



For Sale

Contact:

4241 - 4245 Marsh Ridge Rd.
Carrollton, TX 75010



Bryan Brush
214-770-5603
bryan@maateam.com

KW Commercial is pleased to present this outstanding opportunity to purchase 4241 & 4245 Marsh Ridge Road in Carrollton, Texas. Two 2-story office/flex buildings, each measuring approximately 3,967 & 4,118 SF respectively. Built in 2025, the buildings are currently in near finished out condition leaving only the flooring to be completed. These buildings provide both open concept floor plans with glassed in conference rooms and additional offices. Each building has a break room. Additionally, each building has a warehouse area with 14ft roll up doors. The rear of the property is fenced with ample area for secured parking and maneuvering light duty vehicles. The exterior is attractively landscaped for an enhanced presentation. The subject property provides owner-occupants with an unmatched opportunity and incredible potential in an affluent North Dallas community. OWNER FINANCING AVAILABLE!



Chris Meyer
972-896-6885
cbmeyer@verizon.net

Features:

- Two Owner-User Office/Flex Buildings
- New Construction in Near Finished out Condition
- Each Building has a Warehouse and Gated Rear Area
- Located within Quick Access to the Dallas N. Parkway
- Abundant Dining, Lodging, and Entertainment Close By

KW Commercial
18333 Preston Rd #100
Dallas, TX 75252

4241 Marsh Ridge Road
3,967 sf
2 Stories
List Price: Call Agent

4245 Marsh Ridge Road
4,118 sf
2 Stories
List Price: Call Agent



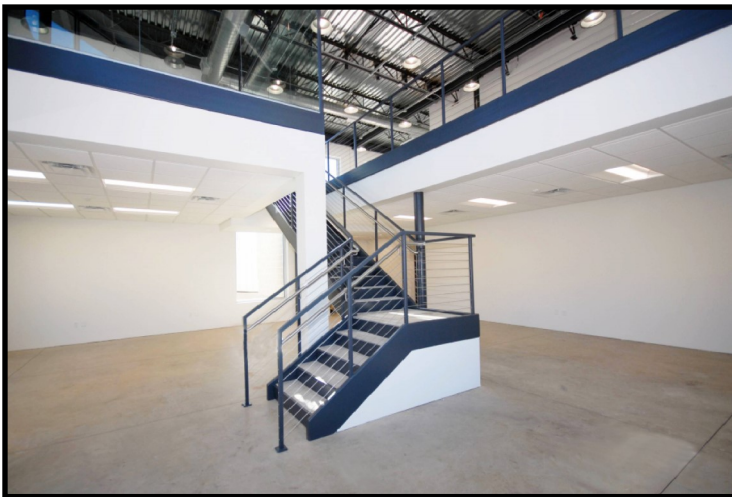
Area Description

The assets are situated in a strong, growing submarket of Dallas-Fort Worth, with persistent growth and construction in the immediate vicinity. Continued development of retail and restaurants along with new housing is causing rents to increase steadily over the years. The Carrollton submarket has long been a desired location for Owners and Tenants given its position adjacent to Dallas' premier residential neighborhoods, access to a strong amenity base, and convenient location with immediate access to all of Dallas' major thoroughfares. As Dallas continues to be a global destination for corporate relocations, thanks to strong market fundamentals including unparalleled access to transportation, a talented workforce, business friendly regulatory climate and low cost of living, the northern region has been the beneficiary of significant office absorption. In summary, this is a fantastic opportunity for owner-users seeking a modern, flexible, and conveniently located space for their business. With its prime location, ample amenities, and vibrant local community, these properties are sure to exceed your expectations. Contact us today to schedule a tour and see for yourself why these buildings are a must-see for any discerning owner-user.

