



For Sale

Contact us:

Nick Miller, CCIM

Senior Associate
+1 214 717 9484
nick.miller@colliers.com

Cody Payne

Senior Vice President
+1 972 345 6500
cody.payne@colliers.com

Colliers

707 W. Vickery Blvd, Suite 104
Fort Worth, TX 76104
Colliers.com/dallasfortworth

4317 Marsh Ridge Rd

Carrollton, TX 75010

Colliers is pleased to present this great opportunity to purchase 4317 Marsh Ridge Road in Carrollton, Texas, a 2-story office/flex building measuring approximately 8,508 SF. Built in 2023, the building offers a high-end finish-out, yard space and caters to a wide variety of user/business needs. The subject property provides owner-occupants with an unmatched opportunity and incredible potential in an affluent North Dallas community.

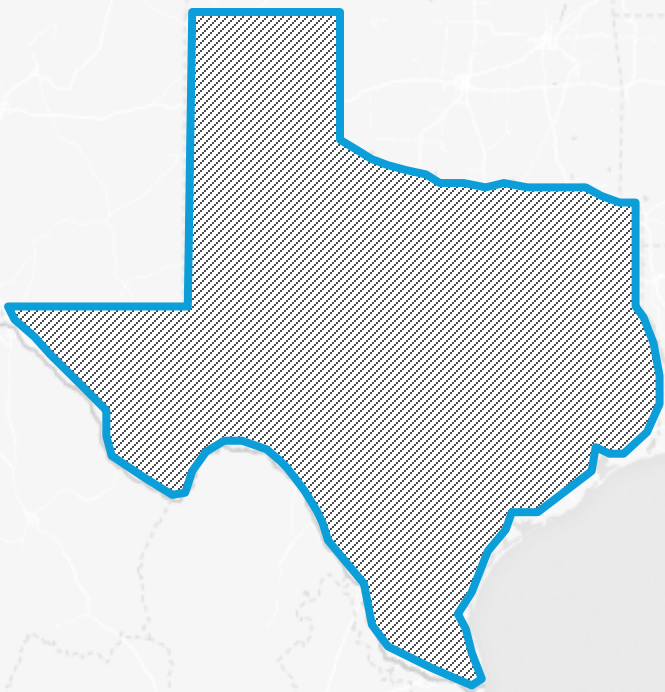
Features:

- Owner-User Office/Flex Building w Yard
- New Construction with High-End Finish-Out
- Seller willing to Leaseback Yard Area if not needed by Buyer
- Prominently Located in an Affluent Community with Average Household Income Exceeding \$116,200
- Abundance of Dining, Lodging, and Entertainment in Immediate Proximity

Representation

DFW MARKET LEADERS WITH GLOBAL REACH

Based in the Dallas/Fort Worth Metroplex, our team represents a vast and growing network. Our extensive experience in office and industrial product types, along with our network of over 100,000 Investors, offers our clients the opportunity to maximize their investment. That experience, alongside Colliers' invaluable resources that stretch across every major market nationally and globally, creates a platform designed to reach our client's goals.



Nick Miller, CCIM

Senior Associate
+1 214 717 9484
nick.miller@colliers.com



Cody Payne

Senior Vice President
+1 817 840 0055
cody.payne@colliers.com



Property Description

The recently completed, high end office building with yard space is 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 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.

