

4240

INTERNATIONAL PARKWAY
Carrollton, Texas 75007

FLEX INDUSTRIAL SUITES
Available Now
FOR LEASE



CHRISTOPHER KELLY
MICHAEL WELLER
CHRIS LANGAN

972-236-7645

CHRISTOPHER@RICHYOUNGCOMPANY.COM

MWELLER@RICHYOUNGCOMPANY.COM

CLANGAN@RICHYOUNGCOMPANY.COM



5710 LBJ FREEWAY | SUITE 150
DALLAS, TEXAS 75240
972-236-7645

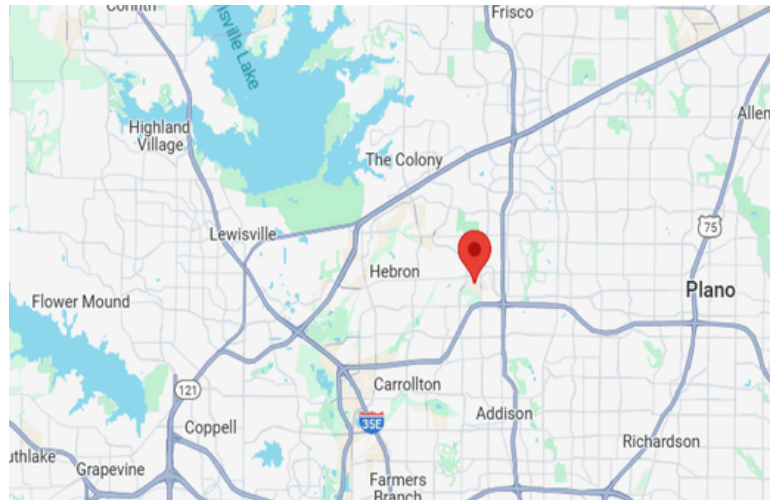
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AVAILABILITY HIGHLIGHTS

- 100% HVAC Suites
- Heavy Power
- Dock-High and Semi-Dock Door Access
- Light Industrial or Office/Retail Type Uses
- Immediate Proximity to West Plano
- Up to 21,552 Contiguous SF
- Quick Access to Dallas North Tollway & PGBT
- **AVAILABLE SUITES:**
 - STE 100 - 14,194 SF
 - STE 120 - 11,502 SF
 - STE 160 - 11,873 SF
 - STE 170 - 9,679 SF



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Population

	2 miles	5 miles	10 miles
2020 Population	68,731	337,504	1,143,923
2024 Population	74,880	362,780	1,224,789
2029 Population Projection	90,382	425,334	1,394,480
Annual Growth 2020-2024	2.2%	1.9%	1.8%
Annual Growth 2024-2029	4.1%	3.4%	2.8%
Median Age	38.2	38.9	37.8
Bachelor's Degree or Higher	51%	52%	51%
U.S. Armed Forces	35	188	593

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$107,448	\$116,682	\$119,313
Median Household Income	\$75,115	\$87,761	\$89,856
< \$25,000	3,811	15,516	51,846
\$25,000 - 50,000	6,580	24,797	74,705
\$50,000 - 75,000	6,999	28,715	82,286
\$75,000 - 100,000	4,456	20,903	63,391
\$100,000 - 125,000	3,022	17,147	50,658
\$125,000 - 150,000	2,216	12,520	40,165
\$150,000 - 200,000	3,124	16,004	51,469
\$200,000+	4,613	23,794	78,495

Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	27,511	3,331	8	210,034	22,372	9	645,321	72,132	9
Trade Transportation & Utilit...	3,963	363	11	36,157	2,421	15	119,370	9,328	13
Information	935	58	16	11,551	544	21	35,817	1,883	19
Financial Activities	3,173	475	7	27,404	3,588	8	79,395	10,642	7
Professional & Business Se...	5,371	432	12	43,619	3,897	11	123,376	12,890	10
Education & Health Services	8,173	1,459	6	45,863	8,045	6	140,245	23,550	6
Leisure & Hospitality	3,885	253	15	29,347	1,808	16	89,199	6,047	15
Other Services	1,871	287	7	12,100	1,957	6	43,447	7,301	6
Public Administration	140	4	35	3,993	112	36	14,472	491	29
Goods-Producing Industries	1,172	168	7	27,336	1,523	18	82,202	6,037	14
Natural Resources & Mining	4	2	2	110	37	3	427	133	3
Construction	760	125	6	9,021	993	9	32,609	3,899	8
Manufacturing	408	41	10	18,205	493	37	49,166	2,005	25
Total	28,683	3,499	8	237,370	23,895	10	727,523	78,169	9

