

# OFFICE/WAREHOUSE

1942 N Interstate 35 E  
Carrollton, TX 75006



## For Sale/Lease



### NEW SALE OFFERING & REDUCED LEASE RATE

#### OFFERING SUMMARY

Sale Price:	\$2,100,000
Price/SF:	\$251.44/SF
Lease Rate:	\$14.00/SF/yr + OPX \$3.89 SF/yr
Building Size:	8,352 SF
Lot Size:	15,290 SF
Renovated:	2015
Zoning:	Freeway Commercial
Traffic Count:	150,320 VPD
	I-35E & Whitlock Lane
Submarket:	Valwood
Major Intersection:	Sandy Lake/Keller Spgs & IH-35E

#### PROPERTY HIGHLIGHTS

- 8,352 SF of office/showroom/warehouse
- 15,290 SF of paved land
- 12' Clear Height
- 1 Grade Level Drive-in Door





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## PROPERTY OVERVIEW

This hard to find free-standing facility offers ~3,900 SF of office/warehouse with 1,900 SF of air-conditioned warehouse. Additionally there is 2,500 SF of warehouse with drive-in capability.

### PRIME LOCATION

Positioned along I-35E, offering high visibility and easy access. It is ideal for businesses needing exposure and convenient transportation links.

### VERSATILE USE

The building is located in the Freeway Commercial District (FWY), allowing for retail, office, and light industrial use, making the property highly versatile.

