

Freestanding Retail Building For Lease



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

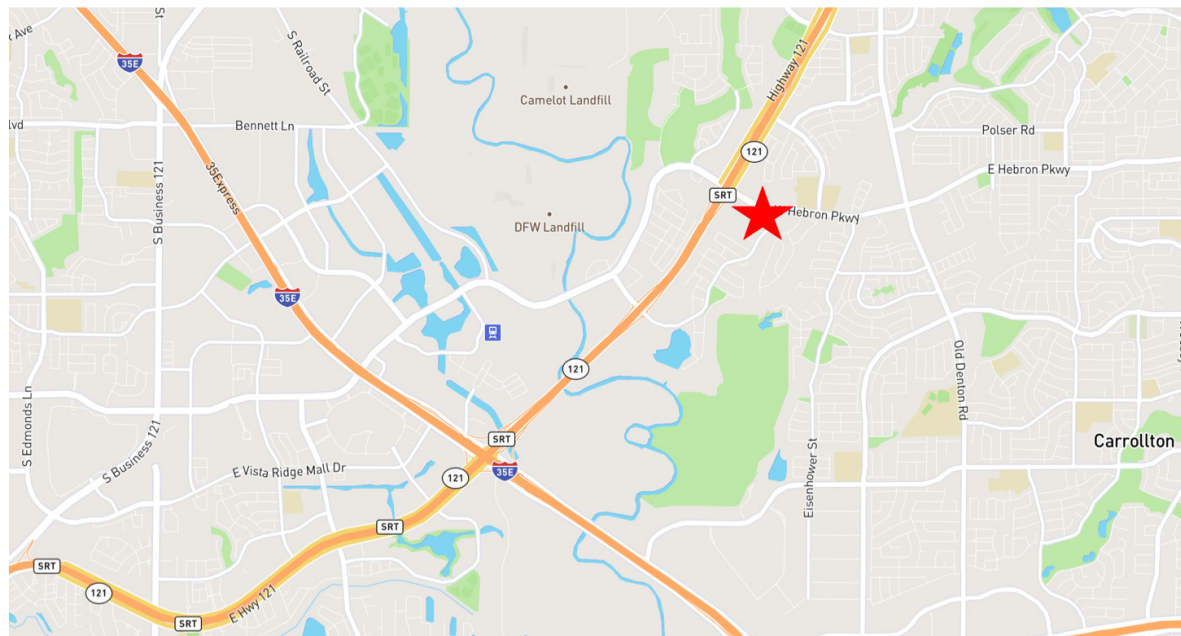
1.044 Acres

PRICE

\$37/SF/Year NNN or Best Offer

COMMENTS

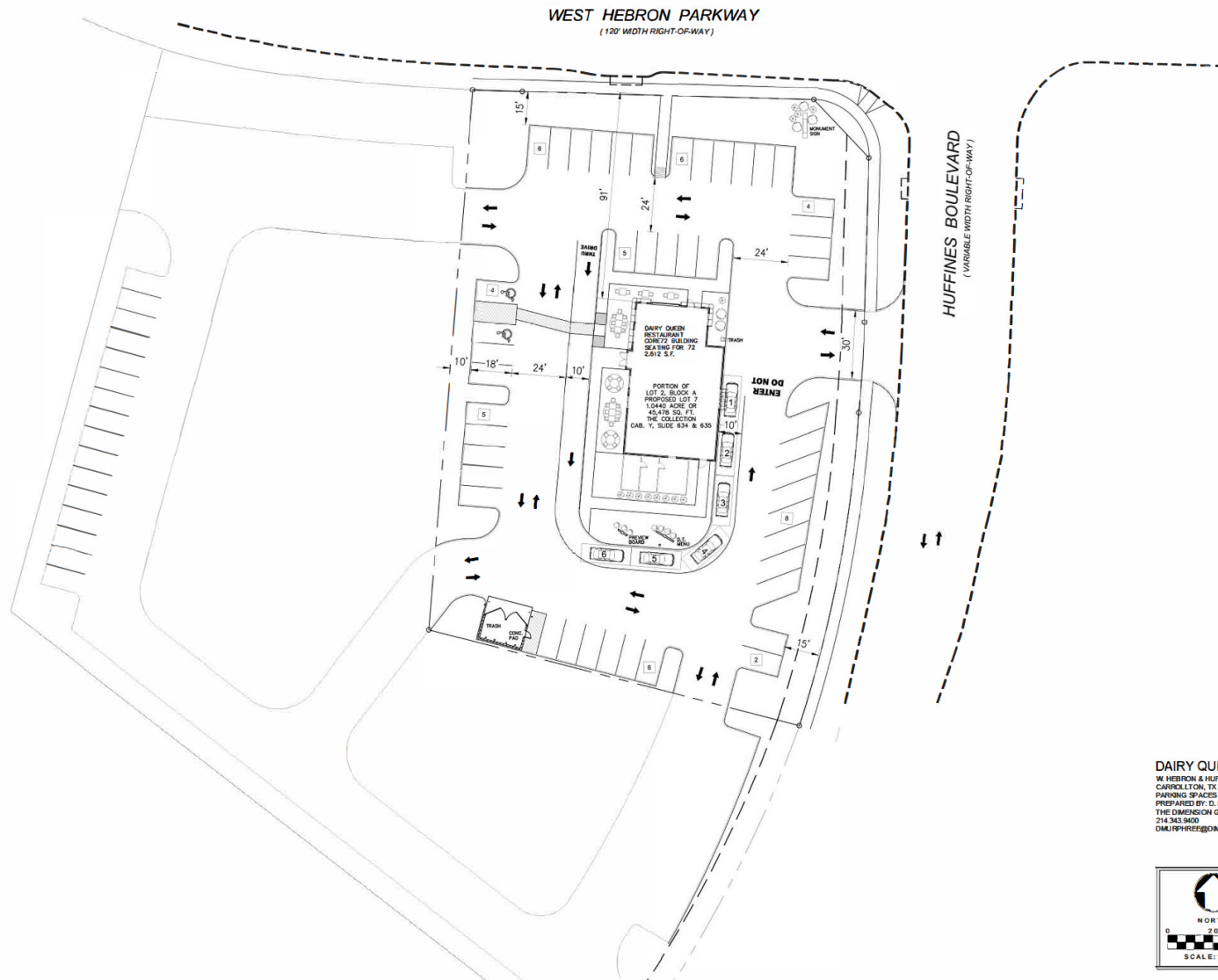
- Existing restaurant building with drive-thru facilities build in 2016
- Located on major six-lane thoroughfare less than half a mile east of Sam Rayburn Tollway
- Property benefits from strong daytime demographics with five schools/daycares in the immediate vicinity
- Over 32,100 cars per day along 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



