

# FOR LEASE | ADDISON SQUARE

2741 E BELT LINE RD - CARROLLTON, TX 75006

RETAIL | MEDICAL | OFFICE

JOIN **glo**  ANYTIME FITNESS

COMING SOON - OVER  
\$700K OF EXTERIOR  
IMPROVEMENTS IN 2025

BELT LINE RD  
- 31,245 VPD

2ND GEN SPACE AVAILABLE 900 SF - 5,400 SF



**WAYPOINT**  
REAL ESTATE DEVELOPMENT & ADVISORS

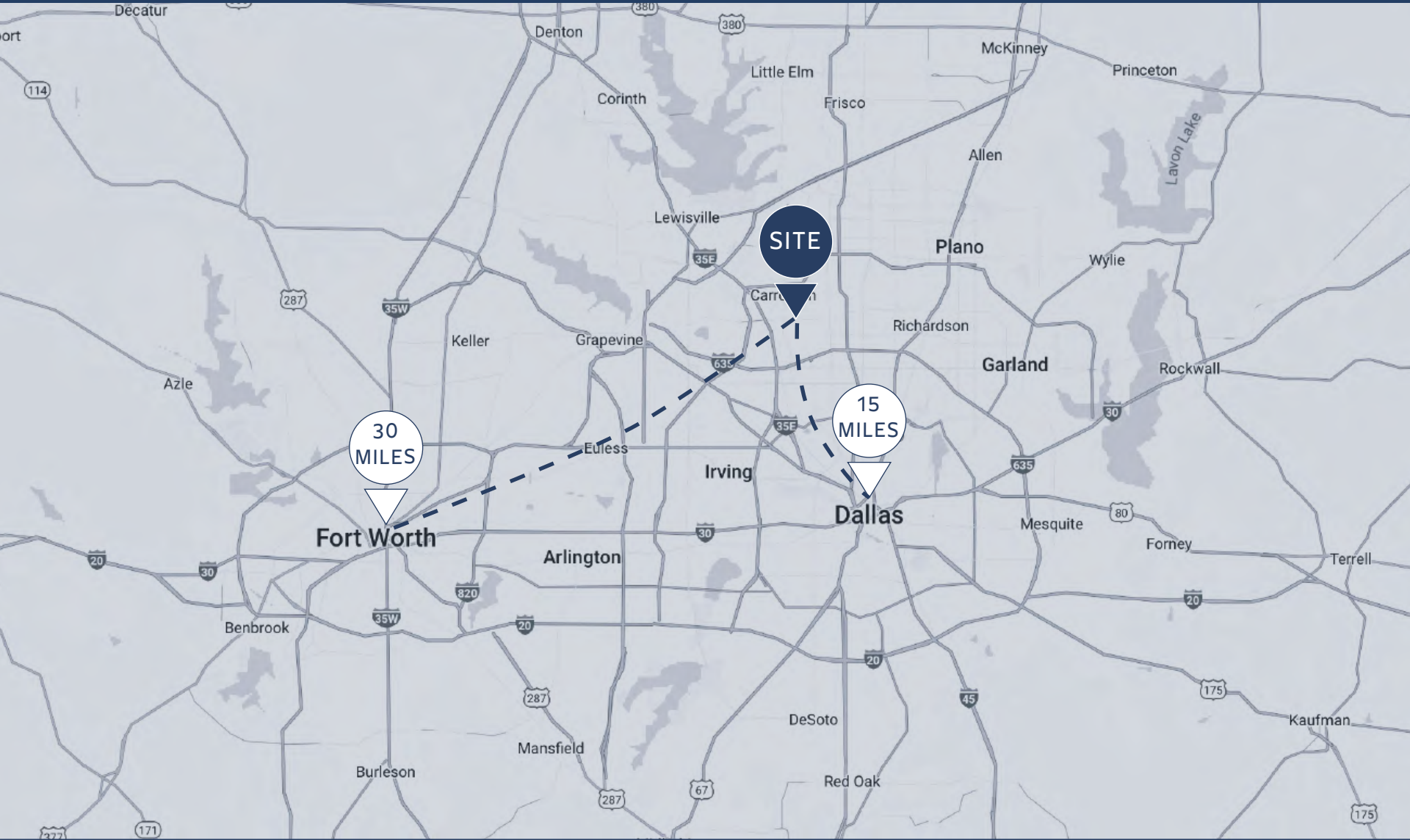
