



For Sale

1015, 1017, 1019, 1101 S Broadway St, Carrollton, TX 75006

**DOWNTOWN
CARROLLTON
PORTFOLIO**

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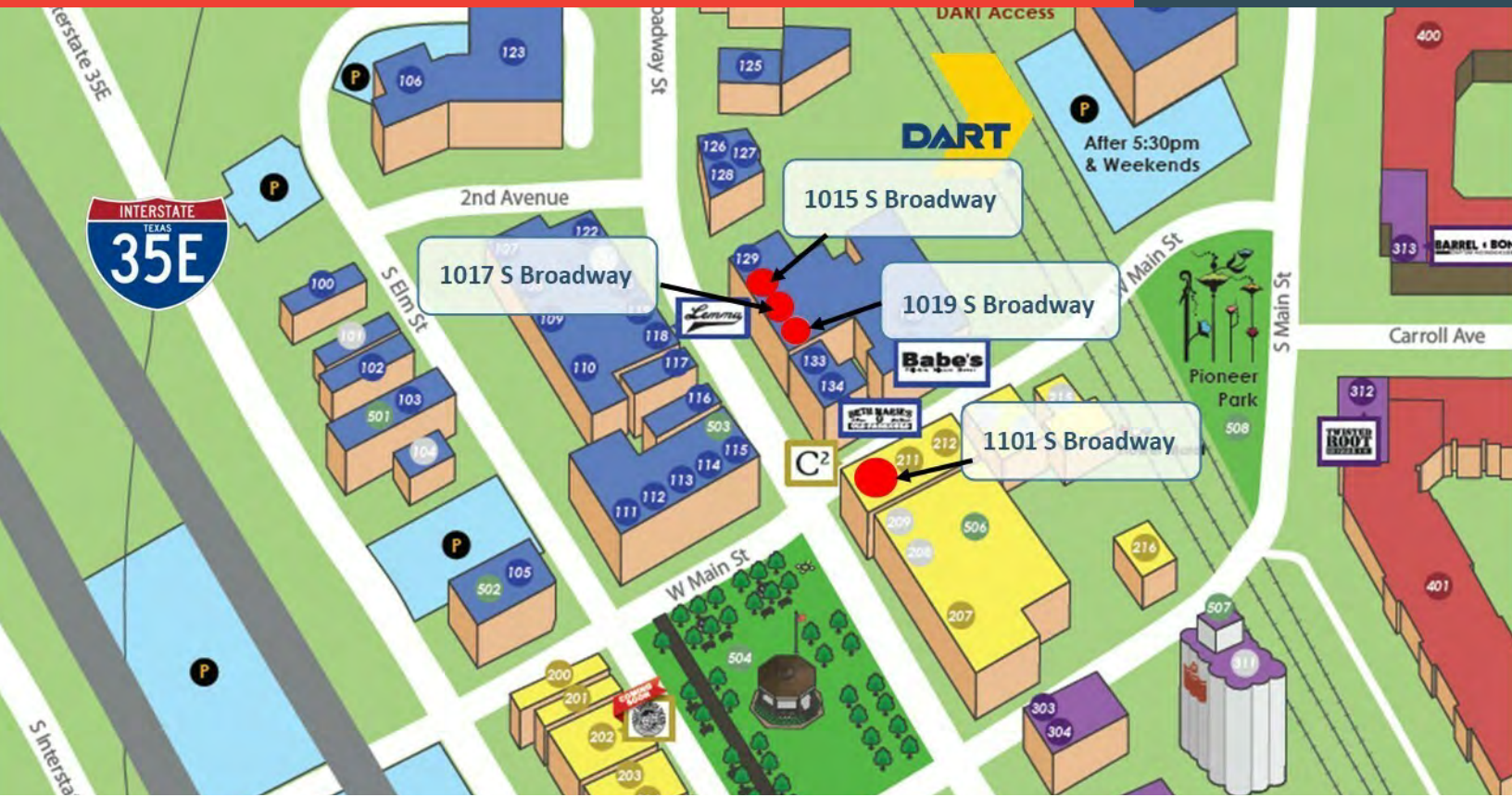


DOWNTOWN CARROLLTON PORTFOLIO

1015, 1017, 1019, 1101 S Broadway St
Carrollton, TX 75006



For Sale



PORTFOLIO DESCRIPTION

First time in a generation investment opportunity: Prime 12,120 SF in the heart of the bustling Carrollton area. These properties are positioned for creative retail, restaurant, professional office, or a conversion to residential or other use. Enjoy the in-place income while exploring long term plans. Below market rents offer a creative owner great potential for sustained growth in this thriving Carrollton market.