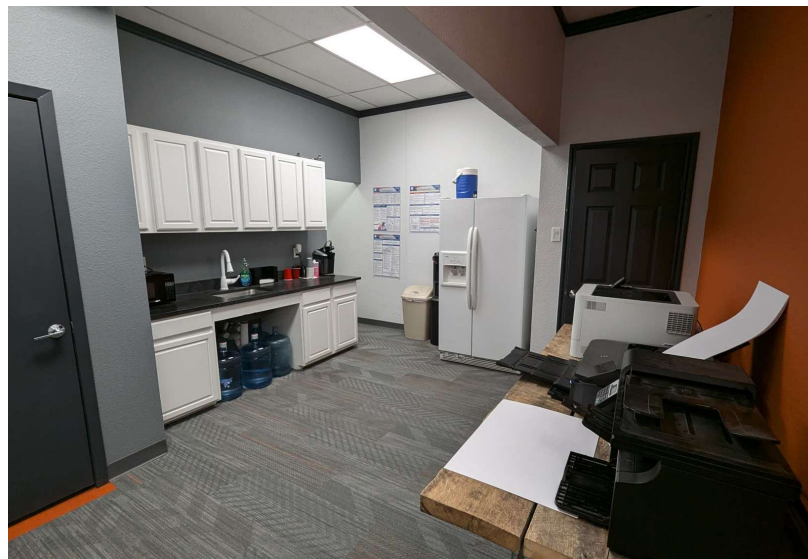
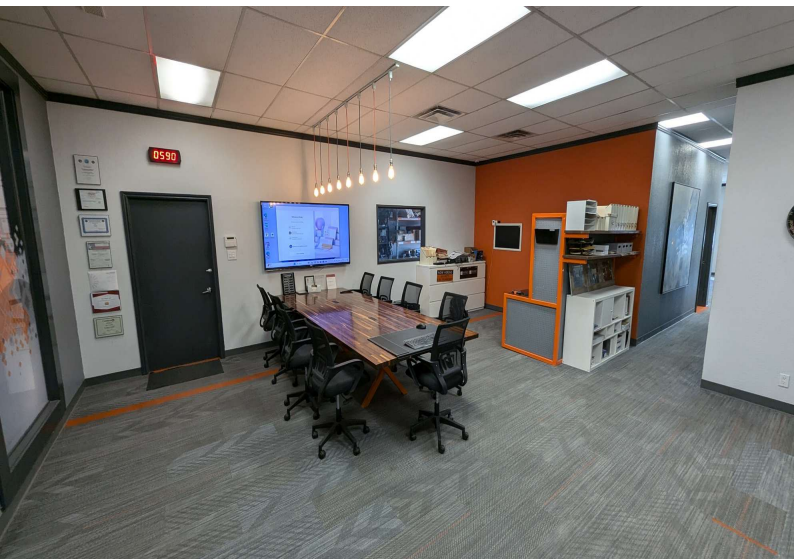
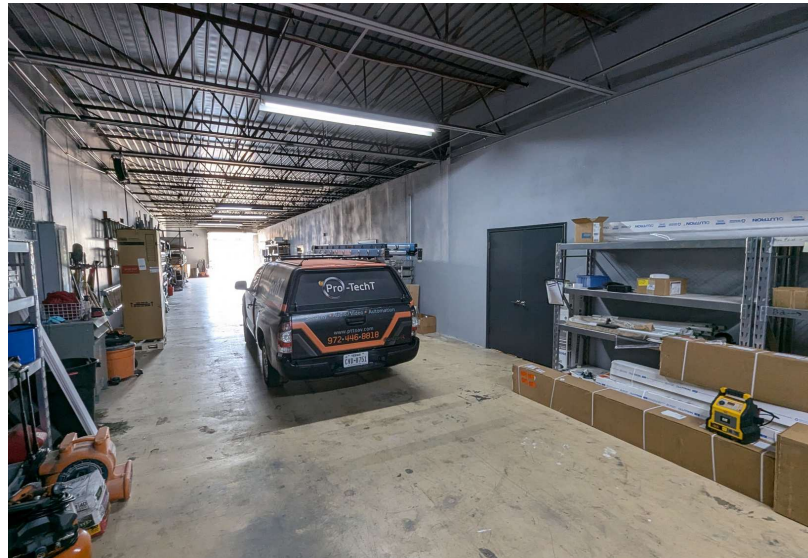
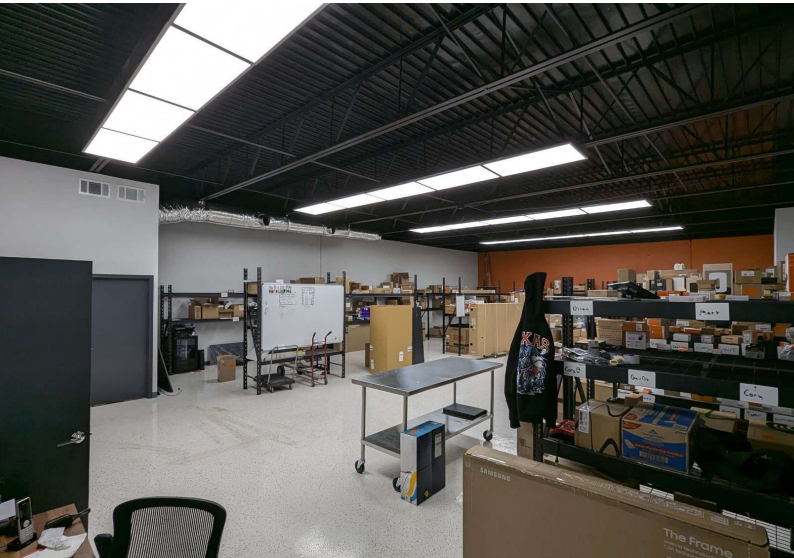
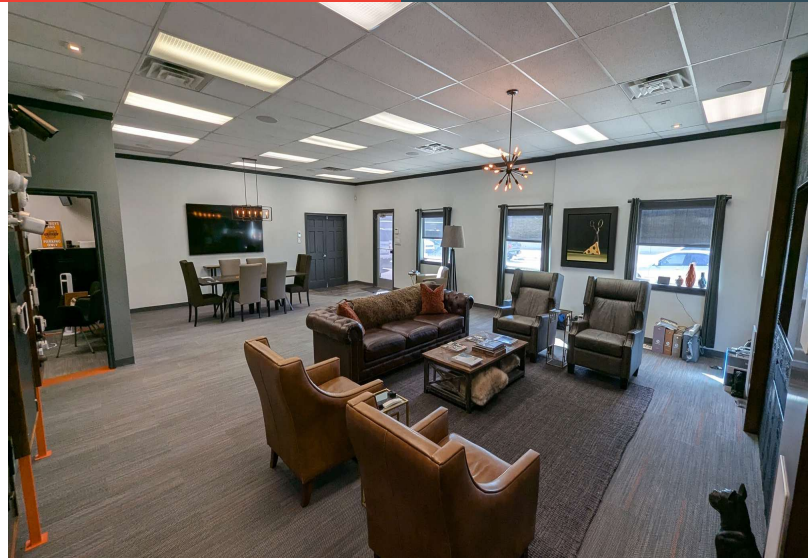


