



ANCHORED BY  99 RANCH MARKET  DAISO  GEN  TESO 特搜商城

# CARROLLTON TOWN CENTER

Phase II Now Leasing Future Retail and Pads

SEC of President George Bush Turnpike and Old Denton Road | Carrollton, Texas

**John Nguyen | Heather Nguyen | 281.477.4300**

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

# CARROLLTON TOWN CENTER

# PROJECT HIGHLIGHTS

CARROLLTON, TEXAS



**1 MIL+**  
POPULATION  
WITHIN A 10-MILE  
TRADE AREA

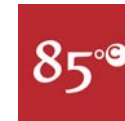


**MORE THAN  
110,600  
VPD ON  
PGB TURNPIKE**



**\$106K  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 5 MILES**

## MAJOR AREA TENANTS



**“...STEADY GROWTH IN 2020 AS CARROLLTON CONTINUES TO PARTNER WITH THE BUSINESS COMMUNITY FOR EXCITING NEW DEVELOPMENT.”**

SOURCE: ROBERT WINNINGHAM  
CARROLLTON ECONOMIC DEVELOPMENT DIRECTOR

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THE **PREMIER** CARROLLTON **DESTINATION** FOR **UNIQUE DINING EXPERIENCES**



**HIGHLY ACCESSIBLE AND HIGHLY VISIBLE** FROM PRESIDENT GEORGE BUSH TURNPIKE (PGBT)

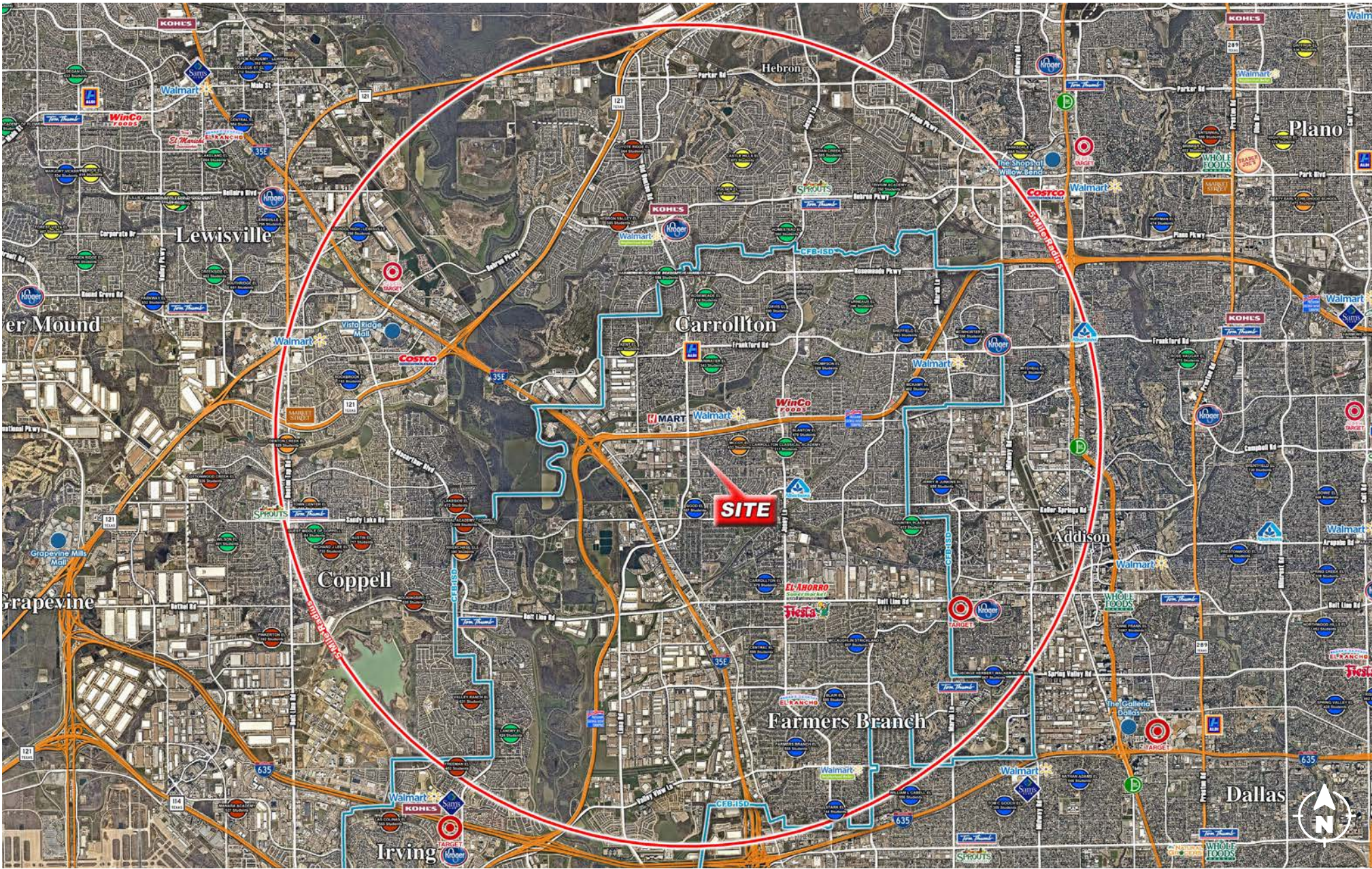
**1ST TEXAS CENTER TO FEATURE THESE INTERNATIONAL CONCEPTS:** DAISO JAPAN, 85°C BAKERY, KINOKUNIYA BOOKS, BCD TOFU HOUSE, AND MORE

