

CARRIER PARKWAY

1030 S Carrier PKWY Grand Prairie, TX 75051
OFFERING MEMORANDUM



HILLTOP COMMERCIAL
____ REAL ESTATE ____

OFFERING MEMORANDUM

CARRIER PARKWAY

Location
1030 S Carrier PKWY
Grade Prairie, TX 75051

OFFERED BY
Mark Webster

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HILLTOPCRE.COM

PROPERTY INFORMATION

Location

1030 S Carrier PKWY
Grand Parrier, Tx 75051

Building Size

Building 200 - 5,000 SF
Building 300 - 5,000 SF

Pricing

\$3,550,000

CAP Rate

6.00%

Sqft Available

Building 2 - 1,250 SF

Lease Rate

\$22/SF + 12.00 NNN

Lease Type

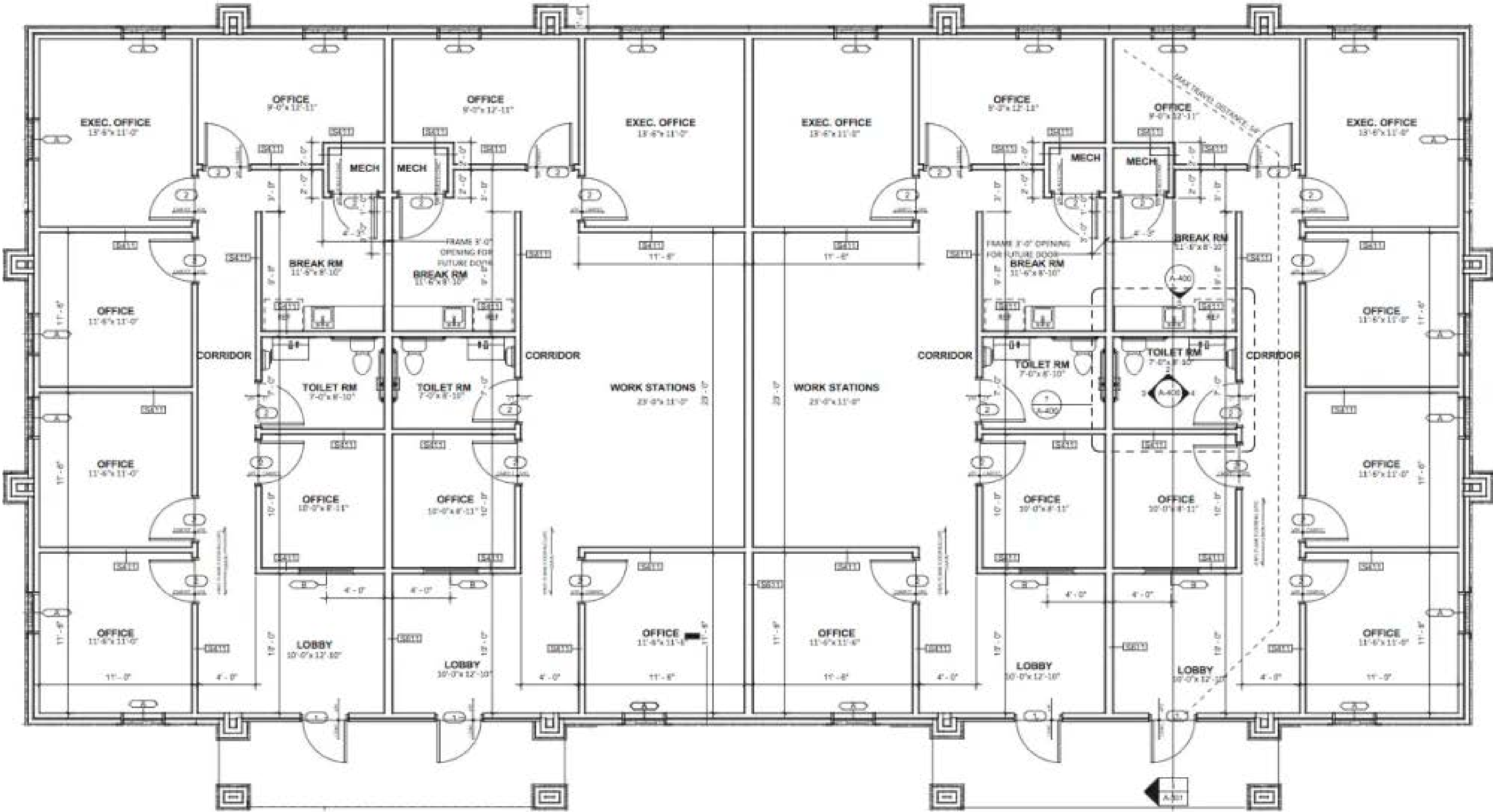
Building 200 - NNN
Building 300 - Absolute

