

FOR LEASE | ADDISON SQUARE

2741 E BELT LINE RD - CARROLLTON, TX 75006



PROPERTY OVERVIEW

- » Retail | Medical | Office
- » Over \$700,000 of beautification, elevation, parking lot, and landscape improvements just completed.
- » ONLY 2 Spaces left (InLine) - 2,200 SF, 2,357 SF (can be combined)
- » New Backlit Monument Sign just added
- » **New Tenants coming soon!** Nur Coffee Bar, Gift Hair Extensions Hair Salon, Prime Capital Real Estate Group, and Tex-Mex Restaurant on End Cap!
- » Facade Signage Backlit Channel Lettering for High-End polished look
- » Cross-Access to Marsh Ln & Belt Line Rd
- » Competitive TI package for financially-strong established tenants

JOIN **glo**  **ANYTIME FITNESS**



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

2920 ALTA MERE DR
FORT WORTH, TX 76116

(817)991-5072
DEREK@WAYPOINT-RED.COM

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BEFORE RENOVATION



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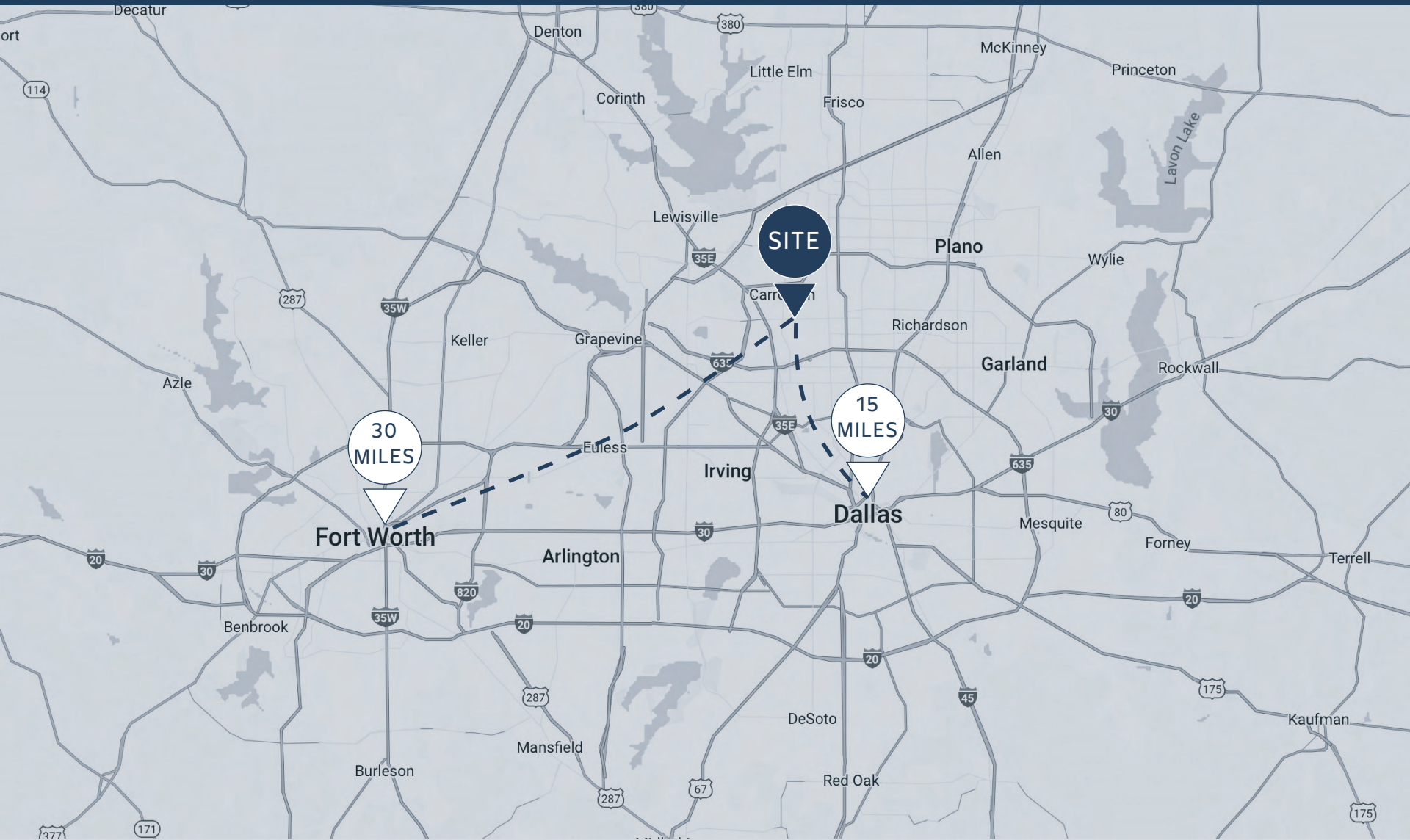
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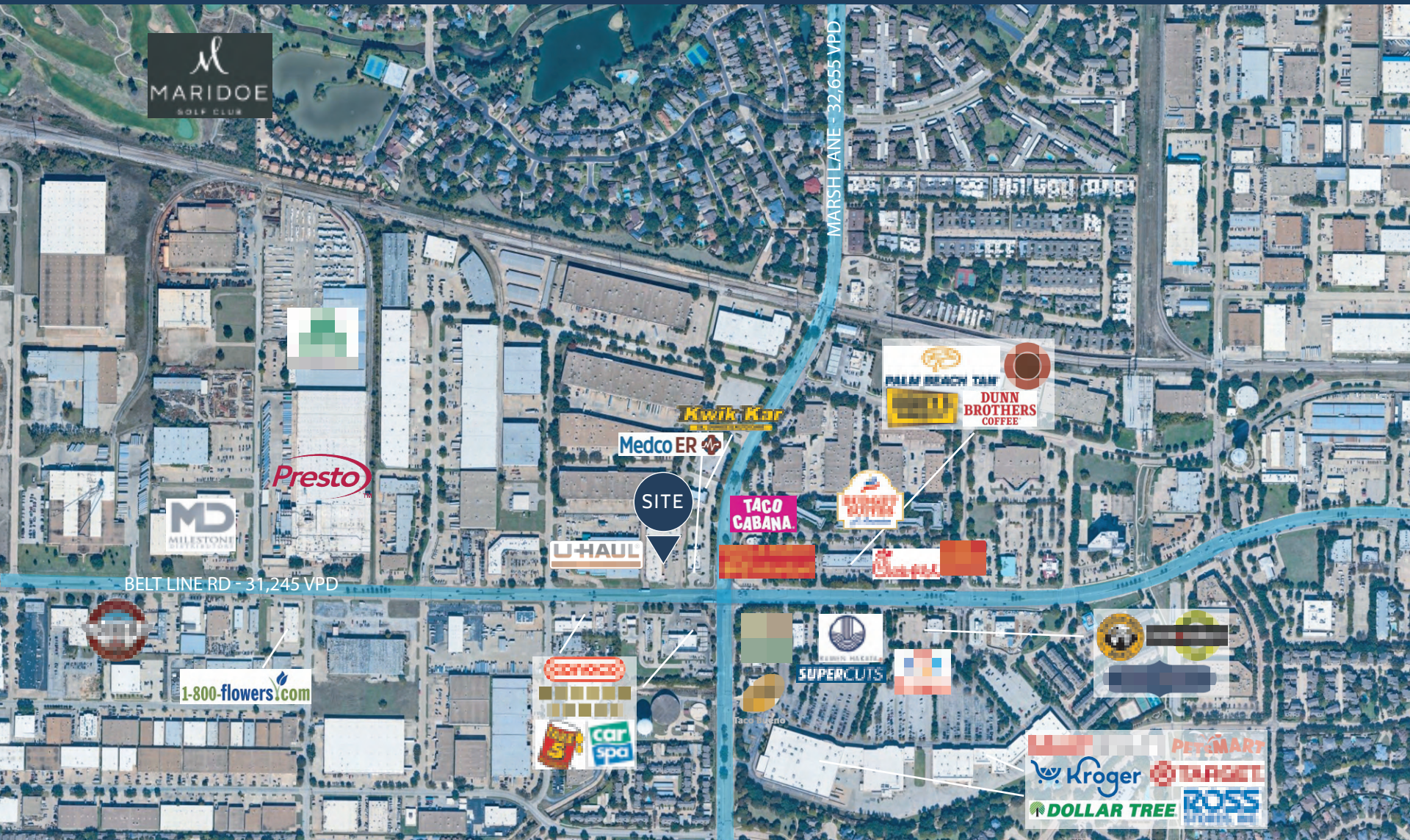
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COMING SOON! OVER \$700,000 OF UPGRADES
TO PARKING, COMMON AREA, FACADE, ROOM
AND MANY MORE BEAUTIFICATIONS

