

Freestanding Retail Building For Sale



3,093 SF Former Restaurant with Drive-Thru | 1.044 Acres | Carrollton, TX

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1501 W Hebron Parkway Area Retailers



1501 W Hebron Parkway Site Details



LOCATION

1501 W Hebron Parkway
Carrollton, TX 75010

BUILDING SIZE

3,093 SF

LOT SIZE

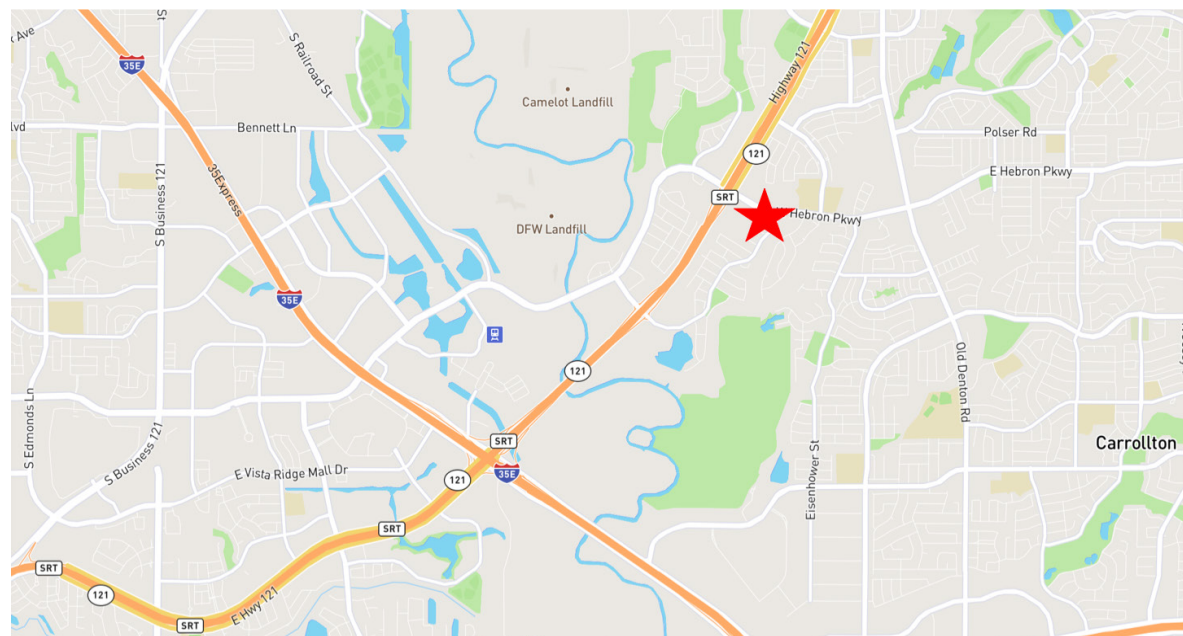
1.044 Acres

PRICE

Please call.

COMMENTS

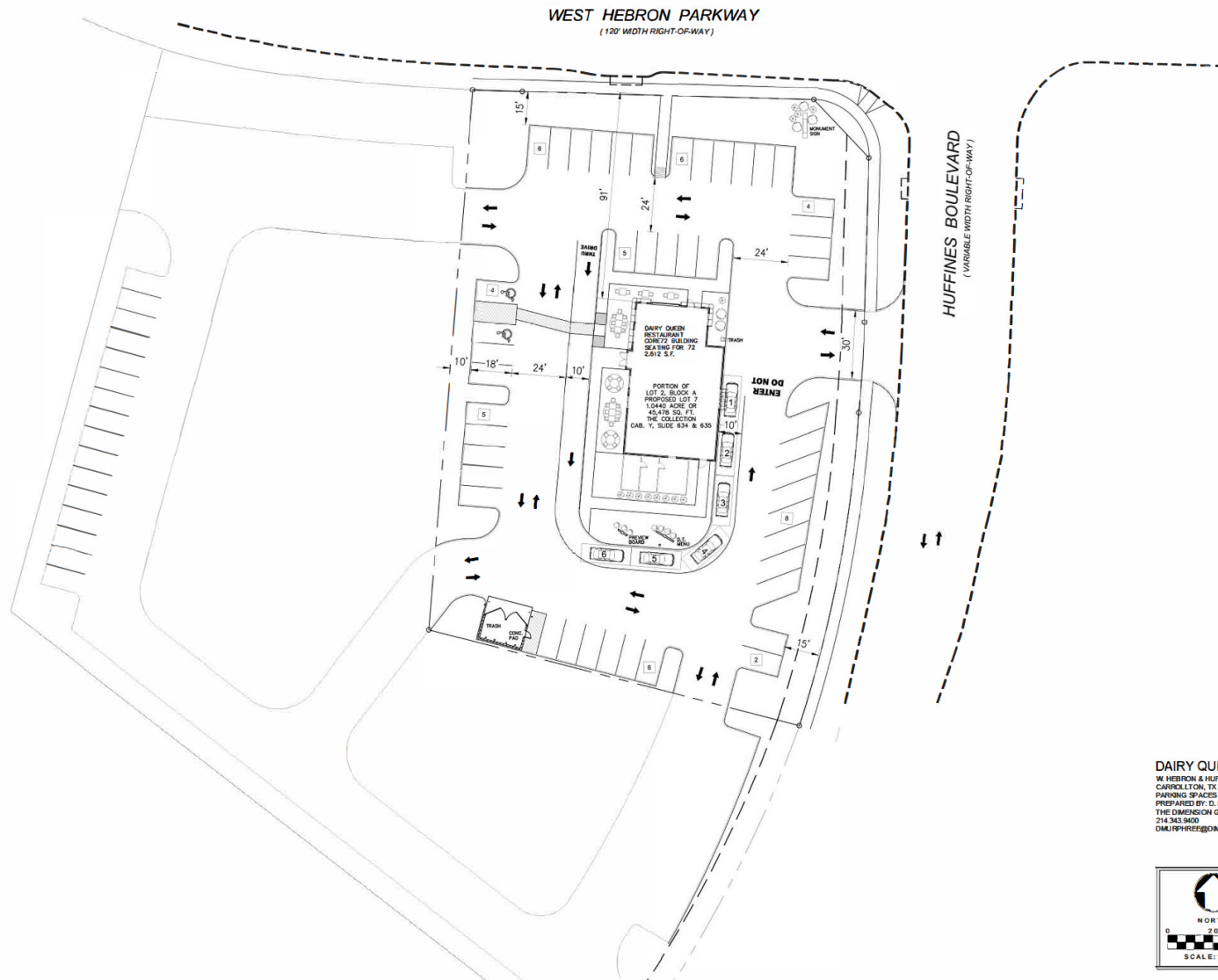
- Existing restaurant building with drive-thru facilities built in 2016
- Located on major six-lane thoroughfare less than half a mile east of Sam Rayburn Tollway
- Property benefits from strong daytime demographics with five schools/daycares in the immediate vicinity
- Over 32,100 cars per day along W Hebron Parkway
- Adjacent to Castle Hills which has over 4,500 single family homes and 4,000 multi-family homes planned upon full build-out
- Approximately 50 parking spaces
- Income Tax-Free State
- Equipment sold separately



