

1611 N INTERSTATE 35E, CARROLLTON, TX 75006

1611 n interstate 35e | carrollton, TX



Oren Stephen

ISL Commercial

Principal

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THE SPACE

Location	1611 n interstate 35e carrollton, TX 75006
County	Dallas
APN	14-00740-003-002-0000
Cross Street	Capital Parkway
Traffic Count	2000
Square Feet	1300
Annual Rent PSF	\$17.07
Lease Type	NNN

Notes \$1,850

HIGHLIGHTS

- Plenty of Parking
- Great for a growing firm
- Can Fit One Vehicle into the Warehouse
- Has 3 Offices for the Staff and a Break Room

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
5,328	89,592	309,223

AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$97,104	\$123,582	\$129,274

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
2,115	33,121	125,633

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	139,923
LAND SF	139,923
LAND ACRES	3.21
YEAR BUILT	1985
ZONING TYPE	Z84
BUILDING CLASS	B
LOCATION CLASS	Good
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	8
GRADE LEVEL DOORS	Yes
FENCED YARD	No
OFFICE SF	800
OFFICE TO WAREHOUSE RATIO	500

NEIGHBORING PROPERTIES

NORTH	Luna Blvd
SOUTH	West Belt Line
EAST	Interstate E 35
WEST	West Carrollton

MECHANICAL

HVAC	Good
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Yes
LIGHTING	Great

CONSTRUCTION

FOUNDATION	Great
FRAMING	Cider Block
EXTERIOR	Pebble Stone
PARKING SURFACE	Great
ROOF	Flat
LANDSCAPING	Good

TENANT INFORMATION

LEASE TYPE	Sublease
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1611 N Interstate 35E

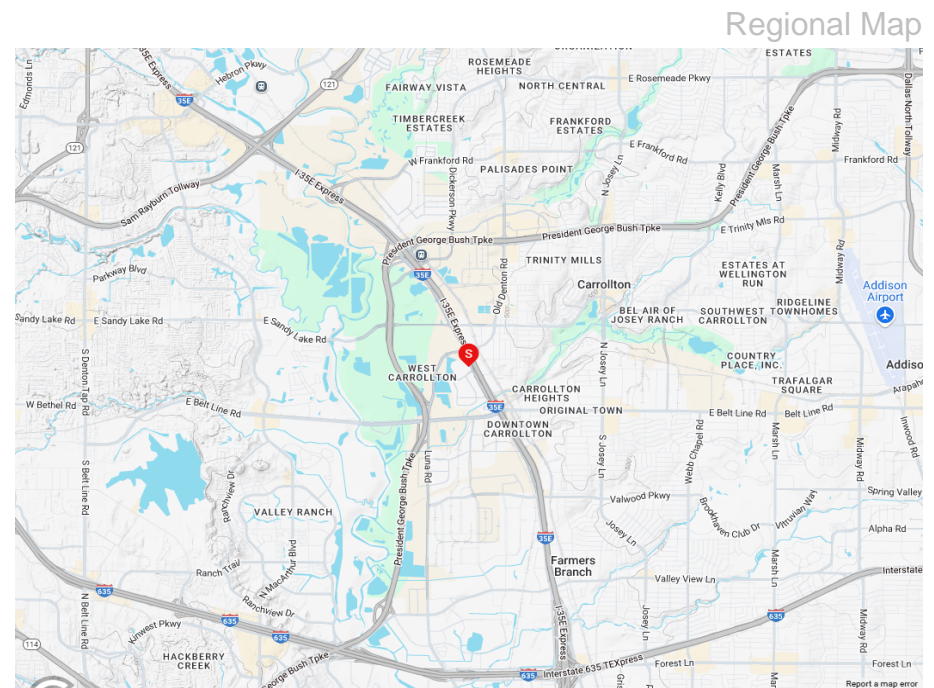
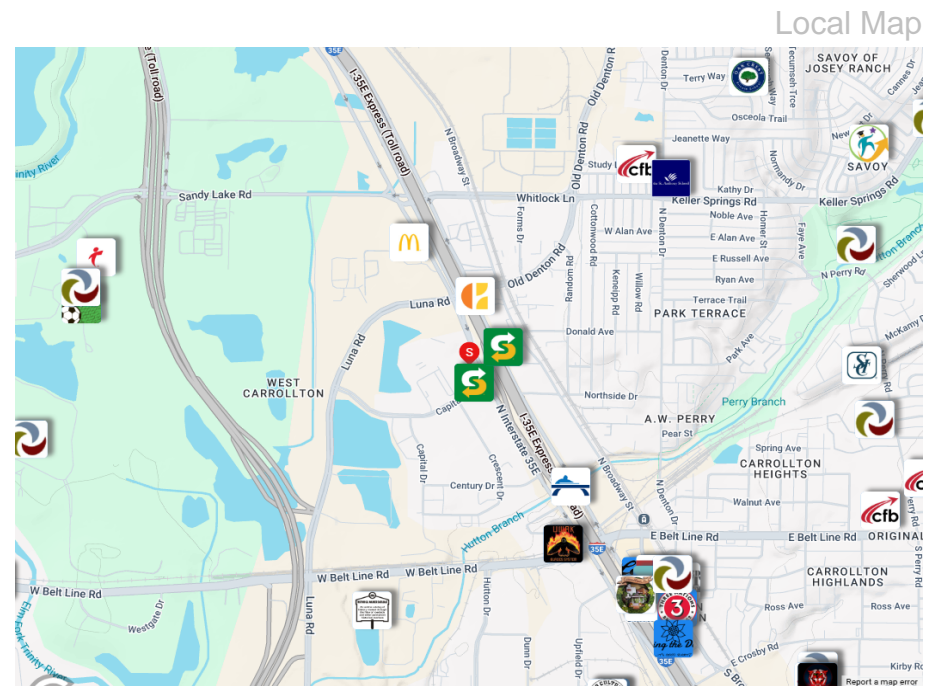
- The property at 1611 N Interstate 35E, Carrollton, TX 75006, is a strategically located office/tech/warehouse business park in the heart of Carrollton, Texas, just north of Valwood. The facility offers suite sizes starting from 900 square feet, catering to a variety of business needs.

