



2765 E. Trinity Mills Rd. | Carrollton, TX 75006

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FOR SALE
 2.34 Acres

Nairl Robert Lynn
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Property Overview



Prime Corridor

- 2.34 Acres
- Near George Bush & Dallas North Tollway
- Adjacent to established sports corridor



Base Zoning + PD Advantages

- Zoned: Local Retail 2 (LR-2)
 - Click [here](#) for city zoning ordinance
- Fully approved site plan
- PD allows:
 - Exceeding 40% lot coverage
 - Up to 46,800 sq ft indoor sports facility
 - 33-foot max height (ideal for tennis/pickleball)
 - Metal building allowed
 - Flexible redesign- operator can scale down
- Very rare approval in Carrollton
- Due Diligence Materials: Environmental and geotechnical reports, approved site plan, civil and building plan (60% completed) are available upon request.



Utilities Available

- Utility connections (water, sewage, power, internet) are available at or close to the site



Parking

- 42 spaces
- Compatible with full build-out or downsized building



City Support

- Council strongly backed the PD
- High community demand for indoor pickleball tennis and active recreation

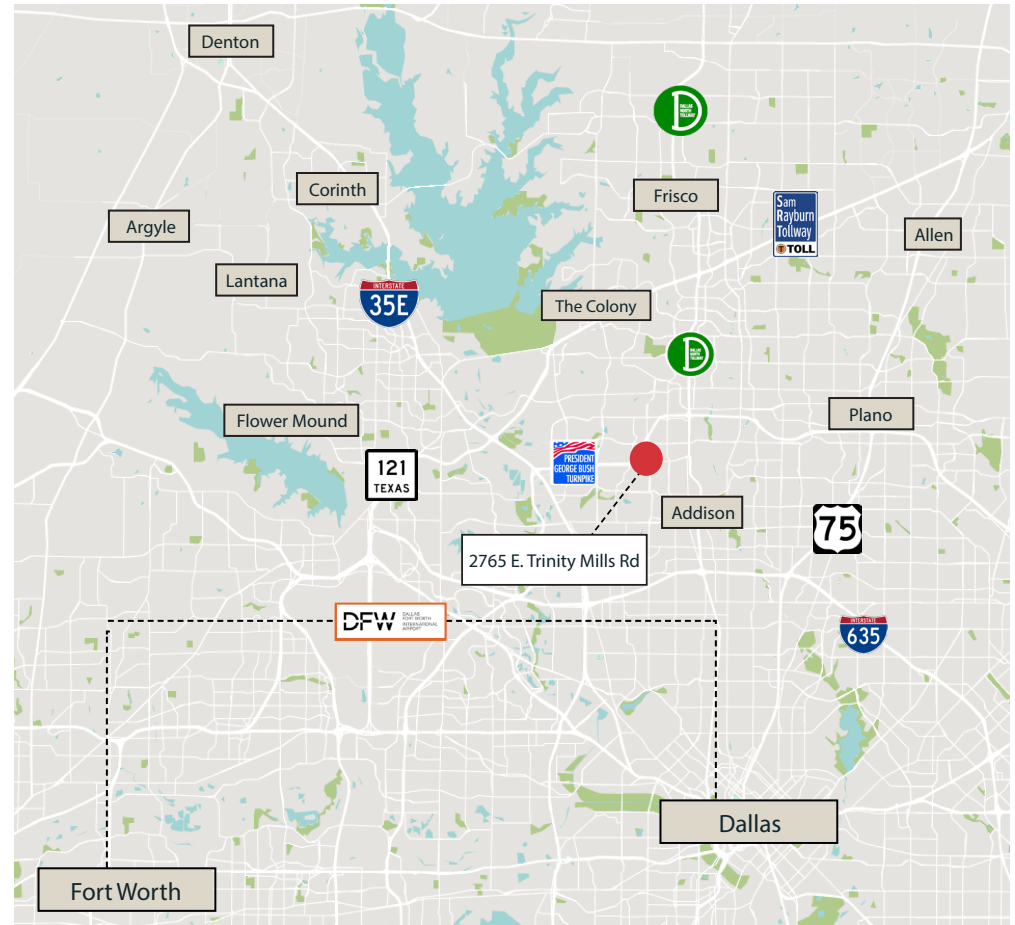


Broker Positioning

- A 2.34-acre PD-approved sports development site with unusually large footprint and height allowances — rare opportunity in Carrollton
- USTA Grant Potential for **up to \$200,000 in cash reimbursement** from the United States Tennis Association (USTA) for facility construction, subject to their approval



