



**QUALIFIED BID DEADLINE **FEBRUARY 26****

## Trinity Mills Mixed-Use Development Opportunity

11.2± AC Across Four Tracts with Flexible Zoning

📍 2441 North Broadway St., Carrollton, TX

Tracts are Available Individually or in Any Combination



### HIGHLIGHTS

- Exceptional I-35 East frontage & visibility with strong regional connectivity in booming North Dallas location
- Large land assemblage with plans for a cohesive, mixed-use development across four tracts
- High-density development capacity on select tracts
- Flexible dual zoning (TMTC & FWY) allows for a broad range of permitted uses including multifamily, hospitality, office & retail, reducing entitlement risk
- Transit-oriented location with proximity to DART rail & the Trinity Mills Transit Center

### DETAILS

**U.S. Bankruptcy Court  
Northern District of Texas (Dallas)  
Petition No: 24-33585-sgj11  
In re: Carrollton Gateway  
Development Partners, LLC**

The former planned Carrollton Gateway Development, an 11.2± AC commercial land assemblage located in Carrollton, Texas, offers exceptional frontage and visibility along the I-35 East corridor. This land site is currently divided into four tracts.

Tract 1 is a 1.5± AC, six-story minimum, 12-story maximum hospitality/office development; Tract 2 is a 3.9± AC, six-story residential/retail development; Tract 3 is a 2.6± AC, six-story minimum and 20-story maximum hospitality/office development; and Tract 4 is a 3.2± AC, six-story minimum and 20-story maximum residential/hospitality/office development.

The property benefits from dual zoning (TMTC and FWY), allowing a wide range of urban, transit-oriented uses, and is strategically positioned near regional employment centers with excellent freeway access, making it a premier redevelopment opportunity in North Dallas.