PORTFOLIO HIGHLIGHTS

- On & near the square with wonderful park views
- 100% Leased
- Newly Renovated
- Next to Downtown Carrollton DART Station-Green Line to Downtown Dallas
- Street Parking in front of the buildings
- Below market rents
- Call for details-Do Not Disturb Tenants

OFFERING SUMMARY

Portfolio Sale Price:	\$3,651,500
Total SF:	12,120 SF
Portfolio Price/SF:	\$301.28

INDIVIDUAL PROPERTIES

1101 S Broadway:	\$2,500,000
	9,000 SF
1019 S Broadway:	\$490,000
	1,360 SF
1017 S Broadway:	\$325,500
	924 SF
1015 S Broadway	\$336,000
	960 SF

THE OLDFIELD BUILDING

1101 S Broadway St, Carrollton, TX 75006

For Sale



PROPERTY DESCRIPTION

First time in a generation investment opportunity: Texas Landmark 9,000 SF building in the heart of the vibrant Carrollton area. Rich with history, the Oldfield Building in Historic Downtown Carrollton anchors the SE corner of South Broadway and Main Street directly on the bustling and charming Carrollton Square. This 100 year old, two-story landmark was beautifully renovated in 2007 with bricks made in Carrollton in 1908 and stained glass windows from the 1912 Union Baptist Church. Currently leased and operated as a restaurant, office, and event center, this property is positioned for creative retail, office, or a reimagined look for residential.

Enjoy the in-place income while exploring long term plans. Below market rents offer a creative owner great potential for sustained growth in this thriving Carrollton market.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Year Built:	1924
Renovated:	2007