**DEREK ANTHONY**

2920 ALTA MERE DR  
FORT WORTH, TX 76116

(817)991-5072  
DEREK@WAYPOINT-RED.COM

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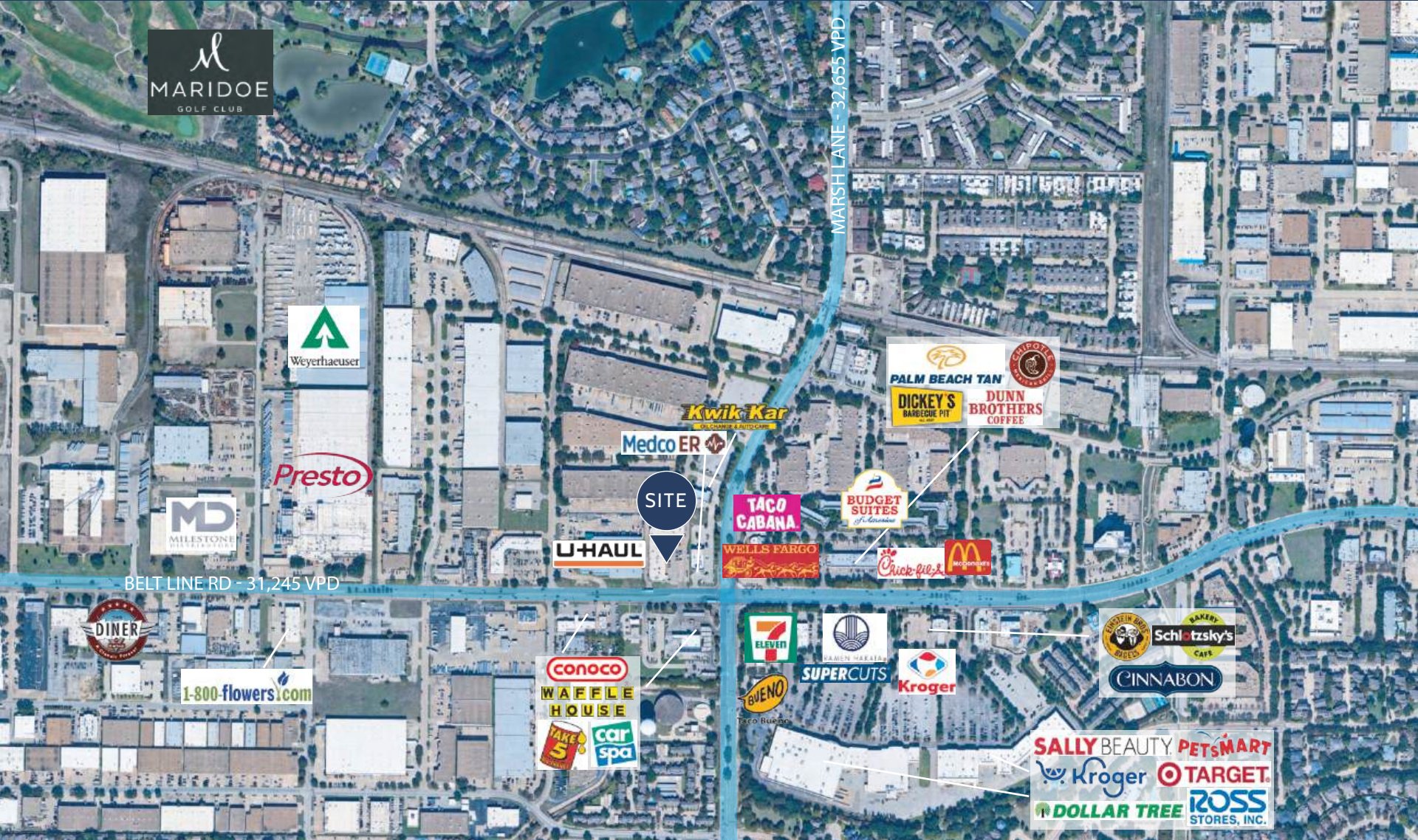
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COMING SOON! OVER \$700,000 OF UPGRADES TO PARKING, COMMON AREA, FACADE, ROOM AND MANY MORE BEAUTIFICATIONS

