

CARROLLTON TOWN CENTER

Now Leasing in Phase II
2nd-Gen Restaurant 5,183 SF Available for Lease

SEC of President George Bush Tpk. and Old Denton Rd.
Carrollton, Texas



 NewQuest

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Project Highlights



10%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2025

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25



\$138K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



19%
ASIAN
POPULATION
WITHIN 5 MILES
FROM 2020 TO 2025

THRIVING RESIDENTIAL GROWTH

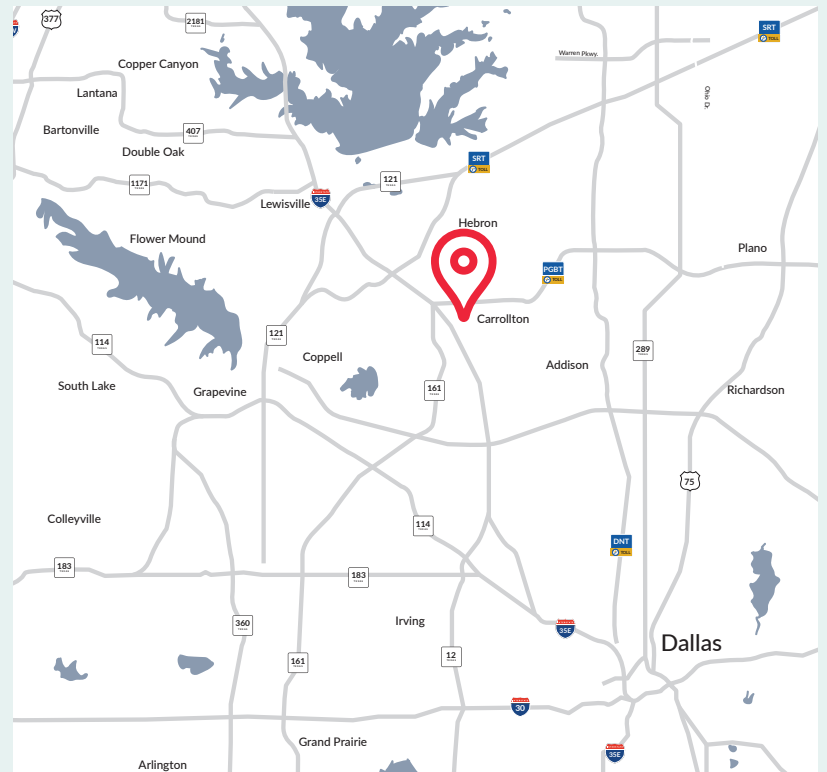
138,152 TOTAL HOME INVENTORY

Regis Estimates Within 5 Miles as of Q4 2024

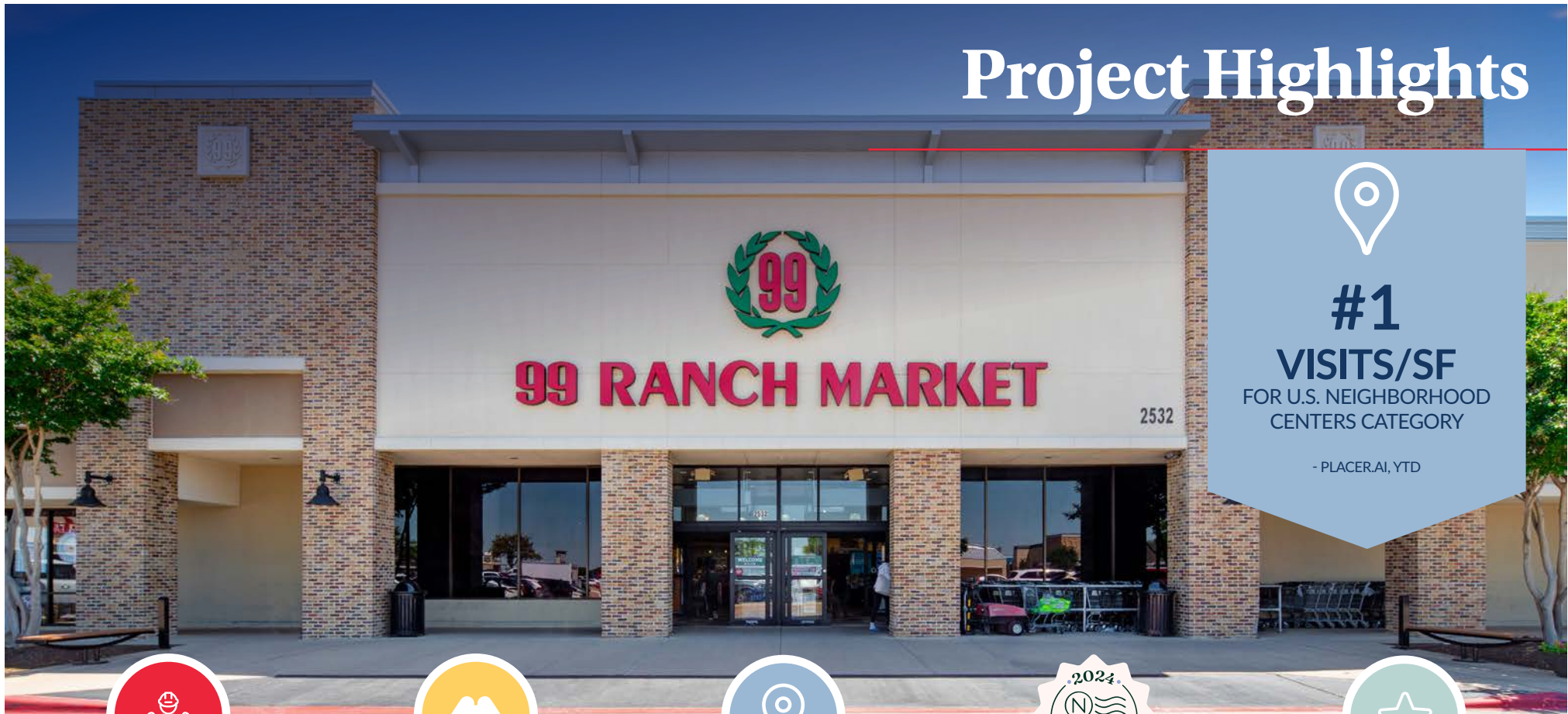
1,996 ANNUAL HOME CLOSINGS

\$537,602 AVERAGE HOME PRICE

Zonda Estimates Within 5 Miles as of Q4 2024



Project Highlights



#1

VISITS/SF
FOR U.S. NEIGHBORHOOD
CENTERS CATEGORY

- PLACER.AI, YTD



DFW'S NEW EPICENTER
OF INTERNATIONAL
DINING EXPERIENCES
**ANCHORED BY THE
LARGEST GOURMET
ASIAN SUPERMARKET
CHAIN, 99 RANCH
MARKET**

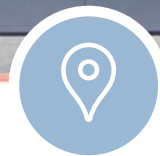


