



WYNMARK
COMMERCIAL



THE WATERMARK
4340 N JOSEY LANE CARROLLTON, TX

FOR SALE/LEASE

CARROLLTON, TEXAS

- 4340 Josey Lane offers an amazing opportunity for a group to purchase or lease move in ready medical space. Two suites are available immediately to occupy and there is one suite already leased to a General Dentist.
- Building Signage, Ownership, Covered Parking are just a few of the amenities this building offers.
- Carrollton is a vibrant, business-friendly city centrally located in the Dallas-Fort Worth Metroplex. With a growing population of over 135,000, it offers a strong economy supported by industries like healthcare, manufacturing, technology and logistics.
- Its strategic access to I-35, the George Bush Turnpike, and Dallas North Tollway makes it ideal for companies and commuters alike. Carrollton also features top-rated schools, extensive parks, and a wide range of retail and dining options, making it attractive for both residents and investors.
- Carrollton continues to see strong growth, making it a smart choice for new practices and investment opportunities.

AVAILABLE UNITS

SUITE 100 - Move In Ready 2nd Generation Medical Clinic

- Suite Size: 8,820
- Purchase Price: \$350.00 PSF
- Lease Rate: \$26.00 psf + NNN
- 16 Large Exam Rooms and very creative physician offices!

SUITE 200 - Move In Ready 2nd Generation Medical Clinic

- Suite Size: 2,800
- Purchase Price: \$375.00
- Lease Rate: \$28.00 psf + NNN
- 6 Exam Rooms with Plumbing
- All new finishes and gorgeous inside!
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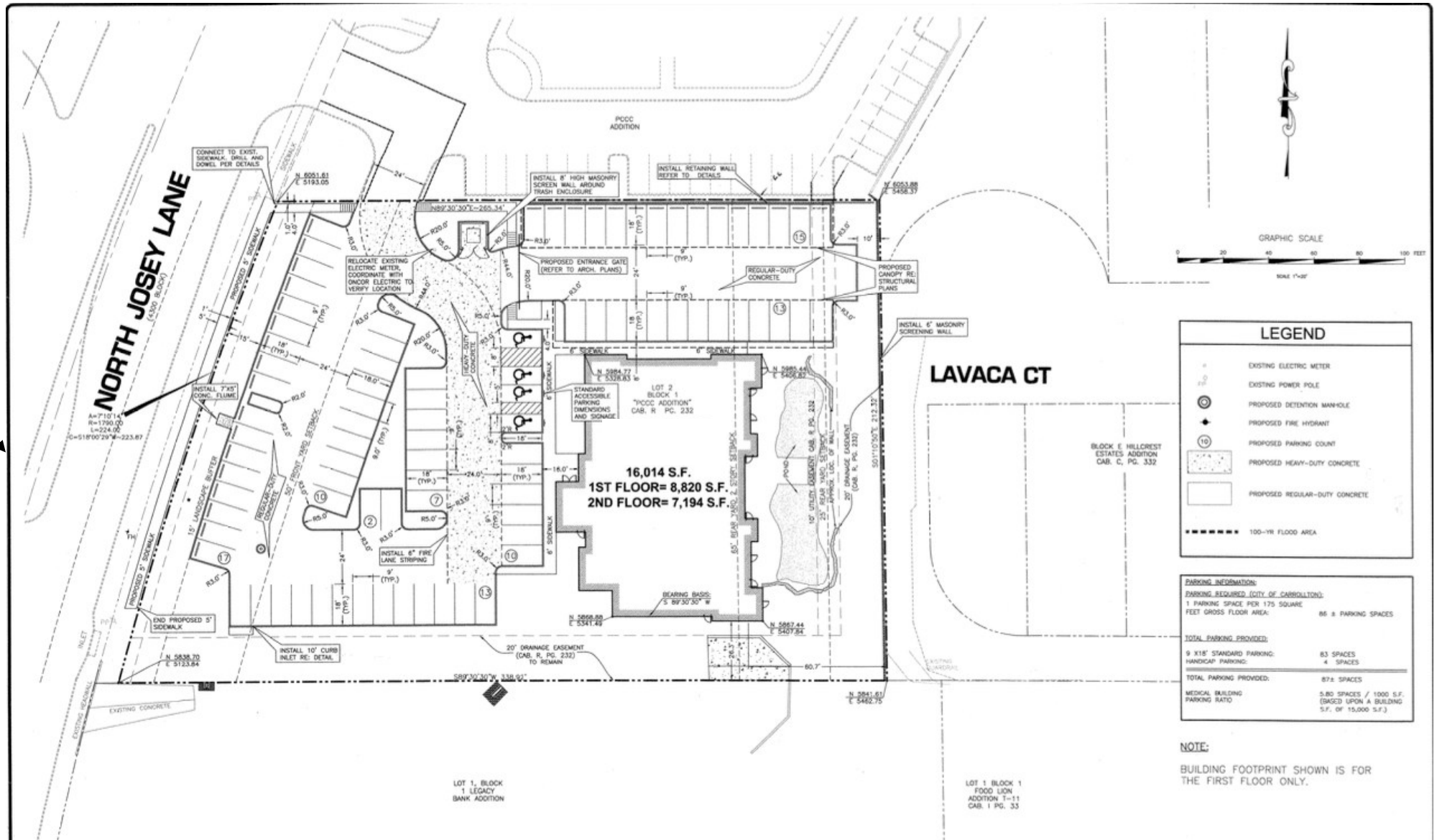
SUITE 300 - Investment Sale

