

**FOR SALE**

*available for LEASE*



**RAFE SONG** *Managing Partner, Broker | Investment Sales*  
469-855-4430 | [rafe.song@txlegacyrealty.com](mailto:rafe.song@txlegacyrealty.com)

**JAY CHO** *Partner | Commercial Leasing*  
469-878-1654 | [jay.cho@txlegacyrealty.com](mailto:jay.cho@txlegacyrealty.com)

3028 N Josey Lane presents a rare opportunity to lease, purchase, or ground lease a highly visible commercial property in the thriving market of Carrollton, Texas. This versatile property is strategically located in a bustling commercial corridor, offering exceptional exposure and accessibility. It is ideally suited for a variety of uses, including retail, medical, or professional offices, making it an attractive option for investors, end-users, and developers.

**Prime Location:** Situated on N Josey Lane, a major thoroughfare in Carrollton, the property benefits from excellent visibility and accessibility. It is surrounded by a mix of national retailers, medical offices, and established local businesses.

**Zoning:** The property is *Commercial zoning (LR-2), allowing for versatile usage for any type of business.*

**Strong Demographics:** Located in a high-income area with a dense population, the property benefits from strong local demand. Carrollton is part of the thriving Dallas-Fort Worth metroplex, with continued population and economic growth.

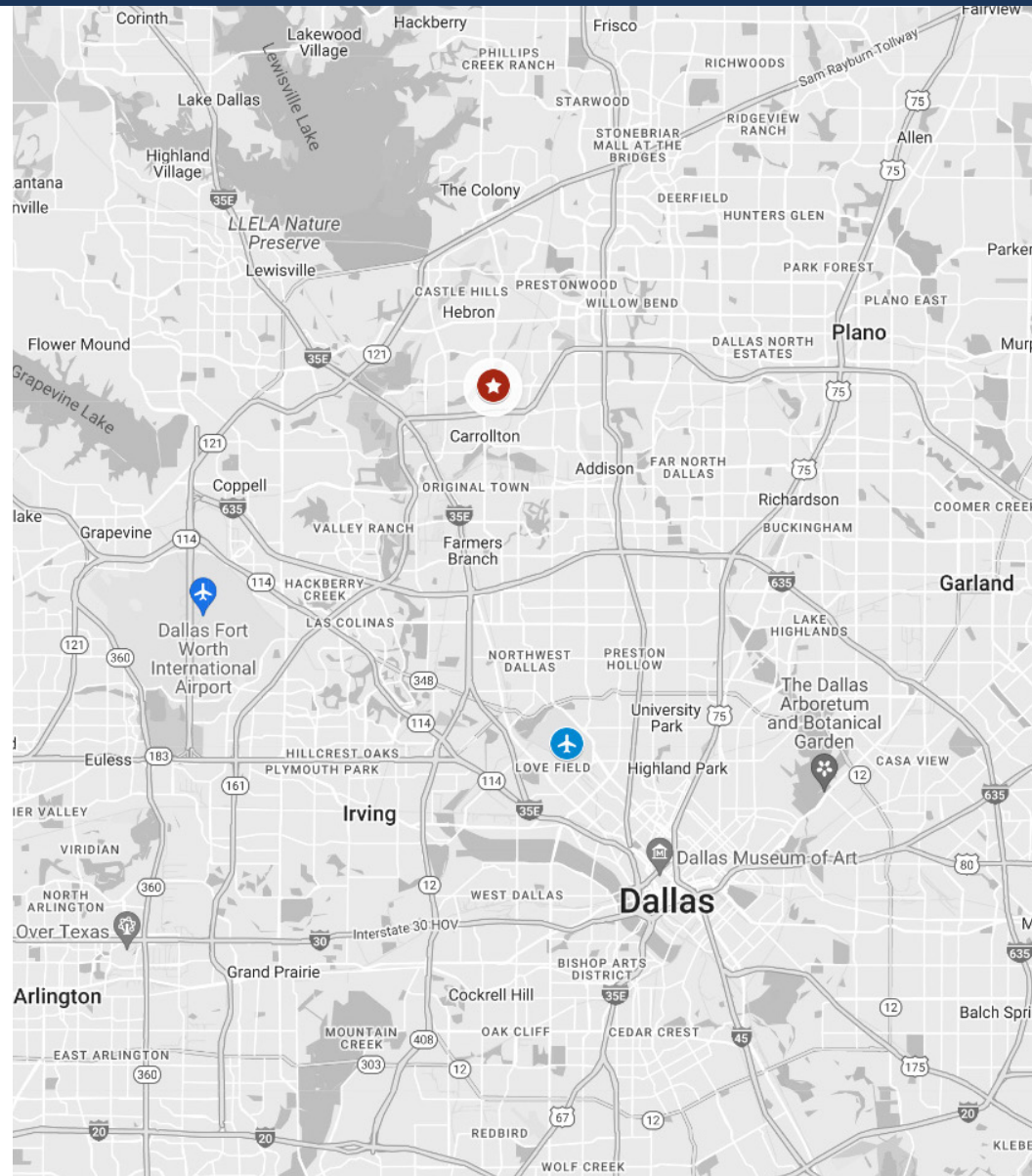
#### **Traffic and Accessibility:**

**Traffic Counts:** Over 27,677 vehicles per day on Josey Lane.

**Proximity to Major Highways:** Easy access to President George Bush Turnpike (SH 190) and I-35E, providing seamless connectivity to the greater Dallas-Fort Worth area.

**Nearby Amenities:** The property is within close proximity to popular retail centers, restaurants, banks, medical facilities, and residential neighborhoods, enhancing its appeal for tenants looking for convenience and exposure.

