

4060 S Hwy 121 Carrollton TX 75010



## OFFERING MEMORANDUM

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### PRESENTED BY:

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Executive Summary



4060 S Hwy 121 Carrollton TX 75010

## PROPERTY OVERVIEW

### K Town Plaza 4060 S Hwy 121 Carrollton TX 75010

Henry S. Miller Companies is pleased to offer the opportunity to acquire a 108,400 sf Asian & International Market Anchored Beautiful Neighborhood market. It is in the junction of Interstate 35 & 121 Sam Rayburn Highway. It is in the heart of connection of 3 city, Carrollton, Lewisville, Colony. Also, it is 5 minute from Head quarter of Toyota, HQ of State farm, Liberty Mutual Branch office. H-mart Carrollton, Zion market are surrounded. And Large churches located around this area.

K Town Plaza is consisting of tenants such as Baylor Scott & White Health, K Fresh International Mart, Tous Les Jours, Louis Castel, Gopchang Story, Chibago Fried chicken, & More..

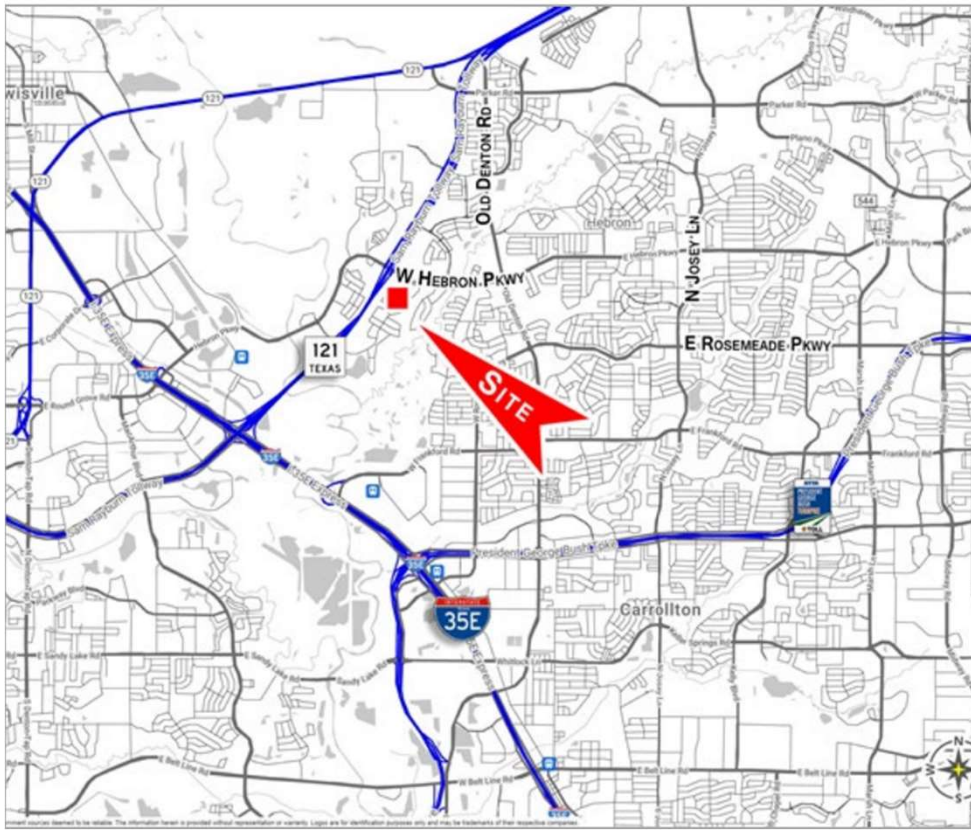
Constructed in October 2020, the property is situated on 7.04 acres with paved parking. The subject property is located on heavily traveled 121 Sam Rayburn Tollway and Hebron Parkway, Also, Interstate 35. is one block away from the Property. Neighboring Large residential Lot and Apartment located around of the Building, Great New building located in the residential and Retail area.



DEMOGRAPHICS	2 MILE	5 MILES	10 MILES
Total Populations	55,166	285,176	1,079,362
Total Populations (2027 Projection)	67,765	336,432	1,255,245
Average HH Income	\$114,902	\$106,409	\$116,443
Median Home Value	\$335,577	\$293,892	\$352,634
Median Year Built	2006	1996	1997



NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but United Shinryu Brokerage, LLC has not verified the accuracy of the information. United Shinryu Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



Traffic Collection	Cross Street	Traffic Volume
Hwy 121 Access Rd	Hwy 121 SW	38,178
W Hebron Pkwy	Fairway Ct E	24,142
W Hebron Pkwy	Legacy Trl W	31,210



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