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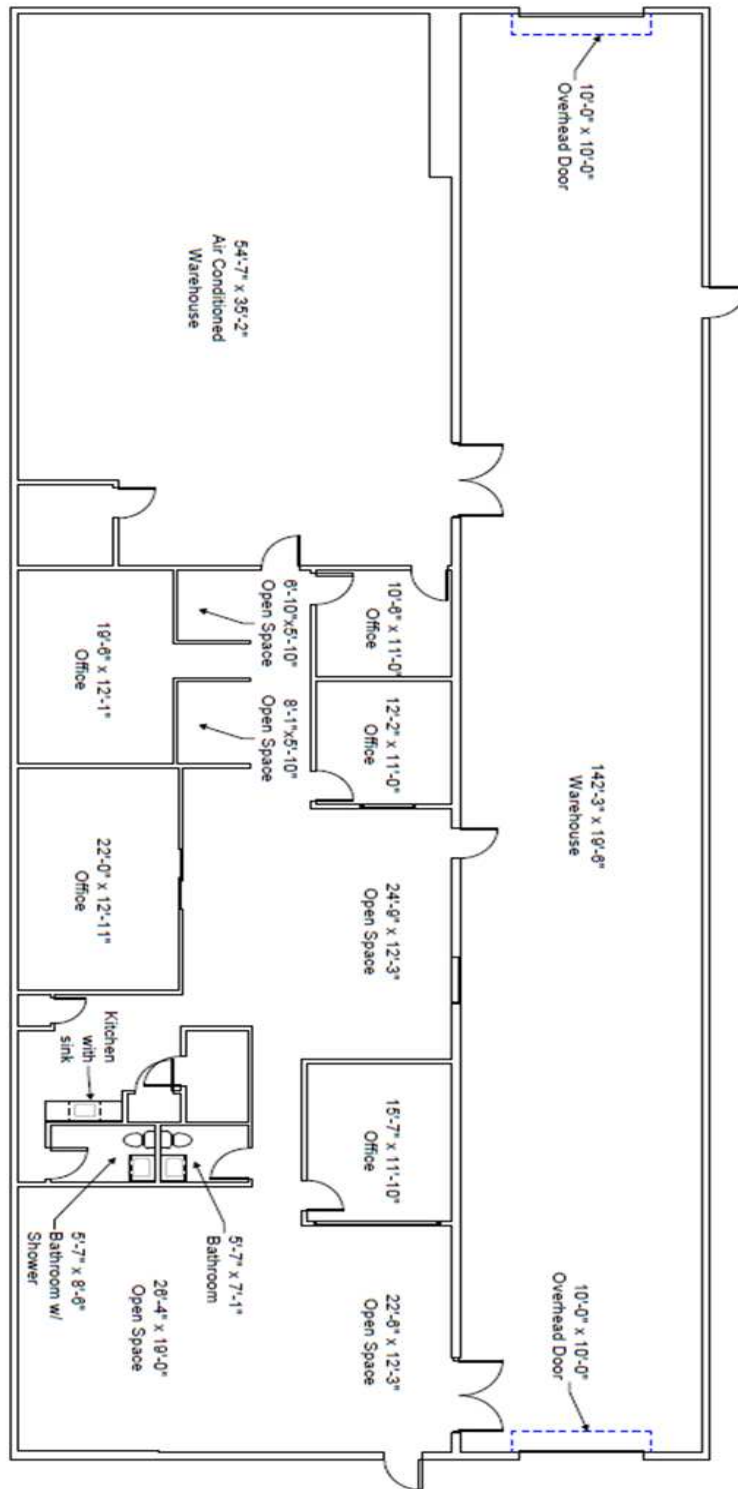
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I-35E



