

## 3749 N. Josey Lane, Carrollton, Texas 75007 Property Description Sales Notes



Alliance Commercial Real Estate Group, Inc. has been exclusively retained and is pleased to present an opportunity to acquire the 3749 N. Josey Lane, Carrollton, Texas 75007 retail / office building, a 9,400-square foot single-story, retail/office building on .81 Acre land located in Carrollton, Texas. The property has been recently renovated. Renovations include new energy efficient 100% HVAC air-conditioning system throughout the building, insulated ceilings, updated roof with new coatings, decorative wrought iron fence around property's perimeter for security and fenced storage of vehicles.

Ideal uses include retail, restaurant, medical, showroom, office, office warehouse due to 22' clear height and 2 grade level doors, indoor car dealer showroom and/or auto repair. Property has a high traffic count on N Josey Ln South of E Rosemead Pkwy at 29,202 cars per day.

### FEATURES

- 22' Clear Height
- Fenced Lot, Decorative Wrought Iron Fence around property's perimeter for security and fenced storage of vehicles with powered sliding gate.
- 2 Grade Level Doors
- Signage on High Traffic Count (Josey Lane)
- Insulated Warehouse, 3-layer insulation new 2021
- New 100% HVAC Air-conditioning system throughout the building 20-ton A/C, Trane 2 stage high efficiency split unit new 2021, 3 Lennox high efficiency warehouse heaters new 2021
- Excellent Parking
- Updated Roof with New Roof Coatings. Full metal roof restoration with High efficiency National A500 roof coating New 2022 10-year warranty.

- Updated Energy Efficient Electrical Systems, high power commercial LED warehouse lighting dimmable. New 2021
- 2 large insulated Wayne Dalton wind rated commercial powered commercial motor warehouse doors new 2021
- 2 rest rooms with commercial plumbing, 2 commercial sinks, washer/dryer - refrigerator hookups
- 400 sq ft inside Storage Mezzanine
- Fully finished coated sealed warehouse floors.
- Tinted store front commercial windows with commercial shades
- Simplex lock access commercial fire doors on warehouse
- High security building protected from 4 sides with federal post office as neighbor.
- 320x35 building owned driveway to Josey Ln
- Led exterior outside and parking lot lighting
- 400 Amp 240/3 Phase power. Expandable
- Josey lane stand-alone signage
- 40 x 9.6" outside storage container on foundation. Room on site for many more containers, mid-size box trucks, equip, etc.
- New concrete Driveway from Josey Lane to Building

### **SIZE**

± 9,400 SF Total

± .81 Acre Land

Office Area Shell Space

### **ZONING**

LR-2

### **Traffic Count**

N Josey Ln South of E Rosemead Pkwy 29,202 cars per day

### **Ideal Uses**

Retail, medical, restaurant, office, showroom, office warehouse due to 22' clear height and 2 grade level doors, indoor car dealer showroom and/or auto repair. The fenced lot, decorative wrought iron fence around property's perimeter for security and fenced storage of vehicles.

## Demographics

	<u>2 Mile</u>	<u>5 Miles</u>	<u>10 Mile</u>
Estimated Population	106,386	358,440	1,206,181
Estimated Households	38,444	140,598	472,019
Average HH Income	\$102,363	\$108,098	\$114,833
Median HH Income	\$80,653	\$78,428	\$85,906
Total Business	1,866	13,692	62,832
Total Employees	11,800	132,008	677,599

## Location

Conveniently located north of President George Bush Turnpike / Highway 190, East of I-35 Stemmons Freeway and South of Highway 121 in the heart of Carrollton Area with great restaurants options / North Dallas / Valwood Business Park and North Dallas growth area. Dart Transit trains and bus service connections close by in The Trinity Mills Station Carrollton Area. Trinity Mills Medical Center Hospital / Carrollton Reginal Medical Center is right off Josey Lane. The property is also adjacent to many dense neighborhoods with strong household incomes and population growth. Great Demographic area, close to The Golf Club at Castle Hills, Coyote Ridge Golf Club and Brookhaven Country Club. Furthermore, Texas is an income tax free state and Dallas/Fort Worth is one of the top markets nationally for growth.

## Legal Description

ROSEMEADE PLAZA BLK A LOT 7

## Parcel ID

R87543

## Alternate Parcel ID

SC1019A00000A000000070000

**Contact me with any questions or email:**

## Brian Buell

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