4241 Marsh Ridge Rd Carrollton, TX
First Floor: 1,863sf
Frist Floor Warehouse: 724sf
Second Floor: 1,380sf
Total Square Feet: 3,967sf
Call for Pricing

4245 Marsh Ridge Rd Carrollton, TX
First Floor: 2,251f
Frist Floor Warehouse: 484sf
Second Floor: 1,383sf
Total Square Feet: 4,118sf
Call for Pricing

4241 Marsh Ridge Road - First Floor



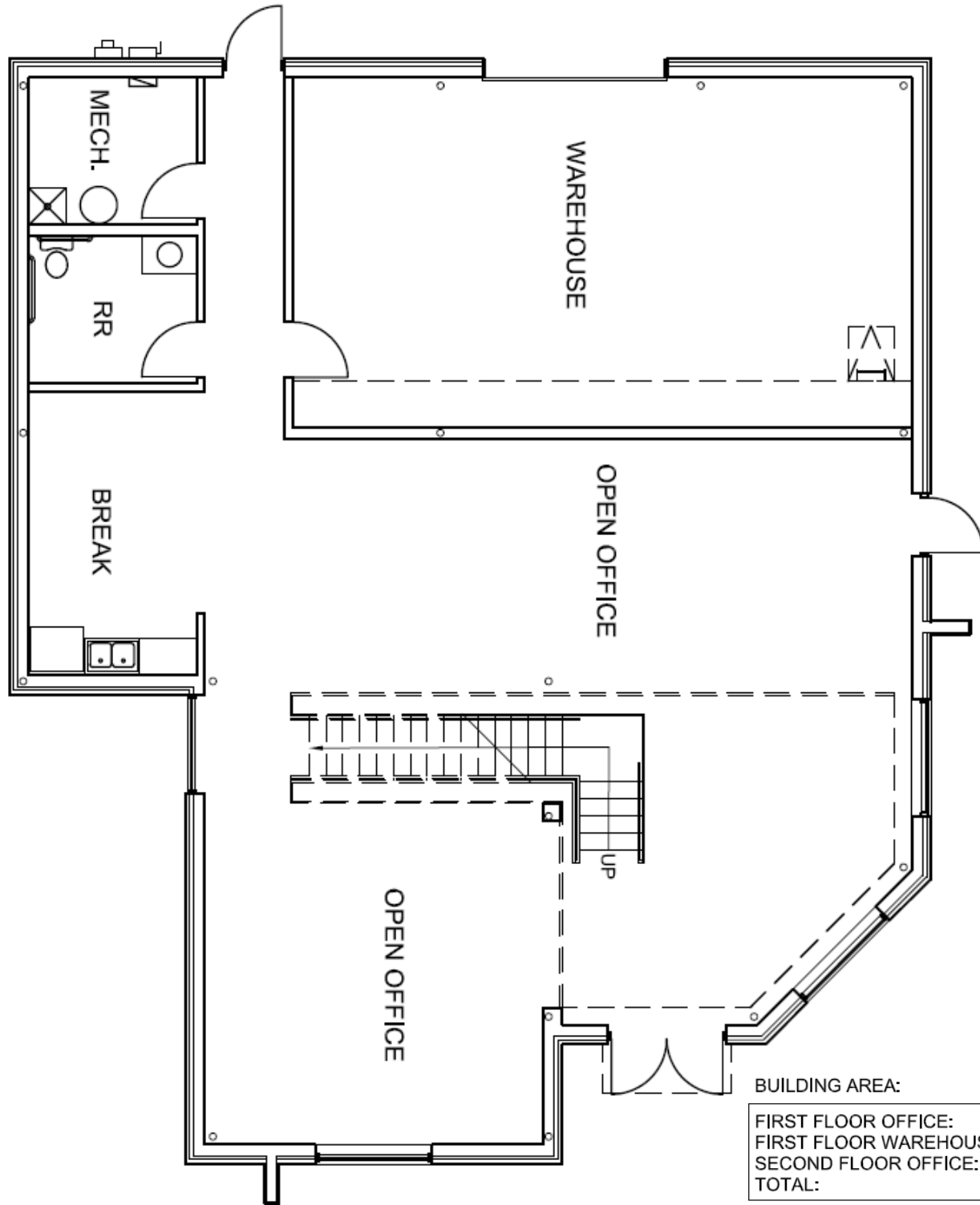
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4241 Marsh Ridge Road - First Floor



BUILDING AREA:

FIRST FLOOR OFFICE:	1863 SF
FIRST FLOOR WAREHOUSE	724 SF
SECOND FLOOR OFFICE:	1380 SF
TOTAL:	3967 SF



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4241 Marsh Ridge Road - Second Floor