- Suite Size: 3,347
- NOI: \$86,051.00
- Cap Rate: 6.75%
- Purchase Price: \$1,274,835.00
- Lease Remaining: 6 Years

PROJECT DETAILS

- **Purchase Price:** \$5,411,835.56
- **Lease Rate:** \$26.00-\$28.00 + NNN
- **NNN:** \$11.40 psf estimate
- **Allowed Uses:** Medical & Office
- **Covered Parking:** Available
- **Building Signage:** Available
- **Across from Carrollton Regional Medical Center**
- **Parking Ratio:** 5.5/1,000
- **Year Built:** 2004
- **Zoning:** S-P-2 Professional Office
- **Condition:** 2nd Gen Medical / Investment Sale
- **Back Patio Area:** Great Pergola with seating for staff.

SITE PLAN



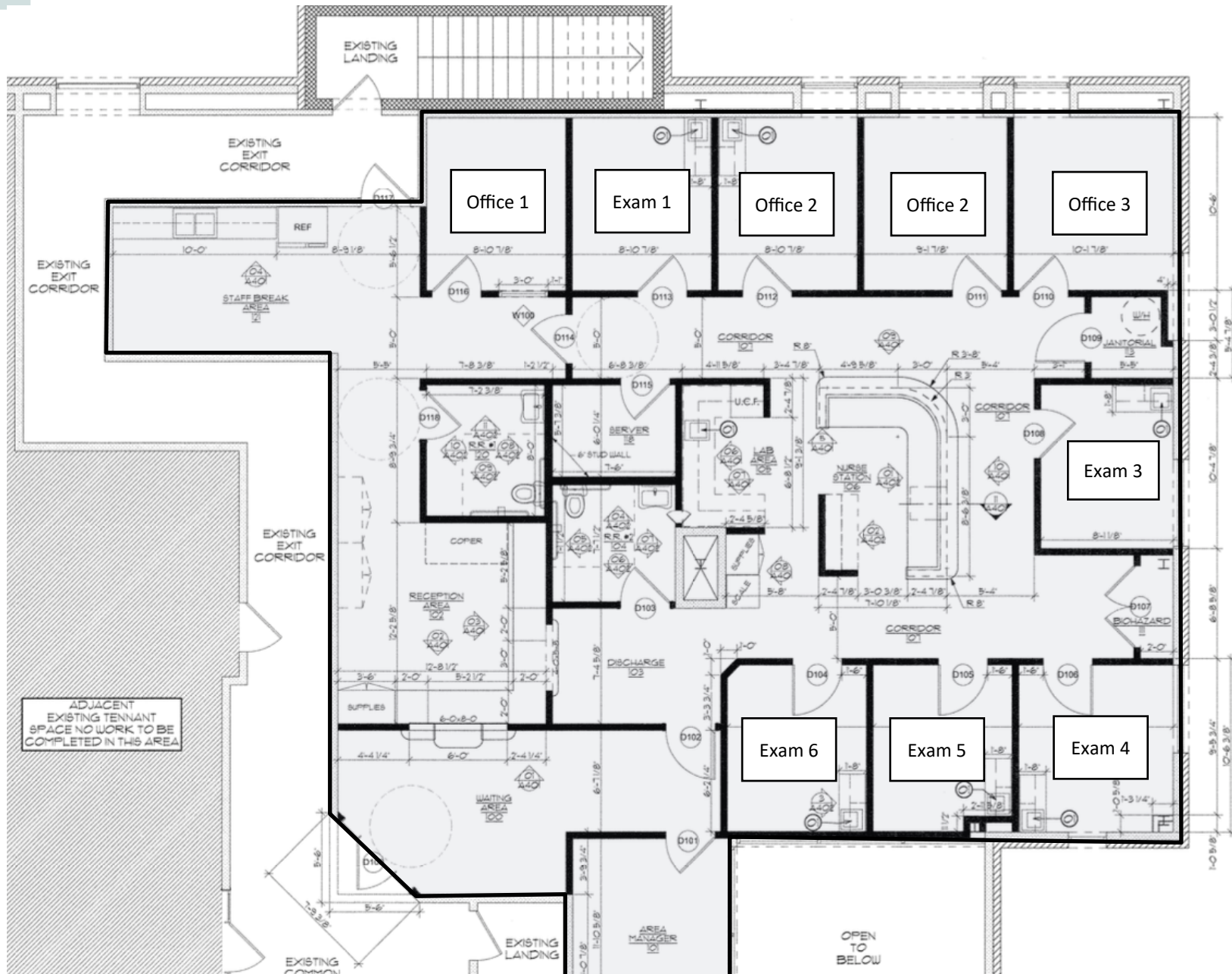
FLOORPLAN - 1st Floor SUITE 100 - Move in Ready Clinic



