



FOR SALE
MILLS POINTE
SHOPPING CENTER

2810 E. TRINITY MILLS ROAD
CARROLLTON, TX

OFFERING MEMORANDUM



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EXECUTIVE SUMMARY



Mills Pointe Shopping Center is an approximately 126,864 square foot retail center which is located on approximately 11.47 acres in Carrollton, Dallas County, Texas. The Property is located in the southeast quadrant of the intersection of Marsh Lane and E. Trinity Mills Road and its physical address is 2810 E. Trinity Mills Road, Carrollton, Dallas County, Texas 75006.

The Property is a high quality retail center comprised of two one-story buildings. The Property was developed in 1985 and updated in 2016. The Property is well constructed with red brick facades with Austin Stone accents and modern, metal awnings. The main L-shaped building includes the 52,688 square foot Fitness Connection and 53,994 square feet of small tenant spaces ranging from 1,050 square feet to 9,471 square feet.

The smaller building is an out-parcel building that is also L-shaped and wraps around the immediate corner of Marsh Lane and E. Trinity Mills Road, which is not part of the Property and is occupied by Williams Chicken. The out-parcel building currently has 9 tenant spaces that range from 792 square feet to 6,507 square feet.

Mills Pointe is anchored by Fitness Connection, which occupies a 52,688 square foot space, was originally constructed as a Tom Thumb grocery store and later reconfigured as a fitness center. Other tenants include Subway®, H & R Block®, The UPS Store, MyEyeDr., Dental Day, Lin's Asian Buffet, Quinlan's Sports Bar and Mena's Tex-Mex Grill.

BROKER

DARRELL HURMIS
EXECUTIVE VICE PRESIDENT
HENRY S. MILLER BROKERAGE, LLC

LOCATION

MILLS POINTE SHOPPING CENTER
2810 E. TRINITY MILLS ROAD
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BUILDING DETAILS

BUILDING SIZE: 126,864 SF
LAND AREA: 11.47 ACRES

PROPERTY OVERVIEW

±11.47

TOTAL ACREAGE

±126,864 SF

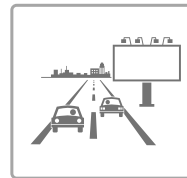
GROSS LEASABLE AREA

\$21,000,000

ASKING PRICE

MILLS POINTE SHOPPING CENTER

2810 E. TRINITY MILLS ROAD
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OCCUPANCY

89%



PROJECTED NOI STARTING 1/2025

\$1,289,179



CAP RATE

6.14%



YEAR BUILT

1985
Updated in 2016/2017



PARKING

751 Parking Spaces



TRAFFIC COUNTS

MILLS POINTE SHOPPING CENTER

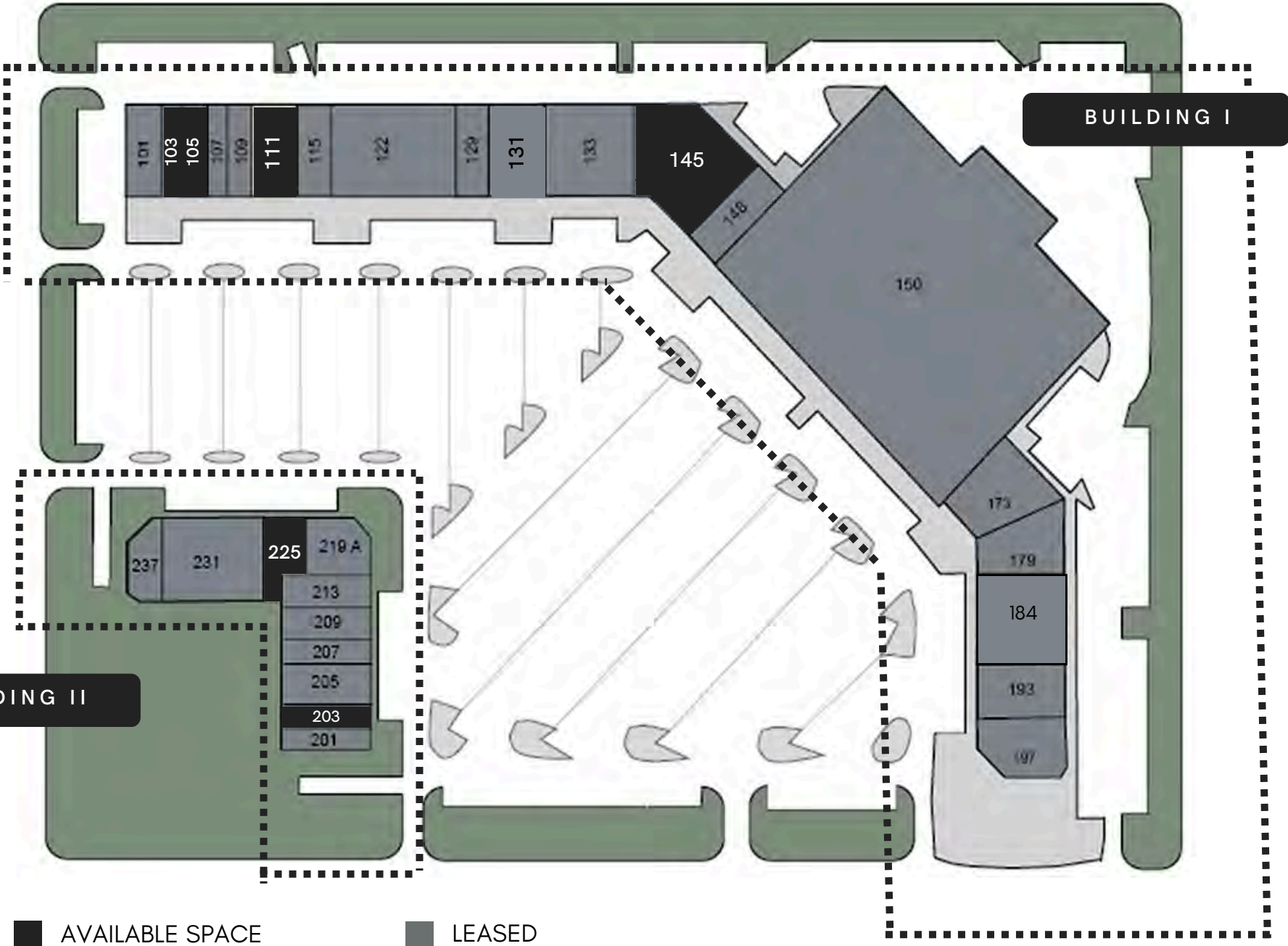
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SITE PLAN

