



QUALIFIED BID DEADLINE FEBRUARY 26

Trinity Mills Mixed-Use Development Opportunity

11.2± AC Across Four Tracts with Flexible Zoning

📍 2441 North Broadway St., Carrollton, TX

Tracts are Available Individually or in Any Combination

HIGHLIGHTS

- Exceptional I-35 East frontage & visibility with strong regional connectivity in booming North Dallas location
- Large land assemblage with plans for a cohesive, mixed-use development across four tracts
- High-density development capacity on select tracts
- Flexible dual zoning (TMTC & FWY) allows for a broad range of permitted uses including multifamily, hospitality, office & retail, reducing entitlement risk
- Transit-oriented location with proximity to DART rail & the Trinity Mills Transit Center

DETAILS

**U.S. Bankruptcy Court
Northern District of Texas (Dallas)
Petition No: 24-33585-sgj11
In re: Carrollton Gateway
Development Partners, LLC**

The former planned Carrollton Gateway Development, an 11.2± AC commercial land assemblage located in Carrollton, Texas, offers exceptional frontage and visibility along the I-35 East corridor. This land site is currently divided into four tracts.

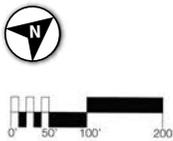
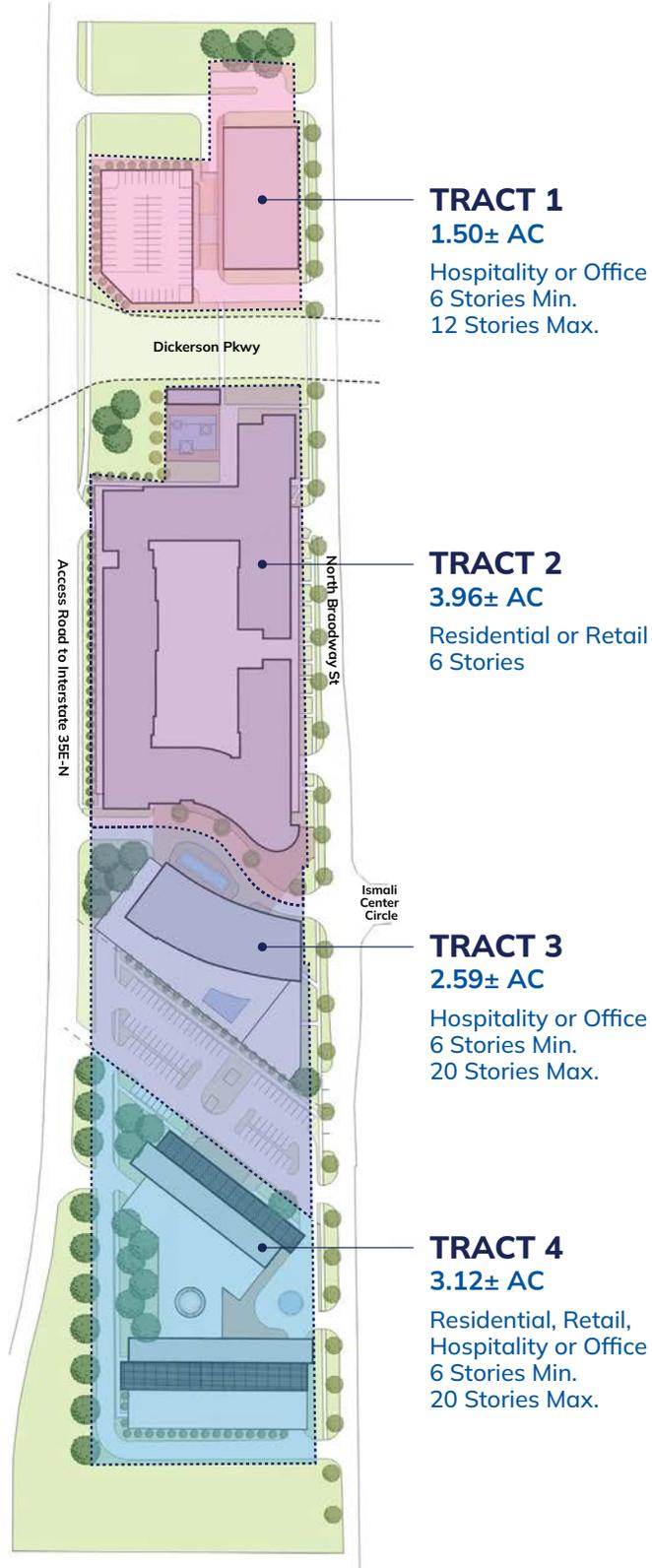
Tract 1 is a 1.5± AC, six-story minimum, 12-story maximum hospitality/office development; Tract 2 is a 3.9± AC, six-story residential/retail development; Tract 3 is a 2.6± AC, six-story minimum and 20-story maximum hospitality/office development; and Tract 4 is a 3.2± AC, six-story minimum and 20-story maximum residential/hospitality/office development.