Zoning

Office/Medical/Salon

Year Built

Building 200 - 2021
Building 300 - 2025



Rent Roll

Tenant Name	Suite	Square Feet	BLDG Share	Lease Dates		Rent Pre SQ. Ft.	Total Rent Per Month	Total Rent Per Year	Changes On	Changes To	Lease Type
Peculiar Wellness	100	1,250	25.00%	May - 2023	Apr - 2028	\$20.43	\$2,128.12	\$25,437.44	May 1 - 2026	\$27,337.44	NNN
									May 1 - 2027	\$29,137.44	
SOAR Institute	110	1,250	25.00%	Nov - 2023	Dec - 2026	\$20.00	\$2,083.33	\$24,999.96	Jan 1 - 2026	\$24,999.96	NNN
DHairFactor	120	1,250	25.00%	Feb - 2022	Jan - 2029	\$24.00	\$2,500.00	\$30,000.00	Feb - 2026	\$30,624.00	NNN
									Feb - 2027	\$31,248.00	
									Feb - 2028	\$31,560.00	
Master Lease	130	1,250	25.00%	Closing	12 Months	\$22.00	\$2,291.67	\$27,500.00	N/A	N/A	NNN
Galliant Care	300	5,000	100.00%	Sep - 2025	Aug - 2035	\$21.00	\$8,750.00	\$105,000.00	September	3% Annual Increases	Absolute NNN
Total		10,000				\$21.49	\$17,753.12	\$212,937.40			
Occupied Tenants: 5			Occupied GLA: 100.00%						Unoccupied GLA: 0.00%		

Expenses

Annual Expenses

Taxes:	\$52,773.25
Insurance:	\$10,694.00
Water:	\$2,628.68
Trash:	\$2,054.85
Landscape:	\$5,000.00
Pest Control:	\$1,000.00
Property Management:	\$12,776.24
Backflow Test:	\$210.00
Property Tax Advocate:	\$142.85