PROPERTY OVERVIEW

- » Located in NWQ of High Traffic Intersection of Beltline Road and Marsh Lane
- » New PVC 15 Year Roof installed in 2015
- » Average HH Income exceeds \$100,000 within 1 mile of the center
- » Parking Lot Recently Re-Striped

DAILY TRAFFIC COUNT

Belt Line Rd	31,245 VPD
Marsh Lane	32,655 VPD



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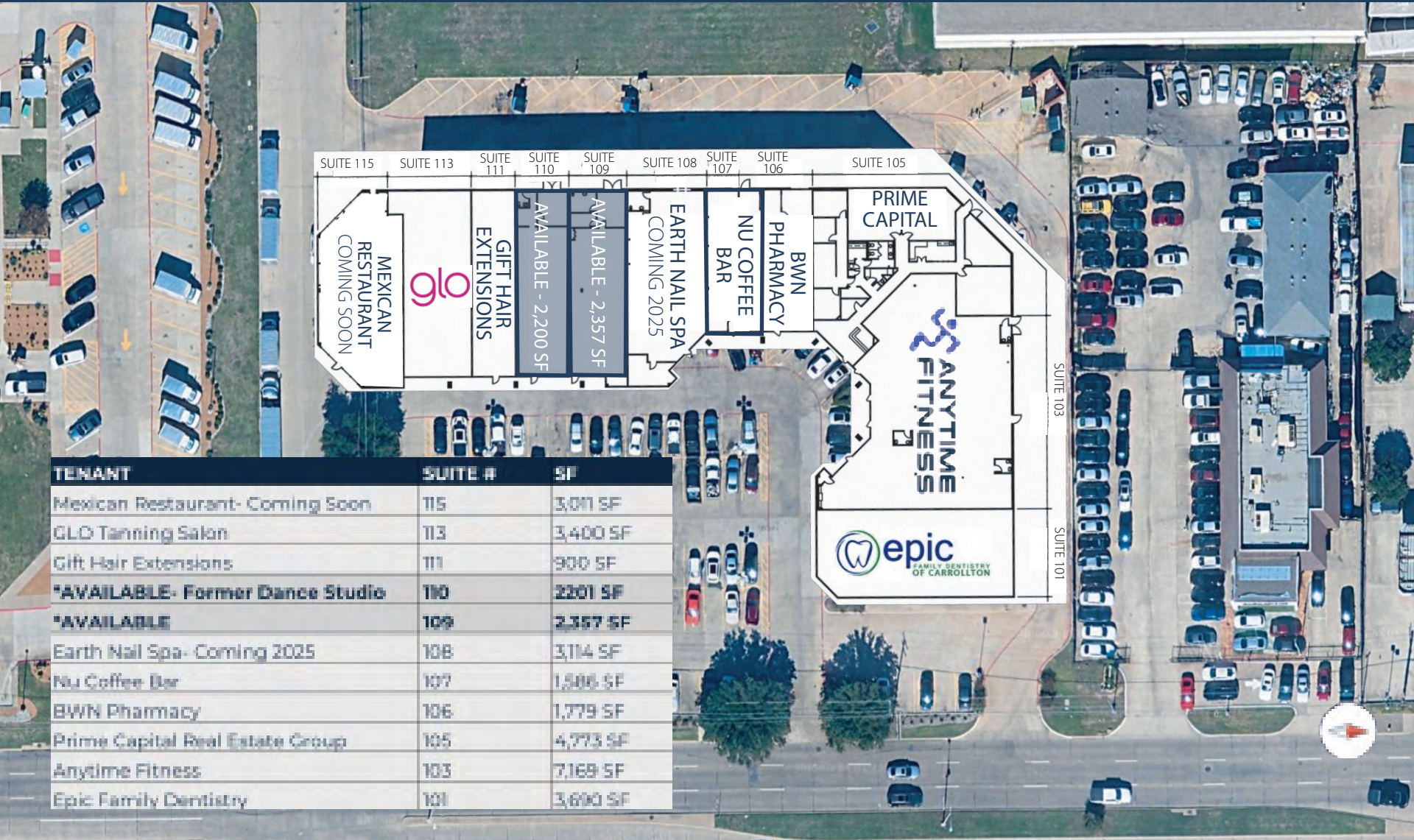
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TENANT	SUITE #	SF
Mexican Restaurant- Coming Soon	115	3,011 SF
GLO Tanning Salon	113	3,400 SF
Gift Hair Extensions	111	900 SF
*AVAILABLE- Former Dance Studio	110	2,201 SF
*AVAILABLE	109	2,357 SF
Earth Nail Spa- Coming 2025	108	3,114 SF
Nu Coffee Bar	107	1,506 SF
BWN Pharmacy	106	1,779 SF
Prime Capital Real Estate Group	105	4,773 SF
Anytime Fitness	103	7,169 SF
Epic Family Dentistry	101	3,690 SF