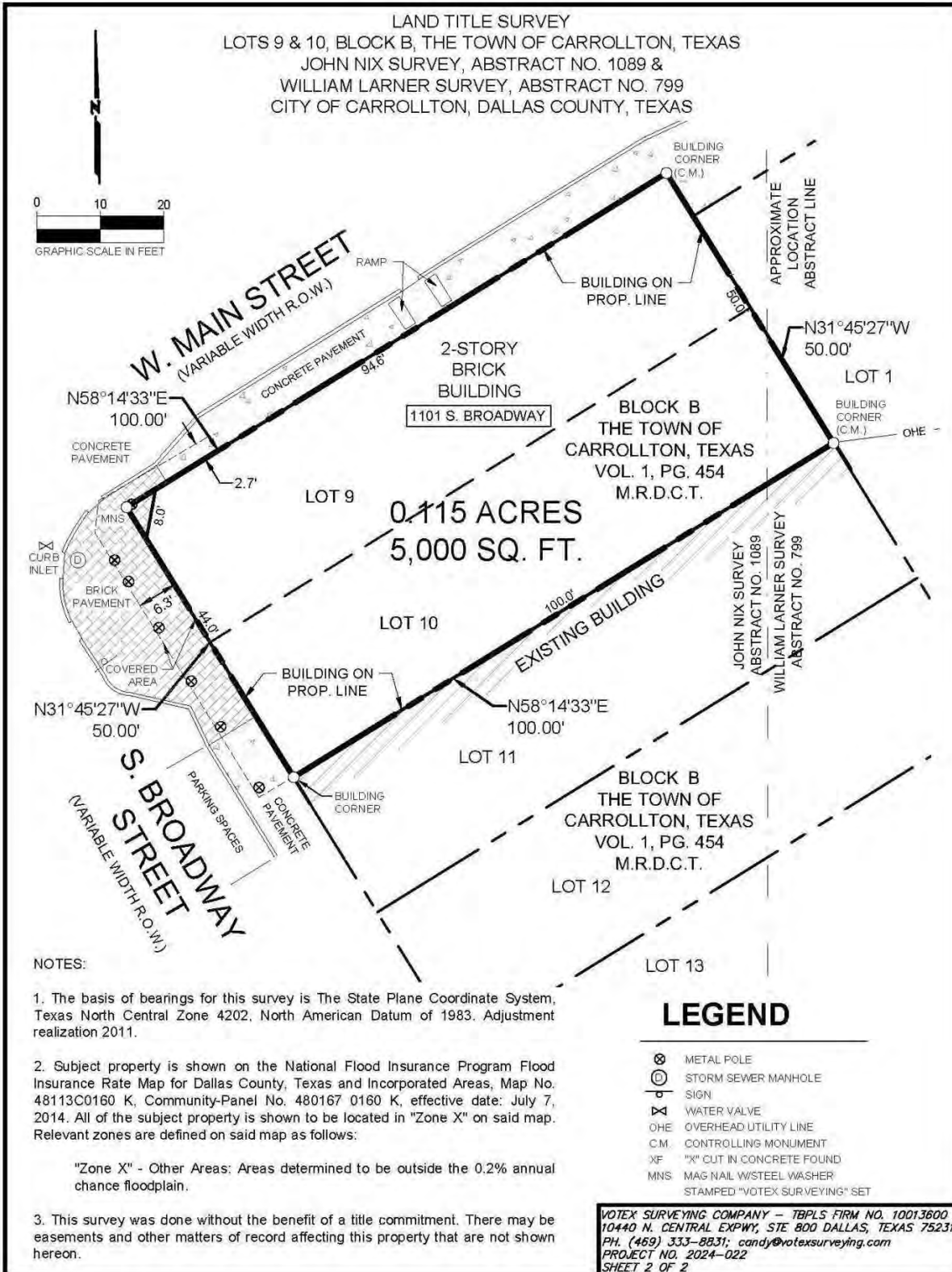
PROPERTY HIGHLIGHTS

- On the square with wonderful park views
- 9,000 SF with large center atrium
- 5,000 SF of land
- Lovingly restored with gorgeous finishes
- New roof
- Street Parking in front of the building
- Below market rents
- Call for details-Do Not Disturb Tenants

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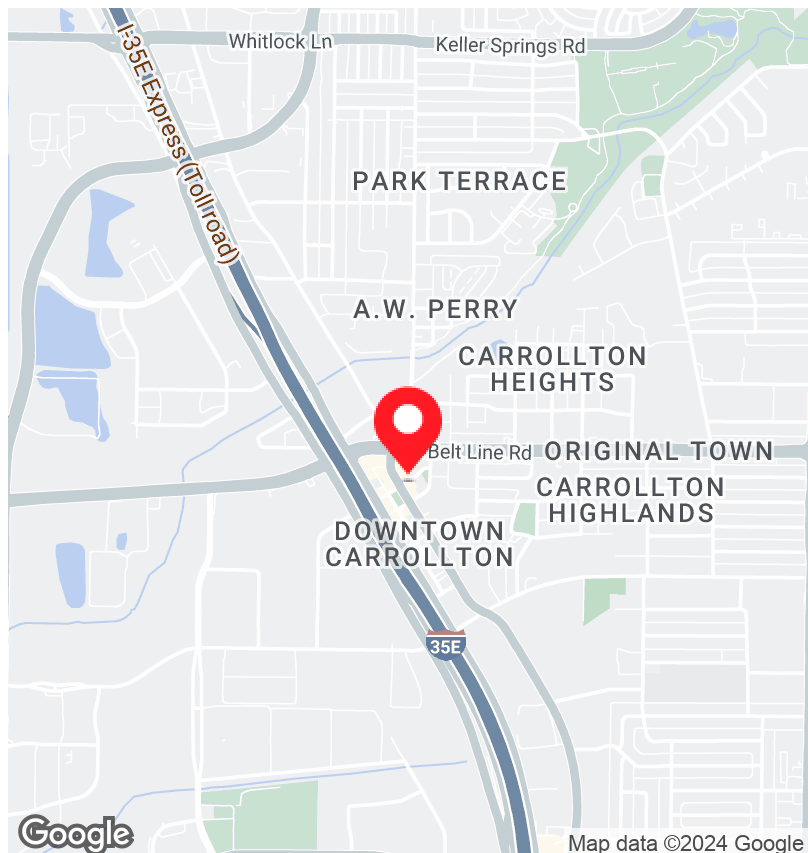


