

# VALWOOD INDUSTRIAL DISTRICT

1620 Valwood Pkwy, Carrollton, TX 75006

# For Sale

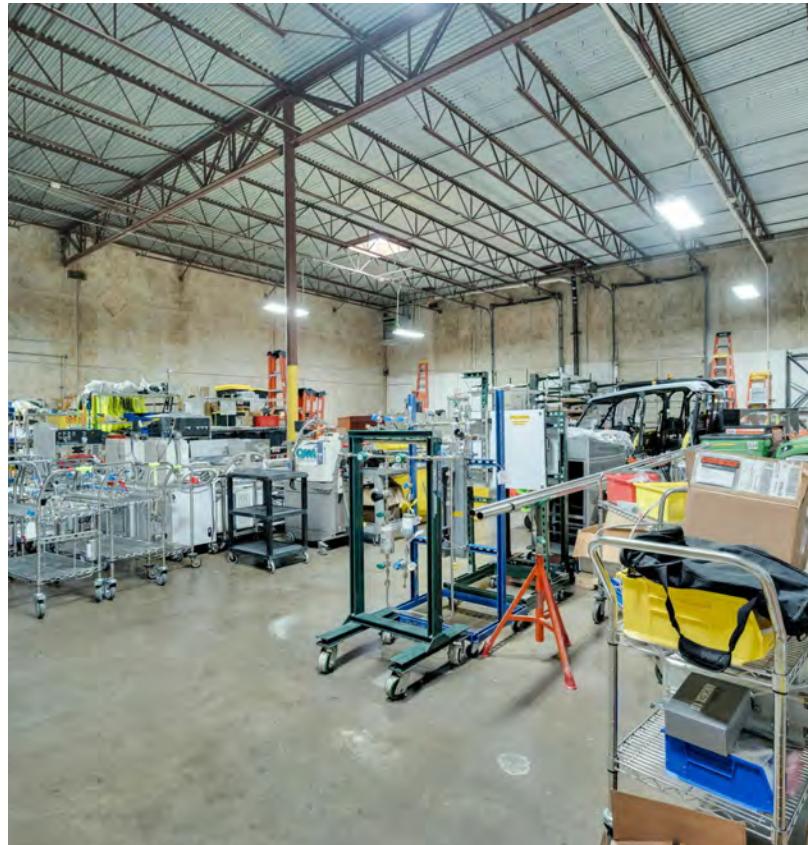


## FLEXIBLE VALUE-ADD OPPORTUNITY IN PRIME CARROLLTON LOCATION

1620 Valwood Parkway delivers a rare combination of immediate income and user potential. This 47,400 SF industrial/flex building is 56% leased to long-term tenants at below-market rents, providing strong in-place cash flow with upside through rent resets and future rollover. Current net rents equal approximately \$220,000/year.

The 20,700 SF seller-occupied suite will be delivered vacant at closing, creating a perfect owner-user opportunity or an investor's path to value creation through lease-up.

Located in the highly sought-after Valwood Industrial District with excellent access to I-35 E and Belt Line Road, the property benefits from consistent tenant demand, limited new supply, and a proven rental growth trajectory.



## OFFERING SUMMARY

Sale Price:	\$6,500,000
Price/SF:	\$137.13
Lot Size:	118,076 SF
Building Size:	47,400 SF

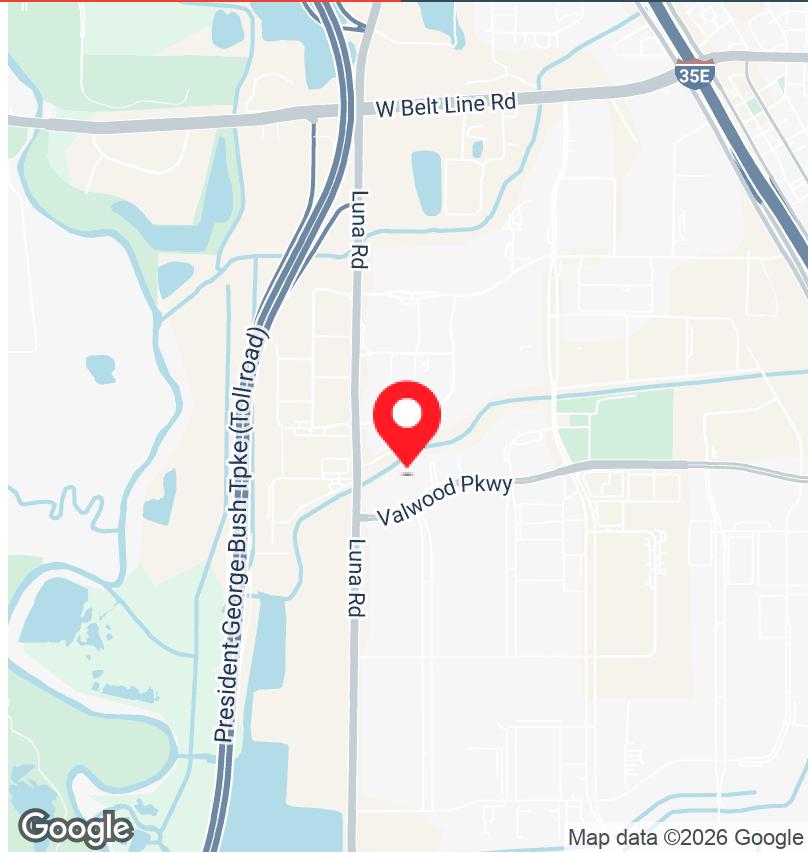
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## PROPERTY HIGHLIGHTS