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PROPERTY PHOTOS-
BEFORE IMPROVEMENTS



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RENDERINGS



MCM
ARCHITECTURE

MCGREGOR MURPHY ARCHITECTURE
315 WHITTING LANE
MURPHY, TEXAS 75004
(817) 454-2384

NORTHBRIDGE COURT
2741 E BELT LINE ROAD
CARROLLTON, TEXAS

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SCALE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: _____ Author
APPROVED BY: _____ Approver
CHECKED BY: _____ Checker
DATE: NOV. 4, 2024

TITLE
SITE PLAN

PROJECT NO. 00000000

A-000

PROJECT PHASE SHEET NO.



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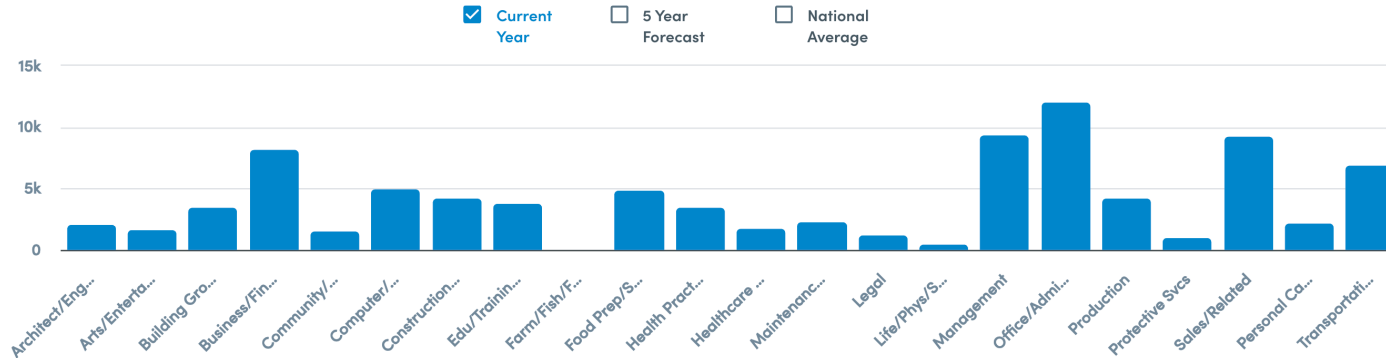
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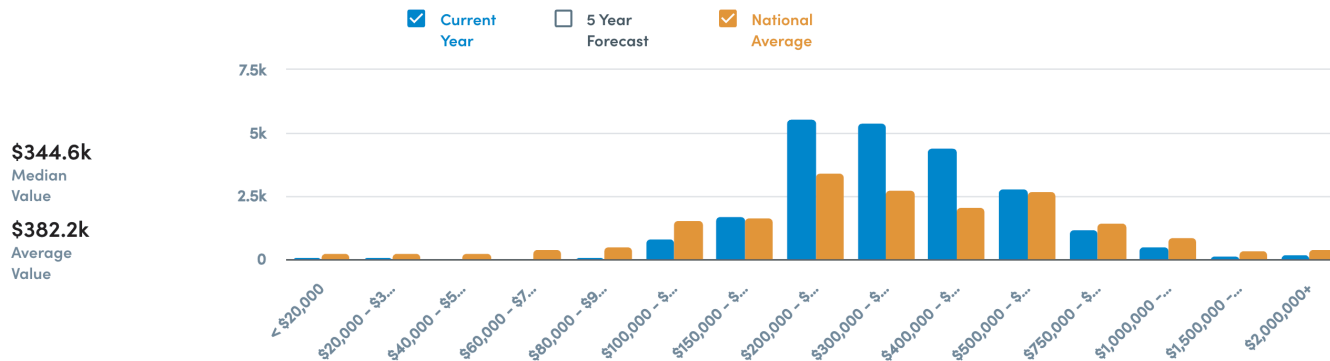
Population by Occupation