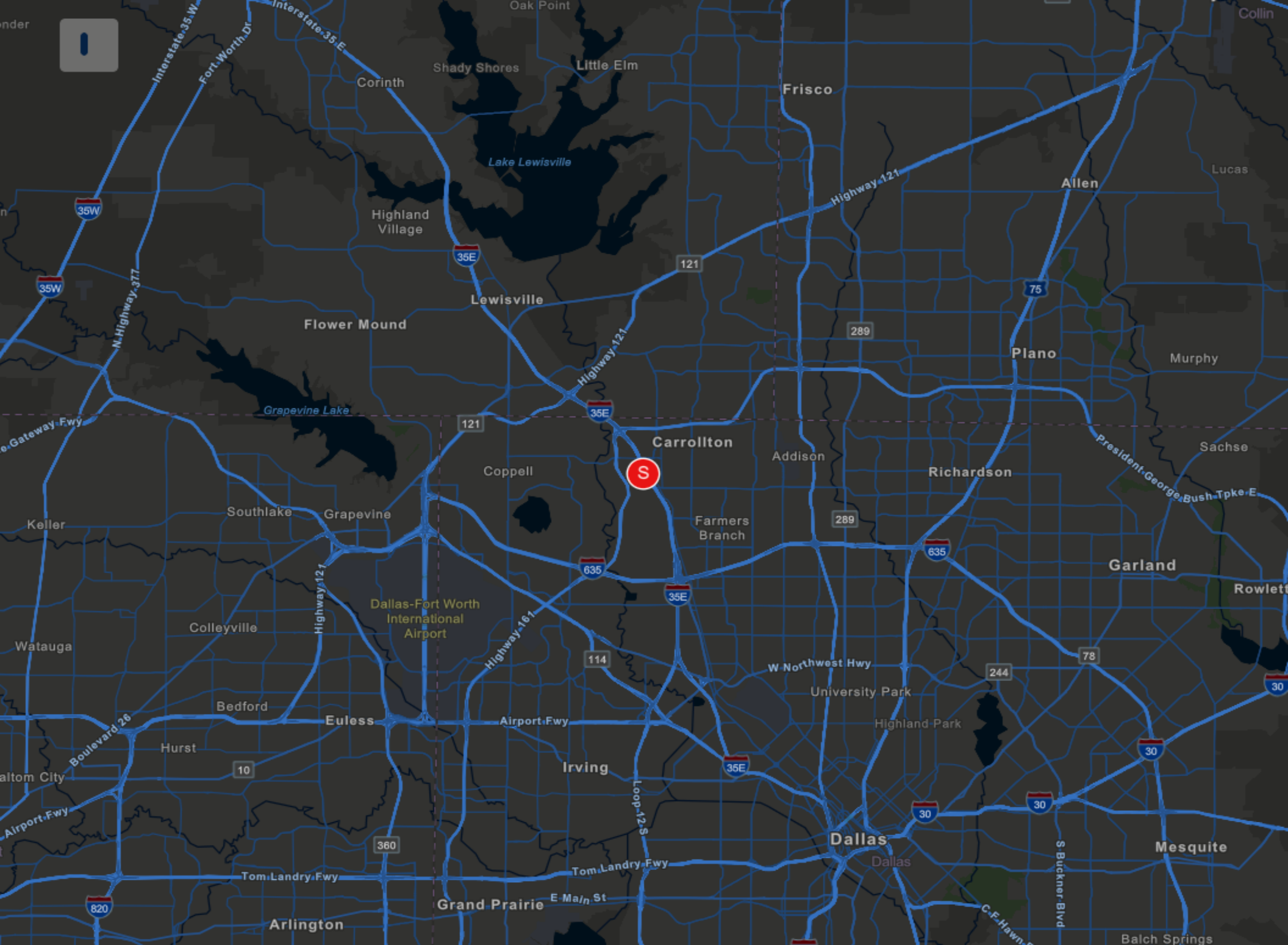
Notable Tenants:

