

RETAIL OFFERING MEMORANDUM

1400 EAST BELT LINE ROAD
CARROLLTON, TX 75006



FOR SALE: \$1,275,000

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT
Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

STEPHEN COLEMAN
Commercial Real Estate Broker
(972) 684-0135
stephen@transworldcre.com
792738

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Highlights

Price:	\$1,275,000
Zoning:	LR-2 (Local Retail)
Lot Size:	0.38 AC
Available Area:	4,408 SF
Parking:	10 spaces
Roof:	New TPO/High Density
Electrical:	New
Kitchen:	Commercial Grade Kitchen with Grease Trap
Tenancy:	Multi-tenant or Owner-user

Property Overview

Discover a move-in ready, adaptable commercial property in a prime Carrollton location. This 4,408 square foot building sits on 0.38 acres and benefits from LR-2 (Local Retail) zoning, suitable for a variety of retail, restaurant, or service uses. The layout offers flexibility for a single user or can be configured to support multiple tenants.

Recent renovations add significant value and efficiency, including a brand new TPO/high-density roof, updated electrical throughout, and a commercial grade kitchen equipped with a grease trap—perfect for food service or specialty users. The property features 10 on-site parking spaces for staff and customers, a key amenity for busy retail operations.

Set along East Belt Line Road, this site offers excellent visibility and accessibility in a high-traffic area, making it a strong investment for owner-users or investors alike.

Location Overview

Located on East Belt Line Road, this property enjoys a highly visible and accessible position in one of Carrollton's established commercial corridors. The immediate area features a strong mix of national and local retailers, service businesses, restaurants, and offices, providing steady foot and vehicle traffic throughout the day.

Nearby shopping centers and popular dining options attract a diverse customer base from both the surrounding residential neighborhoods and the broader North Dallas area. The corridor offers convenient connectivity to major roadways, including Josey Lane and Interstate 35E, driving consistent activity and supporting vibrant retail trade.

The site's central location in Carrollton places its moments from dense residential developments, schools, and parks, further contributing to the area's year-round retail demand. With a supportive business environment and an active community, this address is well-positioned for a variety of retail uses seeking strong visibility and built-in customer traffic.

