

# 1 3749 N Josey Ln

Carrollton, TX 75007 - North Carrollton Ret Submarket  
9,400 SF Retail Freestanding Building Renovated in 2022 Built in 1984  
Property is for sale at \$3,200,000 (\$340.43/SF)

## Investment Information

Sale Price: **\$3,200,000**  
Price/SF: **\$340.43**  
Cap Rate: -

Sale Status: **Active**  
Sale Conditions: -  
Sale Type: **Investment Or Owner User**

Days On Market: **11**

## Sales Contacts

**Alliance Commercial Real Estate Group, Inc.**  
15770 N Dallas Pky  
Suite 1250  
Dallas, TX 75248  
(972) 759-9000

**Brian Buell**  
Senior Director  
(214) 914-9500 (phone)  
(972) 759-9001 (fax)



## Investment Notes

Alliance Commercial Real Estate Group, Inc. has been exclusively retained and is pleased to present an opportunity to acquire the 3749 N. Josey Lane, Carrollton, Texas 75007 retail / office building, a 9,400-square foot single-story, retail/office building on .81 Acre land located in Carrollton, Texas. The property has been recently renovated. Renovations include new energy efficient 100% HVAC air-conditioning system throughout the building, insulated ceilings, updated roof with new coatings, decorative wrought iron fence around property's perimeter for security and fenced storage of vehicles.

Ideal uses include retail, restaurant, medical, showroom, office, office warehouse due to 22' clear height and 2 grade level doors, indoor car dealer showroom and/or auto repair. Property has a high traffic count on N Josey Ln South of E Rosemead Pkwy at 29,202 cars per day.

### FEATURES

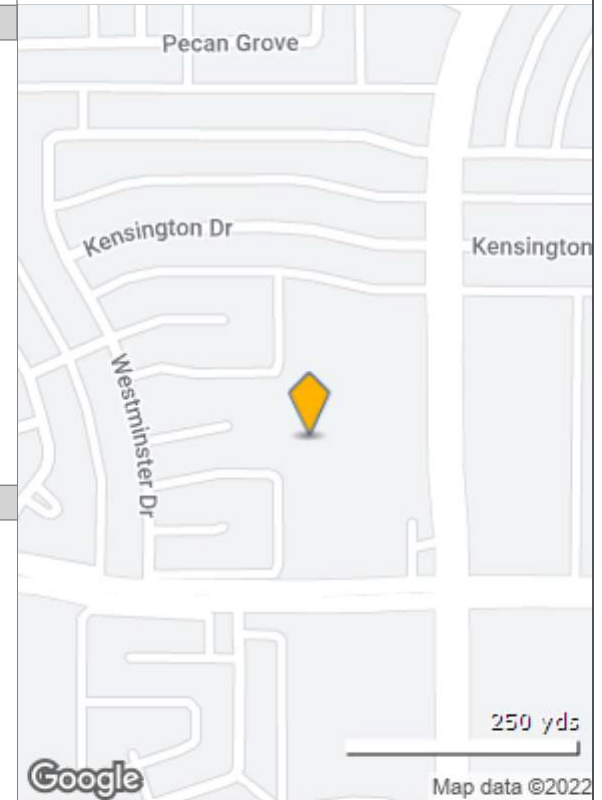
- 22' Clear Height
- Fenced Lot, Decorative Wrought Iron Fence around property's perimeter for security and fenced storage of vehicles with powered sliding gate.
- 2 Grade Level Doors

## Center Information

Center Type: **Freestanding**  
Bldg Status: **Built 1984, Renov May 2022**  
% Leased: **0.0%**  
Rent/SF/Yr: **For Sale**  
Stories: **1**  
Elevators: -  
Total Avail: **9,400 SF**  
Bldg Vacant: **9,400 SF**  
Owner Occupied: **No**  
Tenancy: **Single Tenant**

Center Size: **9,400 SF**  
Zoning: **LR-2**  
Owner Type: **No**  
Land Area: **0.81 AC**  
Lot Dimensions: -  
CAM: -