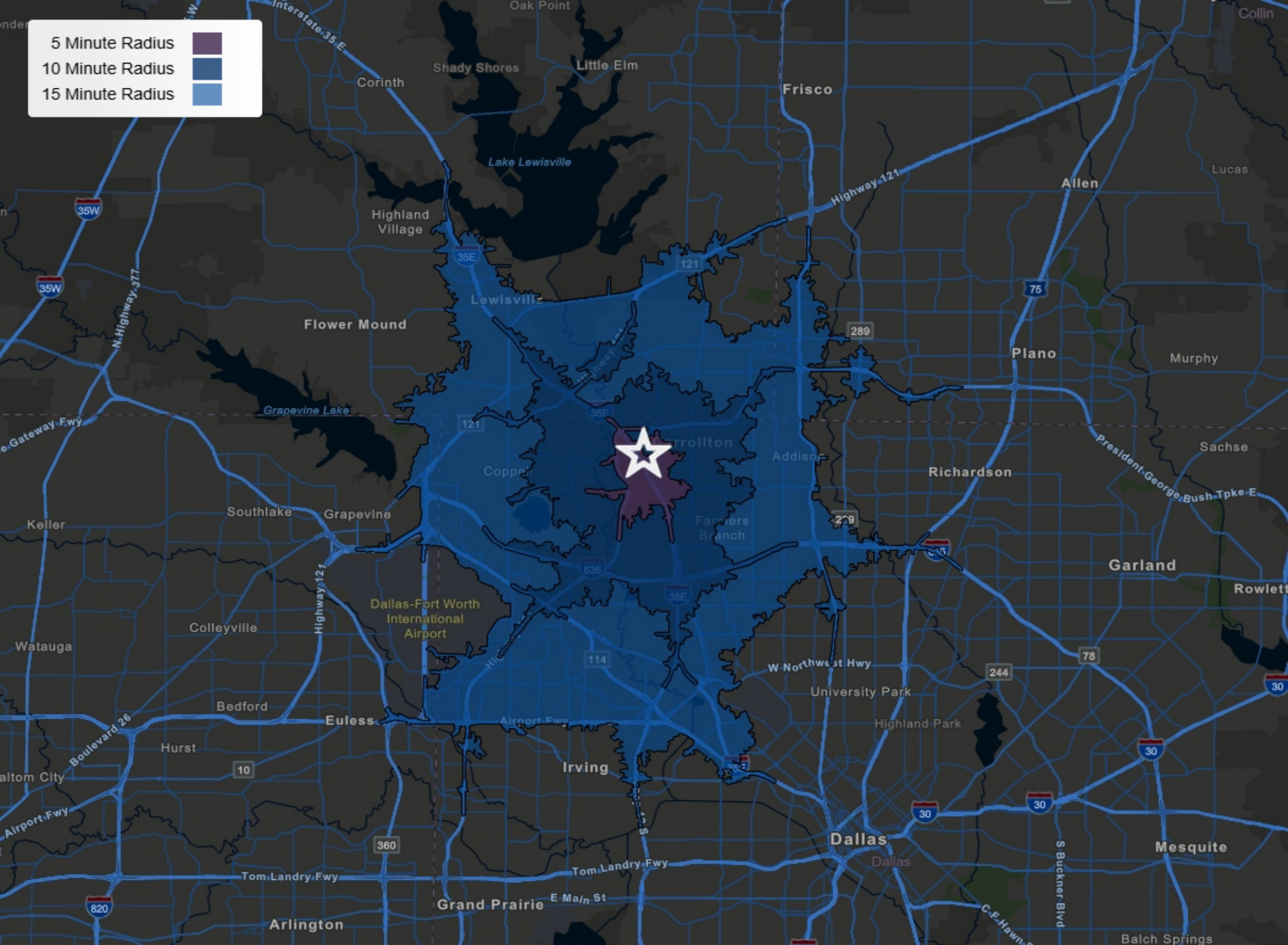
National Computer Co. Inc.: Specializing in IT solutions for businesses of all sizes, they focus on innovation and efficiency to help clients optimize their digital infrastructure and enhance productivity.