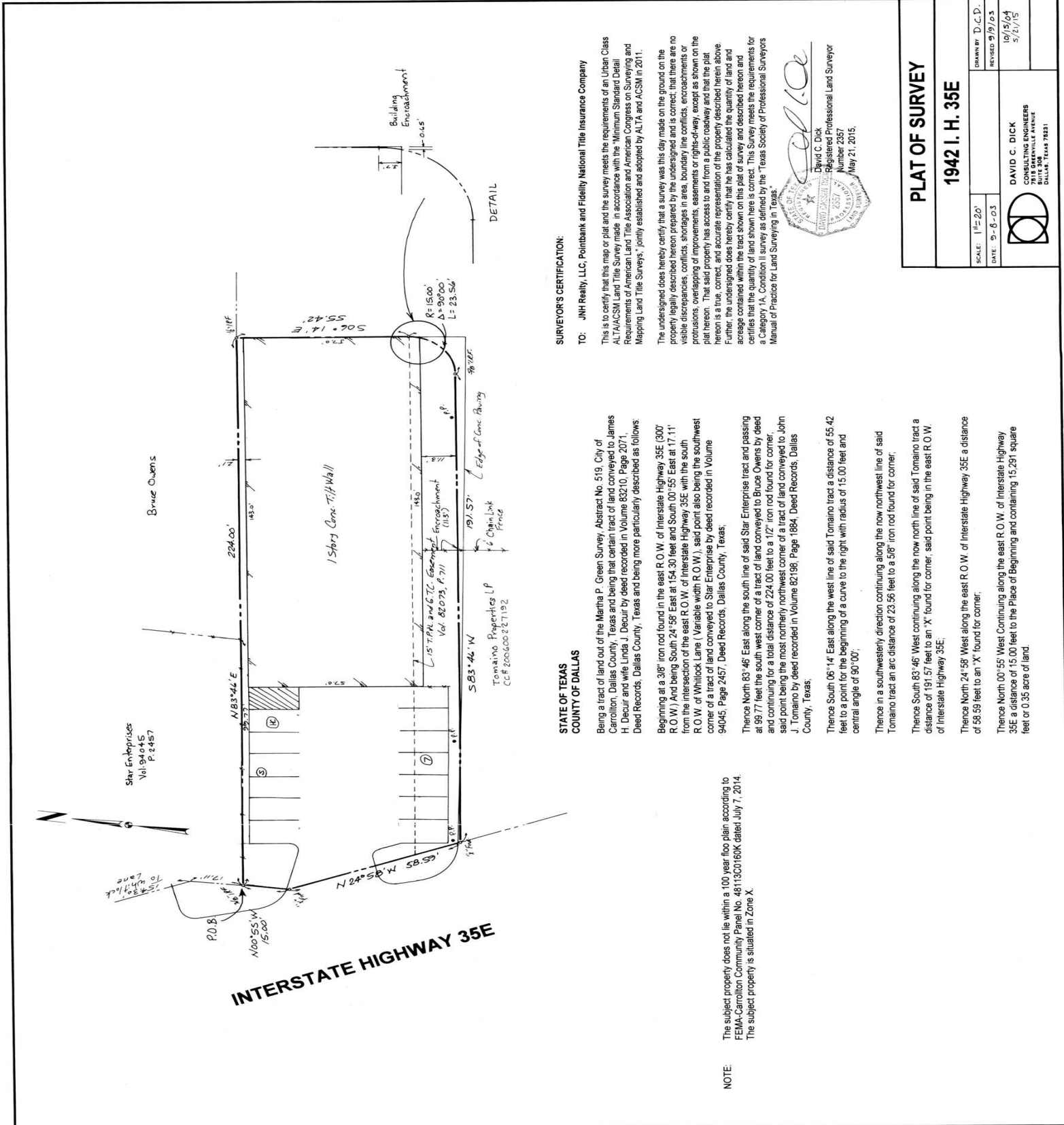


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### STATE OF TEXAS COUNTY OF DALLAS