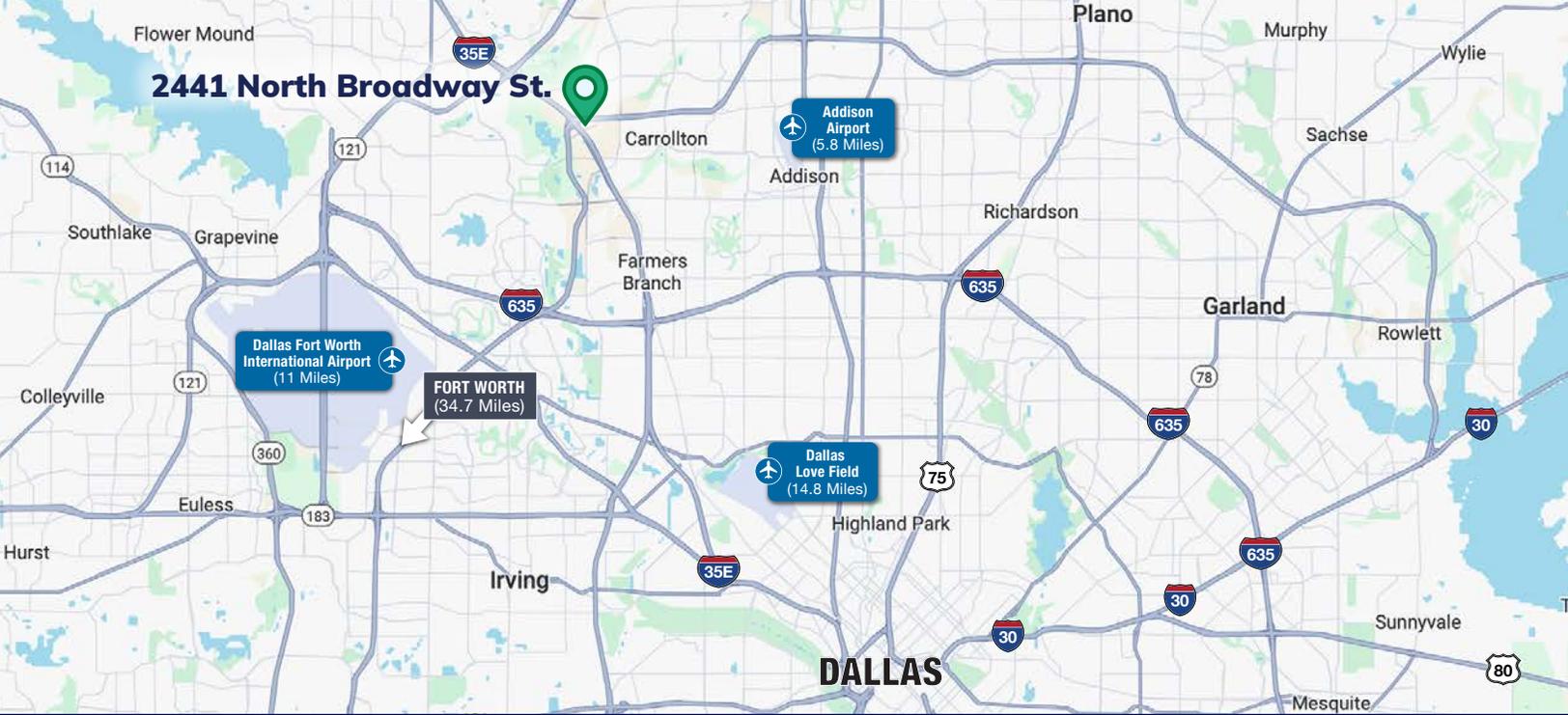
The property benefits from dual zoning (TMTC and FWY), allowing a wide range of urban, transit-oriented uses, and is strategically positioned near regional employment centers with excellent freeway access, making it a premier redevelopment opportunity in North Dallas.



	Land Size	11.2± AC Total
	Tax ID #	65114754010160000; 140089500A01R0000; 14060750010010000; 140169600A0020000
	Taxes (2025)	\$301,423.47
	Zoning	TMTC, FWY

855.755.2300
HilcoRealEstateSales.com





 2441 North Broadway St., Carrollton, TX

LOCAL INFORMATION

The Dallas–Fort Worth Metroplex continues to rank among the fastest-growing metropolitan areas in the United States, adding hundreds of thousands of new residents over the past several years and consistently leading the nation in net population and job growth. Within this high-growth environment, Carrollton has emerged as a compelling hub of connectivity and redevelopment, anchored by multiple DART rail stations and the Trinity Mills Transit Center, which link the community to major employment nodes across North Dallas and beyond.

Strategically positioned along Interstate 35, one of Texas's most heavily trafficked corridors, Carrollton benefits from exceptional accessibility, continued infrastructure investment and proximity to a deep labor pool. As DFW's economy continues to expand and attract both corporate relocations and population inflows, development opportunities such as Carrollton Gateway are well positioned to capture long-term demand for urban infill, mixed-use and higher-density projects in one of the state's most sought-after growth markets.



Subject to approval by U.S. Bankruptcy Court, Northern District of Texas (Dallas), Petition No: 24-33585-sgj11 | In re: Carrollton Gateway Development Partners, LLC, Hilco Real Estate, LLC in cooperation with Broker Paul A. Lynn & Assoc., LLC TREC #9000489, Paul A. Lynn, TX Broker, Lic. #0244902. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2026 Hilco Global.

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

BID DEADLINE

February 26 by 5:00 p.m. (CT)

AUCTION/BEST & FINAL

March 3 at 11:00 a.m. (CT)

BID SUBMISSIONS

Bid should be submitted on provided Purchase and Sale Agreement (PSA), outlining the purchase price, earnest money deposit and closing timeline. All offers must be submitted to Steve Madura at smadura@hilcoglobal.com and Michael Kneifel at mkneifel@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

Steve Madura

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date