

NORTH DALLAS CORPORATE POINTE



LANCARTE
COMMERCIAL

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Executive Summary

INVESTMENT SUMMARY

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OFFERING PRICE **\$20,000,000**

BUILDING SF **130,000**

PARKING SPACES **1,000**

YEAR BUILT **2003**

COUNTY/MARKET **Dallas County
DALLAS**

ADDRESS **4201 Marsh Lane
CARROLLTON TX**

VALUE-ADD COMPONENT **11.95 Acre Site
W/ PARK AND LAKE**

LanCarte Commercial, as the Exclusive Investment Advisor, is pleased to present an exceptional investment opportunity to acquire this 130,000 square foot Class A Single Tenant Building at 4201 Marsh Lane, Carrollton, TX 75007 (“the Property”/”Investment”). This property offers a prime opportunity for developing an office project, whether traditional or with alternative uses, set against a backdrop of expansive green space and plentiful amenities. It is situated in a dynamic residential area that boasts a robust employment base, enhancing its appeal for businesses.

The location is strategically positioned within 3.0 miles of several hotels, including Extended Stay America, Hyatt Place, and Holiday Inn, providing convenient accommodation options for visitors and employees alike. Additionally, within a 2.0-mile radius, you’ll find a diverse array of retail choices, highlighted by The Shops at Willow Bend Mall. For those interested in fitness, a variety of top-notch facilities such as F45 Training, Equinox, and Orange Theory are all reachable within a 3.0-mile drive, offering convenience and a healthy lifestyle option for potential occupants.



Executive Summary

INVESTMENT HIGHLIGHTS

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PRIME LOCATION

Being just 15 minutes from Plano and 25 minutes from Dallas places you in the heart of vibrant business and cultural hubs, while proximity to DFW Airport—only 20 minutes away—ensures effortless travel connections. Additionally, with 22 retail centers within 3 miles, you'll have a wide range of shopping and dining options right at your doorstep. This strategic location combines urban accessibility with everyday convenience, enhancing both work and leisure experiences.

UNBEATABLE ACCESS

Situated at the intersection of Dallas North Tollway & President George Bush Turnpike, the location of 4201 Marsh Lane ensures effortless connectivity to anywhere you need to go.

ENJOY BALANCE & AMENITIES

Foster a healthy work environment with the property's park-like setting, featuring a dedicated walking loop, scenic pond, and abundant green spaces.

DISTINCT IDENTITY & BRANDING

Ability to increase rental income and the potential for additional development or expansion present avenues for value enhancement both in the short and long-term.

Property Details

ASSET SUMMARY

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SQUARE FOOTAGE	130,000 SF	INGRESS/ EGRESS	Longest Decel/ Accel Lanes HWY 114, EB & WB
NUMBER OF BUILDINGS	One FLOOR ONE – 65,000 SF FLOOR TWO – 65,000 SF	SIGNAGE	Building & Monument
YEAR BUILT	2003	LIGHTING	Interior/ Exterior LED
TOTAL LAND AREA	+/- 11.95 Acres	HVAC	13 RTUs, 30-40 Ton Trane RTU for Data
PARKING	3.34:1,000 SF 300 Surface	ROOF AGE	TPO - Installed 2020
LOADING	1 Dock Level Door	TELECOM TYPE	VoIP & POTS
FINISHES	Class A	ELEVATOR	One - Capacity 3500 HYDRAULIC SYSTEM
ELECTRICAL	2000 Amps/480 Volt	FOUNDATION	Slab on Grade