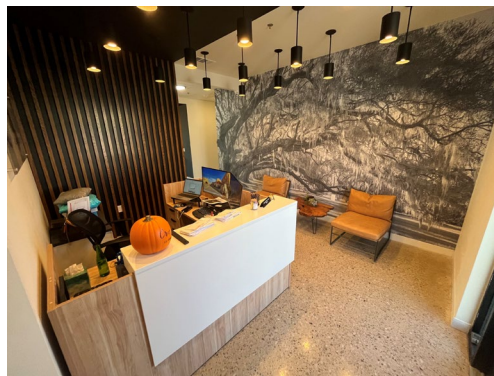
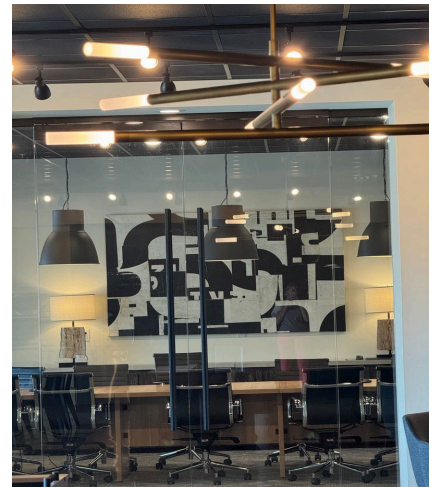
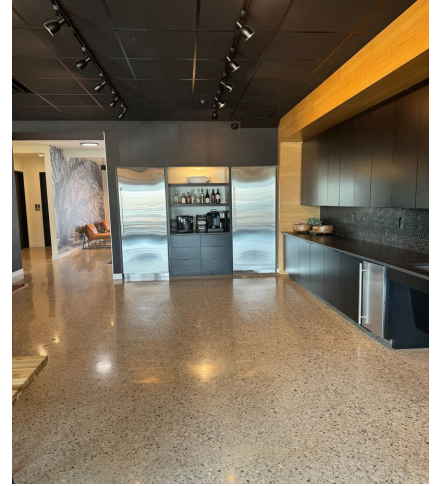
In summary, this is a fantastic opportunity for owner-users seeking a modern, flexible, and conveniently located space for their business. With its prime location, ample amenities, and vibrant local community, this property is sure to exceed your expectations. Contact us today to schedule a tour and see for yourself why these buildings are a must-see for any discerning owner-user.

Asking Price	\$2,595,000
Address	4317 Marsh Ridge Rd, Carrollton, TX
RBA	8,508 SF
Number of Floors	2
Year Built	2023
Parcel Size	0.769 Acres
Yard Available	+/- 3,836 SF



4317 Marsh Ridge

Property Photos



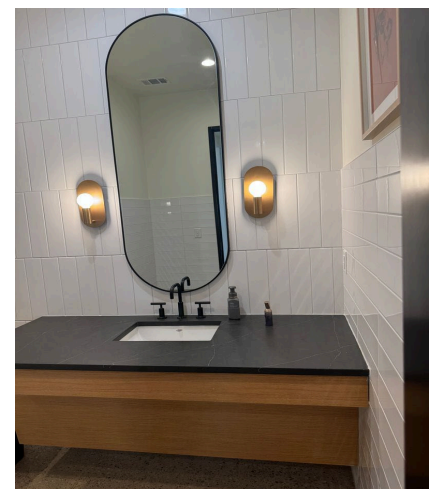
Nick Miller, CCIM
Senior Associate
+1 214 717 9484
nick.miller@colliers.com

Cody Payne
Senior Vice President
+1 972 345 6500
cody.payne@colliers.com

707 W Vickery Blvd,
Suite 104
Fort Worth, TX 76104
colliers.com

4317 Marsh Ridge

Property Photos



Nick Miller, CCIM
Senior Associate
+1 214 717 9484
nick.miller@colliers.com

Cody Payne
Senior Vice President
+1 972 345 6500
cody.payne@colliers.com

707 W Vickery Blvd,
Suite 104
Fort Worth, TX 76104
colliers.com

4317 Marsh Ridge

1st Level Floor Plan

INTERIOR FINISH NOTES:

- ① PORCELANO P-3603 TRIMLINE PAPER TOWEL DISP WASTE RECEPTACLE
- ② ADA SHOWER SEAT: AVAIL DESIGN LIBERTY PDA 360 WIDE IN WHITE
- ③ ADA ACCESSIBLE SHOWER FALCET AND RAILS: AVILA DESIGN CALIBRE MOD 32 IN MATT BLACK
- ④ ALL BREAK ROOM SINKS TO BE KOHLER PURIST SINGLE HOLE 8" IN MATT BLACK
- ⑤ ALL RESTROOM SINKS TO HAVE KOHLER PARALLEL SINGLE HOLE IN MATT BLACK
- ⑥ ALL RR SINKS TO BE KOHLER KATHRYN IN WHITE
- ⑦ ALL CABINET HARDWARE TO BE AMEROCK EDGE PULL 3.75" IN MATT BLACK
- ⑧ ALL DOOR HARDWARE TO BE QVINTA 3/4S MODERN TUBE HANDLE AND SQUARE BACKPLATE IN OIL RUBBED BLACK
- ⑨ UNDERCOUNTER REFRIG TO BE SUMMIT 24" WIDE 18CU FT #A8RD1A
- ⑩ BUILT IN REFRIGERATOR TO BE MONDGRAM 30" WIDE RIGHT HANDED IN STAINLESS STEEL
- ⑪ BUILT IN FREEZER TO BE MONDGRAM 30" WIDE LEFT HANDED IN STAINLESS STEEL FINISH
- ⑫ TRASH GRONMET : DOUG MOCKETT 6" ROUND STAINLESS STEEL IN MATT BLACK 30
- ⑬ MICROWAVE: GE 22" 16 CU FT 150 WATT COUNTERTOP MICRO #RES1657MSS
- ⑭ OVEN: KITCHENAID 30" 50 CU FT ELECTRIC WALL OVEN #KOST100E
- ⑮ DISHWASHER: GE 24" 165 PLACE SETTING BUILT IN WITH AUTOSENSE IN BLACK #SDT550PGRDB
- ⑯ ICE MAKER: HOSHIZAKI 15" WIDE ADA COMPLIANT NUGGET ICE MACHINE IN STAINLESS STEEL #IC-800aj-ad
- ⑰ IN WALL ELECTRIC FIREPLACE: REAL FLAME 72" FAN FORCED MODEL #360E-PK (LOWES ITEM #2297475)

THE STYLED LIFE

ASHLEY GIBSON
INTERIOR DESIGNER
469.367.5855

REVISIONS:

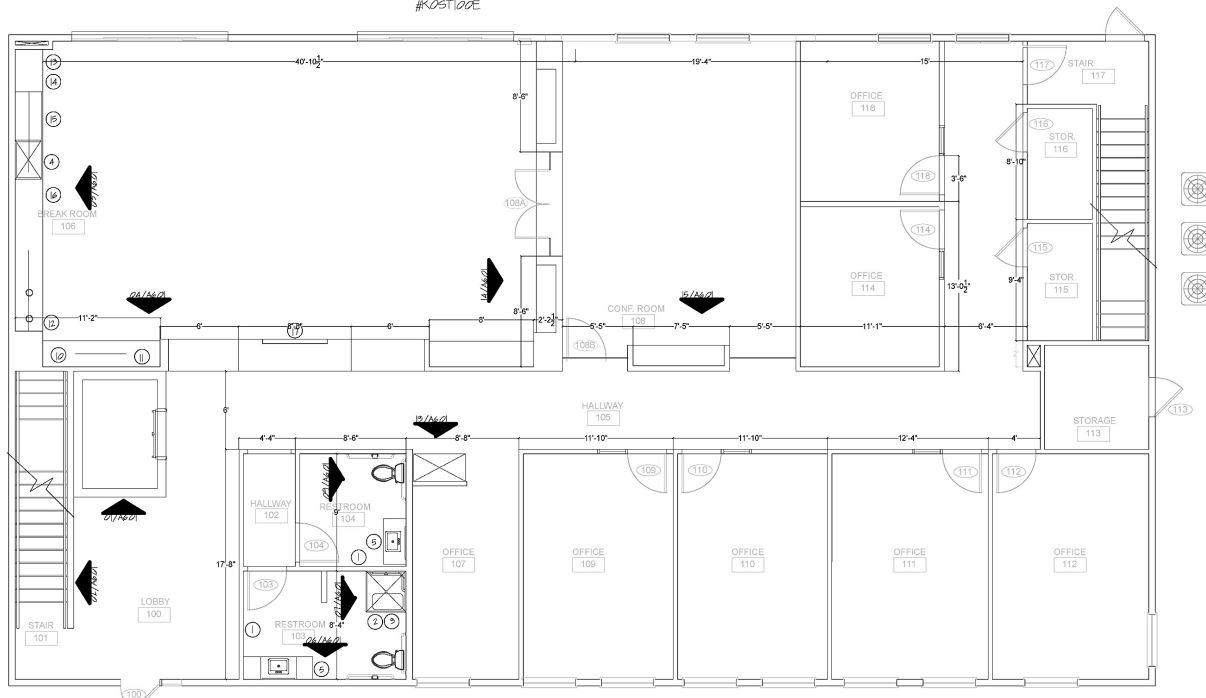
- 4/24/22 PRICING SET
- 1/18/23 CONSTRUCTION SET
- 1/26/23 REV 1