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

CARROLLTON RANKS IN **TOP CITIES IN CREATING NEW JOBS**, TOTAL NEW DEVELOPMENT, AND NEW BUSINESSES

**AVAILABLE**  
PHASE I: SPACES  
PHASE II: NOW LEASING FUTURE RETAIL AND PADS











# SITE PLAN PHASE I

KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS
1	Verizon	3,075 SF	11	Kung Fu Tea	1,600 SF	21	99 Ranch Market	47,490 SF
2	T-Swirl Crepe	1,372 SF	12	Hanabi Ramen	2,406 SF	22	Open Bank	5,532 SF
3	Monarch Dental	4,613 SF	13	Pho Ga Cali	1,676 SF	23	KPop	1,042 SF
4	Available For Lease	3,453 SF	14	Kinokuniya Books	5,221 SF	24	Herb Foot Reflexology	1,956 SF
5	Kura Sushi	3,111 SF	15	BBQ Tonight	4,913 SF	25	Ceci Boutique	1,039 SF
6	Too Thai Street Eats	2,817 SF	16	The Kickin Crab	4,097 SF	26	LA Hair	1,004 SF
7	Rice Chicken	3,217 SF	17	85°C Bakery	5,771 SF	27	Dan Sung Sa Korean Bar	5,183 SF
8	Gen Korean BBQ	7,454 SF	18	Coming Soon: Teso Life	14,326 SF	28	Proposed New Building	6,600 SF
9	Snowy Village	1,125 SF	19	Daiso	11,157 SF			
10	Somi Somi	2,369 SF	20	BCD Tofu House	4,100 SF			