**TOP 5 "BEST REAL
ESTATE MARKETS
NATIONWIDE"**

- RANKED BY SMALL CITIES,
WALLETHUB, AUG. 2024

**TOP 5 "AMERICA'S
HARDEST WORKING
CITIES"**

- COWORKINGCAFE, FEB. 2024



**4.6M VISITS IN PAST 12
MONTHS, 2.6% FOOT
TRAFFIC YOY**

- PLACER.AI, YTD

**CENTER RANKED #1
IN VISITS/SF FOR U.S.
NEIGHBORHOOD
CENTERS CATEGORY**

- PLACER.AI, YTD



**CARROLLTON-FARMERS
BRANCH ISD RANKED
"A" IN DIVERSITY &
COLLEGE PREP. AND IN
TOP 300 "BEST SCHOOL
DISTRICTS IN TEXAS"
WITH 24,939 STUDENTS**



**#1 DAISO IN U.S.
#1 BCD TOFU HOUSE
IN U.S.
#2 SOMISOMI IN U.S.
#1 99 RANCH IN TEXAS
#1 GEN KOREAN
IN TEXAS
BY VISITS**

- PLACER.AI, YTD

BAFANG DUMPLINGS COMING IN 2025 | 4,913 SF

1ST TEXAS SITE

A popular spot for flavorful dumplings and potstickers, using fresh ingredients and traditional recipes for an authentic taste

85°C BAKERY CAFE | 5,771 SF

1ST TEXAS SITE | U.S. SITES: 68 | WORLDWIDE SITES: 1,150+¹

Over 60 varieties of fresh bread, 60 types of pastries, coffees, smoothies, teas, treats, and a near cult-like following