PROPERTY PHOTOS

1400 East Belt Line Road | Carrollton, TX 75006



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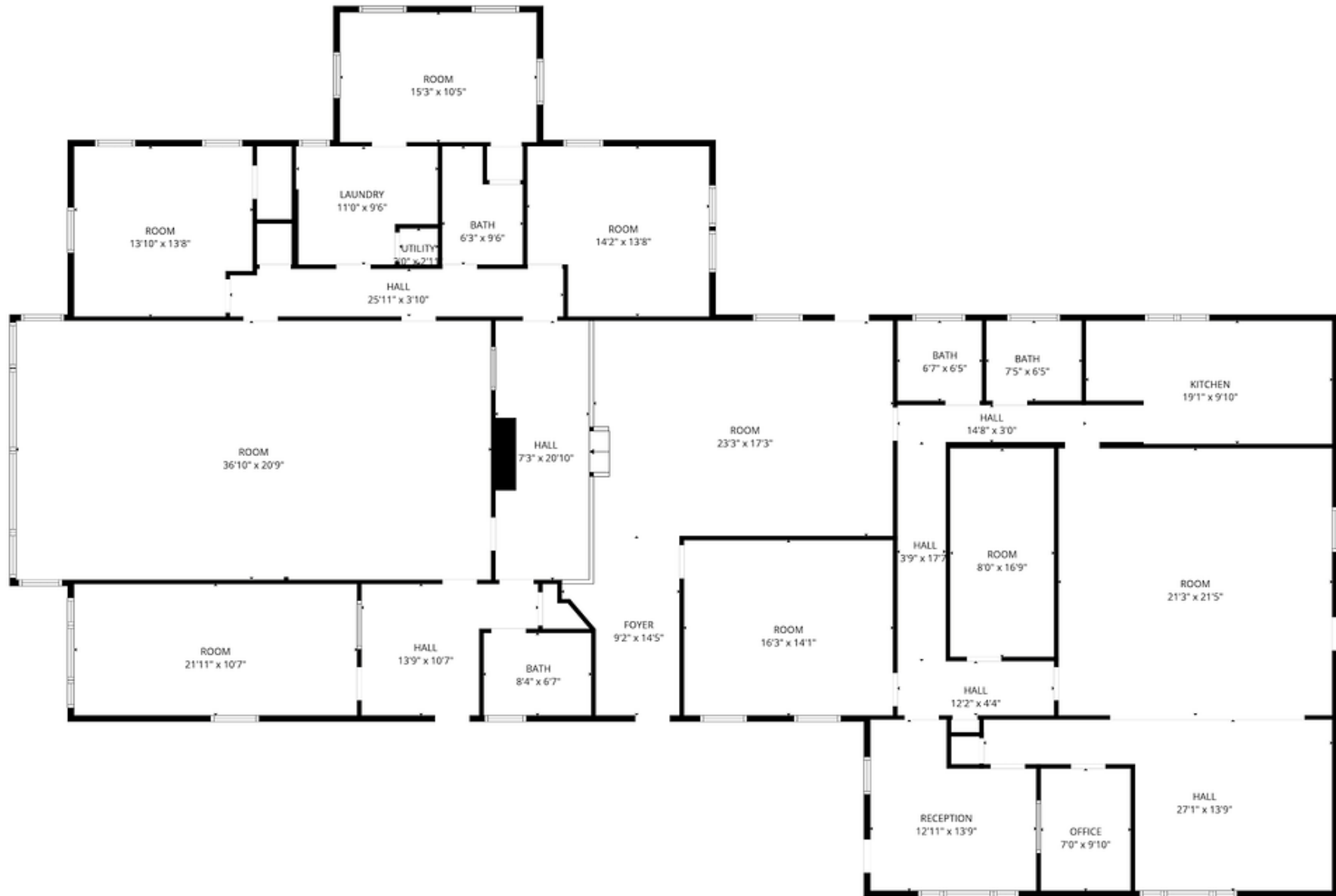
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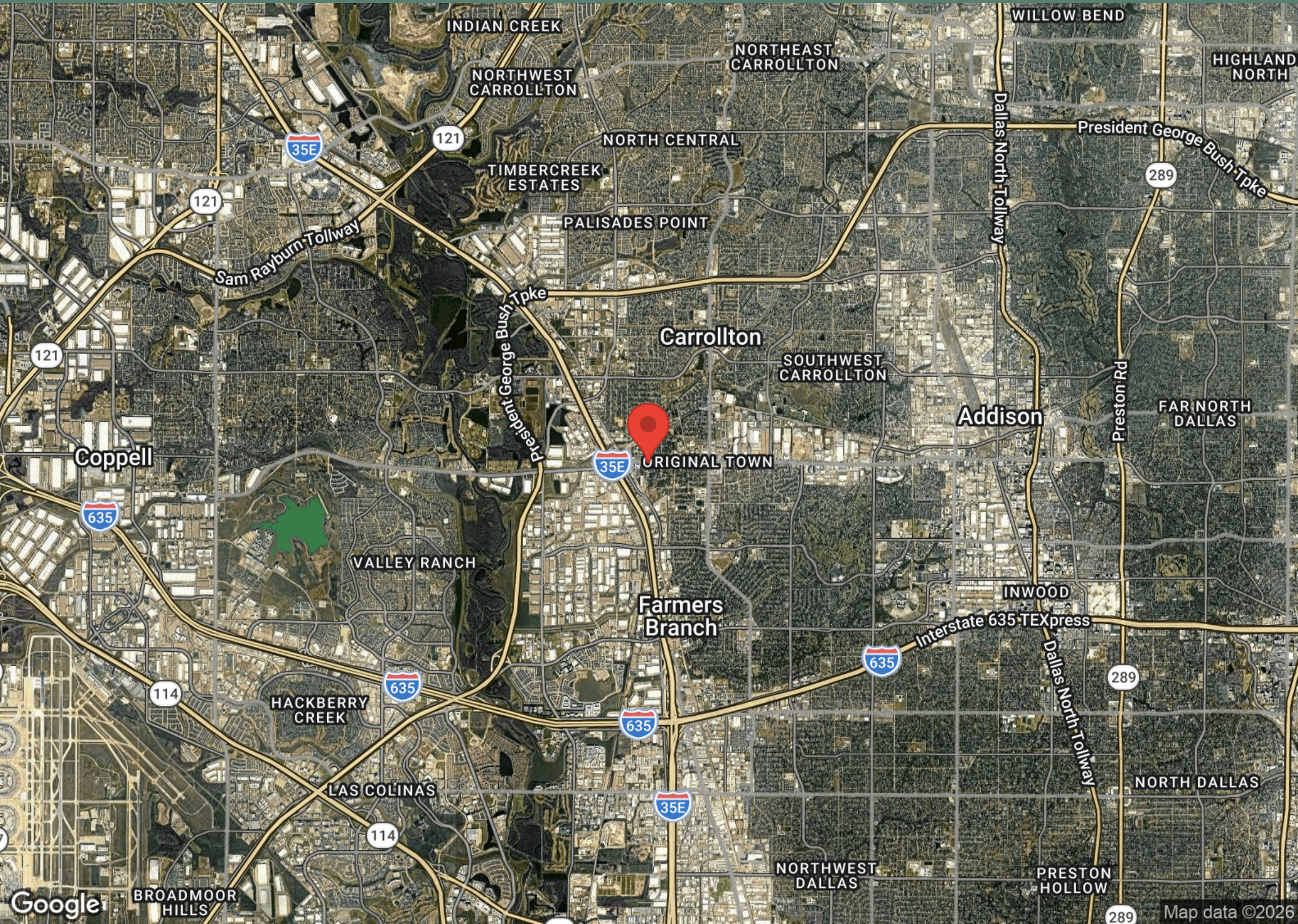