Loading Docks: -  
Ceiling Height: **22'**



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5/20/2022  
Page 1

Page 1

Parking: **20 Surface Spaces are available; Ratio of 2.13/1,000 SF**  
Parcel Number: **R87543**



**1 3749 N Josey Ln****Carrollton, TX 75007**Sale Price: **\$3,200,000**Price/SF: **\$340.43**Cap Rate: **-**Center Size: **9,400 SF**% Leased: **0.0%**Land Area: **0.81 AC**Center Type: **Freestanding**Year Built: **1984**Sale Status: **Active**Zoning: **LR-2**Days on Market: **11**Stories: **1**Sale Conditions: **-**Sale Type: **Investment Or Owner User**Sales Contacts: **Alliance Commercial Real Estate Group, Inc. / Brian Buell (214) 914-9500****Investment Notes:**

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**FEATURES**

- 22' Clear Height
- Fenced Lot, Decorative Wrought Iron Fence around property's perimeter for security and fenced storage of vehicles with powered sliding gate.
- 2 Grade Level Doors
- Signage on High Traffic Count (Josey Lane)
- Insulated Warehouse, 3-layer insulation new 2021
- New 100% HVAC Air-conditioning system throughout the building 20-ton A/C, Trane 2 stage high efficiency split unit new 2021, 3 Lennox high efficiency warehouse heaters new 2021
- Excellent Parking
- Updated Roof with New Roof Coatings. Full metal roof restoration with High efficiency National A500 roof coating New 2022 10-year warranty.
- Updated Energy Efficient Electrical Systems, high power commercial LED warehouse lighting dimmable. New 2021
- 2 large insulated Wayne Dalton wind rated commercial powered commercial motor warehouse doors new 2021
- 2 rest rooms with commercial plumbing, 2 commercial sinks, washer/dryer - refrigerator hookups
- 400 sq ft inside Storage Mezzanine
- Fully finished coated sealed warehouse floors.
- Tinted store front commercial windows with commercial shades
- Simplex lock access commercial fire doors on warehouse
- High security building protected from 4 sides with federal post office as neighbor.
- 320x35 building owned driveway to Josey Ln
- Led exterior outside and parking lot lighting
- 400 Amp 240/3 Phase power. Expandable
- Josey lane stand-alone signage
- 40 x 9.6" outside storage container on foundation. Room on site for many more containers, mid-size box trucks, equip, etc.

**SIZE**

± 9,400 SF Total

± .81 Acre Land

Office Area Shell Space

**Traffic Count**

N Josey Ln South of E Rosemead Pkwy 29,202 cars per day

**Ideal Uses**

Retail, medical, restaurant, office, showroom, office warehouse due to 22' clear height and 2 grade level doors, indoor car dealer showroom and/or auto repair. The fenced lot, decorative wrought iron fence around property's perimeter for security and fenced storage of vehicles.

**Demographics**

	2 Mile	5 Miles	10 Mile
Estimated Population	106,386	358,440	1,206,181
Estimated Households	38,444	140,598	472,019
Average HH Income	\$102,363	\$108,098	\$114,833



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5/20/2022  
Page 1

Median HH Income	\$80,653	\$78,428	\$85,906
Total Business	1,866	13,692	62,832
Total Employees	11,800	132,008	677,599

Conveniently located north of President George Bush Turnpike / Highway 190, East of I-35 Stemmons Freeway and South of Highway 121 in the heart of Carrollton Area with great restaurants options / North Dallas / Valwood Business Park and North Dallas growth area. Dart Transit trains and bus service connections close by in The Trinity Mills Station Carrollton Area. Trinity Mills Medical Center Hospital / Carrollton Reginal Medical Center is right off Josey Lane. The property is also adjacent to many dense neighborhoods with strong household incomes and population growth. Great Demographic area, close to The Golf Club at Castle Hills, Coyote Ridge Golf Club and Brookhaven Country Club. Furthermore, Texas is an income tax free state and Dallas/Fort Worth is one of the top markets nationally for growth.