## PROPERTY OVERVIEW

- » Located in NWQ of High Traffic Intersection of Beltline Road and Marsh Lane
- » New PVC 15 Year Roof installed in 2015
- » Average HH Income exceeds \$100,000 within 1 mile of the center
- » Parking Lot Recently Re-Striped

## DAILY TRAFFIC COUNT

Belt Line Rd	31,245 VPD
Marsh Lane	32,655 VPD



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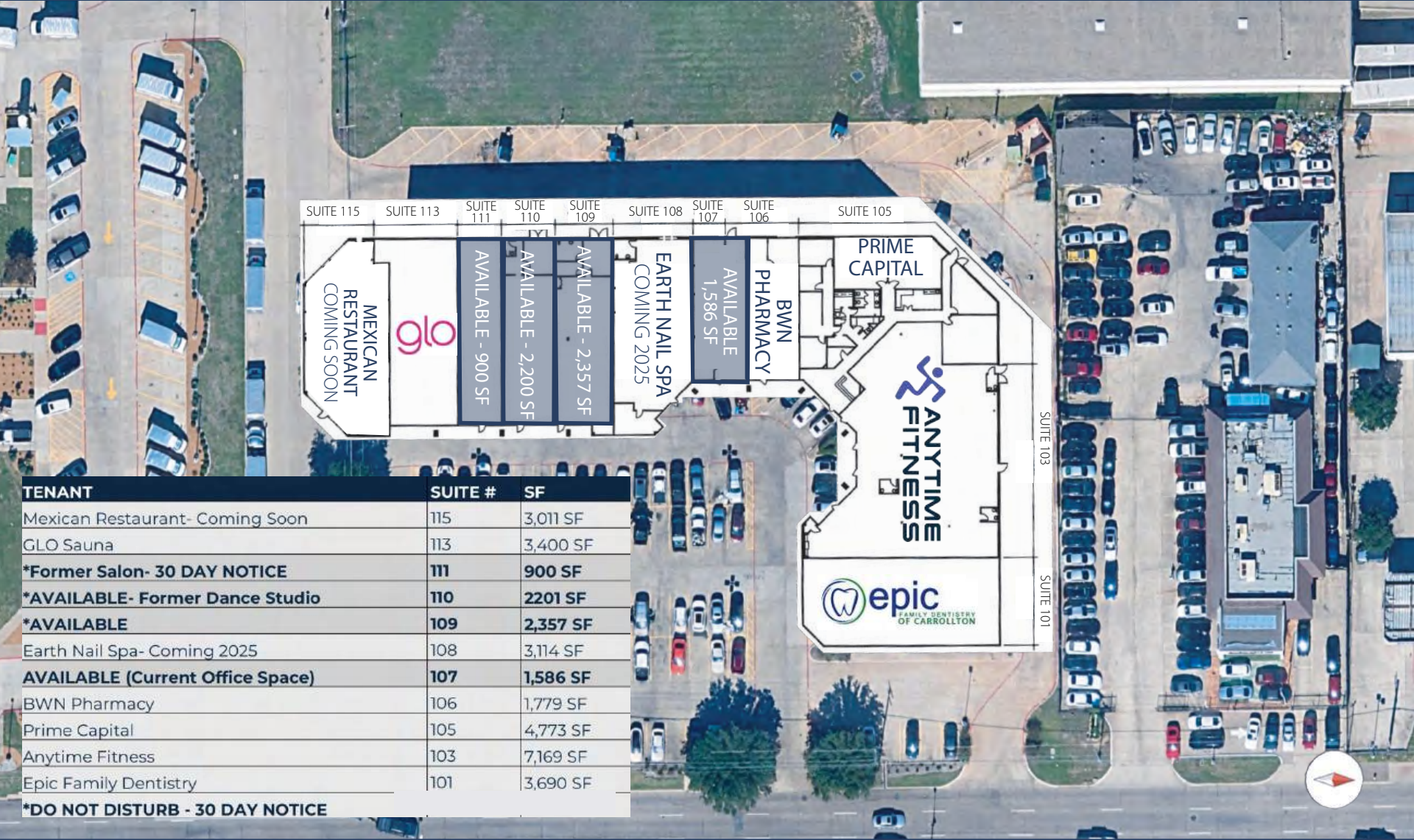
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9810 E 58th St, Tulsa, OK 74146  
 (918) 286 8535  
 www.encinos3d.com