REGIONAL MAP

1400 E Belt Line Rd

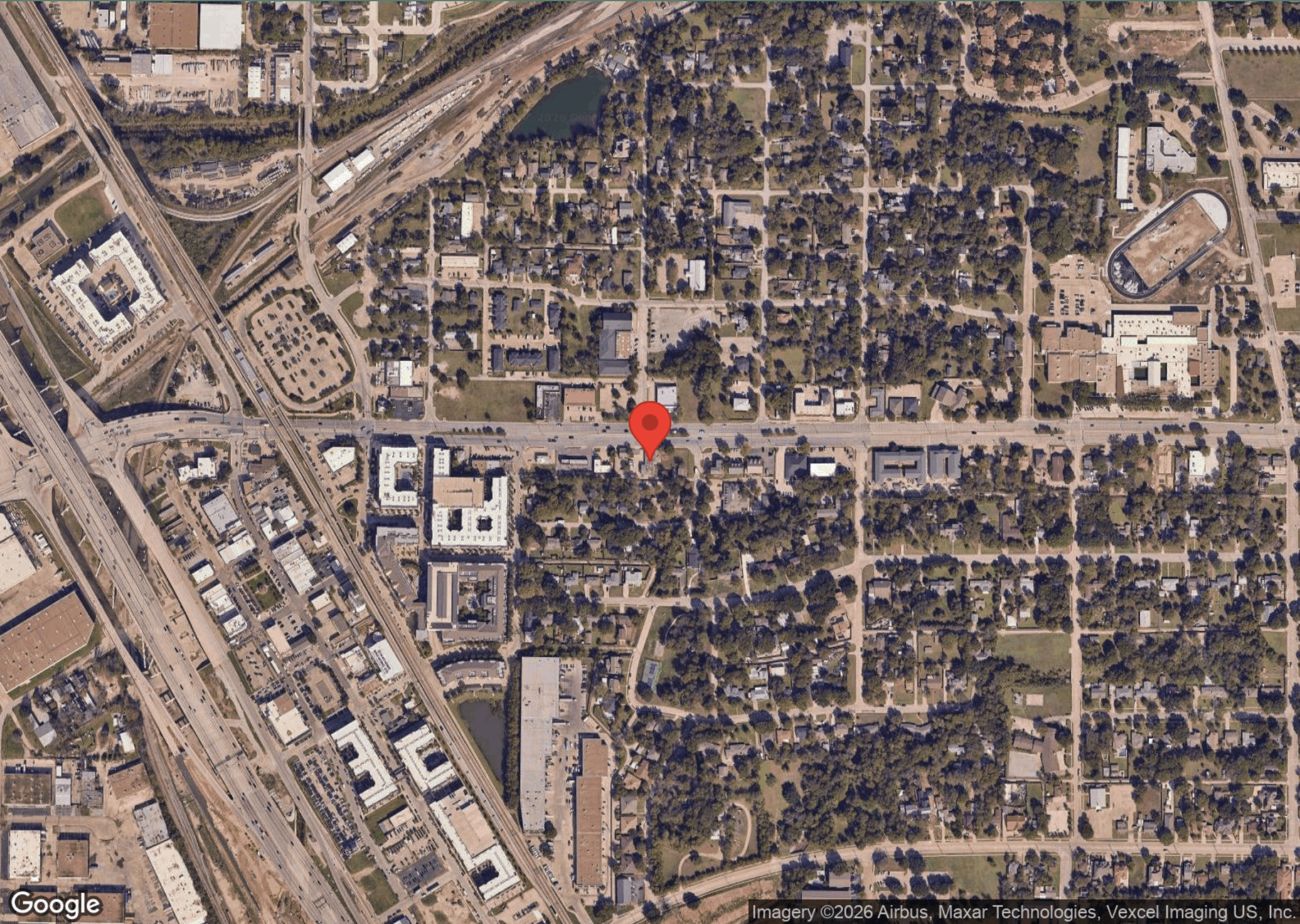
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AERIAL MAP