MILLS POINTE SHOPPING CENTER

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CARROLLTON, TX



■ AVAILABLE SPACE

■ LEASED



TENANT OVERVIEW



SUITE	TENANT	SQUARE FEET
101	SUBWAY	1,200 SF
103	AVAILABLE	1,225 SF
105	AVAILABLE	1,243 SF
107	FANCY NAILS & SPA	1,190 SF
109	S & L CLEANERS	1,190 SF
111	AVAILABLE	2,820 SF
115	SUNNY MASSAGE	1,400 SF
122	LIN'S ASIAN BUFFET	9,471 SF
129	PHONE BOX	1,065 SF
131	DETAIL GARAGE	2,100 SF
133	LUXURY SALON SUITES	5,403 SF
145	AVAILABLE & DIVISIBLE	5,882 SF
148	H & R BLOCK	2,302 SF
150	FITNESS CONNECTION	52,688 SF
173	MYEYE DR	4,563 SF
179	DENTAL DAY	2,197 SF
184	BOARDWALK GAMES	4,659 SF
191	COLUMBIAN BAKERY CAFE	2,693 SF
197	MENA'S TEX MEX GRILL	4,036 SF
201	QUINLANS DELI SPORTS BAR	1,200 SF
203	AVAILABLE	1,143 SF
205	IT'S A CUT BARBER SHOP	1,587 SF
207	FIT CLASS	780 SF
209	UPS STORE	1,311 SF
213	VAPOR LAND	1,812 SF
219A	FLAMINGO BEER & WINE	2,313 SF
225	AVAILABLE	1,977 SF
231	DANCE INSTITUTE OF DALLAS	5,500 SF
237	WING STOP	1,914 SF

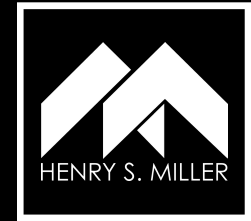
KEY DEMOGRAPHICS



POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2023 ESTIMATED POPULATION	23,544	191,430	439,630
2028 PROJECTED POPULATION	25,235	204,831	439,630
PROJECT ANNUAL GROWTH 2023 TO 2028	1.4%	1.4%	1.2%

HOUSEHOLDS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2023 ESTIMATED HOUSEHOLDS	10,802	81,715	181,542
2028 PROJECTED HOUSEHOLDS	11,469	86,720	191,033
PROJECTED ANNUAL GROWTH 2023 TO 2028	1.2%	1.2%	1.0%

INCOME / EXPENDITURES	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2023 EST. AVERAGE HOUSEHOLD INCOME	\$78,092	\$93,134	\$104,520
2023 EST. MEDIAN HOUSEHOLD INCOME	\$58,420	\$67,298	\$74,006
2023 ESTIMATED TOTAL BUSINESSES	952	9,753	25,392
2023 EST. TOTAL EMPLOYEES	8,356	99,587	246,291



CONTACT

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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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date