PROPERTY DESCRIPTION

100% leased through August 2026. Historic Downtown Carrollton ownership opportunity. This 1360 SF building on 850 SF of land is located adjacent to the thriving Carrollton Square.

PROPERTY HIGHLIGHTS

- Sale Price: \$490,000
- Building Size: 1,360 SF
- 2 New AC units in 2019
- Next to Downtown Carrollton DART Station- Green Line to Downtown Dallas
- 100% Leased through August 2026
- Street Parking in front of the building
- Call for details-Do Not Disturb Tenant



1017 S BROADWAY ST
Carrollton, TX 75006



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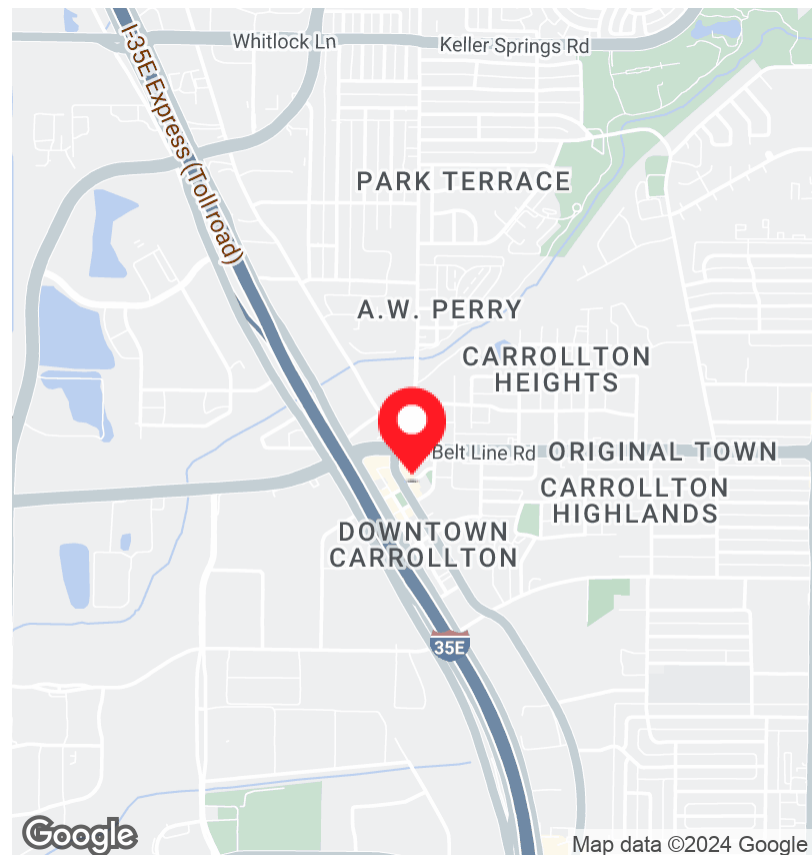


PROPERTY DESCRIPTION

100% leased through December 2024 to Savannah Hoffman. Historic Downtown Carrollton ownership opportunity. This charming 930 SF building on 1,250 SF of land is located adjacent to the thriving Carrollton Square.