- Prime Carrollton Location
- In-place Cash Flow
- 56% Leased to Long-term Tenants
- Convenient I-35 E Access
- 4 Suites as Currently Configured
- Leased Suites Range from 7,340 SF to 9,745 SF
- Current Owner Suite is 20,700 SF – to be delivered vacant at closing
- Clear Height approximately 18'
- Dock High/Ramp/UPS Height Loading
- 85 Car Parks plus Additional Parking Available per Easement



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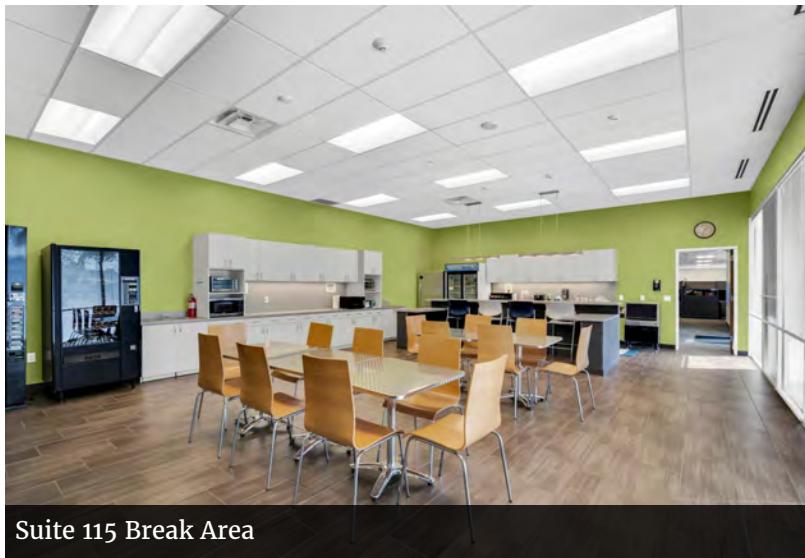
47,400 SF Building with 20,700 SF Available for Owner/User



