

# *Carrollton* EDUCATION CAMPUS

AVAILABLE SUMMER 2025  
±73,800 SF CLASS A EDUCATION FACILITY

*2205 East Hebron Parkway  
Carrollton, Texas 75010*







±16 ACRES

*Athletic Field*

YOUR NAME HERE

2200





# Unique Opportunity.

This unparalleled education facility opportunity includes  $\pm 73,800$  SF of educational classroom space on two levels, located near the intersecting borders of Plano and Lewisville School Districts.

## *Features*

---

- 42 Classrooms for K-12
- Library
- Cafeteria Space
- Athletic Field
- Gymnasium
- Administrative Offices
- Teacher/staff space
- Multipurpose Space
- Ample storage space
- Separate boys and girls locker rooms
- On-site traffic flow space for student drop off & pick up
- Parking: 3.0/1,000 SF





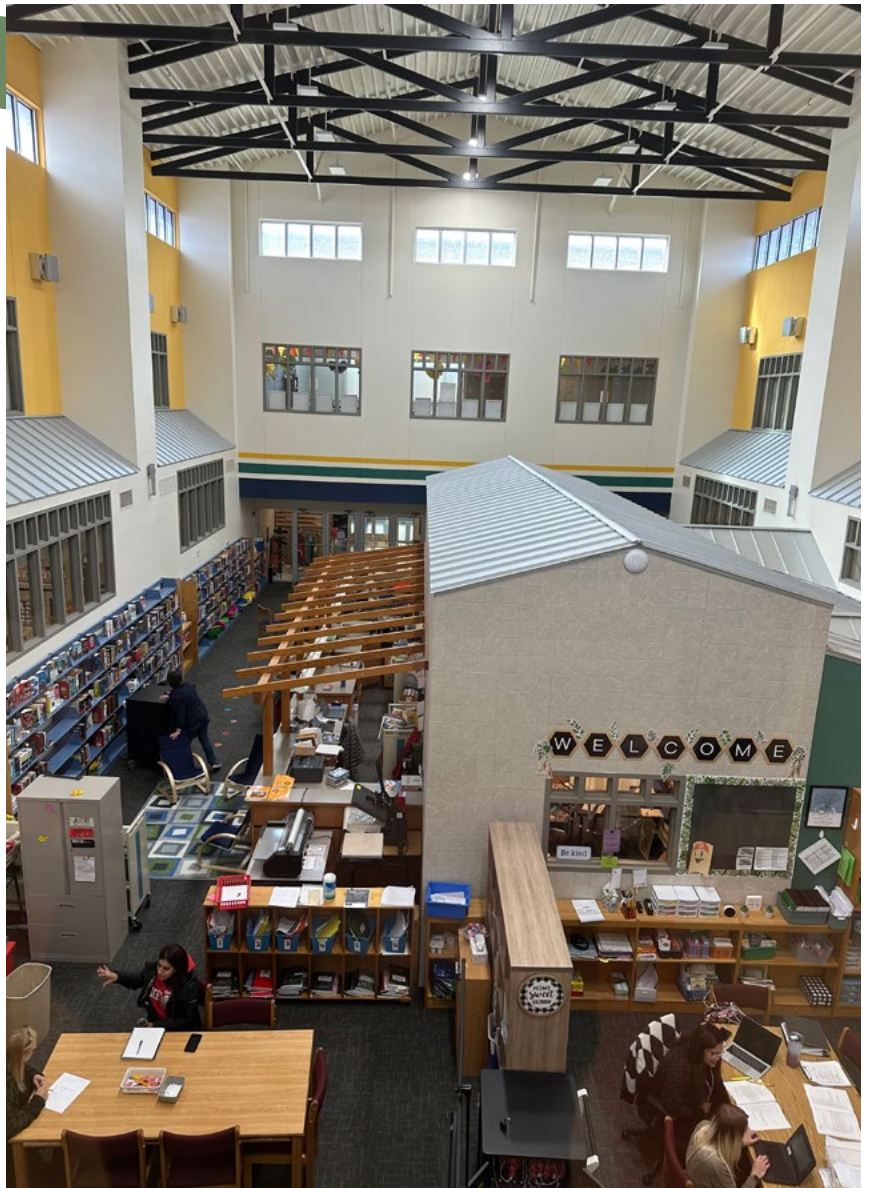


*Exteriors*

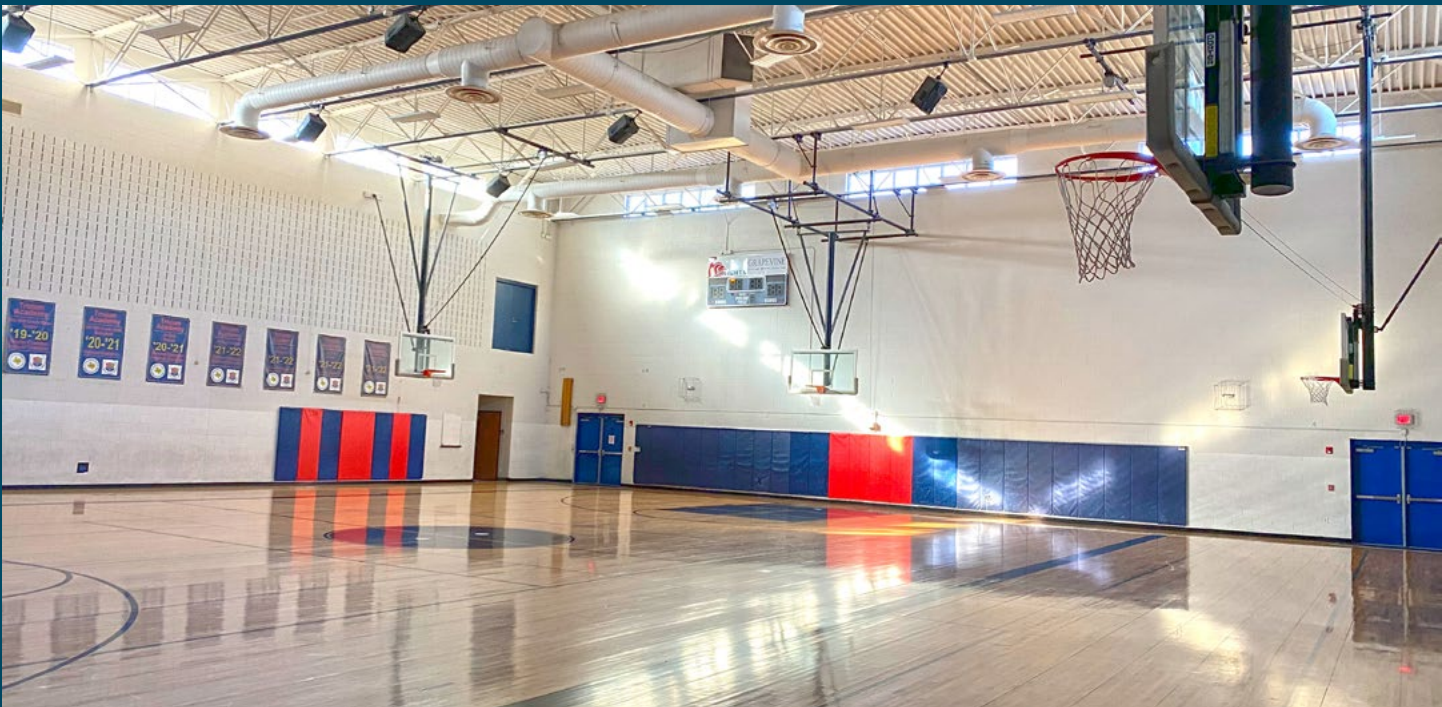
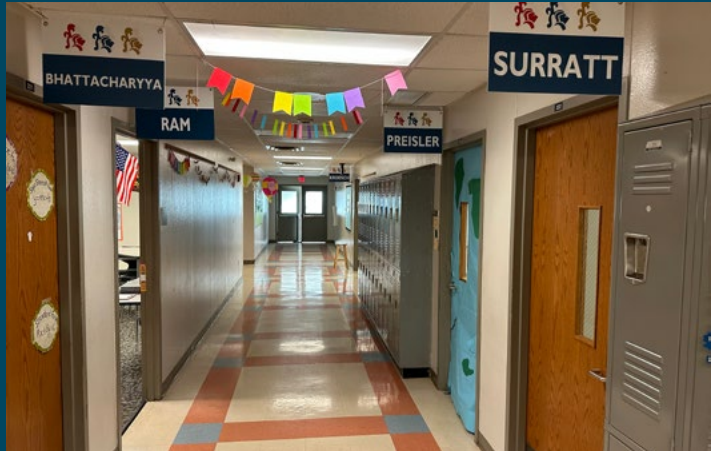




*Interiors*









# Desirable Central North Dallas Location

---

Situated west of the Dallas North Tollway on E Hebron Parkway, the facility enjoys convenient access to the Dallas North Tollway, 121/Sam Rayburn Tollway, and 190/President George Bush Turnpike.