MARSH RIDGE

SCALE 1/4" = 1'-0"

FIRST FLOOR FLOORPLAN

A2.01



01 FIRST FLOOR FLOORPLAN



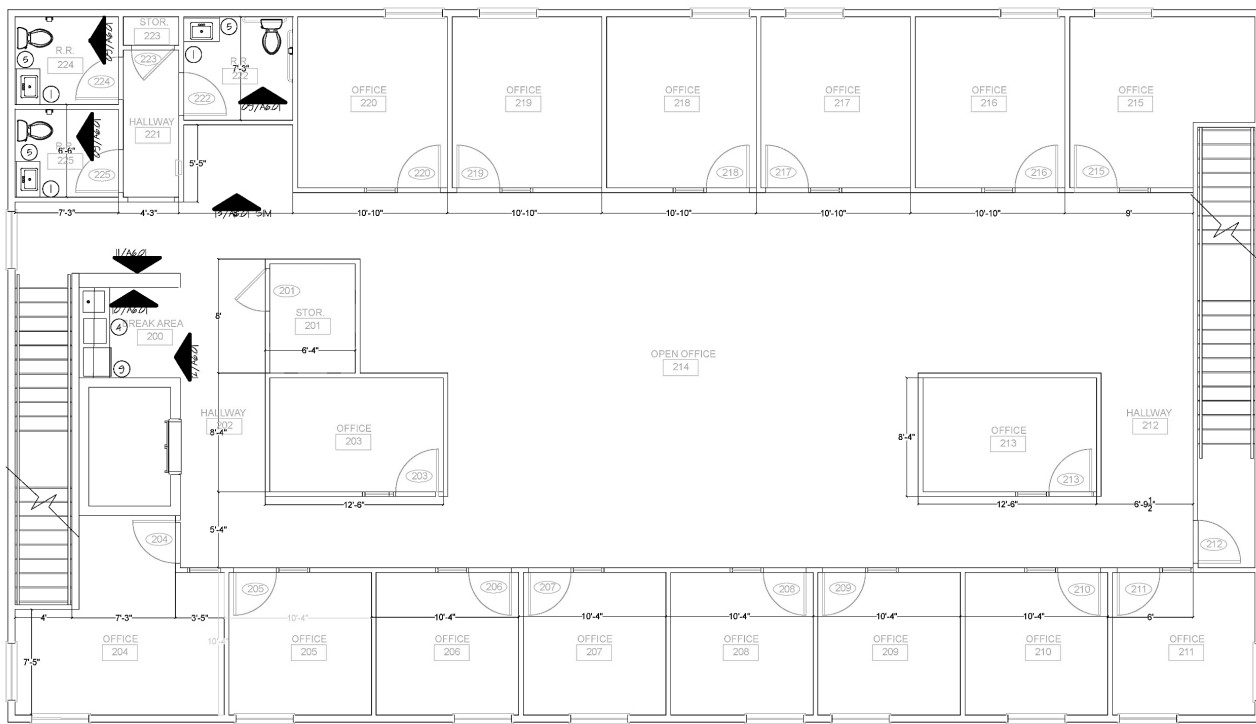
Nick Miller, CCIM
Senior Associate
+1 214 717 9484
nick.miller@colliers.com

Cody Payne
Senior Vice President
+1 972 345 6500
cody.payne@colliers.com

707 W Vickery Blvd,
Suite 104
Fort Worth, TX 76104
colliers.com

4317 Marsh Ridge

2nd Level Floor Plan



01 SECOND LEVEL FLOORPLAN

THE
STYLED
LIFE

ASHLEY GIBSON
INTERIOR DESIGNER
469.387.5855

REVISIONS:

2/14/22 REV
4/24/22 PRICING SET
1/18/23 CONSTRUCTION SET

MARSH RIDGE

SCALE 1/4" = 1'-0"

SECOND FLOOR
FLOORPLAN

A2.02



Nick Miller, CCIM
Senior Associate
+1 214 717 9484
nick.miller@colliers.com

Cody Payne
Senior Vice President
+1 972 345 6500
cody.payne@colliers.com

707 W Vickery Blvd,
Suite 104
Fort Worth, TX 76104
colliers.com

Nearby Businesses

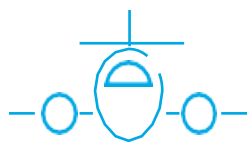


Nick Miller, CCIM
Senior Associate
+1 214 717 9484
nick.miller@colliers.com

Cody Payne
Senior Vice President
+1 972 345 6500
cody.payne@colliers.com

707 W Vickery Blvd,
Suite 104
Fort Worth, TX 76104
colliers.com

DFW Market Overview



Easy Travel to
all parts of the
U.S.



Competitive
housing prices



No state
income tax



Top-tier
research
universities



Diversity of
cultural
experiences



Cost of doing
business lower
than national
average

Employment Highlights

127,600

Annual New
Jobs
(#1 in the nation)

3.2%

Annual Growth
Rate
(#3 in the nation)

3.4%

DFW
Unemployment
Rate

4.0%

U.S.
Unemployment
Rate

Population Highlights

7.7M

Current DFW
Residents

1st

Largest Metro
(in southern U.S.)

4th

Largest Metro
(in the Nation)

132,000

Annual Population
Growth in DFW
(#1 in the nation)



Nick Miller, CCIM

Senior Associate
+1 214 717 9484
nick.miller@colliers.com

Cody Payne

Senior Vice President
+1 972 345 6500
cody.payne@colliers.com

707 W Vickery Blvd,
Suite 104
Fort Worth, TX 76104
colliers.com

DFW Market Overview

The Cost of Doing Business is **7% Lower in Dallas** Than the National Average

#1

Metro for population growth with 400 residents each day

(Source: Dallas Chamber of Commerce)

#4

Top metro for the most corporate facility Investment Projects

(Source: Site Selection magazine)

#3

Highest in the U.S. after adjusting for cost of living

(Source: Indeed)

#10

Forbes best places for business & career

(Source: Forbes)

Texas is the 10th largest economy in the world



Source: <https://datacatalog.worldbank.org/dataset/gdp-ranking>

2020-2025 Projected Population Growth

	MSA	NEW RESIDENTS
1	Dallas-Fort Worth	579,227
2	Houston	496,145
3	Phoenix	378,396
4	Atlanta	363,169
5	Miami	280,713

(Source: ESRI)

Top DFW Area Employers

Source: Dallas Business Journal Book of Lists



Colliers

Nick Miller, CCIM

Senior Associate
+1 214 717 9484
nick.miller@colliers.com

Cody Payne

Senior Vice President
+1 972 345 6500
cody.payne@colliers.com

707 W Vickery Blvd,
Suite 104
Fort Worth, TX 76104
colliers.com

DFW Fortune 500 Headquarters

Company	National Rank	HQ	Revenue (\$ in Millions)
Exxon Mobil	2	Irving	\$290,212
McKesson	7	Irving	\$208,357
AT&T	9	Dallas	\$170,756
Energy Transfer	59	Dallas	\$54,436
American Airlines Group	68	Fort Worth	\$44,541
Southwest Airlines	142	Dallas	\$21,965
Fluor	164	Irving	\$19,167
Kimberly-Clark	171	Irving	\$18,486
Tenet Healthcare	172	Dallas	\$18,313
HollyFrontier	175	Dallas	\$17,715
D.R. Horton	194	Arlington	\$16,068
Texas Instruments	199	Dallas	\$15,784
Jacobs Engineering Group	208	Dallas	\$14,985
J.C. Penney	261	Plano	\$12,019
Pioneer Natural Resources	333	Irving	\$9,415
Vistra Energy	337	Irving	\$9,144
GameStop	346	Grapevine	\$8,851
Yum China Holdings	362	Plano	\$8,415
Alliance Data Systems	390	Plano	\$7,791
Dean Foods	393	Dallas	\$7,755
Builders FirstSource	394	Dallas	\$7,725
EnLink Midstream	396	Dallas	\$7,699
Celanese	426	Irving	\$7,155