1400 E Belt Line Rd

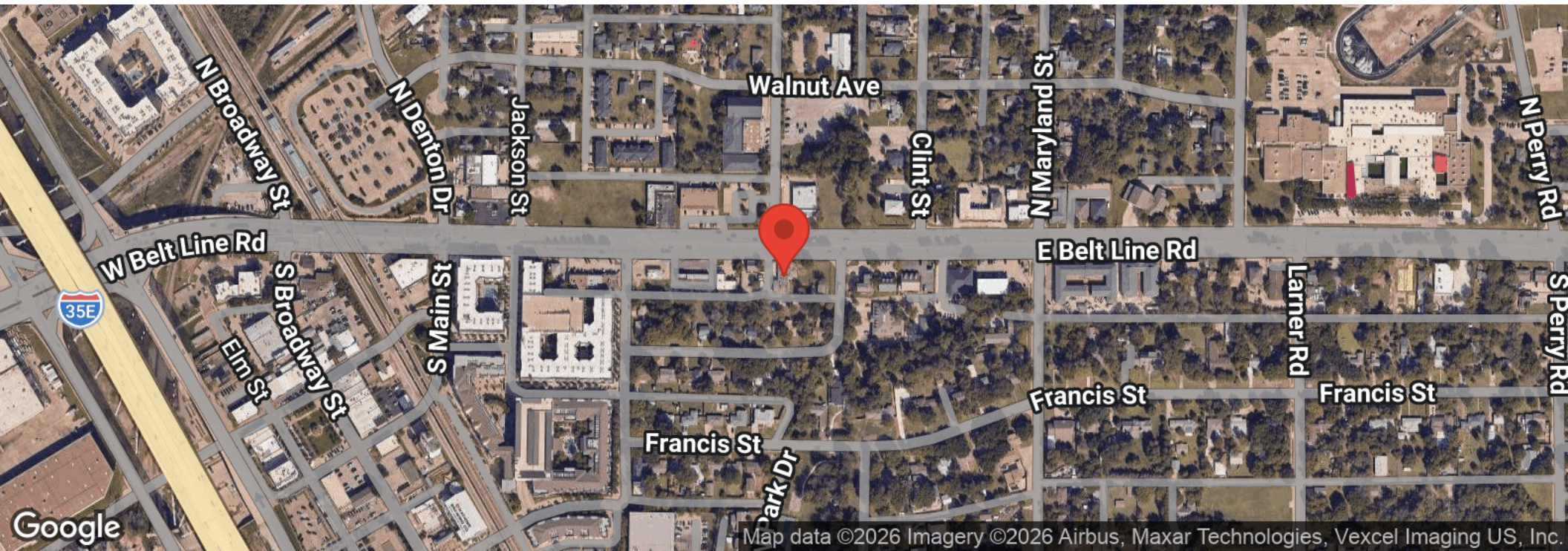
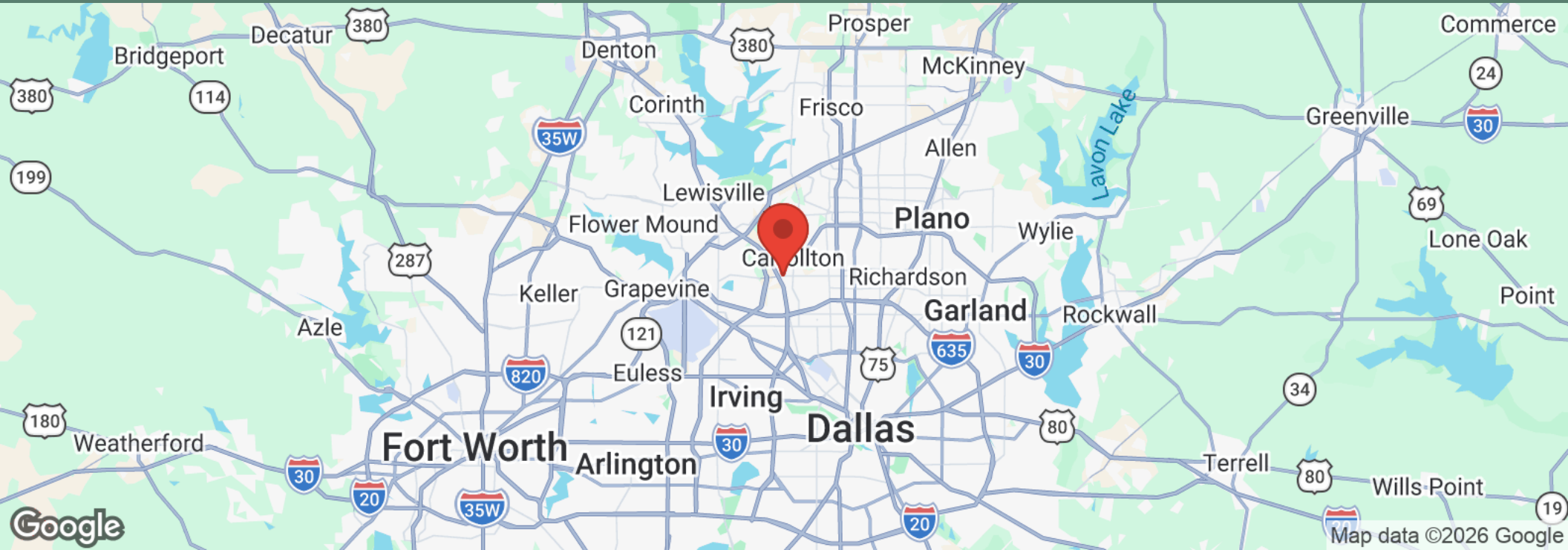
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LOCATION MAPS