Legal Description  
ROSEMEADE PLAZA BLK A LOT 7  
Parcel ID  
R87543  
Alternate Parcel ID  
SC1019A00000A000000070000

Presenting:

# 3749 N Josey Ln

Carrollton, TX 75007



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#### For Sale Data

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ALLIANCE  
COMMERCIAL

##### Brian Buell

Senior Director

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Parcel ID

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Alternate Parcel ID

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Bldg Status:	<b>Built 1984, Renov May 2022</b>	CAM:	<b>-</b>
Center Size:	<b>9,400 SF</b>	Zoning:	<b>LR-2</b>
% Leased:	<b>0.0%</b>	Owner Type:	<b>Individual</b>
Rent/SF/Yr:		Owner Occupied:	<b>No</b>
Stories:	<b>1</b>	Tenancy:	<b>Single Tenant</b>
Elevators:	<b>-</b>	Land Area:	<b>0.81 AC</b>
Total Avail:	<b>9,400 SF</b>	Lot Dimensions:	<b>-</b>

Parking: **20 Surface Spaces are available; Ratio of 2.13/1,000 SF**  
Parcel No: **R87543**

Floor	SF Avail	Floor Contia	Bldg Contia	Rent/SF/yr + Svs	Occupancy	Term
	9,400	9,400	9,400	Withheld	Vacant	TBD