Sale Price: Contact Broker



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	23,464	150,545	372,149
TOTAL HOUSEHOLDS	11,448	68,810	163,859
AVERAGE HOUSEHOLD SIZE	2.0	2.1	2.2
AVERAGE HOUSEHOLD INCOME	\$78,768	\$97,319	\$106,836

Source: CoStar 2024

Traffic Counts

Marsh Ln

36,141 VPD

Trinity Mills Rd

23,996 VPD

Source: TXDOT 2025

Financial Pro Forma



Own Your Real Estate | Site Plan Ready | Potential SBA or Seller Financing

This is a unique opportunity to acquire a 2.34-acre, site-plan-ready development site in Carrollton, TX. With a fully approved site plan already in place, a buyer can bypass the lengthy entitlement process and save substantial time and soft costs. This offering is well suited for either a business owner looking to build and operate a premier sports facility, or an investor seeking a strong real estate opportunity.



Property Details

The approved plans support a 46,800 SF building for a tennis, pickleball, padel, or fitness club, with the following features:

- Parking: 42 spaces
- Ceiling height: 16'-33'
- Estimated construction time: 8 months



Suitable for Two Buyer Profiles

Business Owner-Operator

- Build and operate your own racquet sports club, fitness studio, or recreation center. An estimated monthly mortgage payment of \$26,575 is meaningfully below the projected market rent of approximately \$39,000 per month (\$0.83/SF/month), allowing the owner to build equity while operating the business.

Real Estate Investor

- Build and lease the property to a pickleball or padel club, martial arts academy, dance studio, or fitness operator. At an estimated market rent of \$10/SF/year, the property could generate \$468,000 in annual rental income. After debt service of \$318,898, that would result in approximately \$149,102 in net annual cash flow, representing a 15.9% cash-on-cash return on a \$940,000 equity investment. At a 7% cap rate, the projected value would be approximately \$6.69M.

FINANCIAL PRO FORMA

Total Project Cost:	\$4,700,000 (including land & construction)
Estimated Construction Cost:	\$100.50/SF
Estimated Building Market Value Based on \$140/SF:	\$6,550,000
Estimated Annual Market Rental Income:	\$468,000
Estimated Value at a 7% Cap Rate:	\$6,685,714

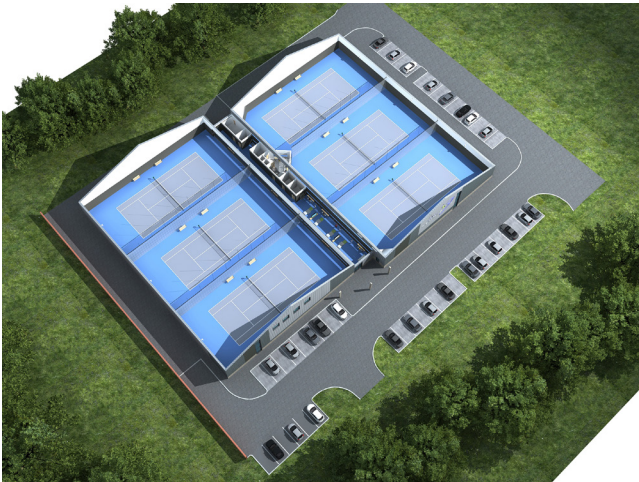
ILLUSTRATIVE SBA FINANCING STRUCTURE

Total Project Cost:	\$4,700,000
Down Payment (20%):	\$940,000
Loan Amount:	\$3,760,000
Amortization:	25 Years
Interest Rate:	7%
Estimated Monthly Payment:	\$26,575

ILLUSTRATIVE INVESTMENT RETURN- (ASSUMING \$10/SF ANNUAL BASE RENT)

Annual Rental Income:	\$468,000
Annual Debt Service:	\$318,898
Net Annual Cash Flow:	\$149,102
Cash-on-Cash Return:	15.9% on \$940,000 down payment
Estimated Value at a 7% Cap Rate:	\$6,685,714

Renderings





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Information About Brokerage Services

2-10-2025



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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