**DISCLAIMER :** The information in this Marketing Brochure is proprietary and strictly confidential. It is intended solely for the recipient from Texas Legacy Realty and must not be shared with any other person or entity without Texas Legacy Realty's written consent. This brochure provides a summary of unverified information to potential buyers, serving only to generate initial interest in the property. It is not a replacement for a comprehensive due diligence investigation. Texas Legacy Realty has not conducted any investigation and does not make any warranties or representations regarding the property's income, expenses, future financial performance, size, square footage, presence of contaminants (including PCBs or asbestos), compliance with State and Federal regulations, physical condition, or the financial condition or business prospects of any tenant, including their plans to remain at the property. The information in this brochure is sourced from what we believe to be reliable sources; however, Texas Legacy Realty has not verified this information and will not do so. We make no guarantees about its accuracy or completeness. All prospective buyers should independently verify all information contained herein.



## PROPERTY DESCRIPTION

Square Footage	4,272 sq ft
Lot Size	0.63 acres
Zoning	Commercial: LR-2
Year Built	1986
Type of Property	Stand Alone with Attached drive-thru
Type of Business	Bank, Professional, Medical, Retail, Office , etc

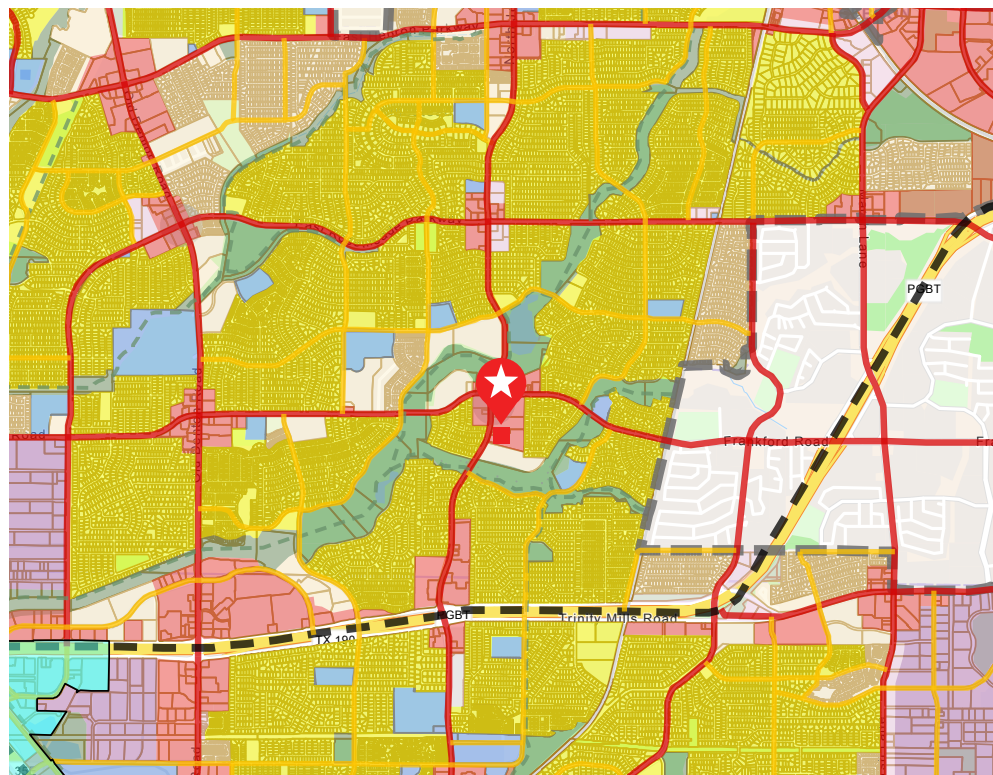
DEMOGRAPHICS	1 Mile	5 Mile	10 Mile
2023 Population (Pop.)	20,096	324,387	1,129,340
2023 Households (HH)	7,110	139,341	75,449
2023 Avg. HH Income	\$94,335	\$109,712	\$117,139
5-Yr. Pop. Growth (Total %)	19.5%	46.1%	49.4%