1400 E Belt Line Rd

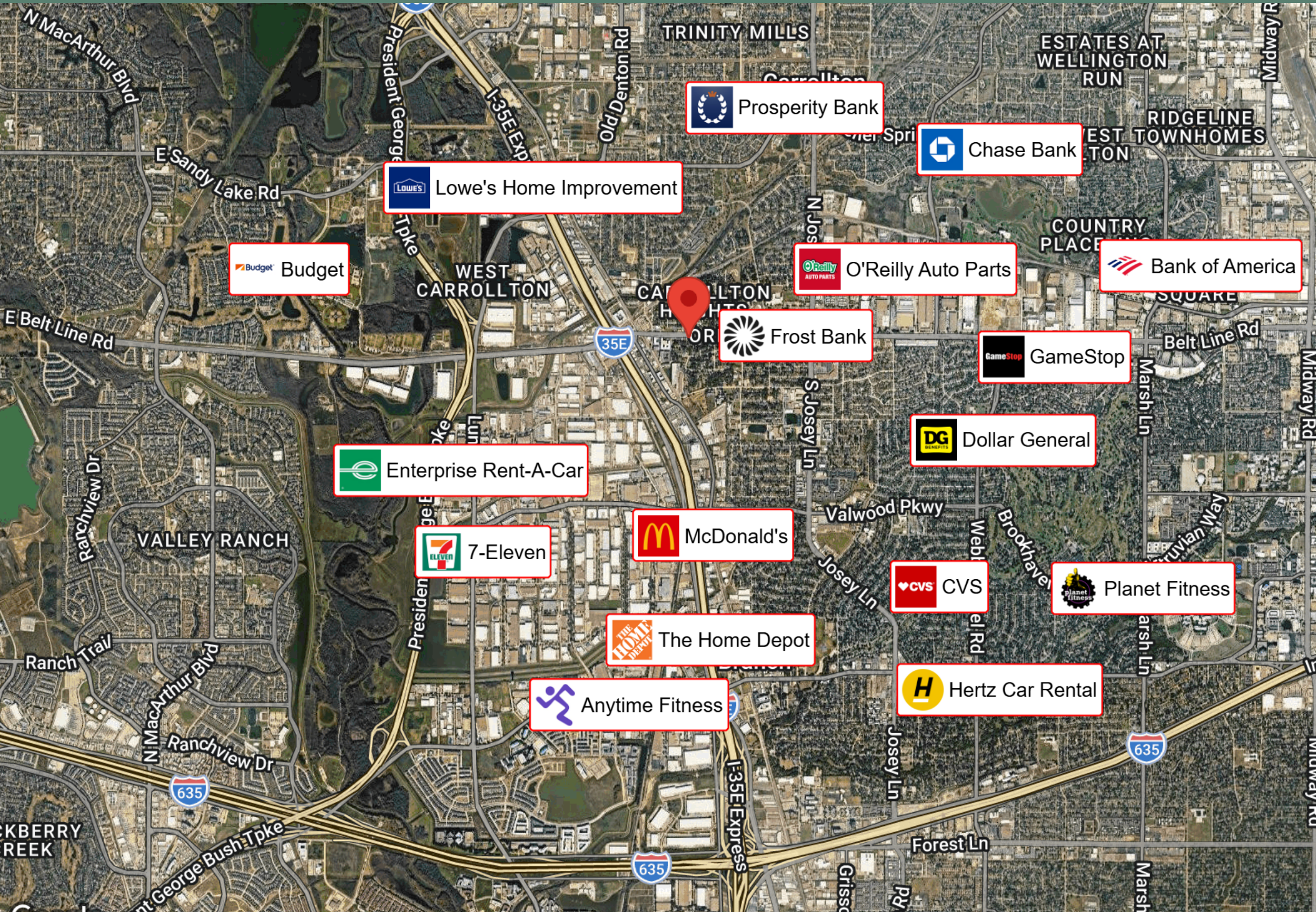
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BUSINESS MAP