Financial Overview

Income:	\$212,937.40
Expenses:	\$87,279.87
NOI:	\$212,937.40
Cap Rate:	6.00%



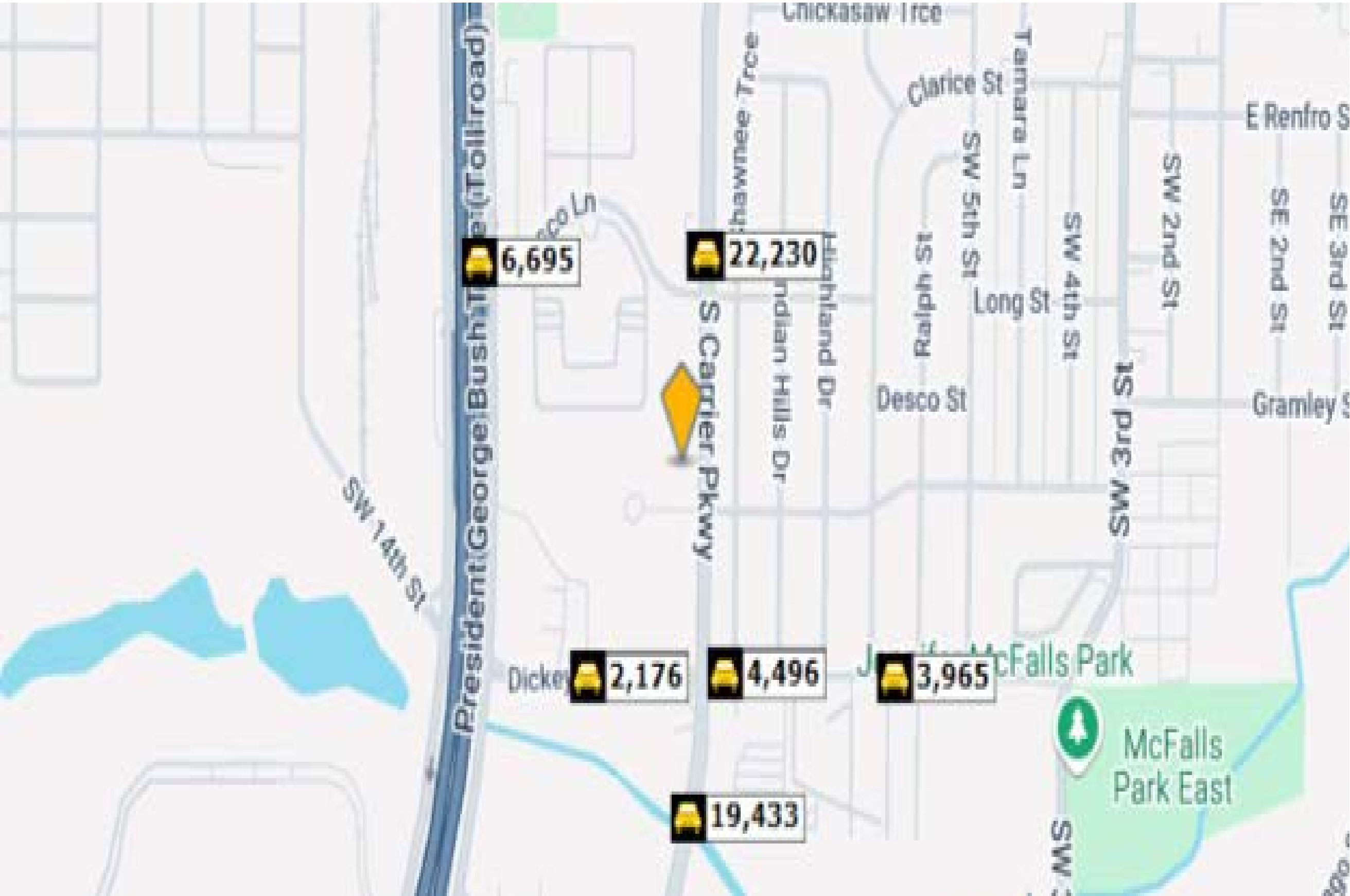
Demographics/Traffic Count

TRAFFIC COUNT

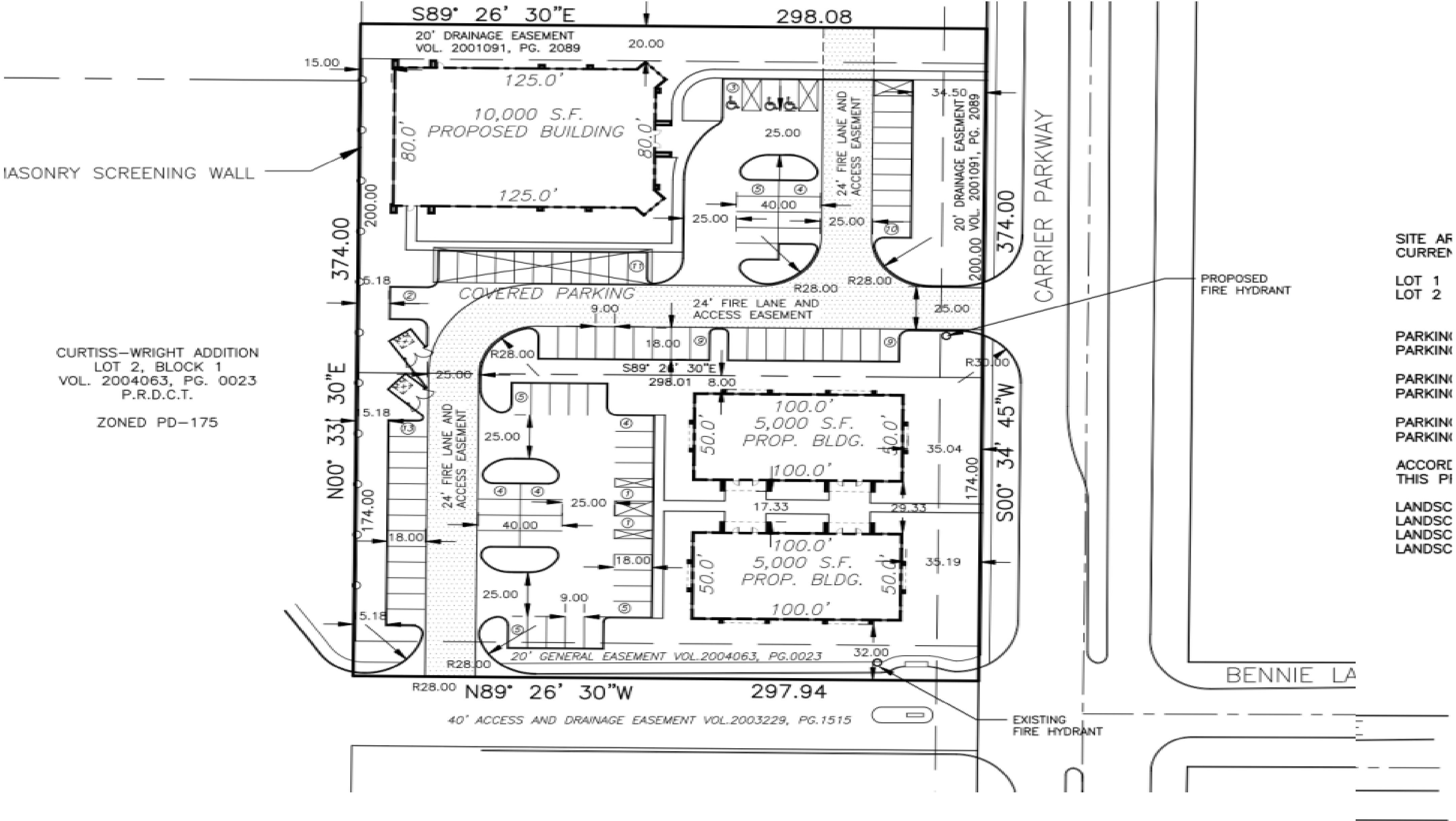
Street	AVG Daily Volume	Year
S Carrier Pkwy	22,230	2025
Dickey Rd	4,496	2024
West Fwy	6,802	2024

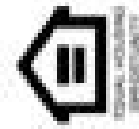
DEMOGRAPHICS

Variable	1 Miles	5 Miles	10 Miles
2024 Total Population	11,675	231,085	1,006,370
2024 Avg. Household Income	\$54,951	\$71,278	\$79,931
2024 Total House Holds	3,678	78,774	325,531



Site Plan





Hilltop Commercial Real Estate

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.

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:
 - 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.

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Designated Broker of Firm	License No.	Email	Phone
Mark Webster	639711	mark@hilltopcre.com	(817)505-9806
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
IABS 1-0

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