3 of the 10 largest U.S. Companies are
Headquartered in DFW

ExxonMobil



McKesson

Empowering Healthcare

Source: Fortune.com 2018



Nick Miller, CCIM

Senior Associate
+1 214 717 9484
nick.miller@colliers.com

Cody Payne

Senior Vice President
+1 972 345 6500
cody.payne@colliers.com

707 W Vickery Blvd,
Suite 104
Fort Worth, TX 76104
colliers.com

DFW Major Expansions & Relocations

- **Solo Brands** – a provider of outdoor apparel and equipment, has opened a 430,000-square-foot headquarters office and showroom in Grapevine, located near Dallas-Fort Worth International Airport.
- **Uber** – Opening a regional headquarters in Dallas by end of 2020. Uber will occupy 450,000 square feet and will eventually employ approximately 3,000.
- **PGA of America** - Relocating its global headquarters from Florida to a 600-acre mixed-use development in Frisco including two championship golf courses, a resort, conference center and retail.
- **American Airlines** constructed a 300-acre, 1.8 million square foot headquarters and corporate campus just west of its previous location near DFW Airport. The new campus was completed in 2019 and houses over 7,300 employees.
- San Francisco-based **Charles Schwab** built a \$100 million, 500,000 square foot campus, delivered in fall of 2019 in Southlake, Texas. This regional office campus houses 6,000+ employees.
- International healthcare company **AmerisourceBergen** constructed a 300,000 square foot regional headquarters campus in Carrollton in late 2019.
- **JP Morgan Chase** consolidated its DFW operations into a one million square foot campus at the corner of SH-121 and Dallas North Tollway in the Legacy West development.
- **Liberty Mutual** opened one of its six national customer service centers in Plano's Legacy West development in late 2018.
- **Fannie Mae** consolidated regional operations into a 10-story, 300,000 square foot office tower in Granite Park.
- Medical giant **McKesson** purchased the former NEC Corporation offices in Las Colinas investing \$175 million.
- Convenience retail distributor **Core-Mark Holdings** relocated its corporate headquarters to Westlake in 2019.
- **Toyota** moved its U.S. headquarters from California to the Legacy West development in Plano.

Uber

American Airlines



JPMORGAN
CHASE & CO.