Property Details

SITE PHOTOS

LanCarteCRE.com



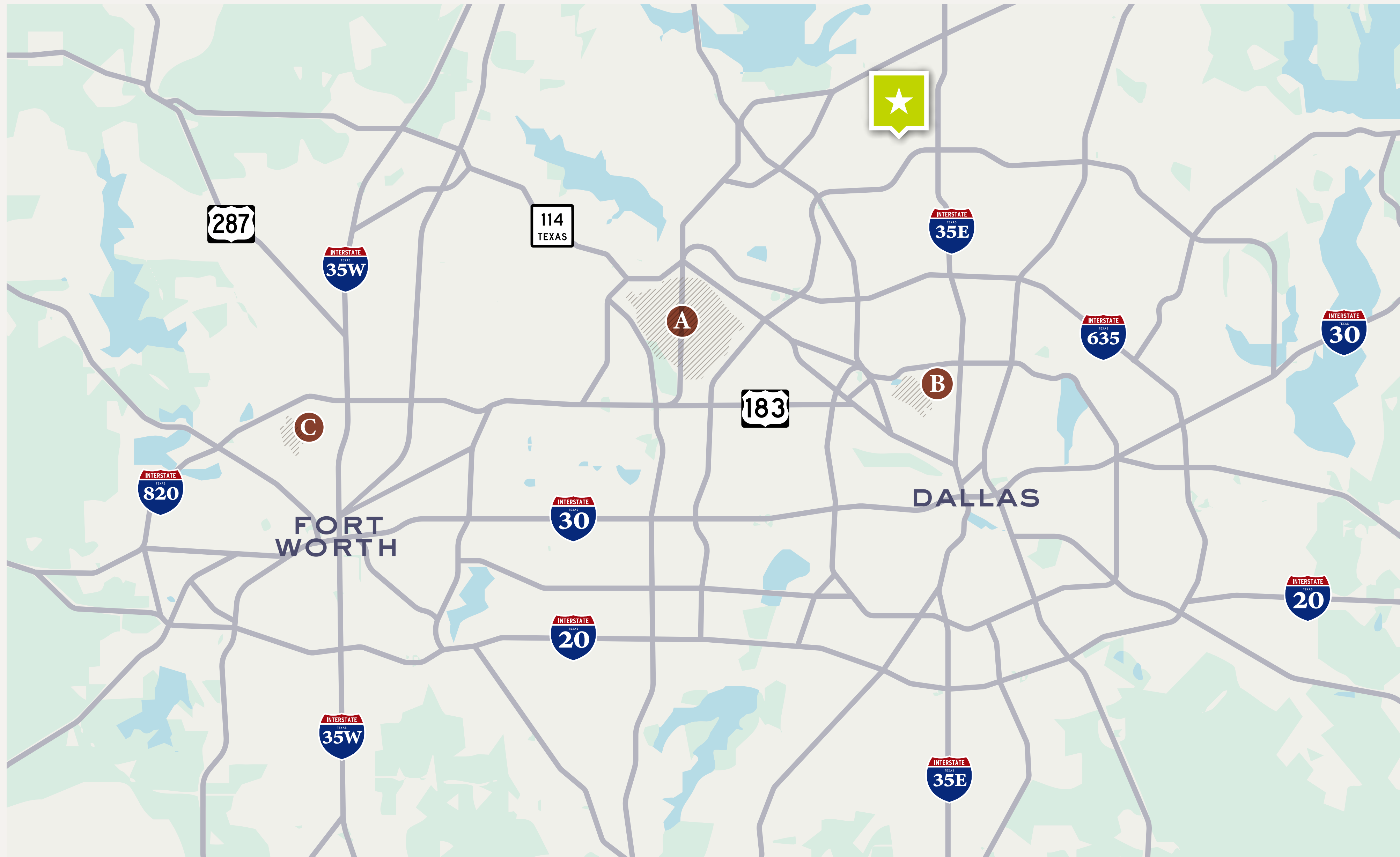
11.95 Acre Site

An unrivaled opportunity for a traditional or alternative-use office project with access to ample green space at your fingertips.