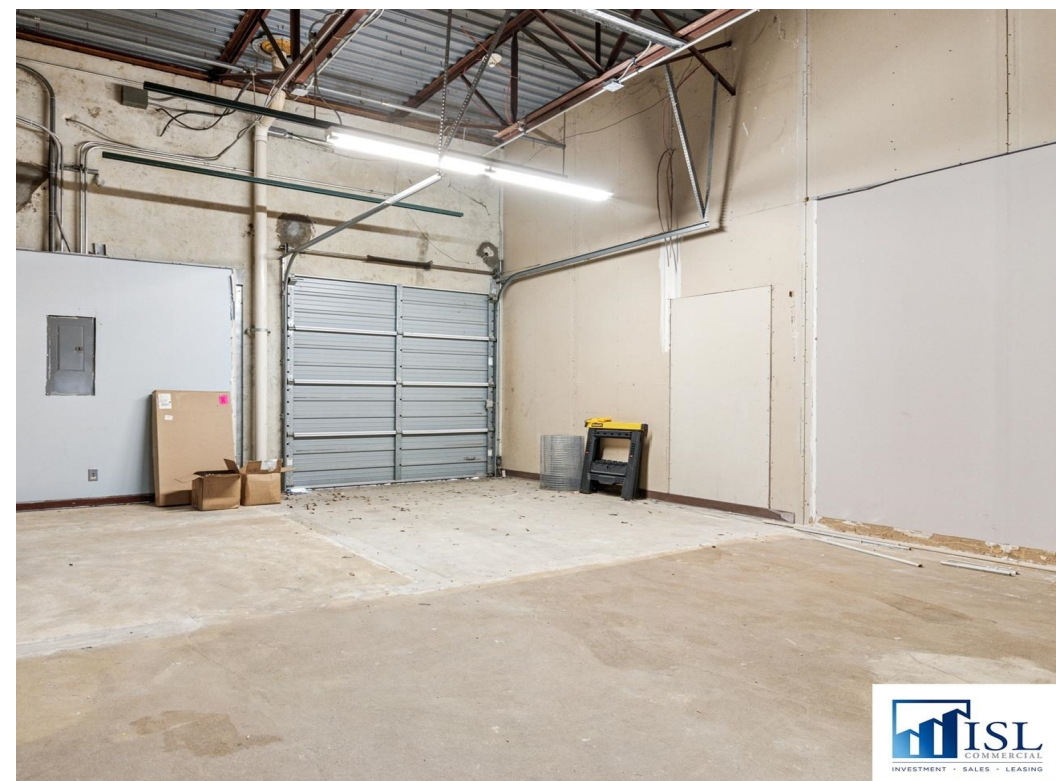
R & R Exteriors LLC: A family-owned and operated roofing company serving the Dallas–Fort Worth Metroplex. They provide new roofing systems and repair services, emphasizing trust and experience.

This business park's prime location along Interstate 35E offers excellent accessibility and visibility, making it an attractive option for businesses seeking a well-positioned operational base in the Carrollton area.