### Building Notes

Property Description: Free Standing Retail Building

Property Use Description: Free Standing Retail Building



## Location Information

**3749 N Josey Ln**

Carrollton, TX 75007

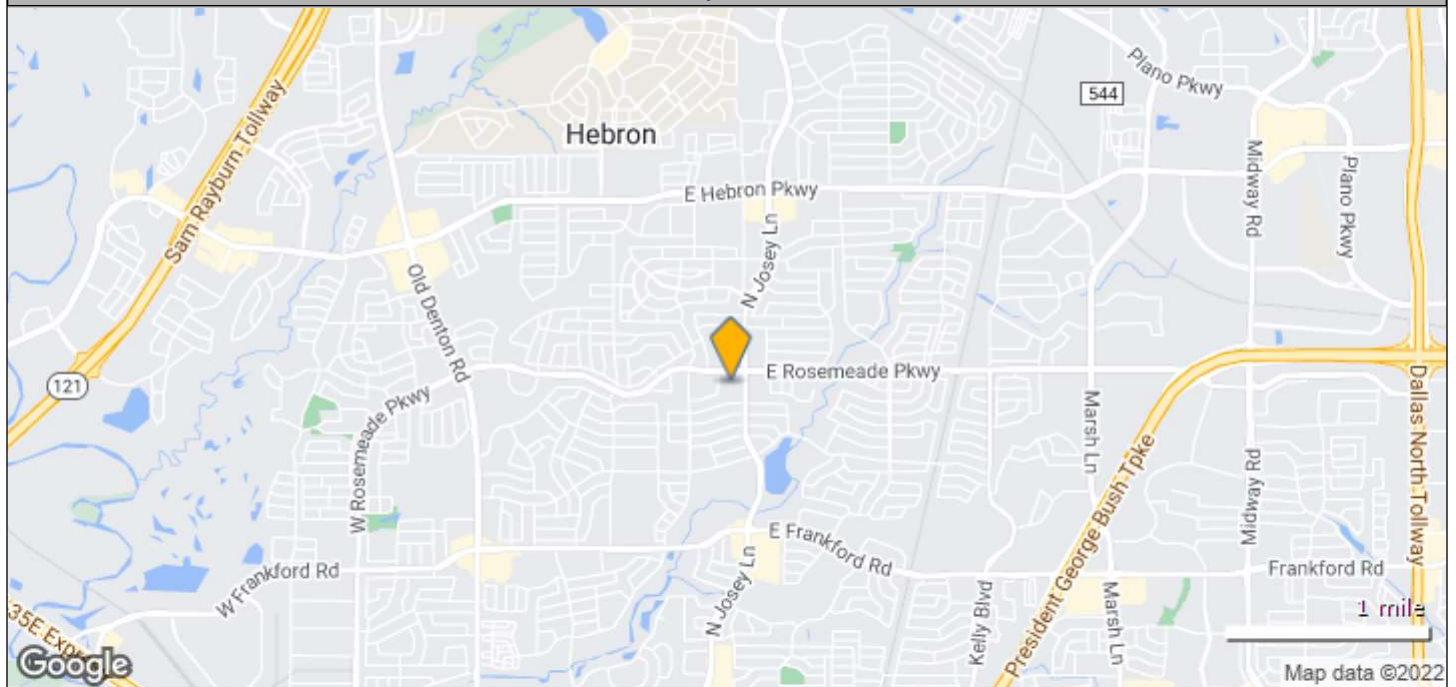
Metro Market: **Dallas/Ft Worth**