Property Details

LOCATION MAP

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 SUBJECT PROPERTY

ATTRACTIONS

-  **DFW**
INTERNATIONAL AIRPORT
-  
Dallas Love Field
-  
MEACHAM INTERNATIONAL AIRPORT

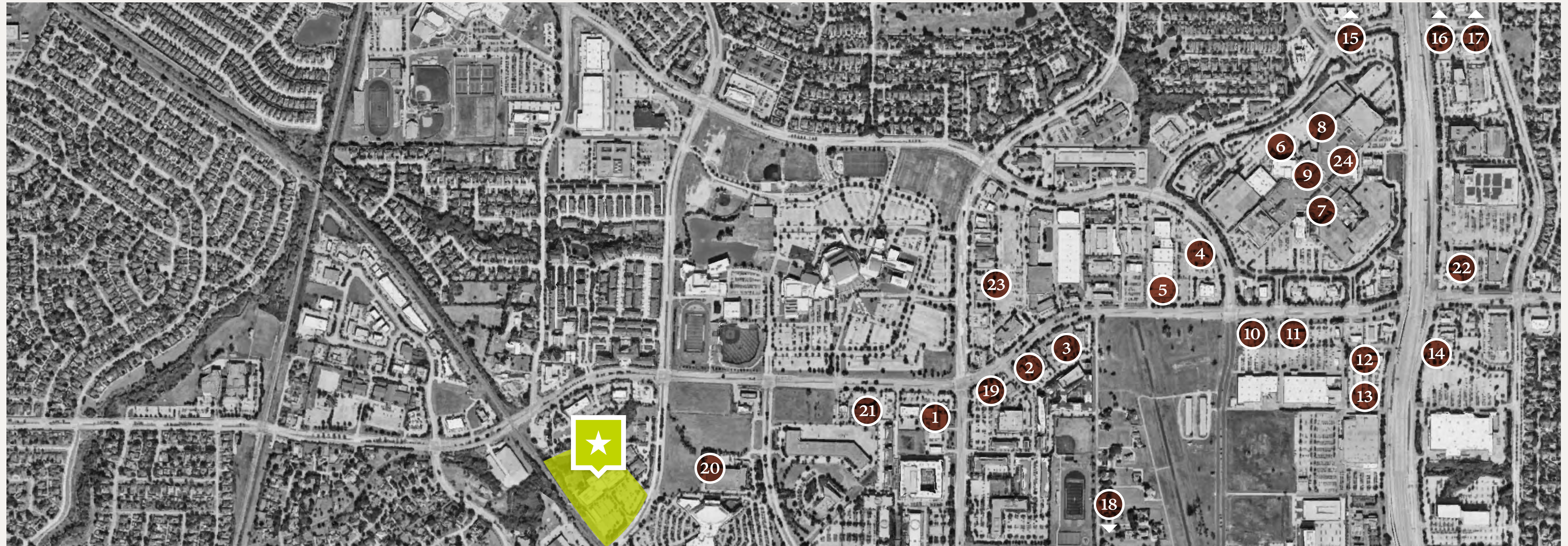
DISTANCES

- DFW AIRPORT
20 MIN
- DALLAS LOVE FIELD
24 MIN
- DALLAS
24 MIN
- FORT WORTH
40 MIN
- MEACHAM AIRPORT
40 MIN

Property Details

RETAIL MAP

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CONVENIENT LOCATION

Our office is perfectly situated in a vibrant area renowned for its diverse dining options, excellent coffee spots, and entertainment venues. Just steps away, you'll find an array of eateries offering everything from gourmet lunches to quick bites, ensuring you're never far from a satisfying meal. For your caffeine fix, there are several trendy coffee shops around the corner, each serving up artisanal brews and cozy atmospheres. Additionally, the neighborhood boasts a range of leisure activities, from charming parks and cultural attractions to lively bars and theaters, making it easy to unwind and enjoy your time outside of work.

DINING

- | | | |
|-----------------------|----------------------------|--------------------|
| 1. Buffalo Wild Wings | 6. California Pizza | 11. Potbelly |
| 2. McAlister's Deli | 7. Mariposa | 12. Torchy's Tacos |
| 3. Sonic Drive-In | 8. Bosphorus Mediterranean | 13. Shell Shack |
| 4. Chick-Fil-A | 9. Mexican Bar Compan | 14. Hissho Sushi |
| 5. Jimmy John's | 10. McDonald's | |

HOTELS

- 15. Globe Corporate Stay
- 16. Extended Stay America
- 17. Hyatt Place
- 18. Holiday Inn Express

COFFEE

- 19. Starbucks
- 20. Cuppa Espresso
- 21. Dunkin
- 22. Starbucks
- 23. Cafe Amore
- 24. Zodiac Time Coffee

Property Details

INTERIOR PHOTOS

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Texas stands out as a magnet for both residents and businesses, fueled by its favorable economic environment.