The trade area is densely populated and comprised of high end single and multi-family housing primarily consisting of young families with children.

**332,231**

*Total Population*

**154,039**

*Number of  
Housing Units*

**\$129,506**

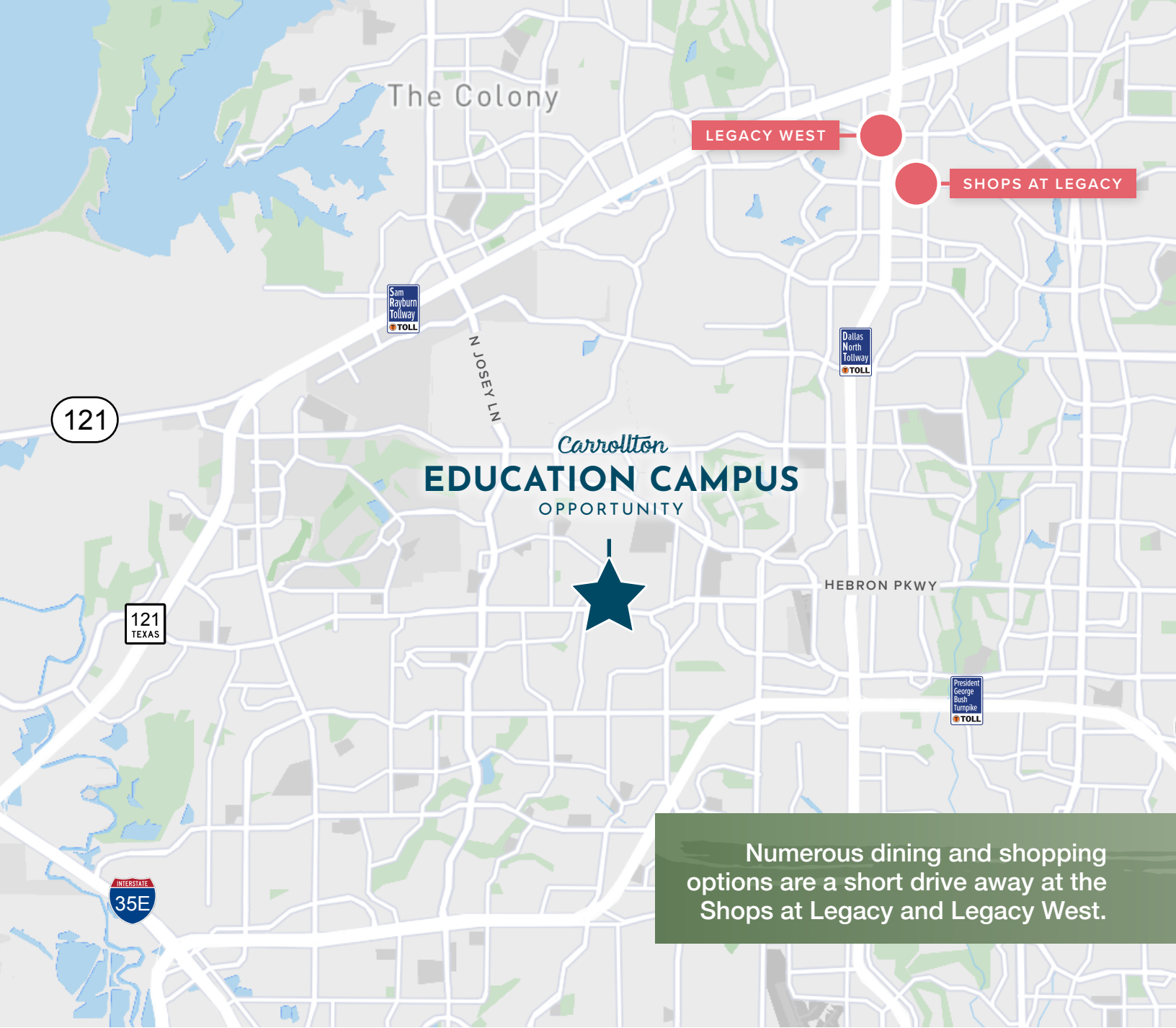
*Avg HH Income*

**\$431,388**

*Avg Value of  
Owner-Occupied  
Housing*







LEGACY WEST



SHOPS AT LEGACY





