

4360 N. Josey Lane  
Carrollton, TX 75010

# Medical Building



Lease

**ROCKHILL**  
COMMERCIAL REAL ESTATE

[www.rockhillcre.com](http://www.rockhillcre.com)

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# Property Overview

- This property offers 3,990SF second generation medical office (formerly OB/GYN). THIS SPACE CAN BE DEMISED INTO TWO 1,950SF SPACES.
- Conveniently located adjacent to Carrollton Regional Medical Center with easy patient and physician ingress and egress via North Josey Lane.
- 29,000 vehicles per day pass this single-story medical office building.
- Prominent building and monument signage.



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- |                                |                            |
|--------------------------------|----------------------------|
| • Size: 3,990 SF / TWO 1,950SF | • Use: Medical             |
| • Lease Rate: \$24.50 + NNN    | • Lease Term: 5 - 10 Years |
| • NNN: \$9.00                  | • Medical Ratio Parking    |



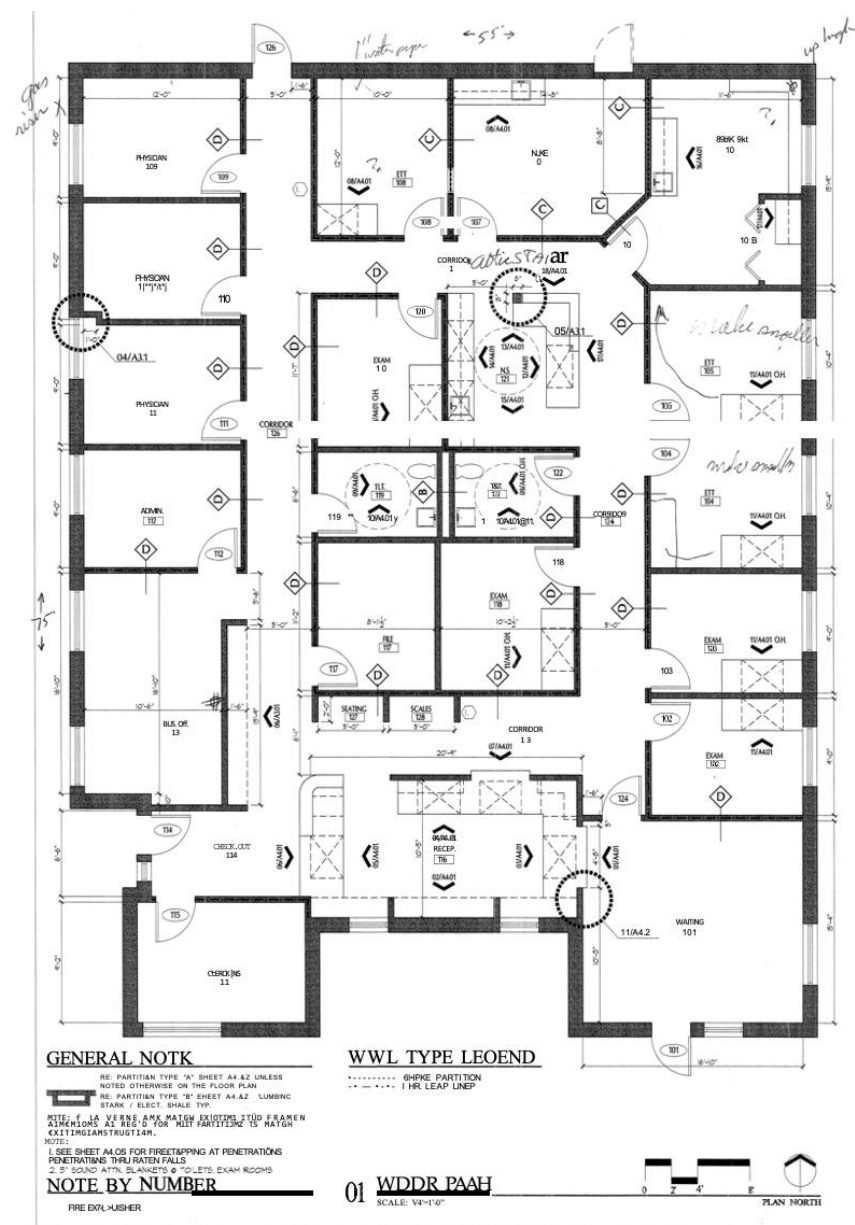
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# Floor Plan

Available  
3,990 SF





# Location


## Carrollton, Texas

Located in the heart of the Dallas-Fort Worth area, the City of Carrollton is a vibrant community, both corporate and residential. The City's location and business cost advantage attract and support a diverse local economy with over 15,000 businesses calling Carrollton home. Residents are drawn to the City for its high quality of life, abundant parks, schools and safe neighborhoods.

Departments » Departments G - P » Planning & Zoning »

### Downtown Master Plan

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**The Downtown Carrollton Master Plan serves as a visionary roadmap to guide the City's ongoing efforts to revitalize and develop its historic Downtown.**

This plan is not a rigid blueprint but rather a flexible framework that reflects the community's collective aspirations. While the exact locations and details of specific projects may shift in response to market dynamics, landowner preferences, and evolving circumstances, the plan's core principles and goals remain steadfast—to enhance Downtown's role as a vibrant, livable, and economically dynamic hub.