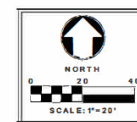
1501 W Hebron Parkway
Photos



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: 1/32"=1'-0"
 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

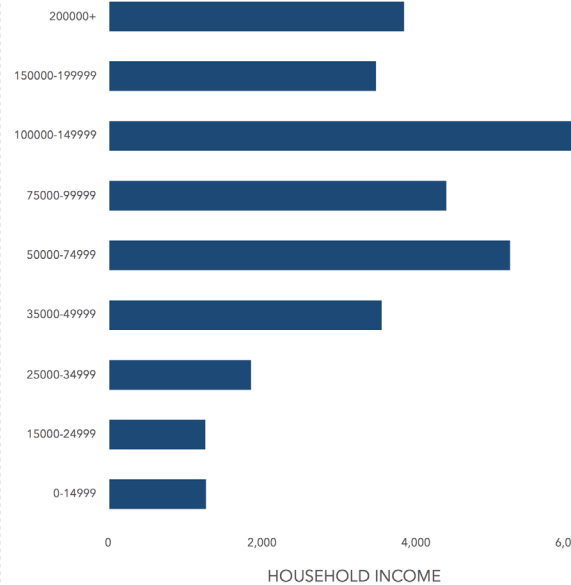


30,875

Households

\$69,426

Median Disposable Income



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)

EDUCATION



No High
School
Diploma



16%
High School
Graduate



28%
Some College



49%
Bachelor's/Grad/Prof
Degree

EMPLOYMENT



White Collar

77%



Blue Collar

11%



Services

11%



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.