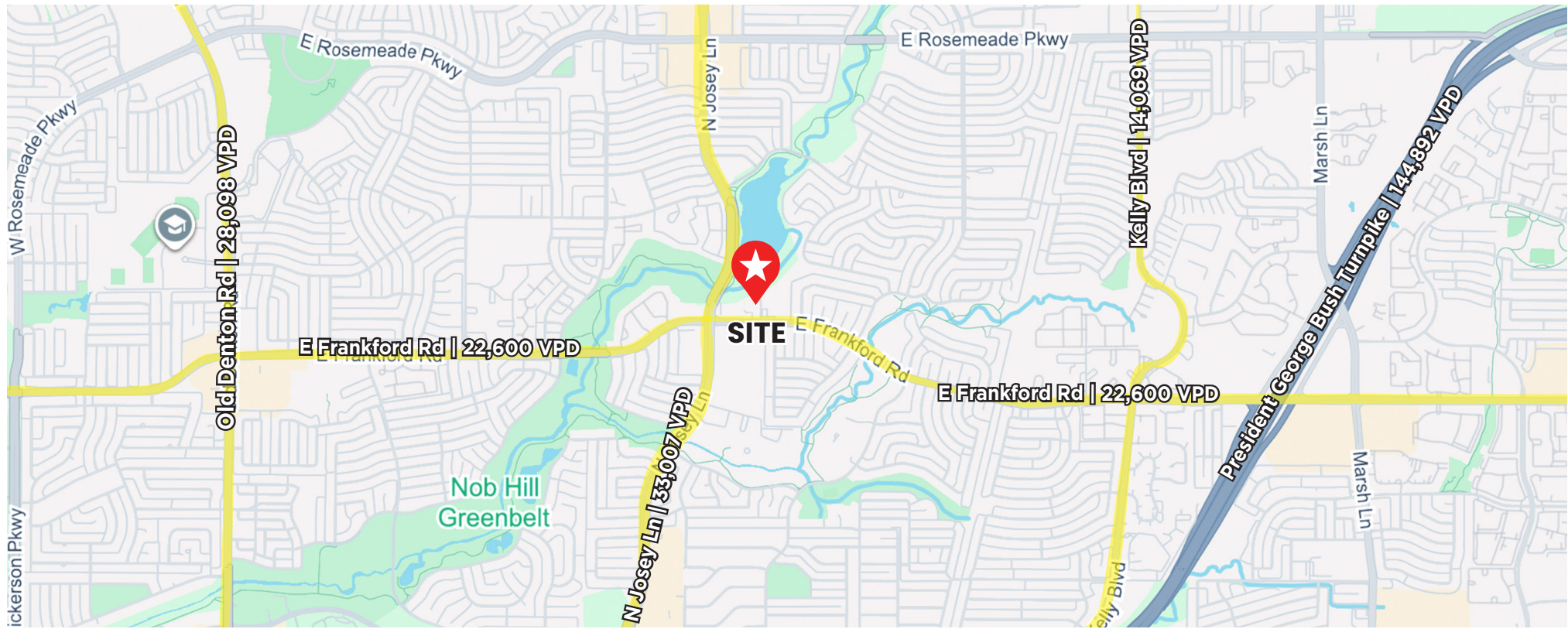
Strong Co-Tenancy

Complementary tenant mix designed to drive cross-traffic and synergy

Customer Convenience

Ample parking and efficient site layout for easy access and circulation

DEMOGRAPHICS	1 Miles	5 Miles	10 Miles	TRAFFIC COUNTS	
2025 Population (Pop.)	21,894	325,470	1,167,139	E Frankford Rd	22,600 VPD
5-Yr. Pop. Growth (Total %)	10.64%	9.20%	8.52%	N Josey Ln	33,007 VPD
2025 Households (HH)	7,957	140,434	476,873	Old Denton Rd	28,098 VPD
2025 Avg. HH Income	\$115,788	\$122,656	\$131,100	Kelly Blvd	14,069 VPD











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.

2-10-2025



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. **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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date