Traffic

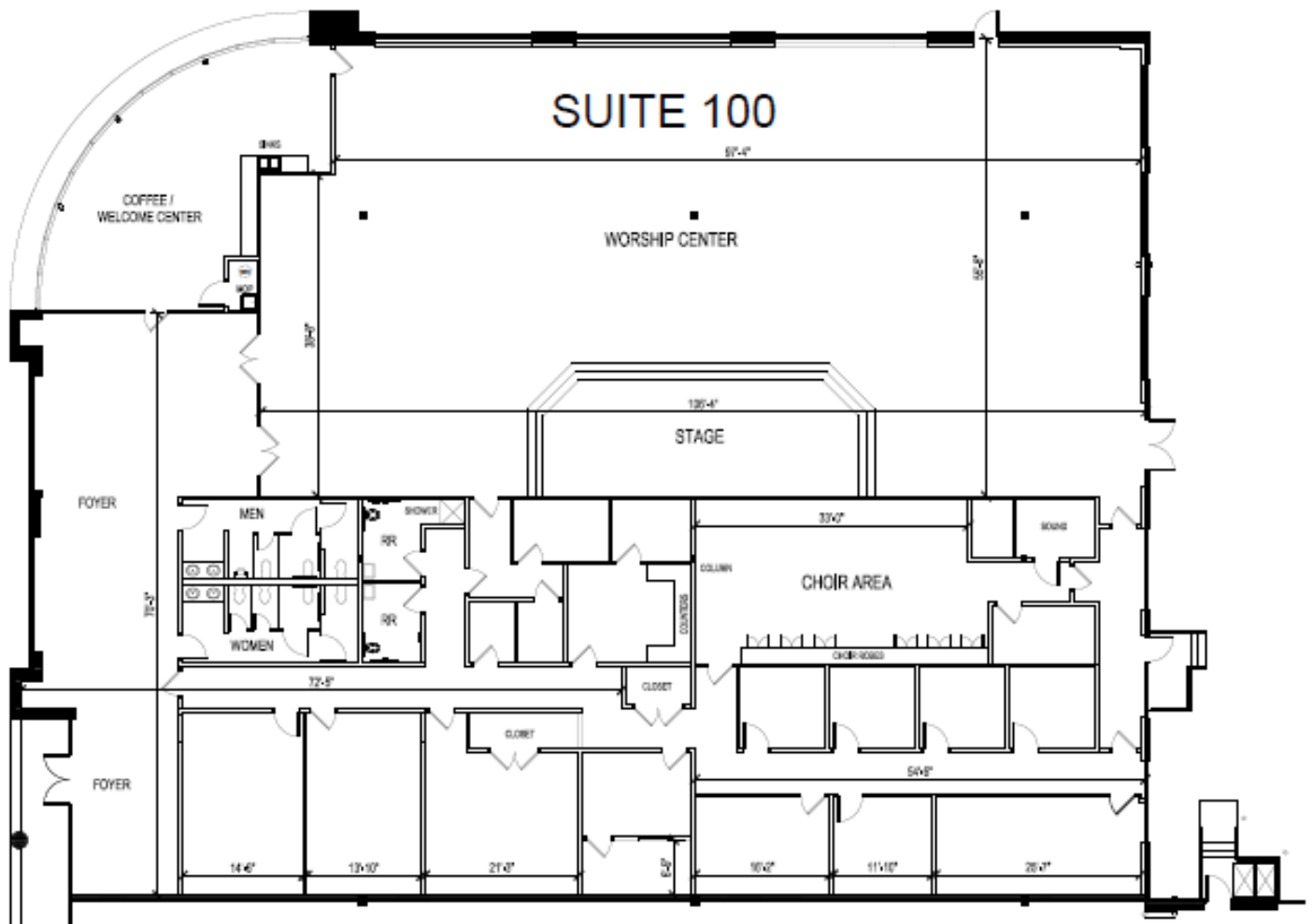
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
International Pkwy	E Hebron Pkwy N	5,541	2022	0.12 mi
W Park Blvd	Midway Rd E	29,815	2022	0.20 mi
Midway Rd	W PkBlvd N	24,439	2022	0.26 mi
E Hebron Pkwy	Marsh Ln W	9,972	2018	0.28 mi
Midway Rd	W PkBlvd S	22,801	2022	0.33 mi
Marsh Ln	E Hebron Pkwy S	7,244	2022	0.35 mi
E Hebron Pkwy	Marsh Ln E	9,698	2018	0.35 mi
W Park Blvd	Midway Rd W	32,149	2022	0.35 mi
West Park Boulevard	Midway Rd SW	33,922	2022	0.35 mi
International Pkwy	Midway Rd E	13,379	2022	0.38 mi