1ST PHASE  
FLOOR PLAN

1st Floor

±51,147 SF



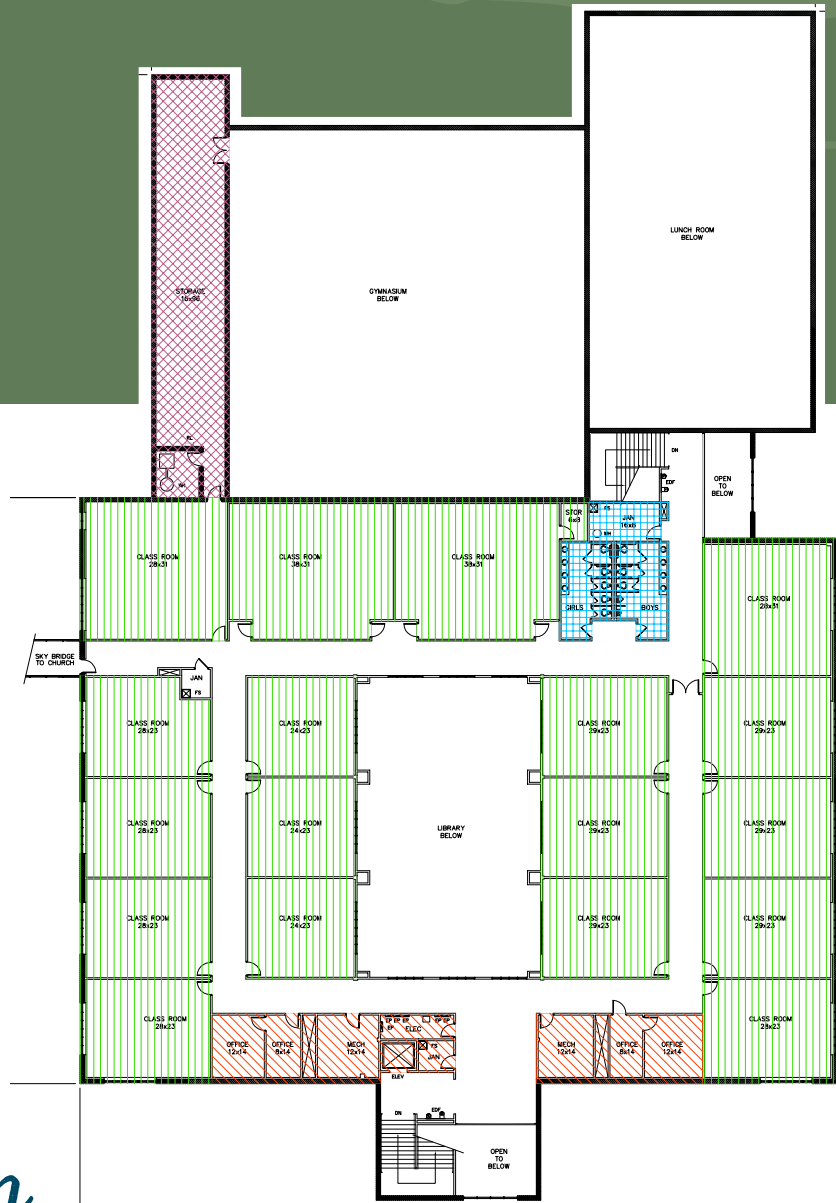
LEGEND			
MARK	FUNCTION	SQ FT	% of TOTAL
	ADMINISTRATION	5,676 SF	7.6 %
	CLASS ROOMS	32,631 SF	44.3 %
	DINING/FOOD PREP	4,600 SF	6.2 %
	GYM/LOCKER RMS	14,804 SF	20.0 %
	LIBRARY	2,846 SF	3.9 %
	RESTROOMS/JAN	1,597 SF	2.2 %
	CORRIDOR/ENTRY	11,646 SF	15.8 %
<b>TOTAL RENTABLE SQ FT</b>		<b>73,800 SF</b>	<b>100.0 %</b>