charles
SCHWAB



McKESSON
Empowering Healthcare

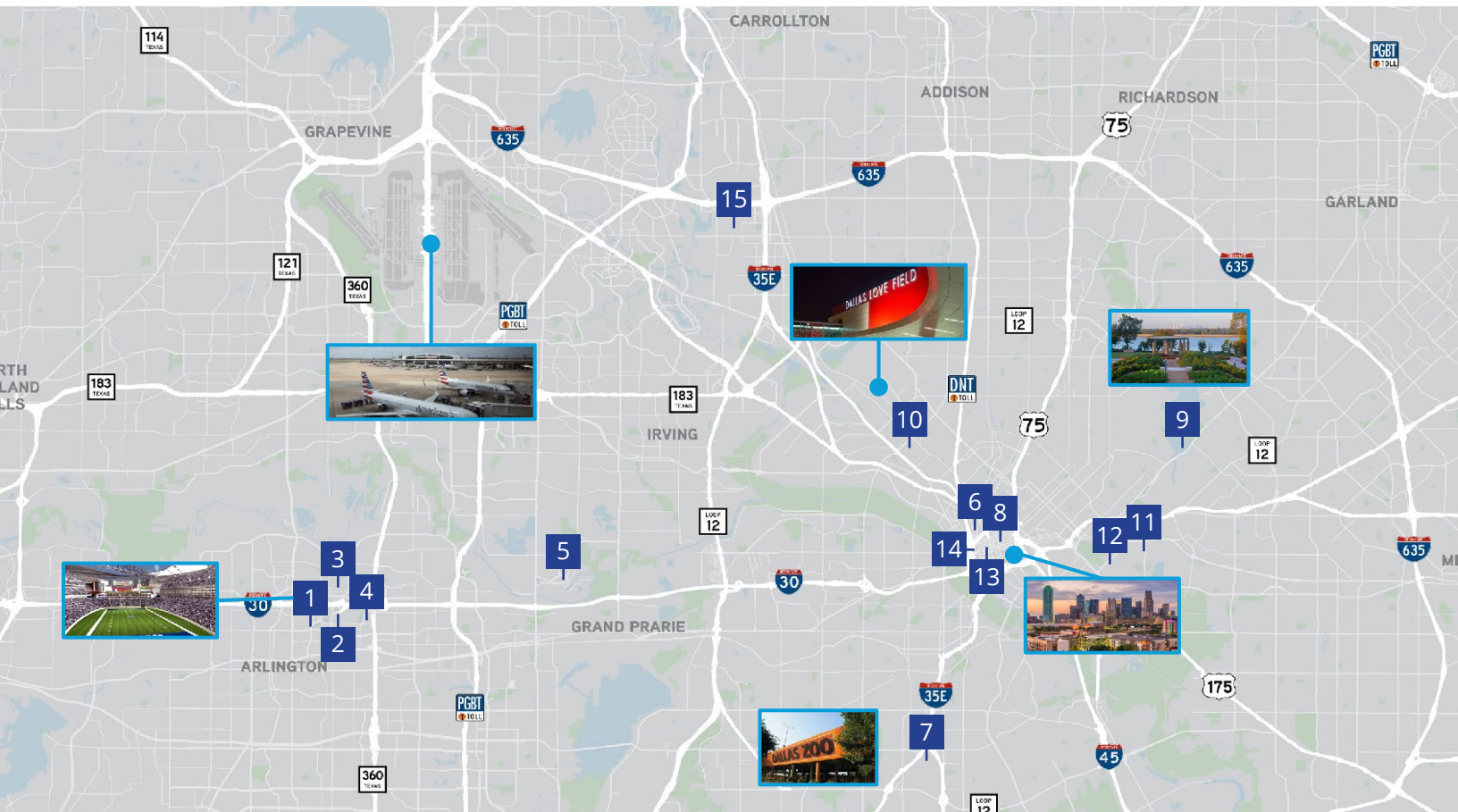


Nick Miller, CCIM
Senior Associate
+1 214 717 9484
nick.miller@colliers.com

Cody Payne
Senior Vice President
+1 972 345 6500
cody.payne@colliers.com

707 W Vickery Blvd,
Suite 104
Fort Worth, TX 76104
colliers.com

DFW Area Points of Interest



1. AT&T Stadium/Dallas Cowboys
2. Globe Life Stadium/Texas Rangers
3. Six Flags Over Texas
4. Six Flags Hurricane Harbor
5. Lone Star Park
6. American Airlines Center
7. Dallas Zoo
8. The Dallas World Aquarium
9. Dallas Arboretum & Botanical Garden
10. UT Southwestern Medical Center
11. State Fair of Texas
12. Cotton Bowl Stadium
13. Sixth Floor Museum
14. Dallas Museum of Art
15. Zero Gravity Thrill Park



Nick Miller, CCIM
Senior Associate
+1 214 717 9484
nick.miller@colliers.com

Cody Payne
Senior Vice President
+1 972 345 6500
cody.payne@colliers.com

707 W Vickery Blvd,
Suite 104
Fort Worth, TX 76104
colliers.com



For Office and Industrial Investments, give us a call:

Nick Miller, CCIM

Senior Associate
+1 214 717 9484
nick.miller@colliers.com

Cody Payne

Senior Vice President
+1 972 345 6500
cody.payne@colliers.com



707 W Vickery Blvd, Suite 104
Fort Worth, TX 76104
colliers.com/dallasfortworth



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.

Colliers International North Texas, LLC	522575	Dallas.Marketing@colliers.com	214-692-1100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Taylor	474735	daniel.d.taylor@colliers.com	214-217-1254
Designated Broker of Firm	License No.		Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nick Miller	700332	Nick.miller@colliers.com	214-717-9484
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date