**CUSTOMER:**  
Glo Carrollton

**CITY AND STATE:**  
2741 E Belt Line Rd |  
Carrollton, TX 75006

**DATE:**  
10-25-2024

**DRAWING NUMBER:**  
240602

**SCALE:**  
3/8" = 1'

**PAGE NO.:**  
1-1

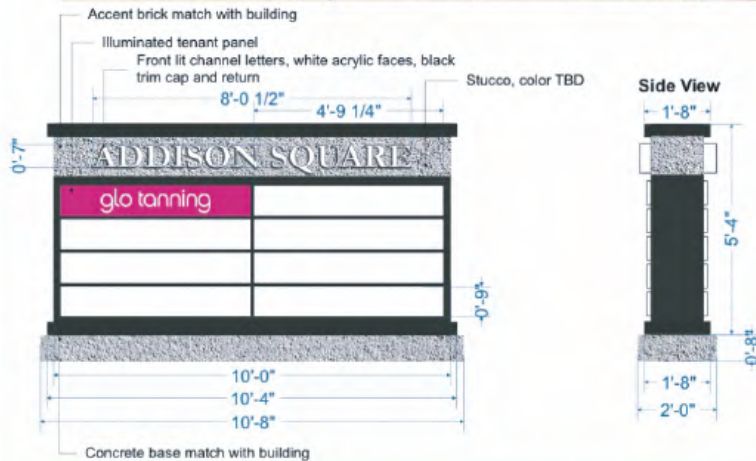
**PROJECT MANAGER:**  
Peter Janzen

**DESIGNER:**  
Mariano Moran

**SOLD BY:**  
Peter Janzen

Please proofread all information carefully for accuracy before signing. Check names, numbers, spelling, punctuation as well as the general layout. Revisions requested after second proof are not included in the original quoted price and will be charged accordingly. Any typographical and/or layout errors not found now will be the customer's responsibility.

- PYLONSIGNS
- CASINO SIGNS
- MONUMENT SIGNS
- NEON SIGNS
- BLADE SIGNS
- WALL SIGNS
- CHANNEL LETTERS
- INTERIOR SIGNS
- WAY FINDING SIGNS
- POST & PANEL
- LED DISPLAY
- COMMERCIAL & ARCHITECTURAL SIGNS



SURVEY BEFORE ENTERING PRODUCTION

THIS DESIGN IS SOLELY FOR REFERENCE ONLY. REMAINS PROPERTY OF ENCINOS 3D CUSTOM PRODUCTS, LLC, UNTIL AGREEMENT HAS BEEN REACHED BETWEEN THE CLIENT AND ENCINOS 3D CUSTOM PRODUCTS



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RENDERINGS



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## RENDERINGS



**A2 FLOOR PLAN**  
SCALE: 1" = 20'-0"

**MCM**  
ARCHITECTURE

MCGREGOR MURPHY ARCHITECTURE  
315 WHITTING LANE  
MURPHY, TEXAS 75084  
(817) 454-2384

**NORTHBRIDGE COURT**  
3741 E BELT LINE ROAD  
CARROLLTON, TEXAS

SCALE: \_\_\_\_\_  
**PRELIMINARY DOCUMENTS**  
NOT FOR CONSTRUCTION

SCALE: \_\_\_\_\_

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWN BY: \_\_\_\_\_ Author  
APPROVED BY: \_\_\_\_\_ Approver  
CHECKED BY: \_\_\_\_\_ Checker  
DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**SITE PLAN**