KEY HIGHLIGHTS INCLUDE

TAX ADVANTAGES

No corporate or personal income tax, coupled with low land and energy costs, translate to lower operating expenses for businesses and a more affordable living for employees.

EXPONENTIAL GROWTH

Texas leads state-to-state migration, with over 102,000 individuals relocating from California in 2023 alone, contributing to the state's lowest outmigration rate.

BUSINESS ENVIRONMENT

Recognized as the best state for business by Chief Executive Magazine for 18 consecutive years, Texas offers an unparalleled ecosystem for business success.

POPULATION GROWTH

U-Haul identifies Texas as the top growth state, witnessing the largest gain in one-way truck rentals for three consecutive years, indicating sustained population influx.

EDUCATION EXCELLENCE

Texas boasts the highest number of Tier One Public Universities in the nation, with a significant increase in rankings over the past 13 years, reflecting a commitment to educational excellence.

CARROLLTON OVERVIEW

Carrollton, Texas provides an exceptional location for both business and quality living. Situated 20 miles north of Dallas and just 13 miles east of DFW International Airport, this suburb offers the connectivity and robust population of a major city without the congestion.

Known for its business-friendly environment, Carrollton has become a magnet for job creation, attracting major companies like Halliburton, GE Automation, and McKesson Corporation. Recognized as the #12 spot in Forbes Magazine's online ranking of "America's 15 Best Places to Move," Carrollton owes its appeal to its natural beauty, logistical advantages, outstanding education system, expansive outdoor spaces, and contented residents.

Market Overview

NORTH TEXAS

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Situated centrally within a four-hour flight to either coast, the Dallas-Fort Worth region is renowned for its exceptional quality of life and economic opportunities.

PRIME LOCATION

Strategically located with easy access to both coasts, making it an ideal hub for business, living, and investment.

