

**FOR LEASE**

# Pre-Leasing Trinity Highlands

1601 E Trinity Mills Rd | Carrollton, TX 75006



## SPACE AVAILABLE

**1,000 - 40,000 SF**

## PRICING INFORMATION

**\$28 PSF + NNN**  
(Est Triple nets - \$6.00 PSF)

## LOCATION

**NEC of E Trinity Mills Rd & McCoy Rd**

## TRAFFIC GENERATORS



- 👁️ Pre-Leasing future mixed-Use, two-story Office/Retail facility in a Strong Retail and Medical Corridor
- 👁️ Delivery: Q2 2019; TI Available
- 👁️ Ideal medical office location near major hospitals/facilities
- 👁️ \$91,200 Avg Household Income within 1 Mile
- 👁️ Sits on Hard Corner with Direct Access from TX-161, 1.5 Miles from I-35E
- 👁️ Across from Texas Health Hospital, Between Strong Retail Corridors and Traffic Generators

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	15,103	62,521	128,667	304,500
Employees	5,497	16,658	45,975	197,967
Average HH Income	\$91,270	\$90,722	\$90,242	\$100,204
2017-2022 Annual Rate	1.09%	1.23%	1.40%	1.78%
Traffic Count	121,447 VPD @ TX-161 & N Josey Ln 38,450 VPD @ N Josey Ln 15,857 VPD @ E Trinity Mills Rd & McCoy Rd			