2023 · 3 Mile Radius



Value of Owner Occupied Housing

2023 · 3 Mile Radius



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Housing Units

2023

· 3 Mile
Radius

71,908

Total Housing
Units

6,118

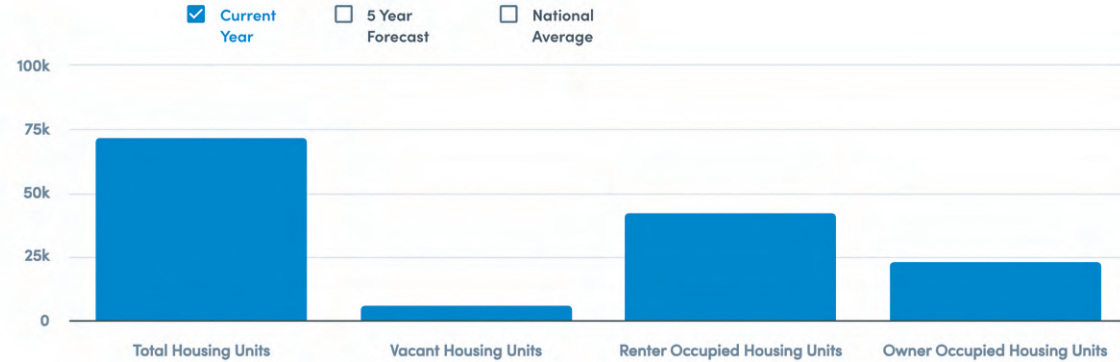
Vacant Housing
Units

42,580

Renter Occupied
Housing Units

23,210

Owner Occupied
Housing Units



Households

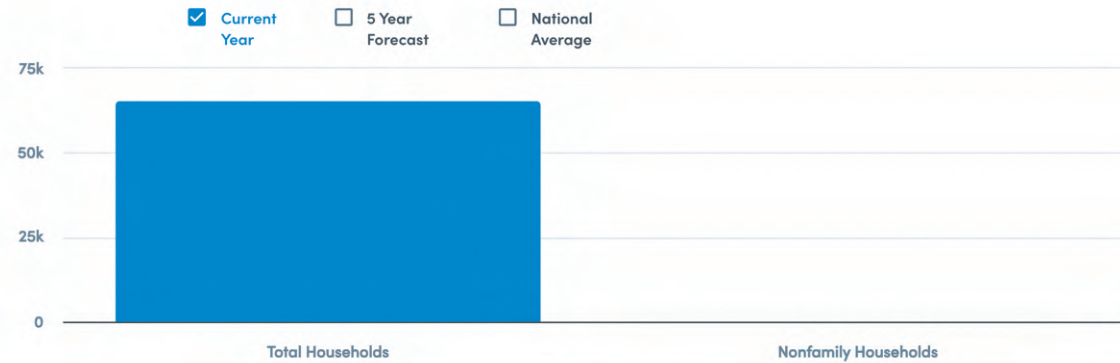
2023

· 3 Mile
Radius

65,790

Total
Households

Nonfamily
Households



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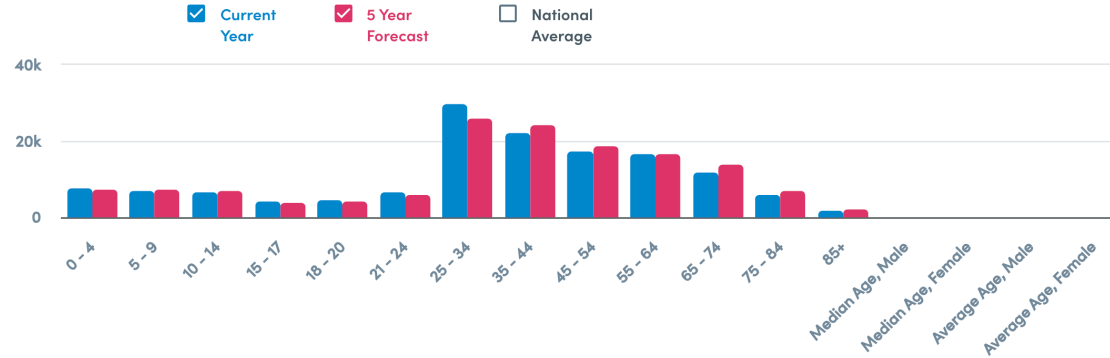
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Age

2023 · 3 Mile Radius

38
Median Age

39