BCD TOFU HOUSE | 4,100 SF

1ST TEXAS SITE | U.S. SITES: 13+²

Tourist-favorite Korean restaurant serving its famously secret soondubu, a soft and spicy tofu broth

DAISO JAPAN | 11,157 SF

1ST TEXAS SITE | U.S. SITES: 125+ | WORLDWIDE SITES: 5,300+³

Japanese-style retail concept that provides a variety of daily value products, furniture, and decorations

GEN KOREAN BBQ | 7,454 SF

1ST TEXAS SITE | U.S. SITES: 30+⁴

Tablesides Grilling Korean BBQ and ban-chan Restaurant

KINOKUNIYA JAPANESE BOOKSTORE | 5,221 SF

1ST CARROLLTON SITE | U.S. SITES: 17+ | WORLDWIDE SITES: 110+⁵

Selling a variety of books, manga, stationery, and unique gifts

KUNG FU TEA | 1,600 SF

1ST CARROLLTON SITE | U.S. SITES: 350+⁶

America's largest custom-order bubble tea shop frequented by celebrities

TESO LIFE | 14,326 SF

1ST TEXAS SITE | U.S. SITES: 13+⁷

Japanese lifestyle retail selling AUTHENTIC ASIAN beauty products and high-quality and creative home goods

T-SWIRL CREPE | 1,372 SF

1ST TEXAS SITE | U.S. SITES: 47+⁸

Renowned as the "best Japanese crepe in NYC," the rice flour-based crepes are made to order in an open-style kitchen