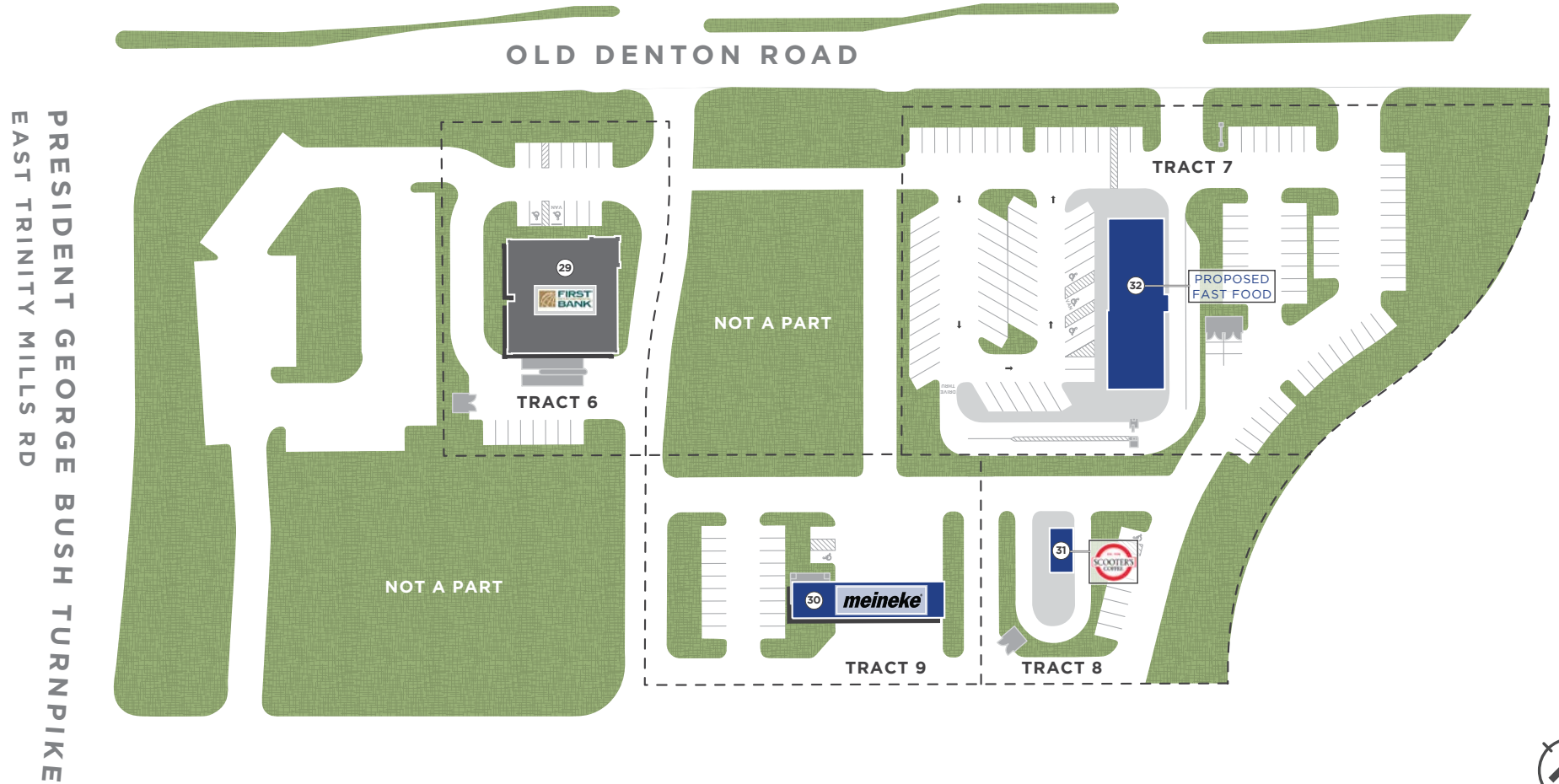


AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART

09.20 | 06.20

# SITE PLAN: PHASE II

KEY	BUSINESS	LEASE AREAS
29	First Bank	6,500 SF
30	Proposed Meineke	3,120 SF
31	Proposed Scooter's Coffee	500 SF
32	Proposed Fast Food	4,992 SF



AVAILABLE
  NOT A PART
  LEASED
  IN NEGOTIATION



09.20 | 06.20









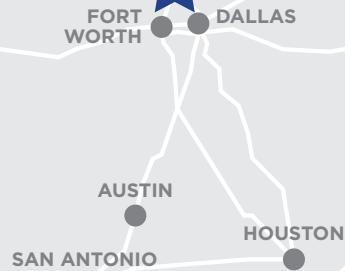




CLICK HERE  
FOR PROPERTY VIDEO



## CARROLLTON



**RANKED IN THE  
TOP 5 SAFEST  
CITIES IN TEXAS**

### GROWTH INDEX

#### INDUSTRIAL SECTOR

- ↑ Exceptional 96% occupancy
- ↑ 3.4% year-over-year growth
- ↑ Fastest growing sector
- ↑ 44.9 million SF growth and an all-time **high** average rent
- ↓ All-time **low** vacancy

#### RETAIL

- ↑ \$6.8 million SF growth in 2019 and 94% occupancy

#### POPULATION

- ↑ 3% occupancy growth since 2019

#### ECONOMY

- ↑ 3+% year-over-year growth

#### EMPLOYMENT

- ↑ Expanded by 1,437 jobs, exceeding 90,000 positions
- ↑ 3.5% growth in healthcare and social assistance sector highest in the area

#### OFFICE SECTOR

- ↑ Expanded to 4.5 million SF in 2019
- AmerisourceBergen opened new \$75 million facility in Offices of Austin Ranch

### LIVING INDEX

**#7 IN NATION FOR THE BEST  
REAL ESTATE MARKET, #2 IN  
SMALL MARKETS IN 2019**



**#4 IN TOP 20 OF 2019 BEST  
PLACES TO LIVE IN DALLAS**



**ONE OF BEST PLACES TO  
RAISE A FAMILY IN 2017**



**#15 IN AMERICA'S 25 BEST  
PLACES TO MOVE IN 2009**







**PREMIER ASIAN SUPERMARKET** WITH ONLINE SHOPPING, IN-STORE PICK-UP, AND SAME-DAY DELIVERY

ONE OF THE LARGEST ASIAN SUPERMARKET CHAINS WITH **51 STORES ACROSS 7 STATES**

GATEWAY U.S. SUPERMARKET TO **AUTHENTIC ASIAN CUISINES AND DINING EXPERIENCES**

DAISO IS OFTEN CALLED “**THE JAPANESE DOLLAR STORE**” WITH 2,800 STORES OPERATING IN JAPAN

**WIDE-RANGING PRODUCT LINES** INCLUDE STATIONERY, COSMETICS, HOME GOODS, AND MORE

**INCOMPARABLE PRODUCT LINES AND PRICES** COMPARED TO TRADITIONAL DISCOUNT RETAILERS



# DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



## POPULATION

	2 MILES	3 MILES	5 MILES
Current Households	18,251	39,198	132,252
Current Population	52,320	109,650	322,101
2010 Census Population	43,638	96,814	270,320
Population Growth 2010 to 2020	20%	13%	19%
2020 Median Age	36	36	35

## INCOME

	2 MILES	3 MILES	5 MILES
Average Household Income	\$98,041	\$98,803	\$105,622
Median Household Income	\$74,760	\$78,306	\$83,359
Per Capita Income	\$34,928	\$35,846	\$44,232

## RACE AND ETHNICITY

	2 MILES	3 MILES	5 MILES
White	55%	55%	56%
Black or African American	10%	12%	15%
Asian or Pacific Islander	17%	16%	16%
Hispanic	38%	36%	29%

## CENSUS HOUSEHOLDS

	2 MILES	3 MILES	5 MILES
1 Person Household	19%	22%	32%
2 Person Households	31%	30%	30%
3+ Person Households	50%	48%	38%
Owner-Occupied Housing Units	62%	63%	49%
Renter-Occupied Housing Units	38%	37%	51%



# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	<b>-</b>	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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>



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