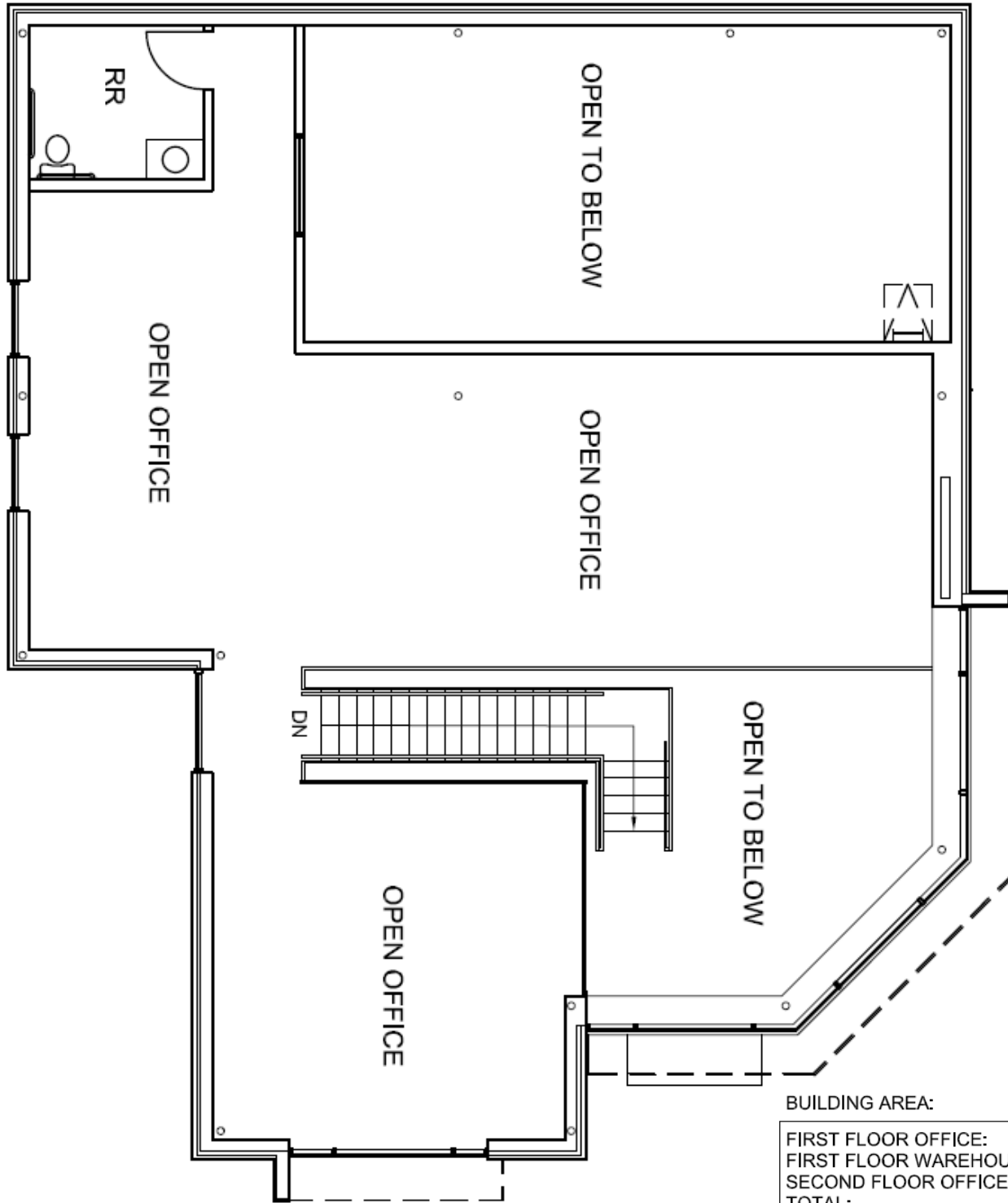
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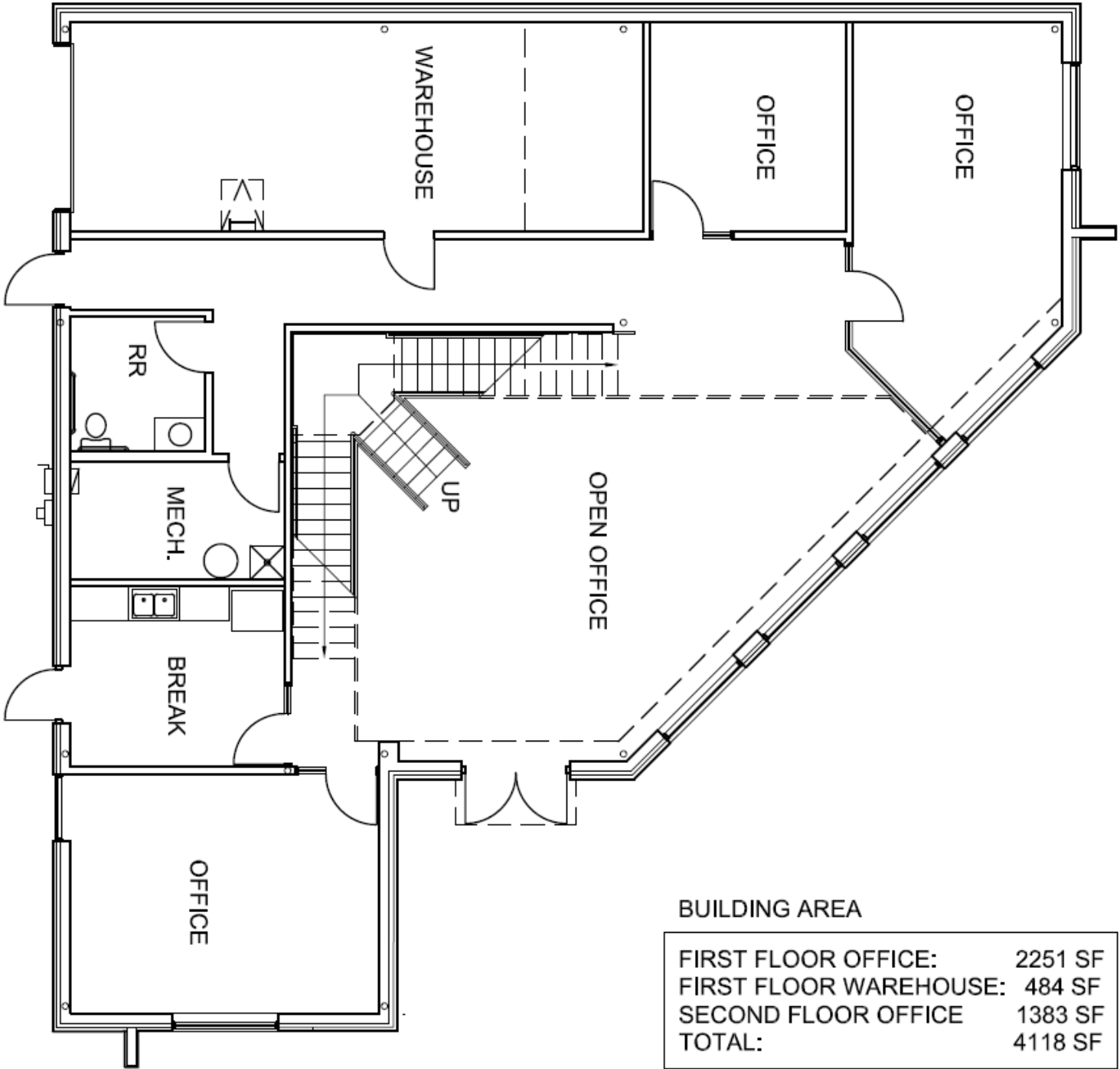
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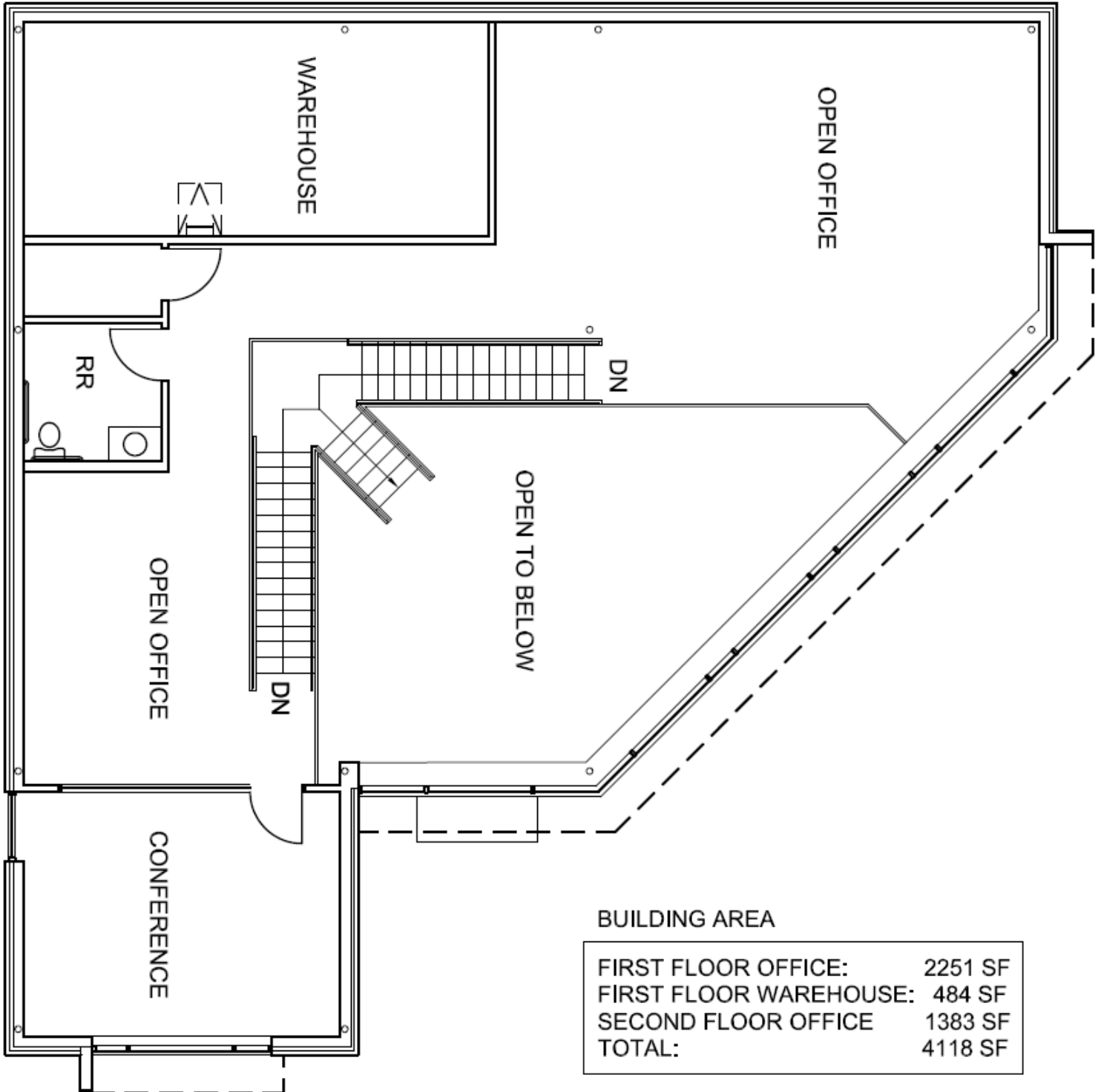
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenants 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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

<u>Keller Williams Realty Preston Road</u>	<u>0499181</u>	<u>klrw48@kw.com</u>	<u>(972)732-6000</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Anne Lakusta</u>	<u>0452271</u>	<u>klrw48@kw.com</u>	<u>(972)732-6000</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Janice Moore</u>	<u>0369873</u>	<u>klrw48@kw.com</u>	<u>(972)732-6000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Chris Meyer</u>	<u>0516179</u>	<u>cbmeyer@verizon.net</u>	<u>972.896.6885</u>
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

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