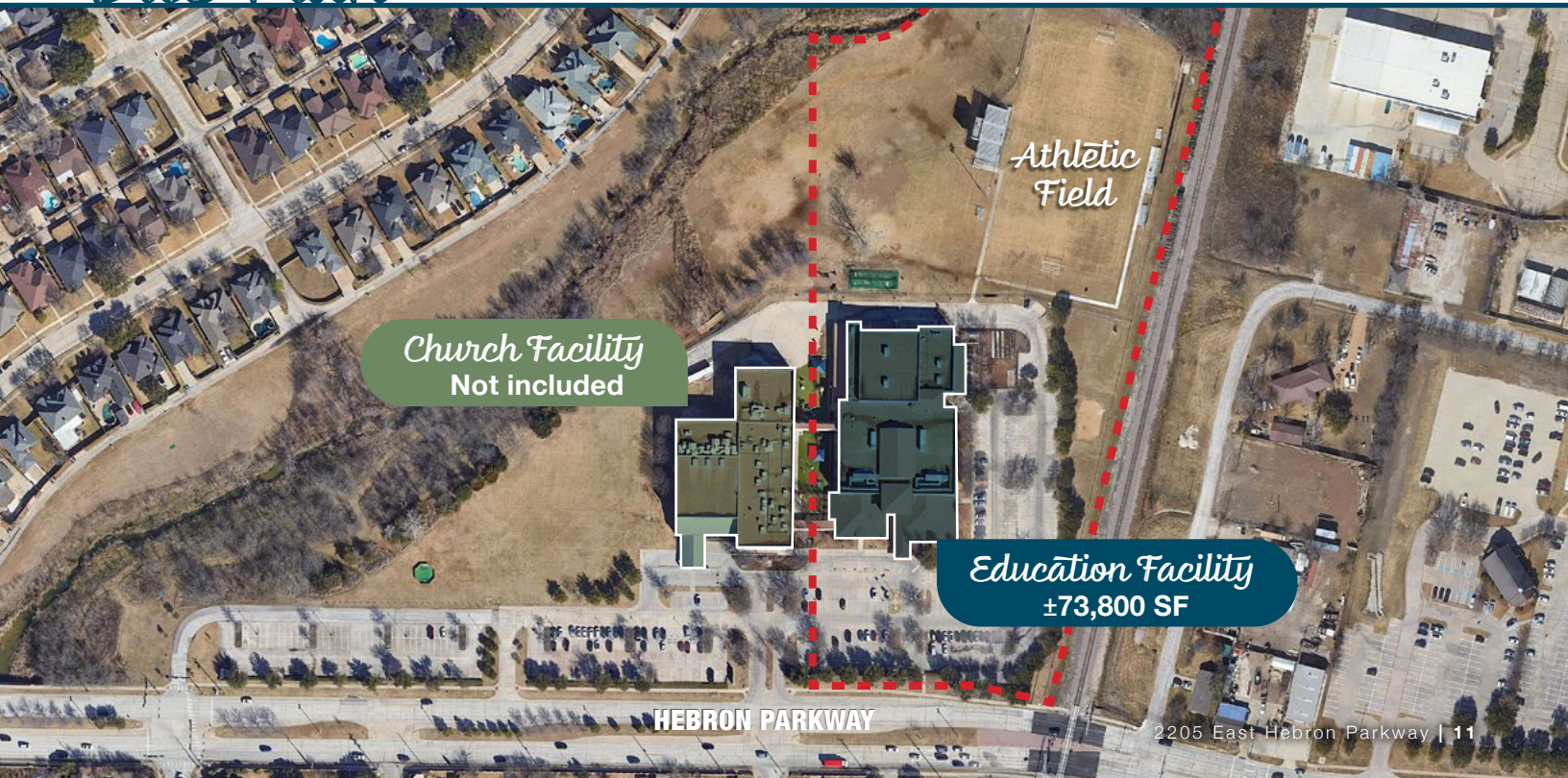
1ST PHASE  
FLOOR PLAN

2nd Floor

±22,653 SF



Site Plan



Church Facility  
Not included

Education Facility  
±73,800 SF

HEBRON PARKWAY

2205 East Hebron Parkway | 11





*Carrollton*  
**EDUCATION CAMPUS**  
OPPORTUNITY

*For additional information,  
please contact:*

**Jerry Cobb, Jr.**  
Senior Vice President  
T: +1 214 979 6138  
jerry.cobb@cbre.com



CBRE GLOBAL LISTINGS

**CBRE**

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.