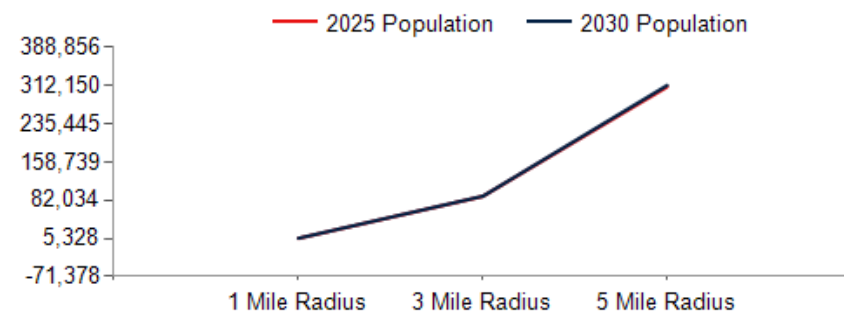




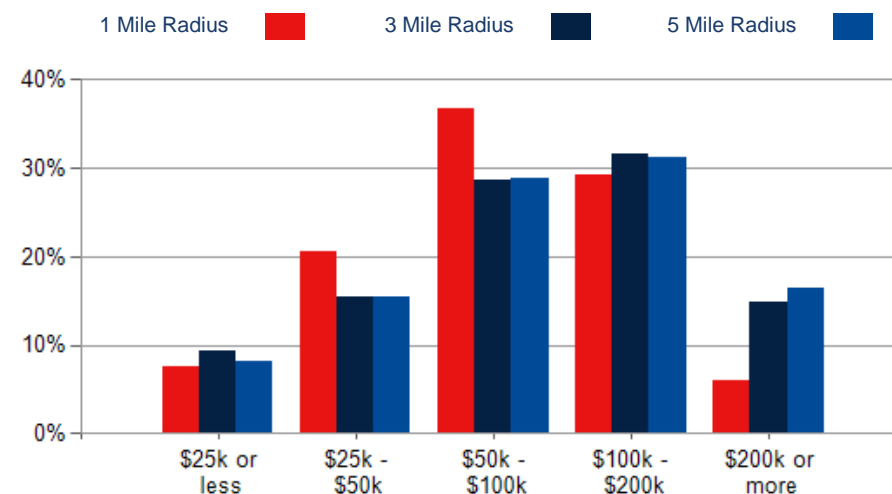
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,976	81,638	233,623
2010 Population	4,229	83,409	265,545
2025 Population	5,328	89,592	309,223
2030 Population	5,449	89,828	312,150
2025-2030: Population: Growth Rate	2.25%	0.25%	0.95%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	70	1,514	6,026
\$15,000-\$24,999	88	1,593	4,292
\$25,000-\$34,999	216	2,172	6,878
\$35,000-\$49,999	218	2,961	12,410
\$50,000-\$74,999	406	4,786	19,090
\$75,000-\$99,999	372	4,690	17,038
\$100,000-\$149,999	410	6,753	24,907
\$150,000-\$199,999	207	3,706	14,354
\$200,000 or greater	128	4,946	20,637
Median HH Income	\$77,973	\$92,470	\$94,680
Average HH Income	\$97,104	\$123,582	\$129,274

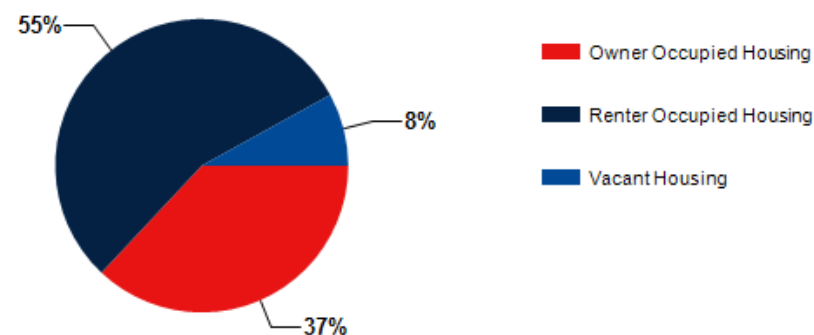
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,609	30,515	96,725
2010 Total Households	1,340	30,037	105,655
2025 Total Households	2,115	33,121	125,633
2030 Total Households	2,214	33,661	128,791
2025 Average Household Size	2.49	2.70	2.45
2025-2030: Households: Growth Rate	4.60%	1.60%	2.50%