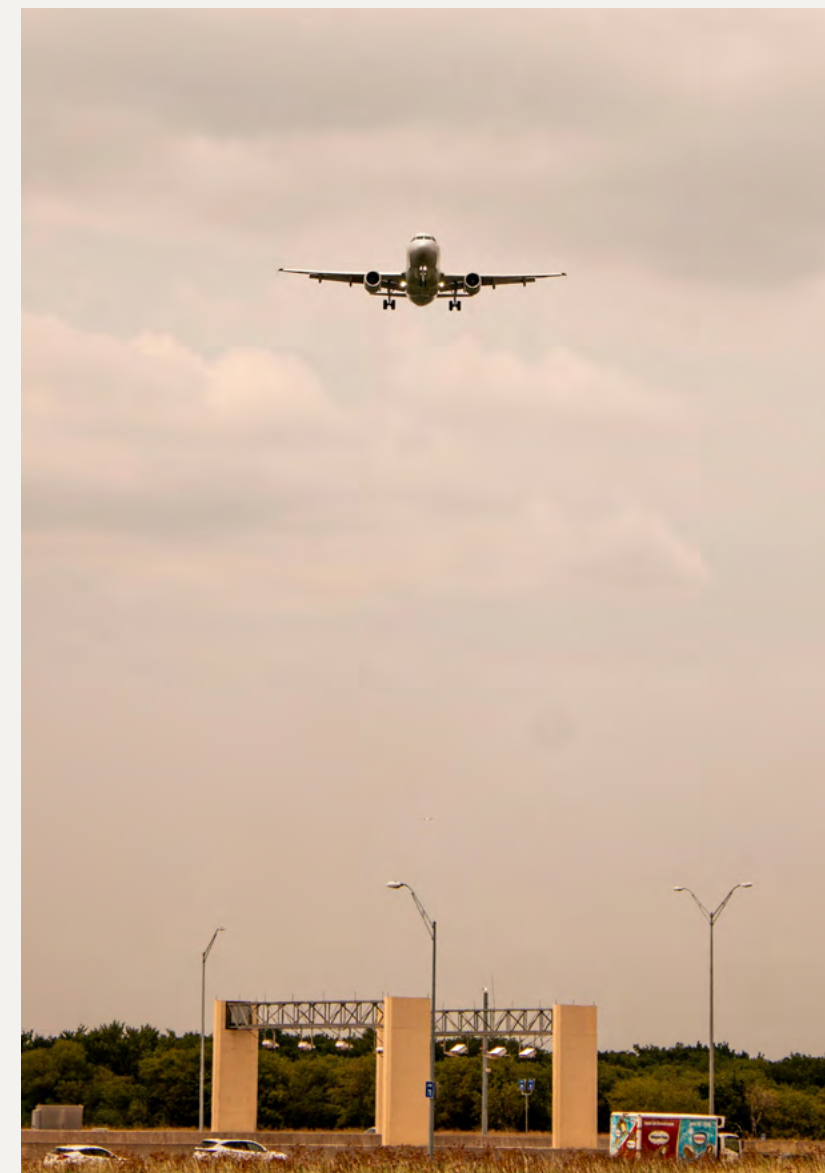
METRO SIZE

Ranked as the fourth-largest metro area in the U.S., with a projected population expected to reach 11.2 million by 2045, indicating sustained growth and economic vibrancy.

JOB GROWTH

The Dallas-Fort Worth region experienced robust job growth in 2023, with a net gain of 139,700 jobs, solidifying its position as a leading job market and economic powerhouse.

The Dallas-Fort Worth region offers unparalleled advantages as a thriving economic center and desirable place to live, work, and invest, making it a top choice for individuals and businesses seeking growth and opportunity.



Disclaimer

LanCarte Commercial Real Estate, LLC (including its affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as “LanCarte Commercial”) has been engaged as the exclusive listing representative (the “Representative”) by the Seller for the sale of 4201 Marsh Lane, Carrollton, TX 75007 (“the Property”/”Investment”).

The Property is being offered for sale in an “as-is, where-is” condition and the Seller or the Representative make no representations or warranties as the accuracy of the information contained in this Investment Offering. The enclosed materials included highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither of enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with LanCarte Commercial as a “Registered Potential Investor” or as “Buyer’s Representative” for an identified “Registered Potential Investor”. The use of this Investment Offering and the information proved herein is subject to terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this Investment Offering.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. They contain selected information regarding the Property and do not purport to be all inclusive or to contain all of the information which a prospective investor may need to conduct its due diligence. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty,

express or implied, is being made by the Representative or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. All financial projections are based on assumptions and no assurances can be made that the results will be achieved. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, nor do they constitute legal analysis of such documents. Neither the Representative or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Representative each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Investment Offering is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Representative is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property

has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Representative or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Representative; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Representative or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to LanCarte Commercial.

The Seller will be responsible for any commission due to the Representative in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Representative must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.

LanCarte Commercial Real Estate, LLC (“LanCarte Commercial”) is the exclusive listing agent of 4201 Marsh Lane, Carrollton, Texas (the “Property”). The prospective Purchaser will be selected by the Seller in its sole discretion based on a variety of factors including, but not limited to:

OFFERING PRICE

ABSENCE OF CONTINGENCIES

DUE DILIGENCE & CLOSING TIME

FINANCIAL STRENGTH & TRACK RECORD

PROOF OF FUNDS FOR A FINANCED OR ALL-CASH TRANSACTION

EARNEST MONEY DEPOSIT(S) & TIMING TO BECOME NONREFUNDABLE

CONFIRMATION OF FULL UNDERWRITING BASED ON MATERIALS PROVIDED

PROPERTY INQUIRIES / TOURS & PROSPECTIVE PURCHASERS

All Property inquiries should be directed to LanCarte Commercial. All property tours are by appointment only and are to be scheduled through LanCarte Commercial. Ownership will be selling the property in an “As Is, Where Is” condition. Offers will be responded to on a “First Come, First Served” basis. No formal call for offers date is currently contemplated; however, this is subject to change based on ownership’s discretion and demand.

CONTACTS

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