Average Age

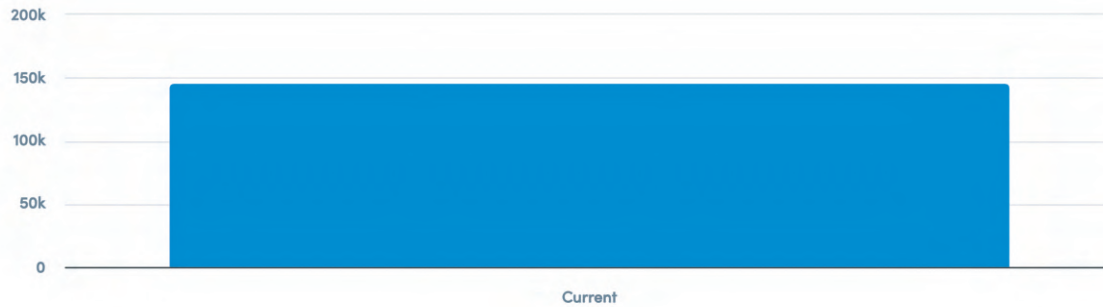


Population

2023 · 3 Mile Radius

146,075
Total Population

235,169
Workday Population



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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.

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:
 - 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.

Waypoint Real Estate Advisors, LLC.	702535	jake@waypoint-red.com	817-505-589
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702535	jake@waypoint-red.com	
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	0677154	derek@waypoint-red.com	8179915072
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