2025 Household Income



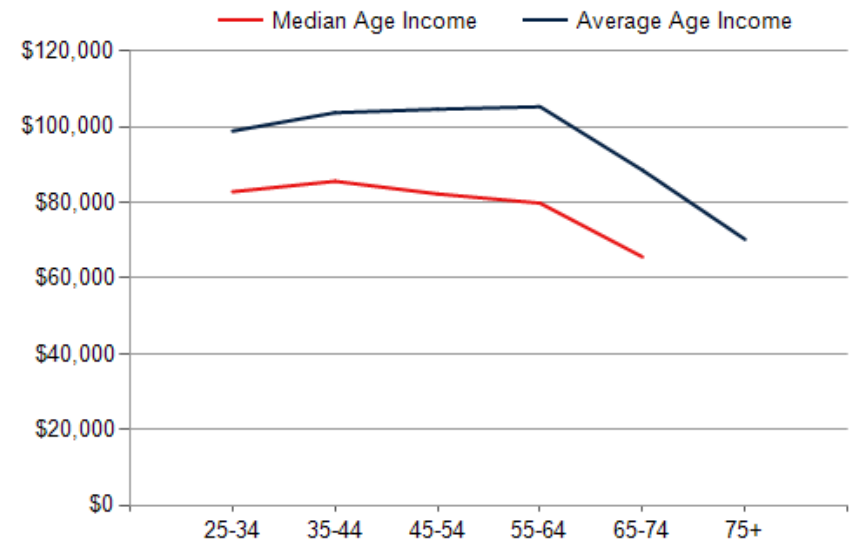
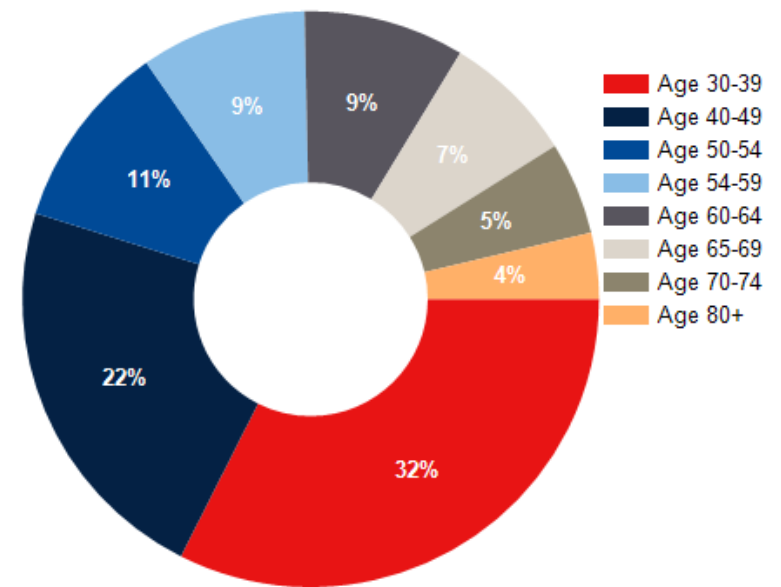
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	549	7,549	29,242
2025 Population Age 35-39	429	7,207	25,891
2025 Population Age 40-44	355	7,020	24,027
2025 Population Age 45-49	320	5,978	20,366
2025 Population Age 50-54	317	5,621	19,770
2025 Population Age 55-59	281	5,159	17,372
2025 Population Age 60-64	272	5,045	17,100
2025 Population Age 65-69	223	4,173	13,728
2025 Population Age 70-74	157	2,983	9,703
2025 Population Age 75-79	112	2,068	6,730
2025 Population Age 80-84	67	1,304	3,875
2025 Population Age 85+	64	1,089	3,298
2025 Population Age 18+	4,194	69,843	245,763
2025 Median Age	34	37	36
2030 Median Age	37	39	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,841	\$86,732	\$83,332
Average Household Income 25-34	\$98,886	\$109,958	\$108,732
Median Household Income 35-44	\$85,603	\$104,724	\$106,897
Average Household Income 35-44	\$103,726	\$134,793	\$141,836
Median Household Income 45-54	\$82,256	\$111,549	\$116,677
Average Household Income 45-54	\$104,654	\$148,697	\$157,437
Median Household Income 55-64	\$79,825	\$105,689	\$111,731
Average Household Income 55-64	\$105,316	\$142,339	\$151,585
Median Household Income 65-74	\$65,604	\$75,817	\$83,942
Average Household Income 65-74	\$88,518	\$105,753	\$117,985
Average Household Income 75+	\$70,251	\$73,582	\$83,686





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AGENTs

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

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Exclusively Marketed by:

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