Project Highlights



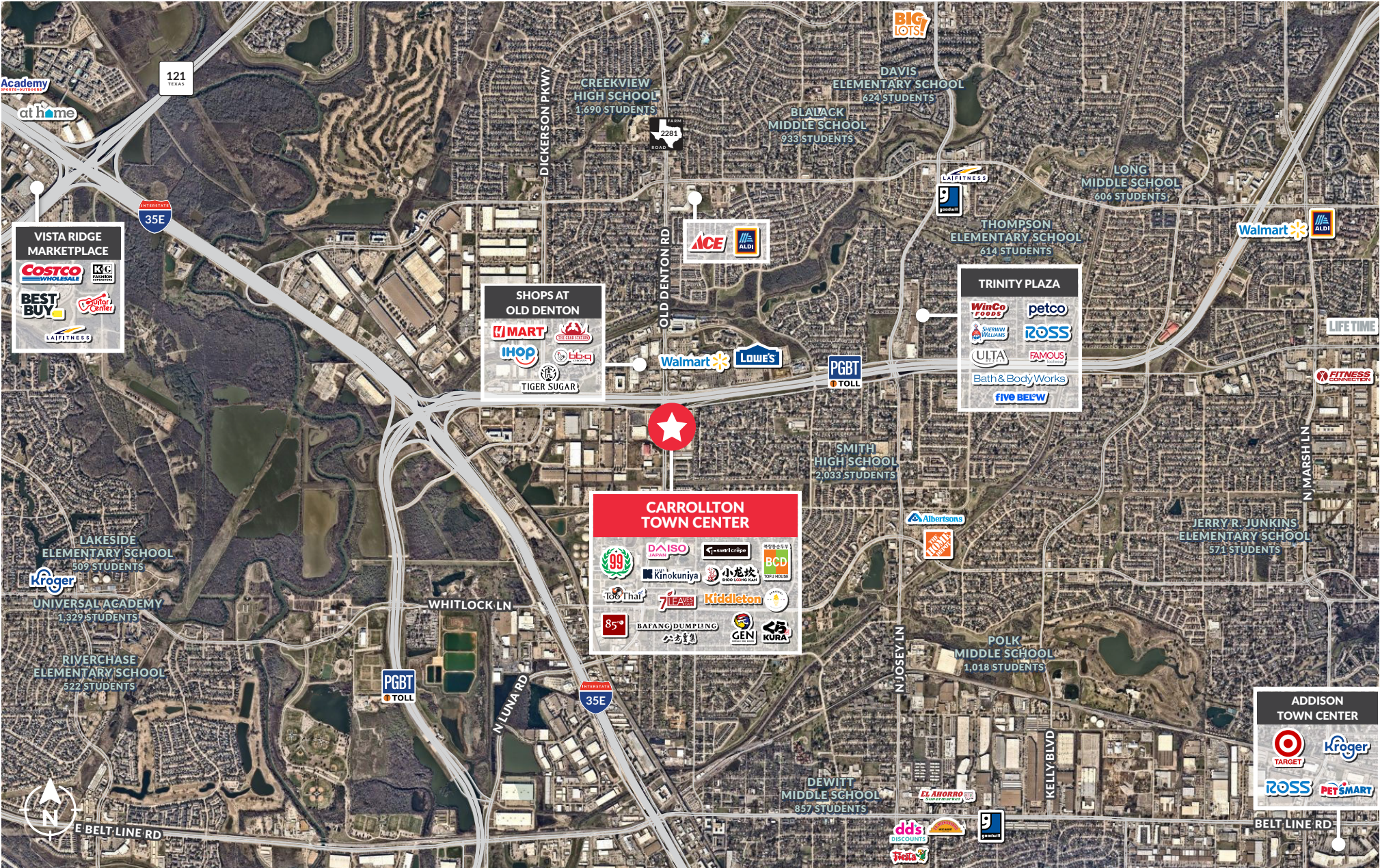
#1
MOST-VISITED
TX LOCATION

313K VISITS
ANNUALLY

- PLACER.AI, YTD



Sources: (1) <https://www.85cbakerycafe.com/about/> (2) <https://www.bcdtofuhouse.com/>
(3) <https://www.daiso-sangyo.co.jp/en/global> (4) <https://investor.genkoreanbbq.com/>
(5) <https://usa.kinokuniya.com/worldwide> (6) <https://www.kungfutea.com/about-kung-fu-tea>
(7) <https://www.tesolife.com/stores> (8) <https://t-swirlcrepe.com/about-us/>



KEY TENANTS



AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

Site Plan

Phase I

KEY BUSINESS

- 1 Verizon
- 2 T-Swirl Crepe
- 3 Monarch Dental
- 4 Frank Seoul
- 5 District One Saigon
- 6 Kura Sushi
- 7 Too Thai Street Eats
- 8 Mad For Chicken
- 9 Gen Korean BBQ
- 10 Snowy Village
- 11 Somisomi

AREAS

- 3,075 SF
- 1,372 SF
- 4,613 SF
- 1,443 SF
- 2,010 SF
- 3,111 SF
- 2,817 SF
- 3,217 SF
- 7,454 SF
- 1,125 SF
- 2,369 SF

KEY BUSINESS

- 12 Kung Fu Tea
- 13 Hanabi Ramen
- 14 7 Leaves Cafe
- 15 Kinokuniya Books
- 16 Coming Soon: Bafang Dumpling
- 17 The Kickin' Crab
- 18 85°C Bakery
- 19 Teso Life
- 20 DAISO Japan
- 21 99 Ranch Market