SUITE 100
4340 JOSEY LANE
CARROLLTON, TEXAS 75010

DATE: 04-2024
FLOOR: 1st
RSF: 6,820

FLOORPLAN - 2nd Floor SUITE 200 - Move in Ready Clinic



SUITE - 100 PHOTOS



SUITE - 100 PHOTOS



SUITE - 100 PHOTOS



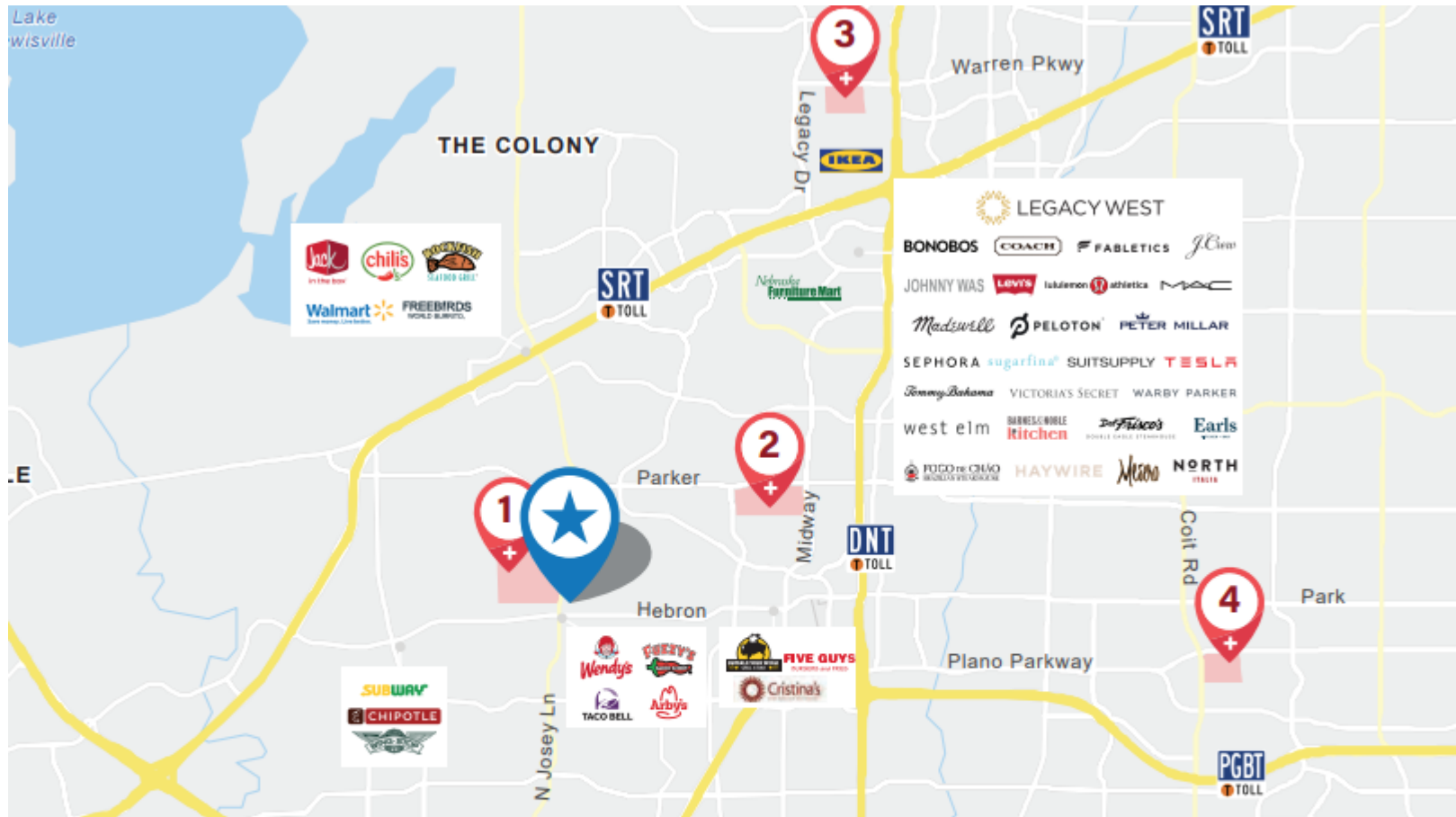
SUITE - 200 PHOTOS



BUILDING PHOTOS



LOCATION



Nearby Hospitals & Medical Systems

1. Carrollton Regional Medical Center
2. Texas Health Presbyterian Hospital Plano
3. Baylor Scott & White Medical Center - Frisco
4. Medical City Plano