Real Estate

### Real Estate Investing in Carrollton, TX 2024

 **Tirios Team**  
February 13, 2024



As we move into 2024, Carrollton, Texas, emerges as a compelling locale for real estate investors, buoyed by its strategic location, robust economy, and burgeoning community. Nestled in the heart of the Dallas-Fort Worth metroplex, Carrollton offers a blend of suburban charm and urban convenience, making it an attractive destination for a wide range of residents and businesses alike. This guide delves into the nuances of real estate investment in Carrollton, providing insights to navigate the market effectively.

#### About Carrollton

Carrollton, Texas, is a vibrant city located in the heart of the Dallas-Fort Worth metroplex, offering a unique blend of suburban comfort and urban convenience. Known for its high quality of life, Carrollton attracts a diverse population with its excellent schools, abundant parks, and a variety of recreational facilities. The city's economy is robust, featuring a mix of industries including manufacturing, retail, and technology, which contributes to a low unemployment rate and a stable job market.

Carrollton is characterized by its family-friendly atmosphere, with numerous communities offering a wide range of housing options from affordable single-family homes to luxury apartments. The city also prides itself on its cultural diversity, hosting various events and festivals throughout the year that celebrate the many cultures represented in its population. Additionally, Carrollton boasts a well-developed infrastructure with convenient access to major highways, making it easy for residents to commute to Dallas, Fort Worth, and other surrounding areas.

The city's commitment to sustainability and the environment is evident in its well-maintained parks, trails, and green spaces, as well as in its efforts to promote green initiatives and sustainable living practices among its residents. With its blend of economic stability, cultural diversity, and commitment to community and environmental well-being, Carrollton presents an attractive option for individuals and families looking for a place to live, work, and play in the Dallas-Fort Worth metroplex.





# Aerial



**BROOKHAVEN**

NURSING AND REHABILITATION



**CARROLLTON REGIONAL  
MEDICAL CENTER**



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# Demographics / Traffic



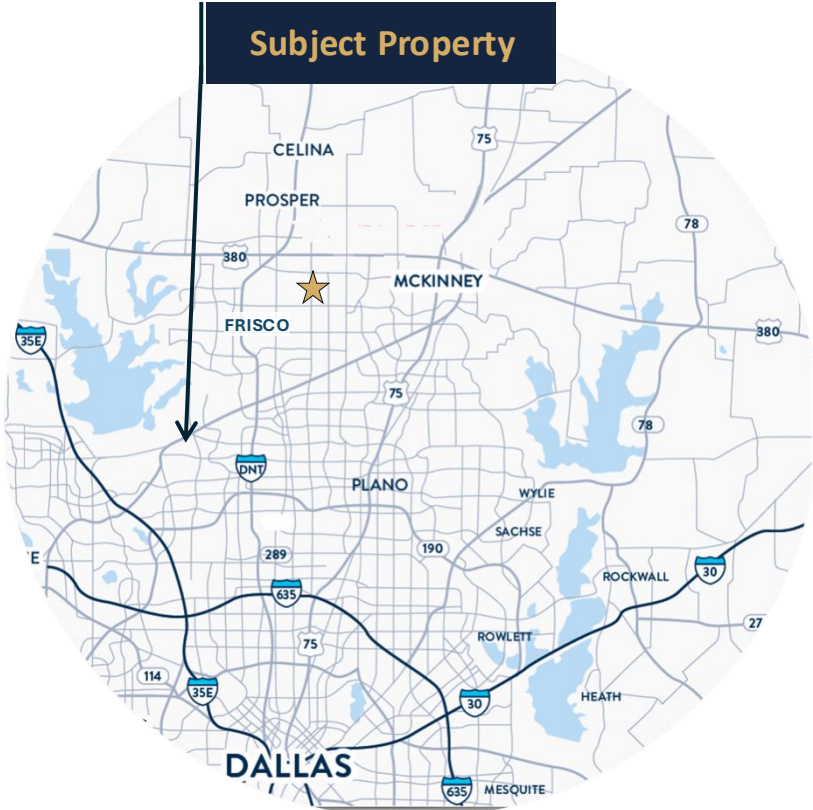
## Demographics

	1 MI	3 MI	5 MI
Population 2024	18,319	151,741	303,703
Households 2024	6,981	63,370	127,728
Median Age	42	38.4	38.4
Median HH Income	\$119,183	\$90,106	\$87,115
Population Growth 2024-2029	19.7%	20.7%	17.7%



## Average Daily Traffic Volume

	Traffic Count	Miles From Subject
N. Josey Lane	29,361	.05
N. Josey Ln/Cheyenne Dr	28,528	.03



Source: Costar Traffic/Demographics 2025



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## INFORMATION ABOUT BROKERAGE SERVICES

### 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 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.

### 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.

### 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.

<u>Licensed Broker/Broker Firm Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Rockhill Commercial Real Estate	9015723		
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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Tonya LaBarbera	678307	tonya@rockhillcre.com	(469) 323-2615
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Date</u>