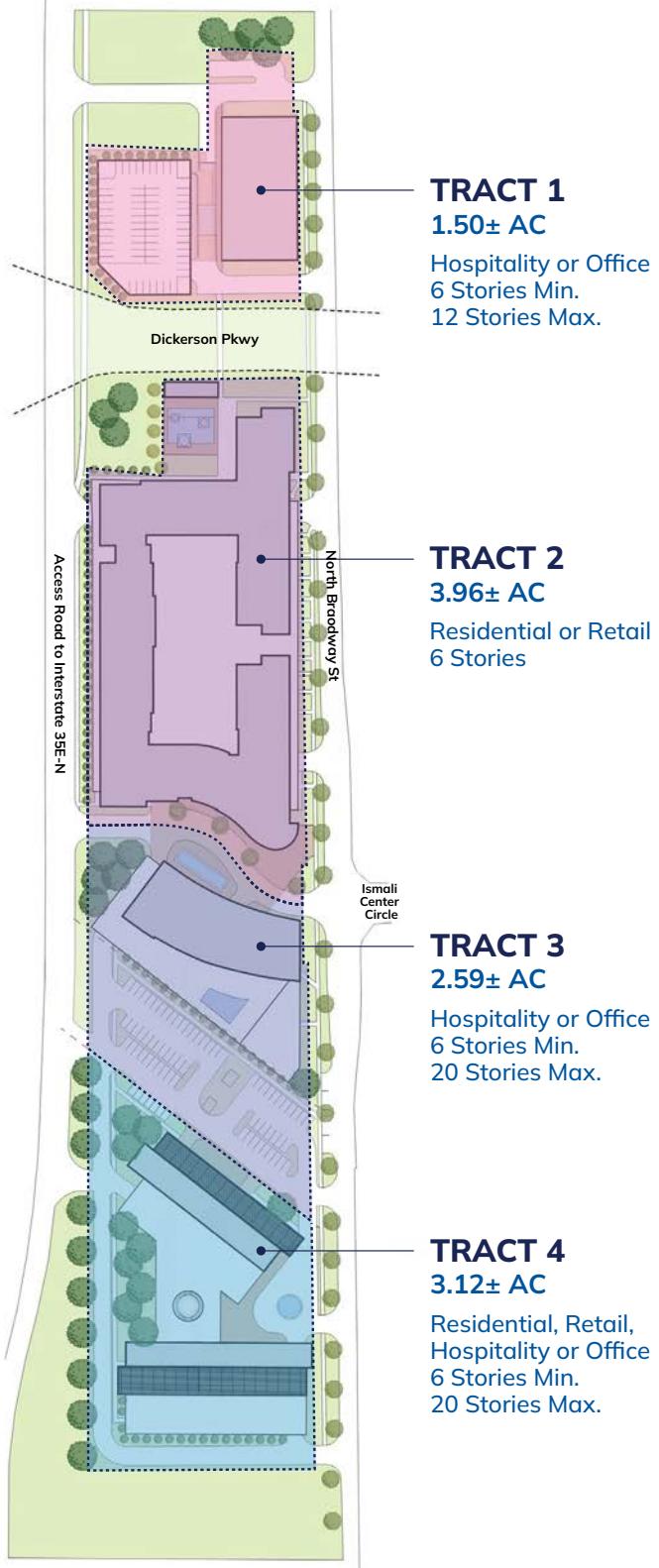
 **Land Size** 11.2± AC Total

65114754010160000;  
140089500A01R0000;  
14060750010010000;  
140169600A0020000

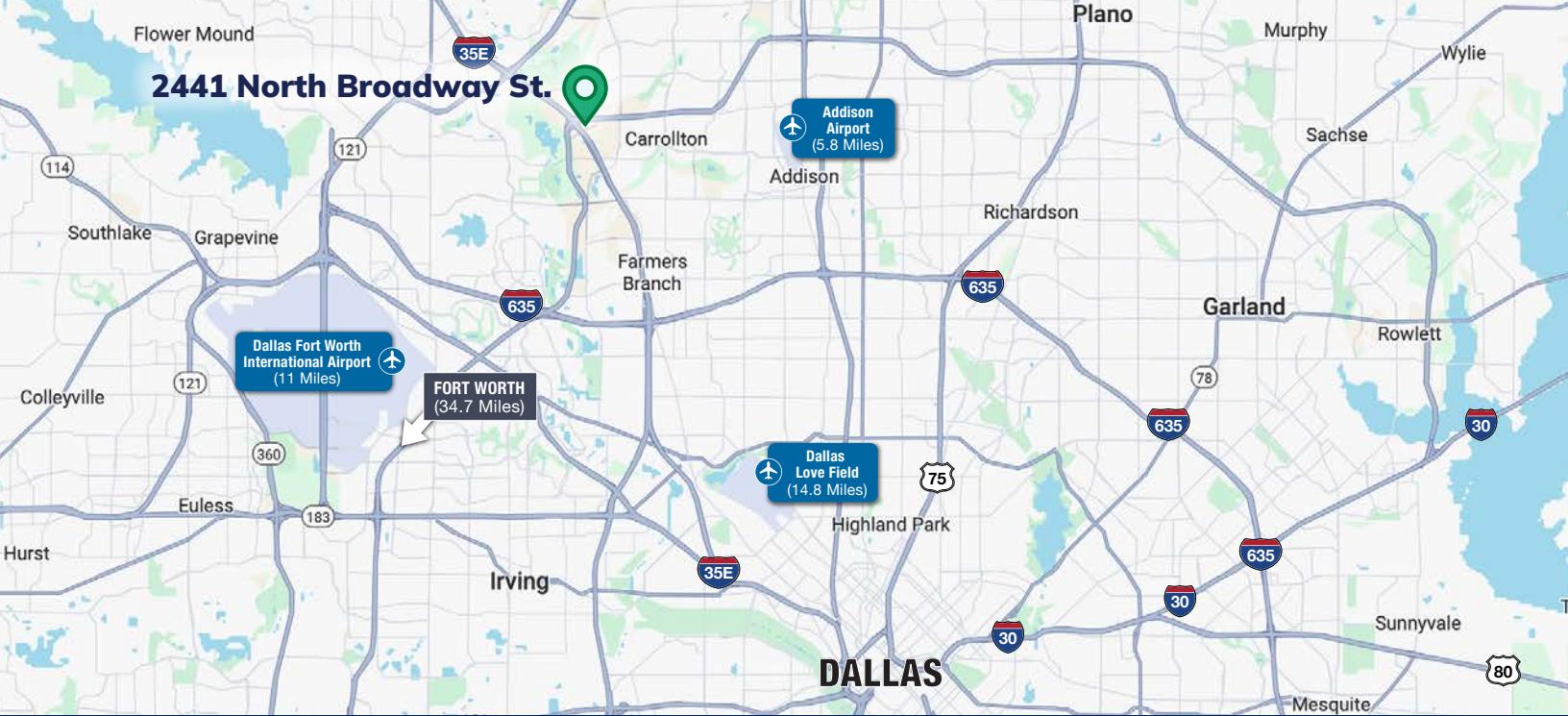
 **Taxes (2025)** \$301,423.47

 **Zoning** TMTC, FWY

855.755.2300  
[HilcoRealEstateSales.com](http://HilcoRealEstateSales.com)



0' 50' 100' 200'



📍 2441 North Broadway St., Carrollton, TX

## LOCAL INFORMATION

The Dallas-Fort Worth Metroplex continues to rank among the fastest-growing metropolitan areas in the United States, adding hundreds of thousands of new residents over the past several years and consistently leading the nation in net population and job growth. Within this high-growth environment, Carrollton has emerged as a compelling hub of connectivity and redevelopment, anchored by multiple DART rail stations and the Trinity Mills Transit Center, which link the community to major employment nodes across North Dallas and beyond.

Strategically positioned along Interstate 35, one of Texas's most heavily trafficked corridors, Carrollton benefits from exceptional accessibility, continued infrastructure investment and proximity to a deep labor pool. As DFW's economy continues to expand and attract both corporate relocations and population inflows, development opportunities such as Carrollton Gateway are well positioned to capture long-term demand for urban infill, mixed-use and higher-density projects in one of the state's most sought-after growth markets.

## SALE INFORMATION

### BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

### ON-SITE INSPECTIONS

By Appointment Only

### BID DEADLINE

February 26 by 5:00 p.m. (CT)

### AUCTION/BEST & FINAL

March 3 at 11:00 a.m. (CT)

### BID SUBMISSIONS

Bid should be submitted on provided Purchase and Sale Agreement (PSA), outlining the purchase price, earnest money deposit and closing timeline. All offers must be submitted to Steve Madura at [smadura@hilcoglobal.com](mailto:smadura@hilcoglobal.com) and Michael Kneifel at [mkneifel@hilcoglobal.com](mailto:mkneifel@hilcoglobal.com).

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

### Steve Madura

847.504.2478

[smadura@hilcoglobal.com](mailto:smadura@hilcoglobal.com)

### Michael Kneifel

847.201.2322

[mkneifel@hilcoglobal.com](mailto:mkneifel@hilcoglobal.com)

855.755.2300

[HilcoRealEstateSales.com](http://HilcoRealEstateSales.com)



Subject to approval by U.S. Bankruptcy Court, Northern District of Texas (Dallas), Petition No: 24-33585-sj11 | In re: Carrollton Gateway Development Partners, LLC. Hilco Real Estate, LLC in cooperation with Broker Paul A. Lynn & Assoc., LLC TREC #9000489, Paul A. Lynn, TX Broker, Lic. #0244902. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2026 Hilco Global.