AREAS

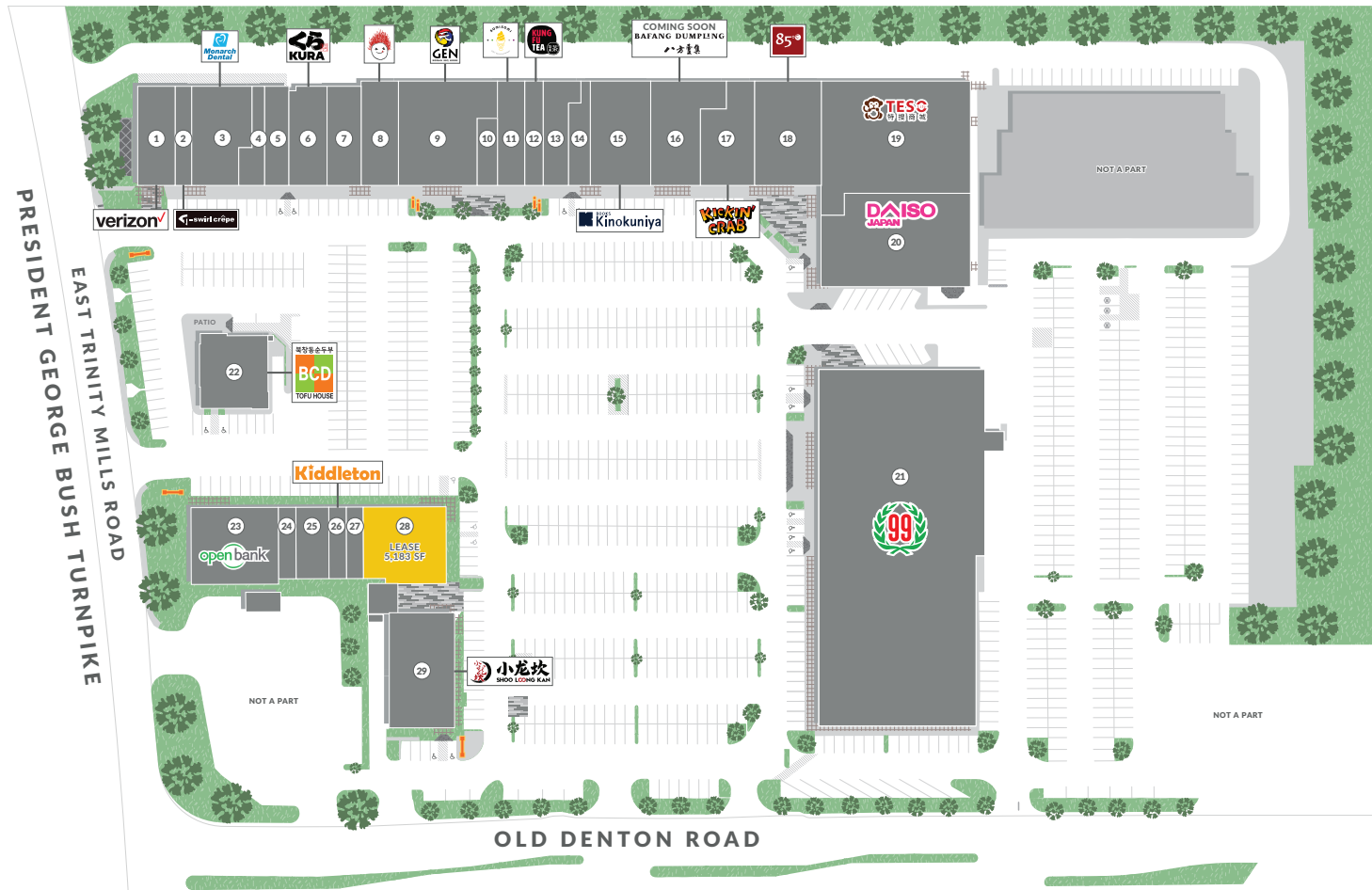
- 1,600 SF
- 2,406 SF
- 1,676 SF
- 5,221 SF
- 4,913 SF
- 4,097 SF
- 5,771 SF
- 14,326 SF
- 11,157 SF
- 47,490 SF

KEY BUSINESS

- 22 BCD Tofu House
- 23 Open Bank
- 24 Royce' Chocolate
- 25 Hui Lau Shan
- 26 Kiddleton
- 27 LA Hair
- 28 Available For Lease
- 29 Shoo Loong Kan