Being a tract of land out of the Martha P. Green Survey, Abstract No. 519, City of Carrollton, Dallas County, Texas and being that certain tract of land conveyed to James H. Decuir and wife Linda J. Decuir by deed recorded in Volume 83210, Page 2071, Deed Records, Dallas County, Texas and being more particularly described as follows:

Beginning at a 300' iron rod found in the east R.O.W. of Interstate Highway 35E (300' R.O.W.) and being South 24° 58' East at 154.30 feet and South 00° 55' East at 17' 11" from the intersection of the east R.O.W. of Interstate Highway 35E with the south R.O.W. of Whitlock Lane (Variable width R.O.W.), said point also being the southwest corner of a tract of land conveyed to Star Enterprise by deed recorded in Volume 94045, Page 2457, Deed Records, Dallas County, Texas;

Thence North 83° 46' East along the south line of said Star Enterprise tract and passing at 99.77 feet the south west corner of a tract of land conveyed to Bruce Owens by deed and continuing for a total distance of 224.00 feet to a 12" iron rod found for corner, said point being the most northerly northwest corner of a tract of land conveyed to John J. Tomiano by deed recorded in Volume 82198, Page 1884, Deed Records, Dallas County, Texas;

Thence South 06° 14' East along the west line of said Tomiano tract a distance of 55.42 feet to a point for the beginning of a curve to the right with radius of 15.00 feet and central angle of 90° 00';

Thence in a southwesterly direction continuing along the now northwest line of said Tomiano tract an arc distance of 23.56 feet to a 56" iron rod found for corner;

Thence South 83° 46' West continuing along the now north line of said Tomiano tract a distance of 191.57 feet to an "X" found for corner, said point being in the east R.O.W. of Interstate Highway 35E;

Thence North 24° 58' West along the east R.O.W. of Interstate Highway 35E a distance of 58.59 feet to an "X" found for corner;

Thence North 00° 55' West continuing along the east R.O.W. of Interstate Highway 35E a distance of 15.00 feet to the Place of Beginning and containing 15.291 square feet or 0.35 acre of land.

### SURVEYOR'S CERTIFICATION:

TO: JNH Realty, LLC, Pointbank and Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey meets the requirements of an Urban Class ALTA/ACSM Land Title Survey made in accordance with the "Minimum Standard Detail Requirements of American Land Title Association and American Congress on Surveying and Mapping Land Title Surveys," jointly established and adopted by ALTA and ACSM in 2011.

The undersigned does hereby certify that a survey was this day made on the ground on the property legally described hereon prepared by the undersigned and is correct; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments or protrusions, overlapping of improvements, easements or rights-of-way, except as shown on the plat hereon. That said property has access to and from a public roadway and that the plat hereon is a true, correct, and accurate representation of the property described herein above. Further, the undersigned does hereby certify that he has calculated the quantity of land and acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown here is correct. This Survey meets the requirements for a Category 1A, Condition I survey as defined by the "Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas."