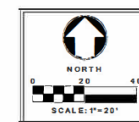
1501 W Hebron Parkway
Photos



1501 W Hebron Parkway Site Plan



DAIRY QUEEN
 W HEBRON & HUFFINES BLVD
 CARROLLTON, TX
 PARKING SPACES PROVIDED - 46
 PREPARED BY: D. MURPHY
 THE DIMENSION GROUP
 214.343.9600
 DIMJRP@THEDIMENSIONGRP.COM



TECHNICAL SITE PLAN
 SCALE: 1"=20'
 1

1501 W Hebron Parkway Demographics



DEMOGRAPHIC SUMMARY

1501 W Hebron Pkwy, Carrollton, Texas, 75010



Ring of 3 miles

INCOME



\$86,364

Median Household Income



\$43,064

Per Capita Income



\$124,902

Median Net Worth

DAYTIME POPULATION



74,189

2019 Total Daytime Population



2,624.5

2019 Daytime Population Density (Pop per Square Mile) (Esri)

KEY FACTS

82,190

Population



Median Age



30,875

Households

\$69,426

Median Disposable Income

EDUCATION



No High School Diploma



16%

High School Graduate



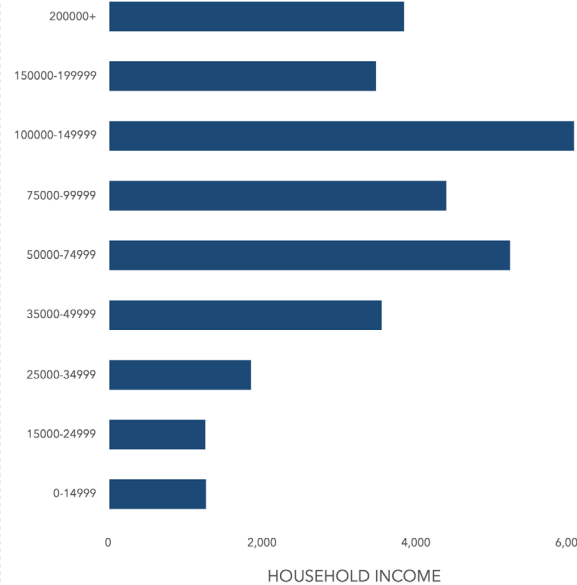
28%

Some College



49%

Bachelor's/Grad/Prof Degree



CONSUMER SPENDING

\$4,786

2019 Food Away from Home - Meals at Restaurants/Other

\$1,545

2019 Food Away from Home - Lunch (Avg)

\$7,161

2019 Health Care (Avg)

\$4,148

2019 Entertainment/Recreation (Avg)

EMPLOYMENT



77%

White Collar



11%

Blue Collar



11%

Services



3.0%

Unemployment Rate

Source: This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2019, 2024.



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.

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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<u>Kevin Dalrymple</u>	<u>558302</u>	<u>kevin@clay-co.com</u>	<u>713-722-1250</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date