PROPERTY HIGHLIGHTS

- Sale Price: \$325,500
- Building Size: 924 SF
- New Roof 2024, new awning 2023
- Next to Downtown Carrollton DART Station - Green Line to Downtown Dallas
- 100% Leased through December 2024 and the tenant has the option to extend through December 2026
- Completely renovated to a designer boutique
- Street Parking in front of the building
- Call for details-Do Not Disturb Tenant



For Sale

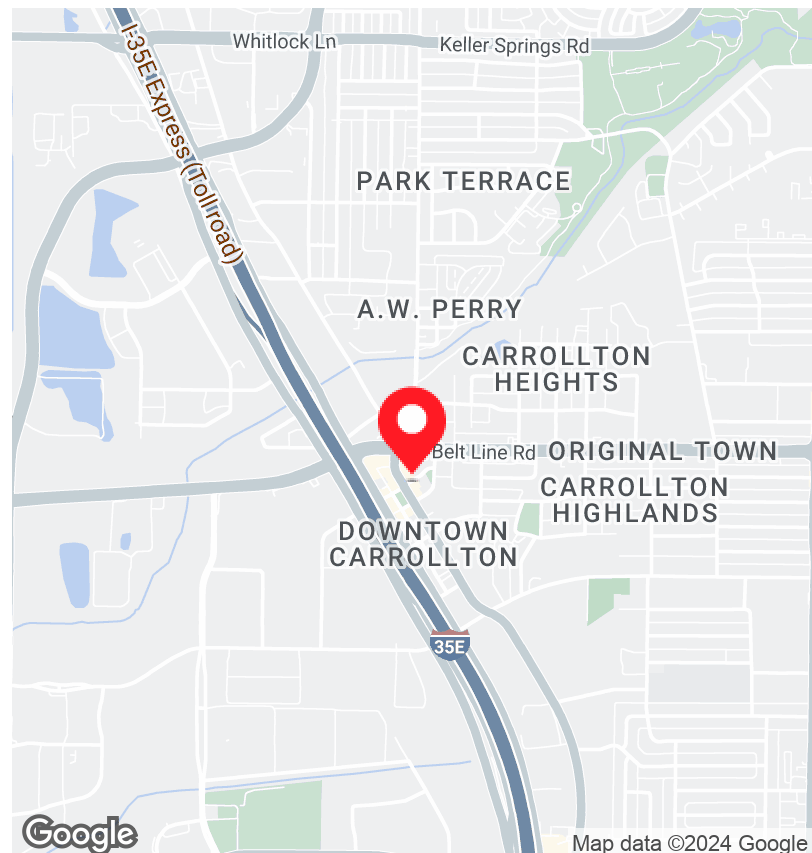


PROPERTY DESCRIPTION

100% leased through July 2027 to Becky's Beauty Bar. Historic Downtown Carrollton ownership opportunity. Own a piece of Texas history. This charming 960 SF building on 1,250 SF of land is located adjacent to the thriving Carrollton Square.

PROPERTY HIGHLIGHTS

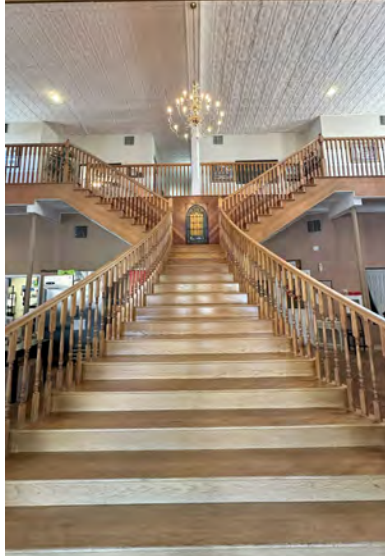
- Sale Price: \$336,000
- Building Size: 960 SF
- New Roof in 2023
- Next to Downtown Carrollton DART Station - Green Line to Downtown Dallas
- 100% Leased through July 2027
- Completely renovated in 2018 into a hair salon
- Street Parking in front of the building
- Call for details-Do Not Disturb Tenants