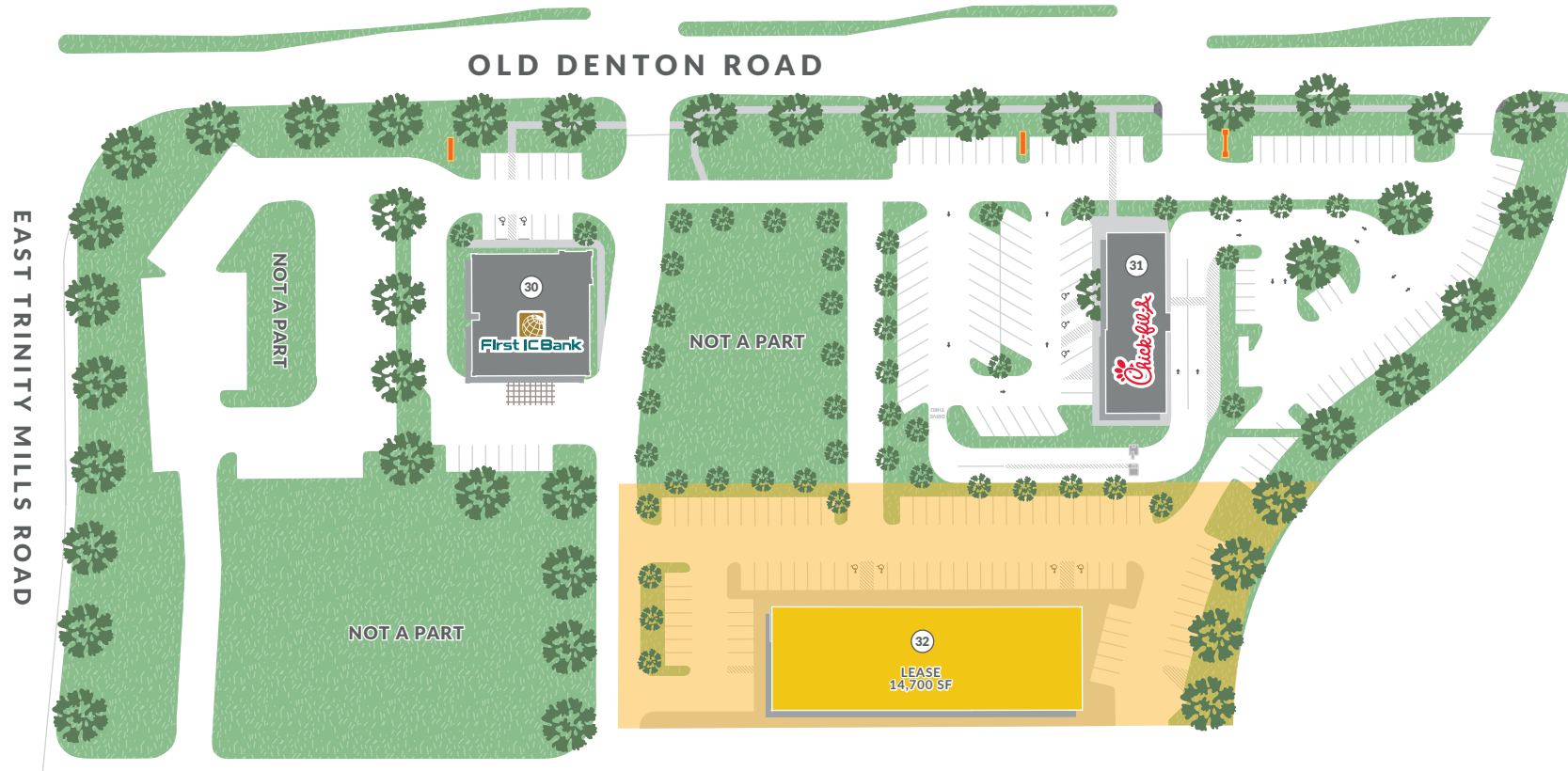
AREAS

- 4,100 SF
- 5,532 SF
- 1,042 SF
- 1,956 SF
- 1,039 SF
- 1,004 SF
- 5,183 SF
- 6,231 SF



SP.176 | 09.25 | 08.23

KEY	BUSINESS	AREAS
30	First IC Bank	6,500 SF
31	Chick-fil-A	4,992 SF
32	Available For Lease	14,700 SF



SP.176 | 05.24 | 08.23



Demographics



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	18,040	38,901	138,958
Current Population	50,299	106,967	337,202
2020 Census Population	47,128	101,827	307,215
Population Growth 2020 to 2025	6.73%	5.05%	9.76%
2025 Median Age	37.2	37.3	36.4
RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	39.62%	41.66%	42.40%
Black or African American	11.58%	12.73%	16.03%
Asian or Pacific Islander	16.80%	16.14%	18.87%
Other Races	30.86%	28.41%	21.97%
Hispanic	38.16%	35.48%	27.18%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$128,717	\$133,849	\$138,356
Median Household Income	\$104,316	\$104,999	\$104,251
Per Capita Income	\$47,269	\$50,107	\$58,093
CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	\$128,717	\$133,849	\$138,356
2 Person Households	\$104,316	\$104,999	\$104,251
3+ Person Households	\$47,269	\$50,107	\$58,093
Owner-Occupied Housing Units	56.69%	57.37%	44.45%
Renter-Occupied Housing Units	43.31%	42.63%	55.55%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

Information About Brokerage Services

Texas law requires all real estate license 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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