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SUITE 100 - 14,194 RSF
4240 INTERNATIONAL PKWY.
CARROLLTON, TEXAS
Revised: 10/10/24



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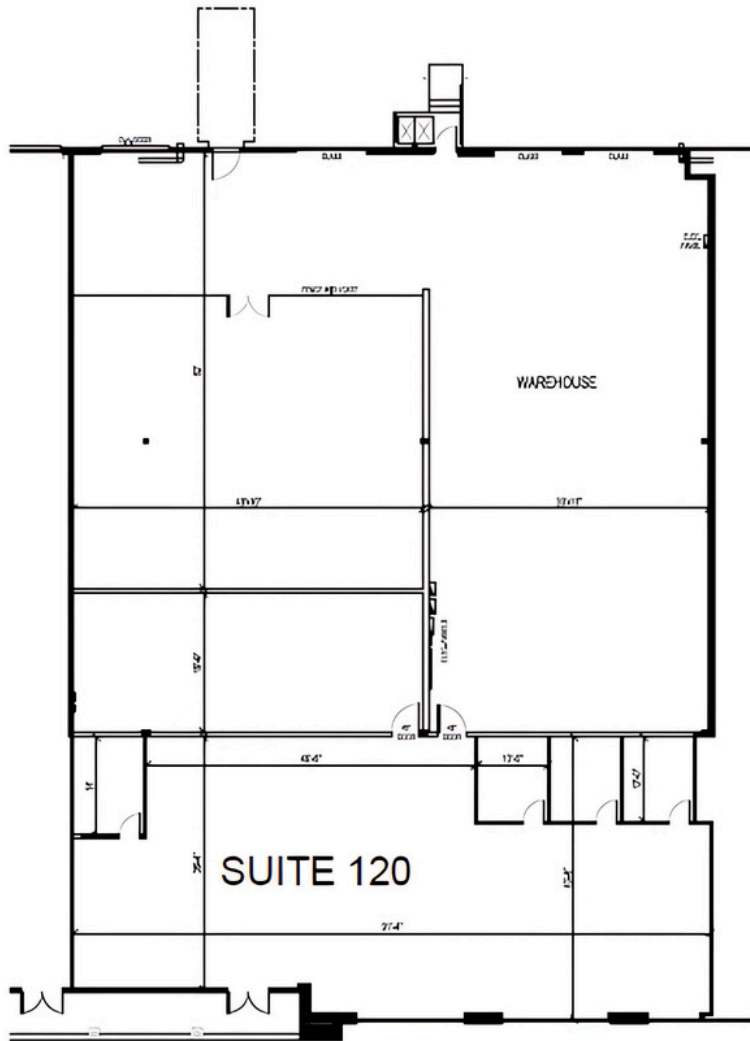


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SUITE 120 - 11,502 RSF
4240 INTERNATIONAL PKWY.
CARROLLTON, TEXAS
REVISED 10/1/2014



Loading:

- 1 Semi Dock Door
- Ability to Add Up to 4 More
- 19' Clear Height

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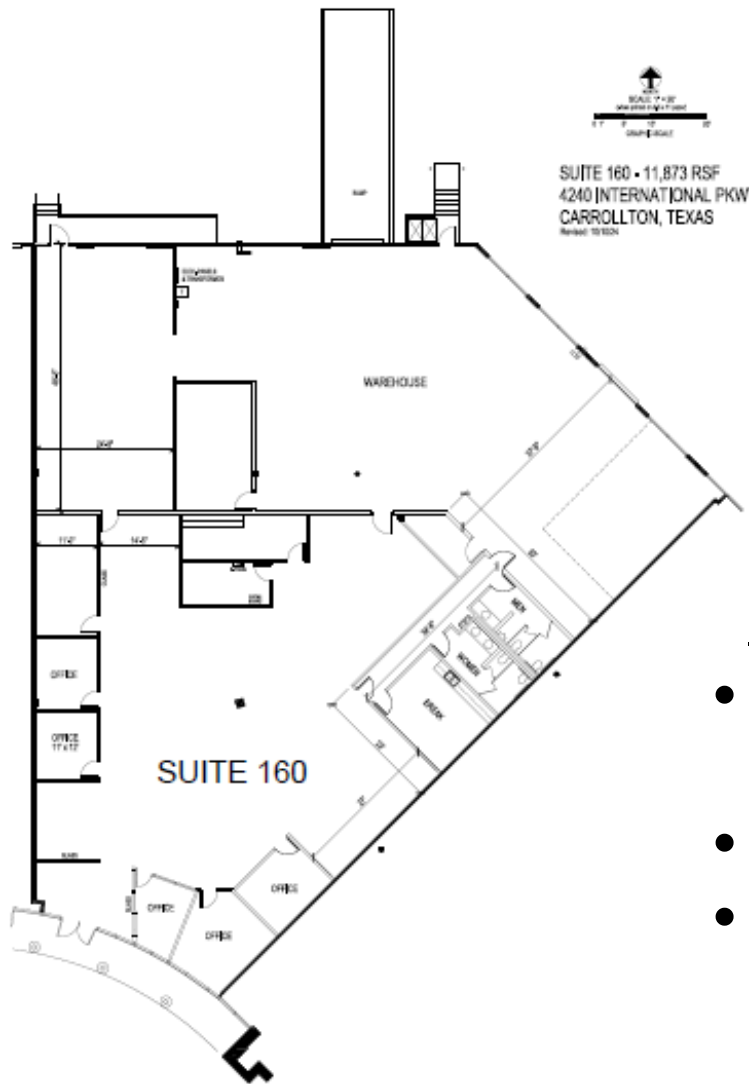


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Loading:

- 1 Drive-in Ramped Door
- 1 Dock High Door
- 19' Clear Height

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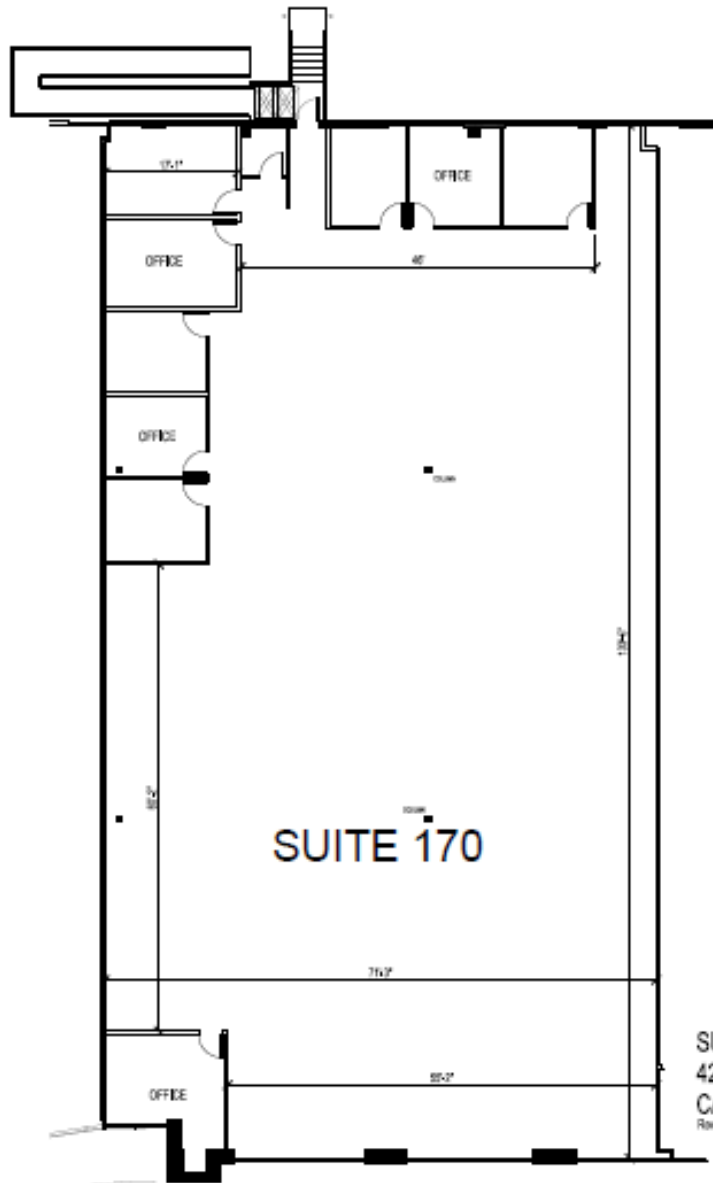


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Loading:

- Ability to add up to 2 Dock High Doors
- 19' Clear Height



SUITE 170 - 9,679 S.F.
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