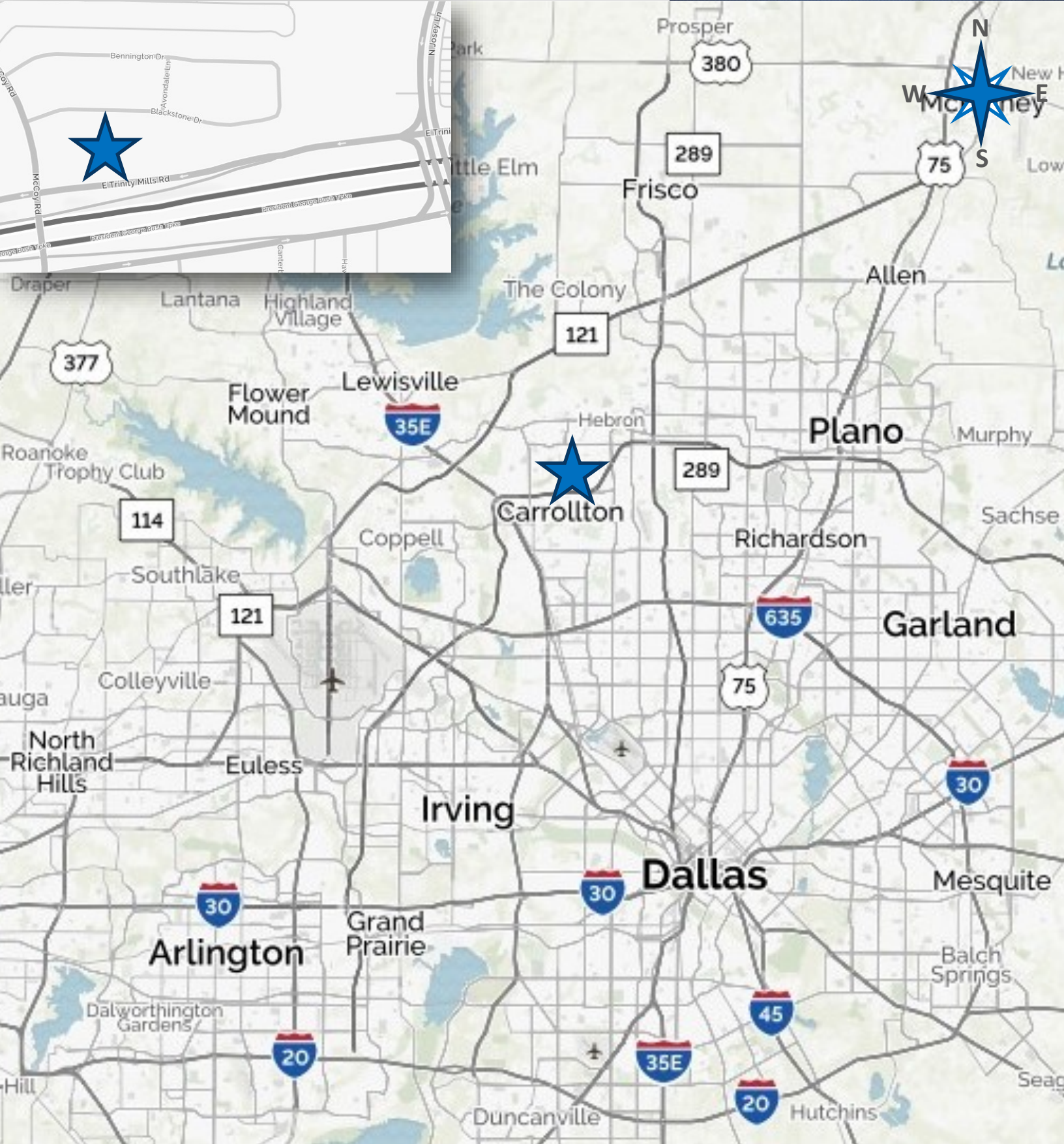
\*STDBonline.com 2018

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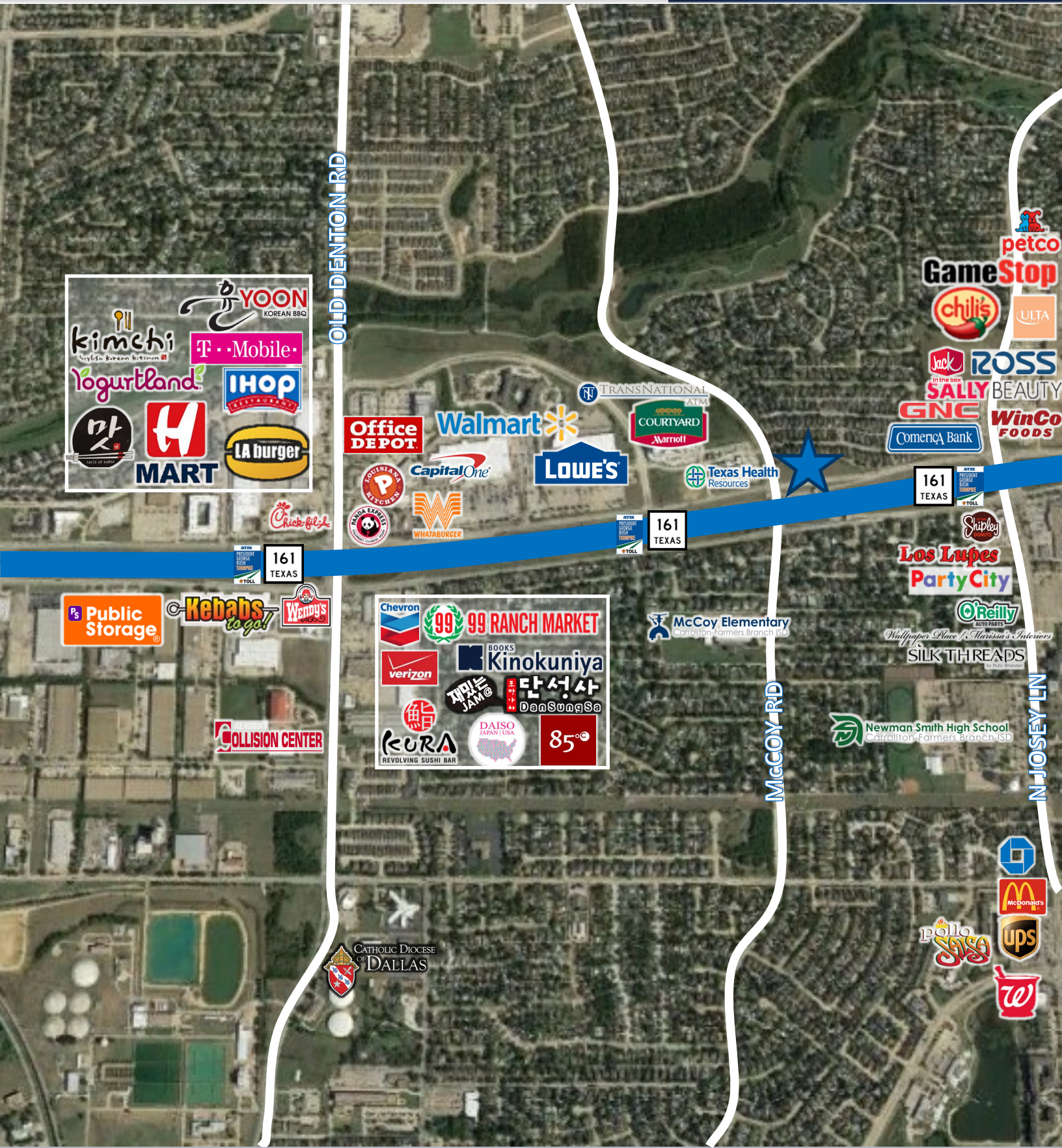
# 1601 E Trinity Mills Rd

Future Beautiful Office & Retail Building  
In Northwest Dallas



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kimchi  
Yoon KOREAN BBQ  
T-Mobile  
Yogurtland  
IHOP  
MART  
LA burger

Office DEPOT  
Walmart  
TRANSNATIONAL ATM  
COURTYARD Marriott  
LOWE'S  
Capital One  
Texas Health Resources

petco  
GameStop  
chili's  
ULTA  
Jack in the box  
ROSS BEAUTY  
SALLY BEAUTY  
GNC  
WinCo FOODS  
Comerica Bank

Public Storage  
Kebabs to go!  
Wendy's  
COLLISION CENTER

Chevron  
99 RANCH MARKET  
Kinokuniya BOOKS  
verizon  
JAM@  
DANSUNGSA  
KURA REVOLVING SUSHI BAR  
DAISO JAPAN USA  
85°

McCoy Elementary Carrollton-Farmers Branch ISD  
Newman Smith High School Carrollton-Farmers Branch ISD  
O'Reilly AUTO PARTS  
Silk Threads  
Wallpaper Place / Narcissa's Interiors

Bank of America  
McDonald's  
ups  
W



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# Information On 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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