PROJECT NO: \_\_\_\_\_ DRAWING NO: \_\_\_\_\_

**A-000**

PROJECT PHASE: \_\_\_\_\_ SHEET NO: \_\_\_\_\_



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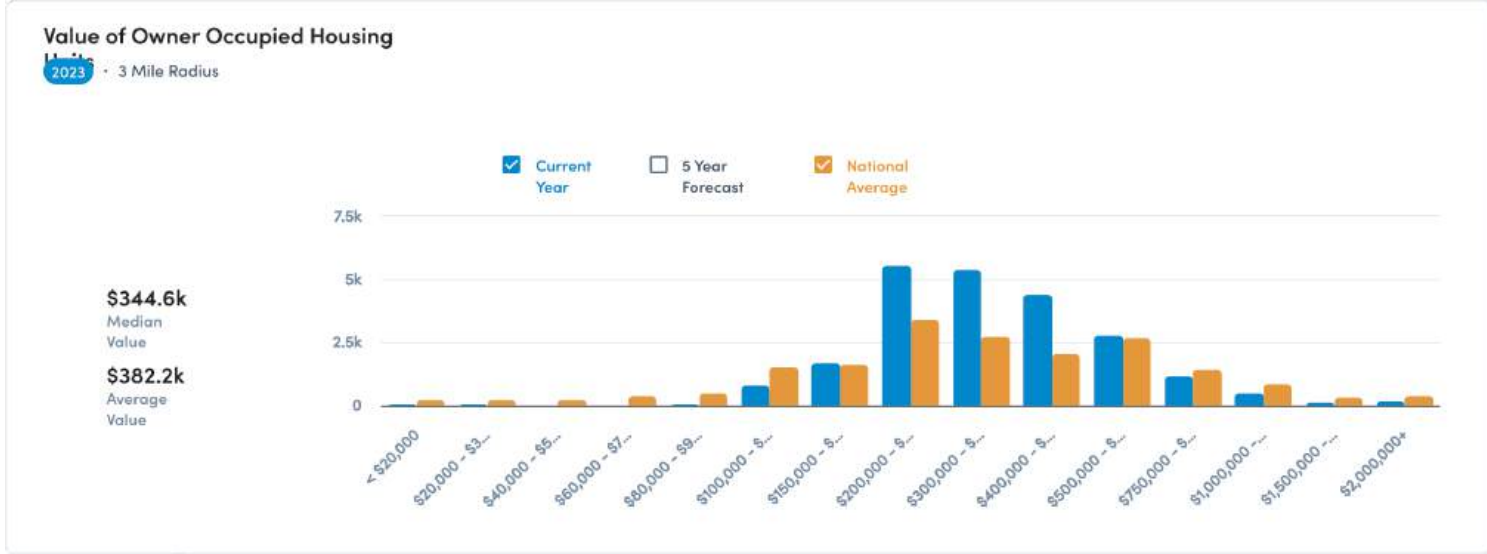
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## Housing Units

2023 · 3 Mile Radius

**71,908**  
Total Housing Units

**6,118**  
Vacant Housing Units

**42,580**  
Renter Occupied Housing Units

**23,210**  
Owner Occupied Housing Units

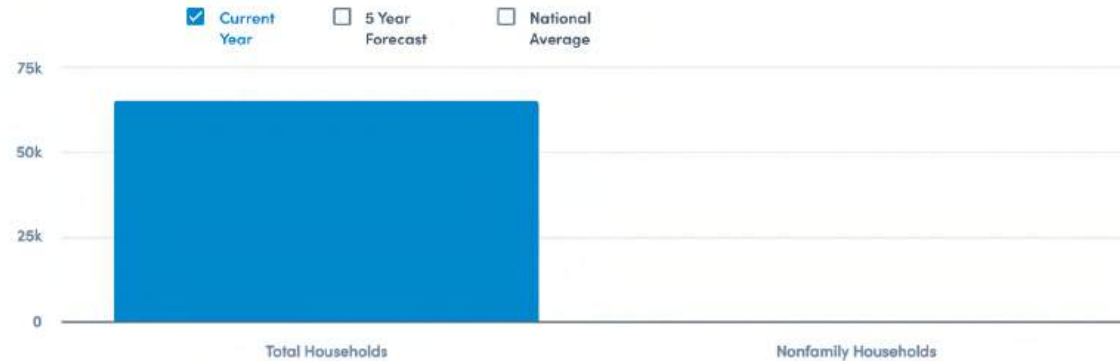


## Households

2023 · 3 Mile Radius

**65,790**  
Total Households

Nonfamily Households



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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.

11-2-2015



### 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 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.

Waypoint Real Estate Advisors, LLC.	702535	jake@waypoint-red.com	817-505-589
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702535	jake@waypoint-red.com	Phone
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	0677154	derek@waypoint-red.com	8179915072
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](http://www.trec.texas.gov)