1400 E Belt Line Rd

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 Prosperity Bank

 Chase Bank


 Lowe's Home Improvement


 Budget


 O'Reilly Auto Parts


 Bank of America


 Frost Bank

 GameStop

 Enterprise Rent-A-Car

 Dollar General


 7-Eleven


 McDonald's

 CVS

 Planet Fitness

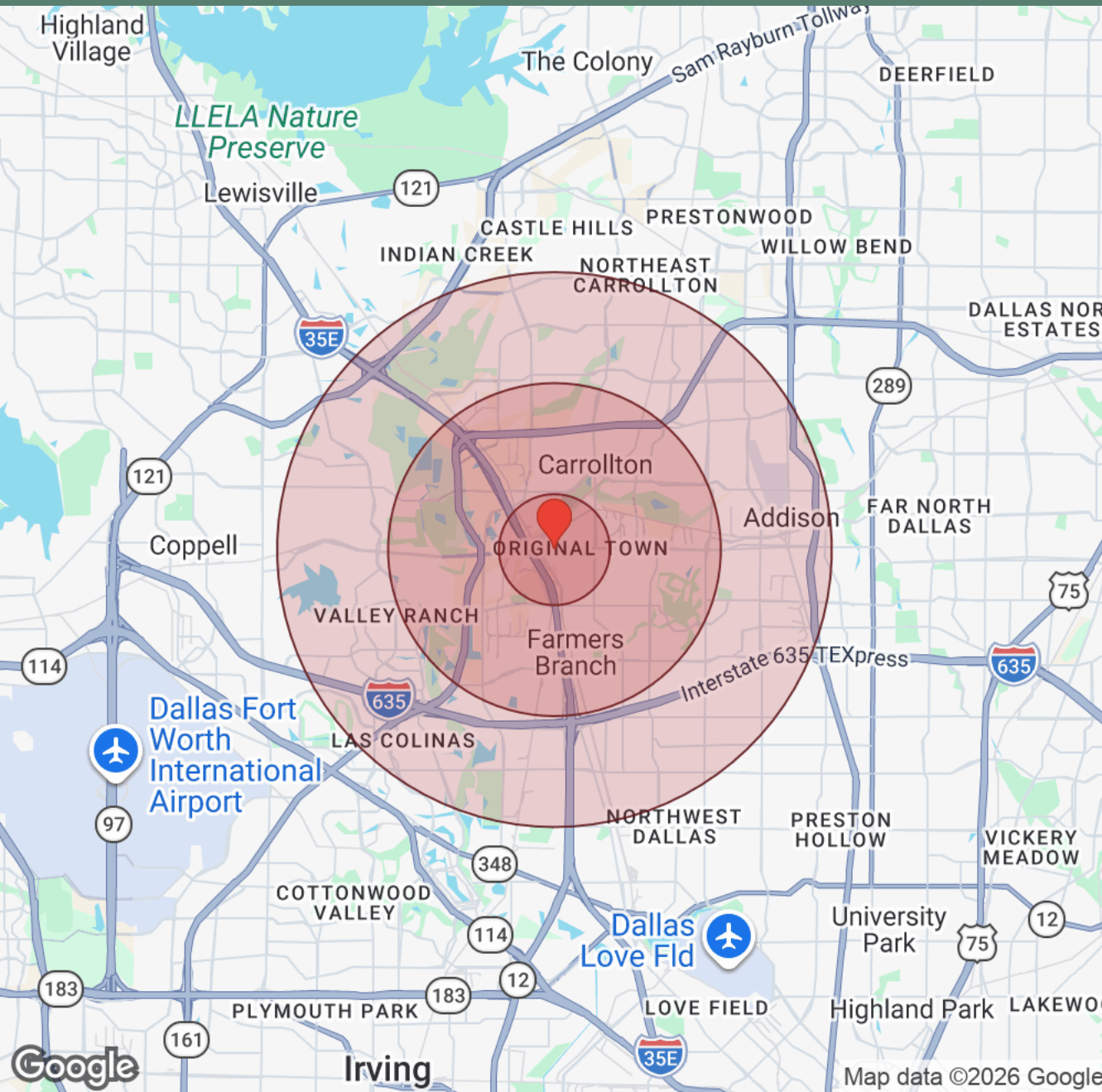
 The Home Depot

 Anytime Fitness

 Hertz Car Rental

DEMOGRAPHICS

1400 E Belt Line Rd
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,094	42,317	155,047
Female	7,424	42,660	155,983
Total Population	15,518	84,977	311,030

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,903	24,762	99,156
Black	1,321	9,934	46,437
Am In/AK Nat	36	178	560
Hawaiian	3	25	93
Hispanic	10,202	38,206	99,530
Asian	903	10,325	58,536
Multiracial	151	1,445	5,785
Other	3	102	964

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,469	34,641	141,147
Occupied	4,940	31,498	130,040
Owner Occupied	1,958	17,530	55,076
Renter Occupied	2,982	13,968	74,964
Vacant	529	3,144	11,107

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,068	15,676	57,289
Ages 15 - 24	2,708	11,368	37,402
Ages 25 - 54	6,815	35,858	144,539
Ages 55 - 64	1,491	10,019	34,414
Ages 65+	1,437	12,056	37,387

Income	1 Mile	3 Miles	5 Miles
Median	\$76,340	\$90,759	\$95,113
Under \$15k	242	1,635	6,295
\$15k - \$25k	238	1,304	4,218
\$25k - \$35k	414	1,541	6,509
\$35k - \$50k	460	2,636	11,652
\$50k - \$75k	1,065	5,433	21,351
\$75k - \$100k	944	5,075	18,637
\$100k - \$150k	897	6,734	26,311
\$150k - \$200k	437	3,037	14,171
Over \$200k	242	4,103	20,896



Commercial Broker

Stephen Coleman
Scoleman@transworldcre.com
(972) 684-0135

Professional Bio:

Stephen Coleman is a commercial real estate broker and investor who is committed to his clients to ensure total satisfaction throughout the process of acquisition, sale and investment in commercial assets in the Greater Dallas and Fort Worth Metroplex. Stephen has been in the real estate business for just over 6 years and has also purchased, renovated, rented, and sold his own properties in DFW. He is presently working on his Texas Accredited Commercial Specialist(TACS) education program in preparation for the Certified Commercial Investment Member(CCIM) and Society of Industrial and Office Realtors(SIOR) membership associations.

A Marine Corps veteran of 8 years, Stephen has a foundation of hard work with persistence and perseverance and solution based problem solving. After the military, Stephen worked as Operations Manager for a major furniture importer located in Dallas with logistics, warehousing and distribution/manufacturing performance at the forefront of his overall daily responsibilities. Also, heavily involved in the fine dining world for nearly a decade, he excels in the Restaurant and Hospitality industries along with Industrial and Retail asset classes.

In his free time, you can find Stephen on the golf course or taking his dog Beau for a walk around White Rock Lake. He is also an avid skier, mountain biker and fly fishermen and especially loves Colorado and Utah in the summer and winter months.



NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

11-2-2015



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

TRANSWORLD COMMERCIAL REAL ESTATE	9013356	PHIL@TRANSWORLDCRE.COM	(303)981-1936
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
PHILIP KUBAT	759206	PHIL@TRANSWORLDCRE.COM	(303)981-1936
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
STEPHEN COLEMAN	792728	SCOLEMAN@TRANSWORLDCRE.COM	(972)684-0135
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

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