Typical Warehouse in Leased Space



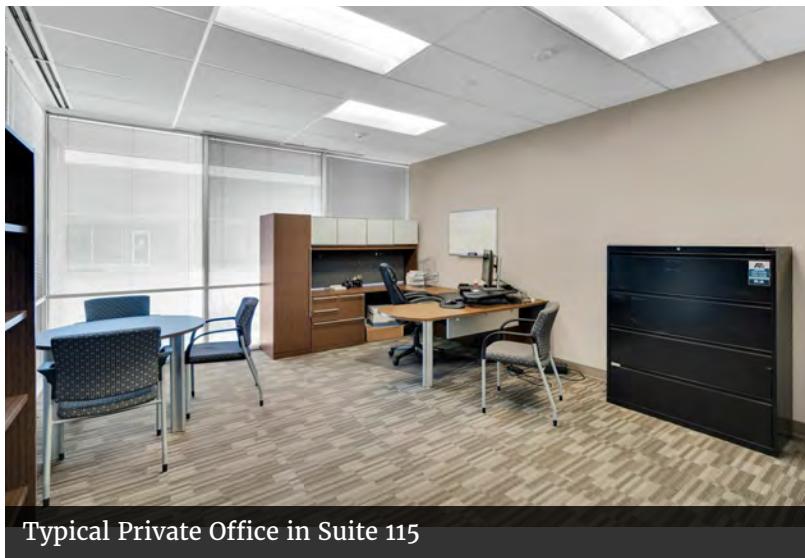
Roof Updated in 2019



Suite 115 Break Area



Large Conference & Training Center in Suite 115

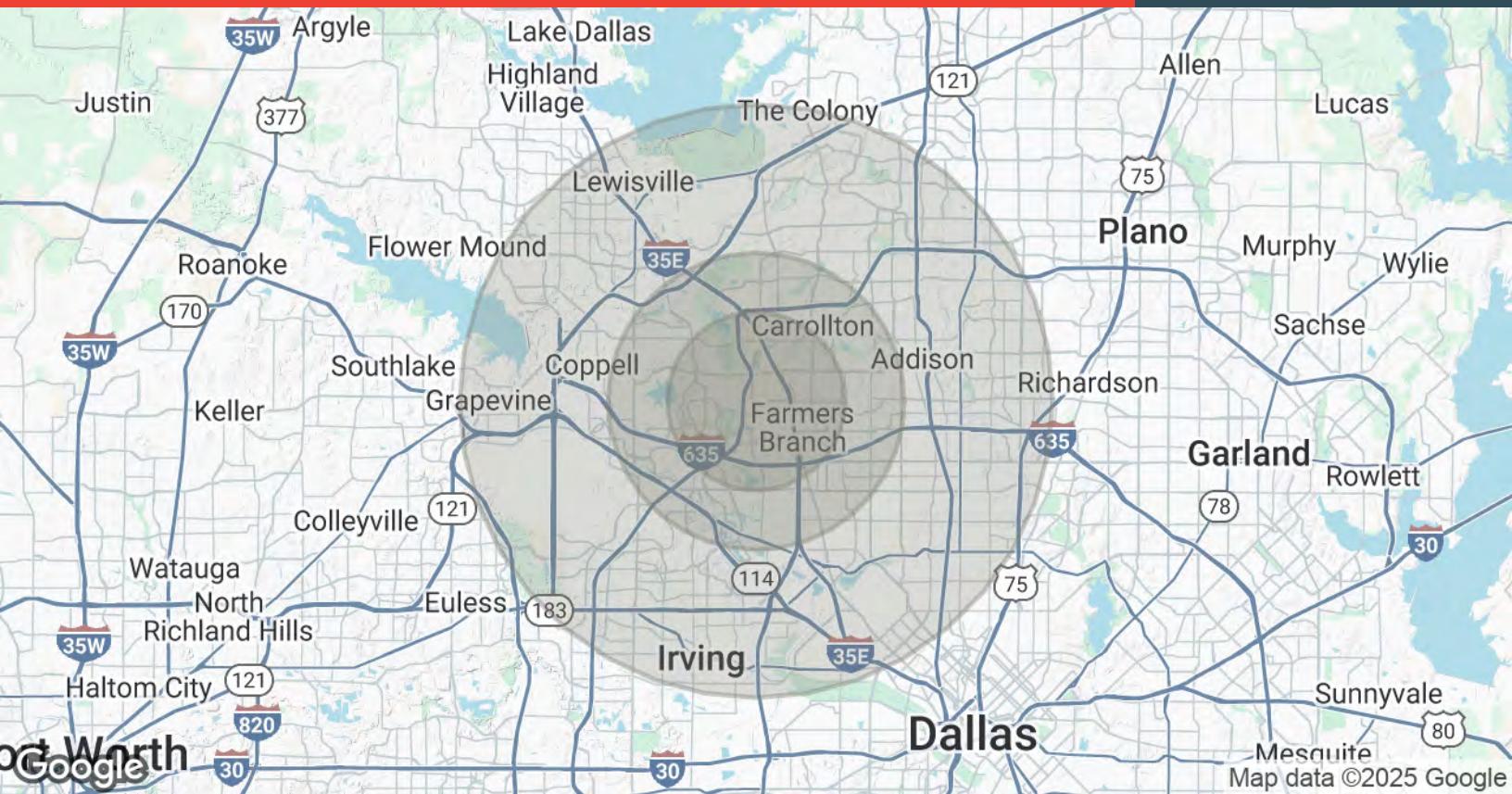


Typical Private Office in Suite 115

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## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	91,187	266,285	1,143,235
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	39	39

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	34,767	105,634	468,395
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$120,282	\$132,328	\$124,195
Average House Value	\$400,070	\$449,078	\$473,963

Demographics data derived from AlphaMap



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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.*

### 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.

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Buyer/Tenant/Seller/Landlord Initials		Date	