Submarket: **North Central Dallas Ret/North Carrollton Ret**

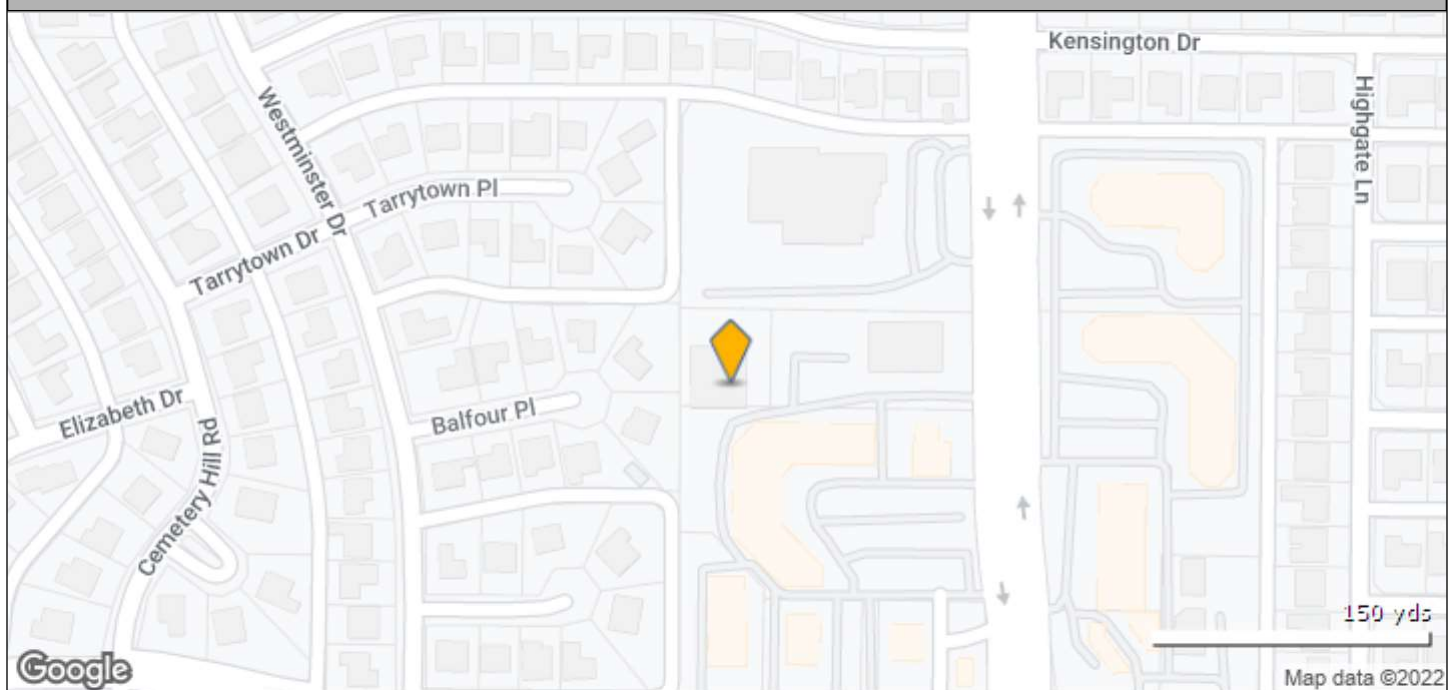
County: **Denton**



### City Level

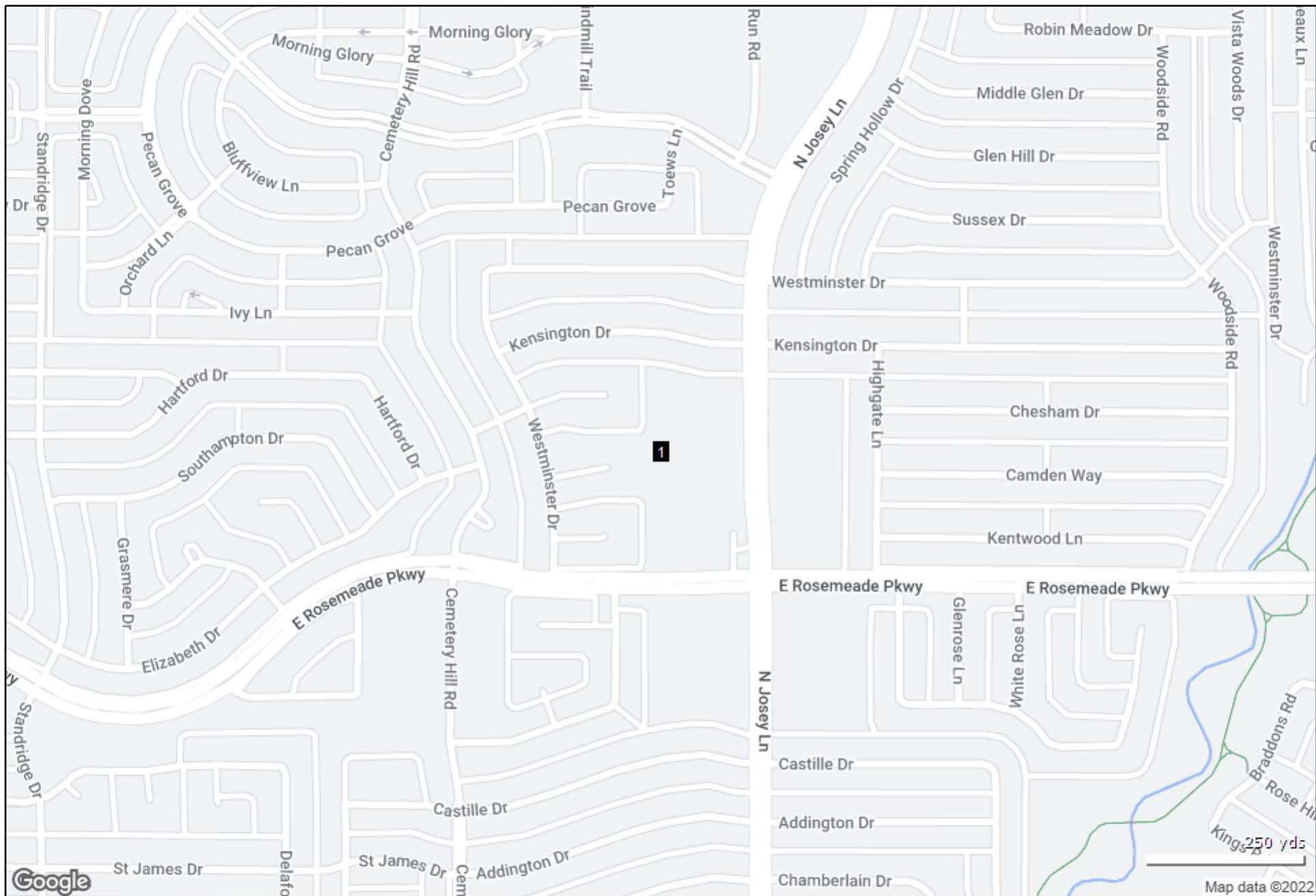


### Street Level



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Google



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