### PLAT OF SURVEY

1942 I. H. 35E

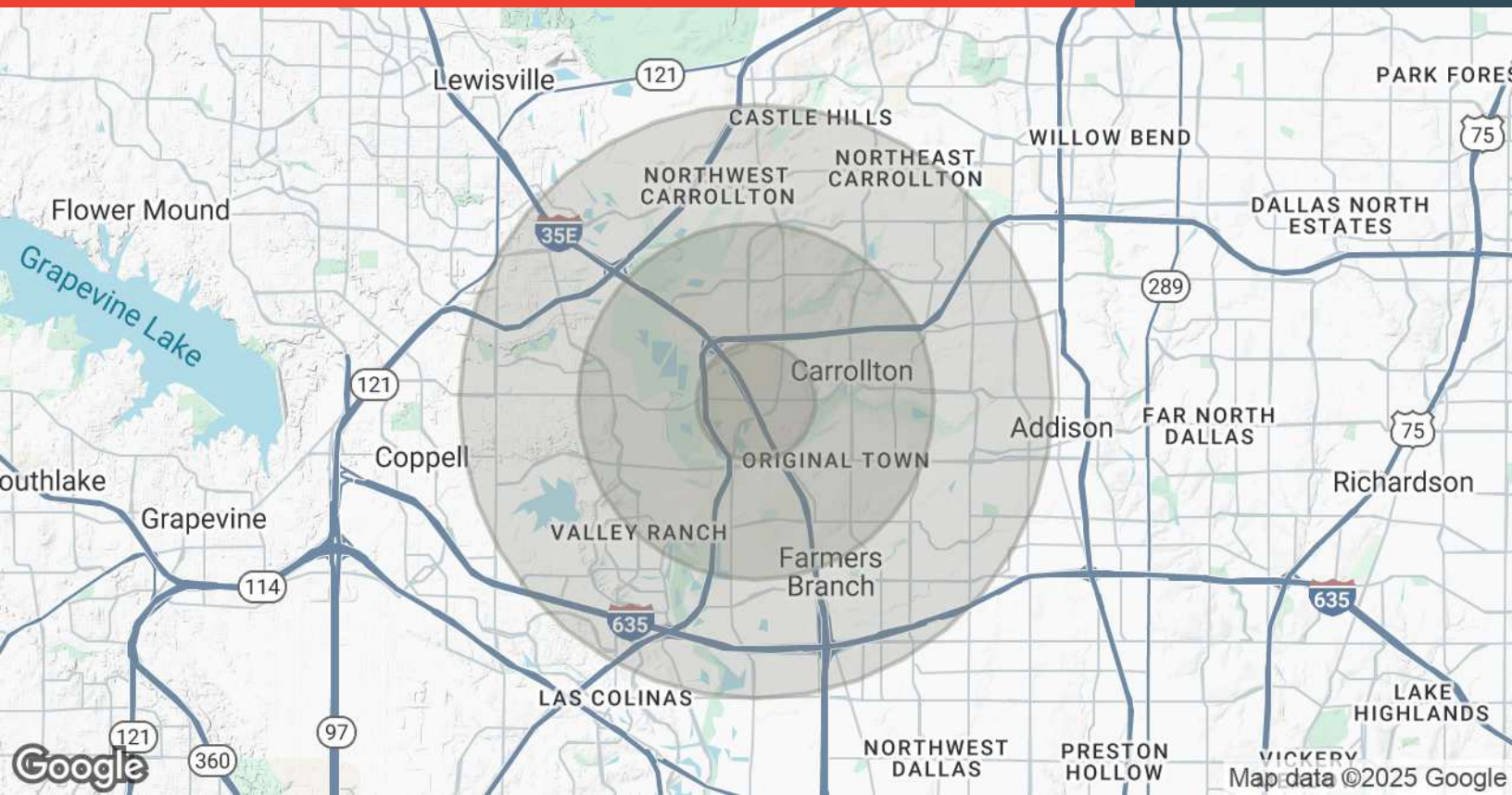
SCALE: 1"=20'	DRAWN BY: D.C.D.
DATE: 9-6-03	REVISED: 9/9/03
	10/15/04
	5/21/15
<b>DAVID C. DICK</b> CONSULTING ENGINEERS 10101 WILLOW AVENUE SUITE 308 DALLAS, TEXAS 75231	

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,126	90,061	296,569
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	40	40	39

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,825	32,835	117,217
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$100,289	\$119,699	\$128,791
Average House Value	\$355,995	\$372,220	\$418,608

### TRAFFIC COUNTS

IH-35E at Whitlock Lane	150,320/day
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Demographics data derived from AlphaMap





16479 Dallas Parkway  
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Addison, TX 75001

[HudsonPeters.com](http://HudsonPeters.com)



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# 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.*

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Hudson Peters Commercial, LLC	582122	hudson@hudsonpeters.com	(972)980-1188
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lynn Michelle Hudson	433516	hudson@hudsonpeters.com	(972)980-1188
Designated Broker of Firm	License No.	Email	Phone
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