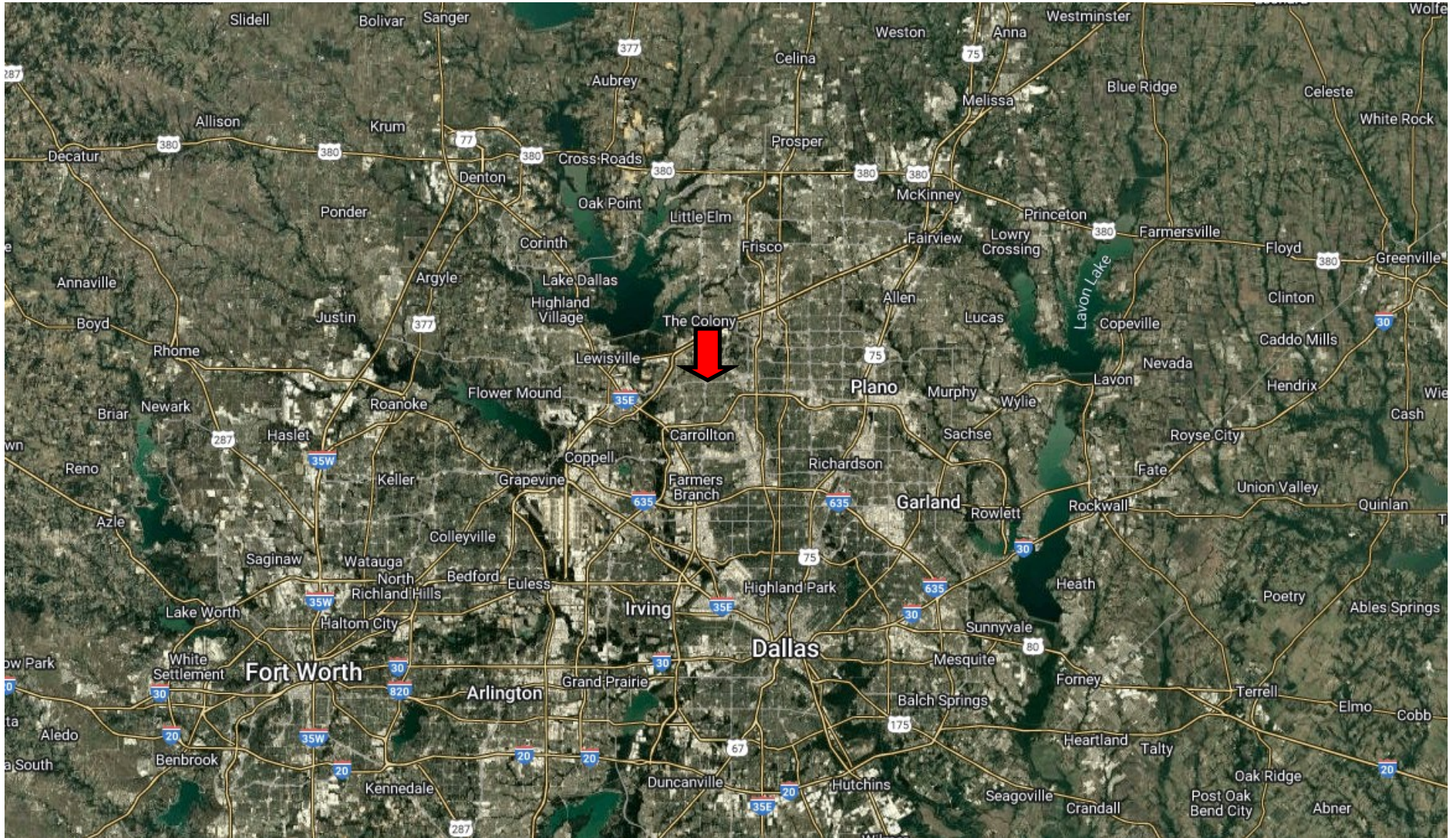
Distance

.3
3.9
7.5
7.8

Drive Time

2 mins
9 mins
17 mins
19 mins

LOCATION



DEMOGRAPHICS

Radius	1 Mile	3 Mile	10 Mile
Population			
2029 Projection	21,641	184,269	1,339,994
2024 Estimate	18,118	152,845	1,175,195
2020 Census	17,351	134,830	1,099,612
Growth 2024 - 2029	19.44%	20.56%	14.02%
Growth 2020 - 2024	4.42%	13.36%	6.87%

Radius	1 Mile	3 Mile	10 Mile
2024 Households by HH Income	6,843	63,712	470,503
<\$25,000	513 7.50%	5,632 8.84%	46,603 9.90%
\$25,000 - \$50,000	551 8.05%	10,176 15.97%	69,867 14.85%
\$50,000 - \$75,000	841 12.29%	11,069 17.37%	77,925 16.56%
\$75,000 - \$100,000	903 13.20%	8,271 12.98%	60,407 12.84%
\$100,000 - \$125,000	776 11.34%	6,937 10.89%	50,658 10.77%
\$125,000 - \$150,000	685 10.01%	5,843 9.17%	40,202 8.54%
\$150,000 - \$200,000	1,313 19.19%	7,380 11.58%	50,232 10.68%
\$200,000+	1,261 18.43%	8,404 13.19%	74,609 15.86%
2024 Avg Household Income	\$140,219	\$115,379	\$120,293
2024 Med Household Income	\$119,764	\$90,049	\$91,908



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.



11-2-2015

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:
 - 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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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

Information available at www.trec.texas.gov

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