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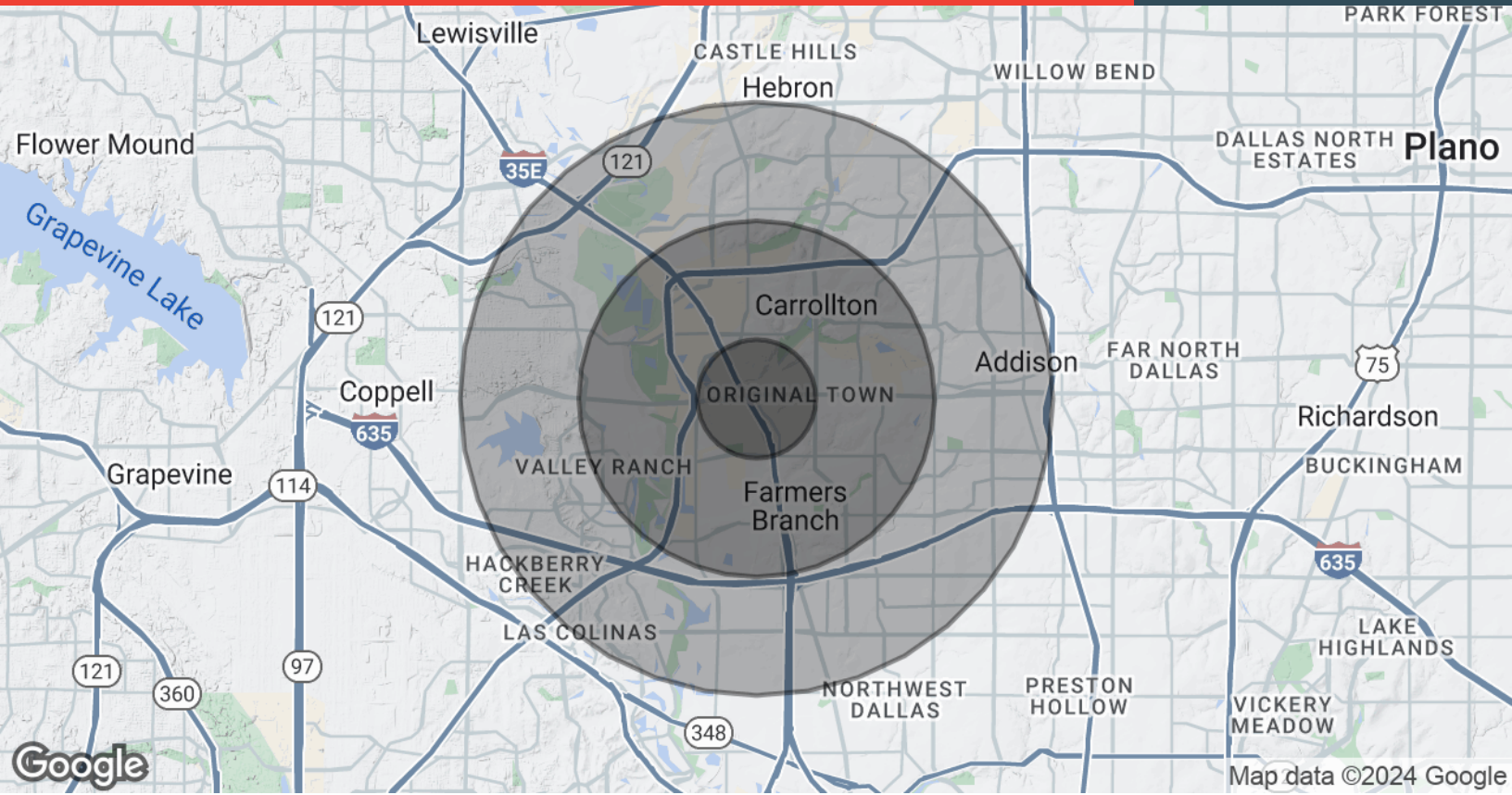


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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

1 MILE

3 MILES

5 MILES

8,777

36

35

37

83,258

39

38

40

295,867

39

38

39

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

1 MILE

3 MILES

5 MILES

3,095

2.8

\$88,022

\$305,557

31,443

2.6

\$107,543

\$371,574

121,272

2.4

\$124,294

\$414,872

Demographics data derived from AlphaMap



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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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 Licensed Broker /Broker Firm Name or Primary Assumed Business Name	582122 License No.	hudson@hudsonpeters.com Email	(972)980-1188 Phone
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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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