

# HEBRON HEIGHTS SHOPPING CENTER

1012 W Hebron Pkwy, Carrollton, TX, 75010



**MATTHEWS**<sup>™</sup>  
REAL ESTATE INVESTMENT SERVICES

**OLIVER WILLMAN**

DIR: (214) 227-6867 | MOB: (251) 377-6445

License No. 788014 (TX)

[oliverwillman@matthews.com](mailto:oliverwillman@matthews.com)





## PROJECT HIGHLIGHTS

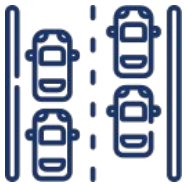
- Located at the NWC of Hebron Pkwy and Old Denton Rd
- Great Access and Visibility in close proximity to 121
- In close proximity to several major retailer such as Kohl's, Kroger, and Walmart

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	17,810	123,770	309,247
Current Year Estimate	16,443	108,323	282,206
2020 Census	15,816	100,131	265,432
Growth Current Year-Five-Year	8.31%	14.26%	9.58%
Growth 2020-Current Year	3.97%	8.18%	6.32%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	6,810	51,964	137,521
Current Year Estimate	6,112	43,809	121,819
2020 Census	5,539	37,063	108,800
Growth Current Year-Five-Year	11.42%	18.61%	12.89%
Growth 2020-Current Year	10.34%	18.20%	11.97%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$156,176	\$140,045	\$127,632



- Suite 128: ±1,190 SF
- Suite 124: ±1,190 SF
  - (Tenant is still operating DND)



±30,400 VPD (Old Denton Rd)  
±32,300 VPD (W Hebron Pkwy)



*Retail Space  
Available for Lease*

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- CHILI THAI
- VETERINARY HOSPITAL
- KUMON
- HAIR SALON
- 128 1,190 SF
- HAIR SALON
- 124 1,190 SF
- PET SUPPLIES PLUS Minus the hassle.
- INDIAN GROCERIES
- GO SMOKE
- PREMIER DENTAL
- ITALIAN VILLA
- LA VISTA MEXICAN

**Kwik Kar**  
OIL CHANGE & AUTO CARE

**CrossFit ISO**

**Fajita Pete's**  
**FedEx Office**  
Print & Ship Services

**ME**  
Massage Envy

W HEBRON PKWY ± 32,300 VPD

OLD DENTON RD ± 30,400 VPD



Retail Space  
Available for Lease

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**SUBJECT PROPERTY**

**Kwik-Kar**  
OIL CHANGE & AUTO CARE

**CrossFit ISO**

**PET SUPPLIES PLUS**

- CHICKEN TENDERS
- VETERINARY HOSPITAL
- KUMON
- REAR OILCH
- 1,100 SF
- 1,100 SF
- CLUB CAR
- REAR OILCH
- REAR OILCH
- PREMIER DENTAL
- LA VISTA MEXICAN

DENTON RD ± 30,400 VPD

**KOHL'S**

**SUBWAY**

W HEBRON PKWY ± 32,300 VPD

**FedEx Office**  
Print & Ship Services



tropical CAFE



**verizon**



**WELLS FARGO**

**Kroger**

**PROSPERITY BANK**



**CareNow**  
Medical City Healthcare

**PNC**

**vetsavers**  
PET HOSPITAL  
Saving Pets | Saving Money



**Gentle DENTISTRY**

**Walmart**  
Neighborhood Market





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COYOTE RIDGE GOLF CLUB

VILLAS OF INDIAN CREEK  
212 UNITS

CORTLAND ON COYOTE RIDGE  
280 UNITS

Orchard  
Pointe  
at Creek Valley

THE ELLIS APARTMENTS  
330 UNITS

HEBRON VALLEY ELEMENTARY  
415 STUDENTS

Kwik Kar  
OIL CHANGE & AUTO CARE  
CrossFit ISO

LAKESIDE LIFE CENTER

CREEK VALLEY MIDDLE  
600 STUDENTS

KOHL'S  
SUBWAY UPS

WAFFLE  
HOUSE

SUBJECT PROPERTY

CVS pharmacy  
INDIA BAZAAR  
nobody serves you india like we do!

HIGHWAY 121 ± 128,200 VPD

W HEBRON PKWY ± 32,300 VPD

Leo's Branch House  
丸作 OneZo TEXAS  
LOUISIANA KITCHEN  
POPEYES  
Starbucks  
Mobil

BERRY CHICKEN  
vetsavers  
THE TUTORING CENTER  
Gentle DENTISTRY

Kroger  
CHIPOTE  
Jack  
In the box  
verizon WELLS  
tropical CAFE FARGO

CUBESMART  
self storage

RESIDENCES AT THE COLLECTION APARTMENTS  
312 UNITS

Walmart  
Neighborhood Market

OLD DENTON RD ± 30,400 VPD





**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.

11-2-2015



**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

**CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Leasing Package contains select information pertaining to the business and affairs of **1012 W Hebron Pkwy, Carrollton, TX, 75010** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.