## TRAFFIC COUNTS

N Josey Ln/Tree Line Dr	33,200 VPD
E Frankford Rd/N Josey Ln	21,200 VPD
N Josey Ln/Southern Oaks	18,000 VPD

## AREA RETAILERS



### Legend

- Residential
- Multifamily
- Retail



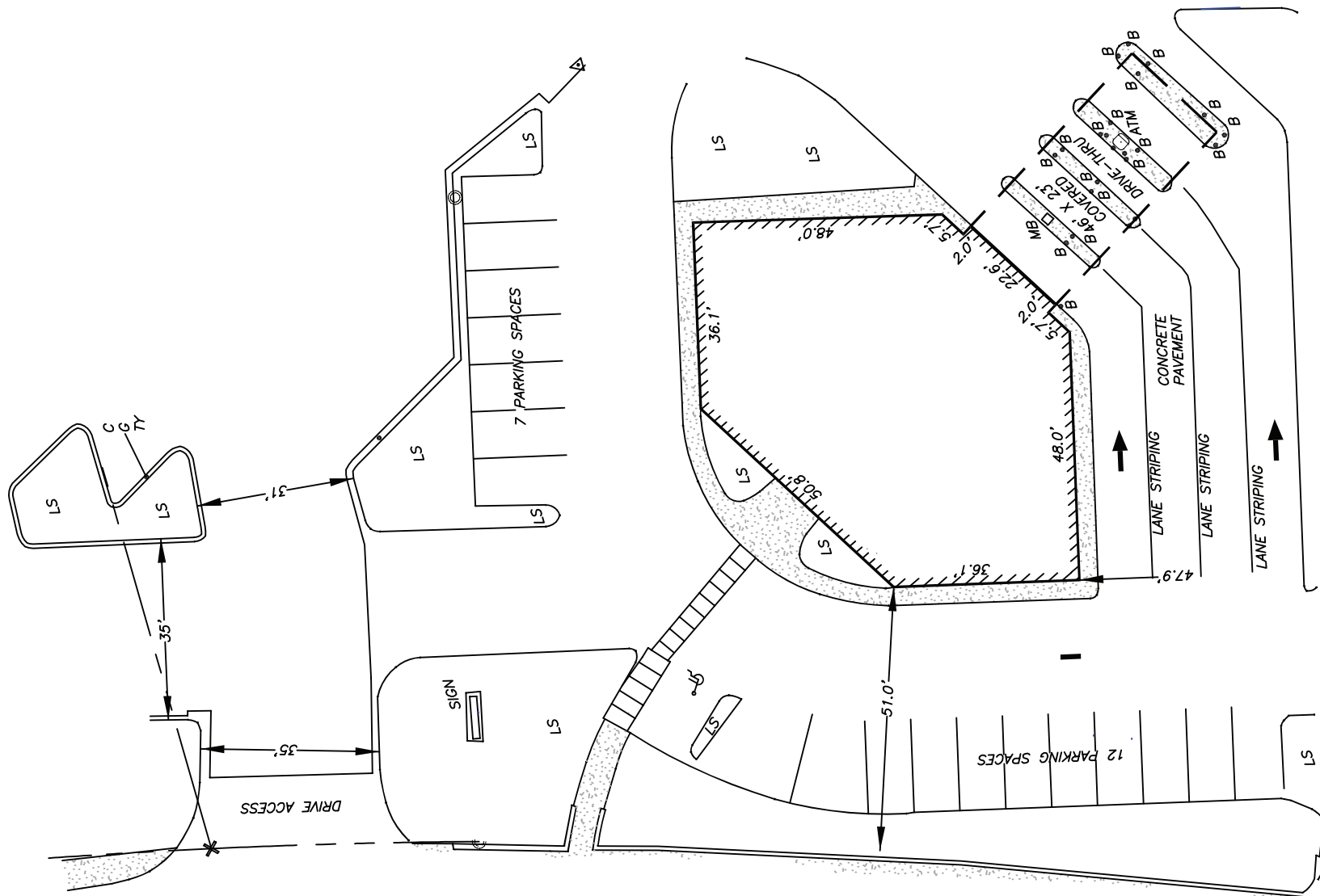


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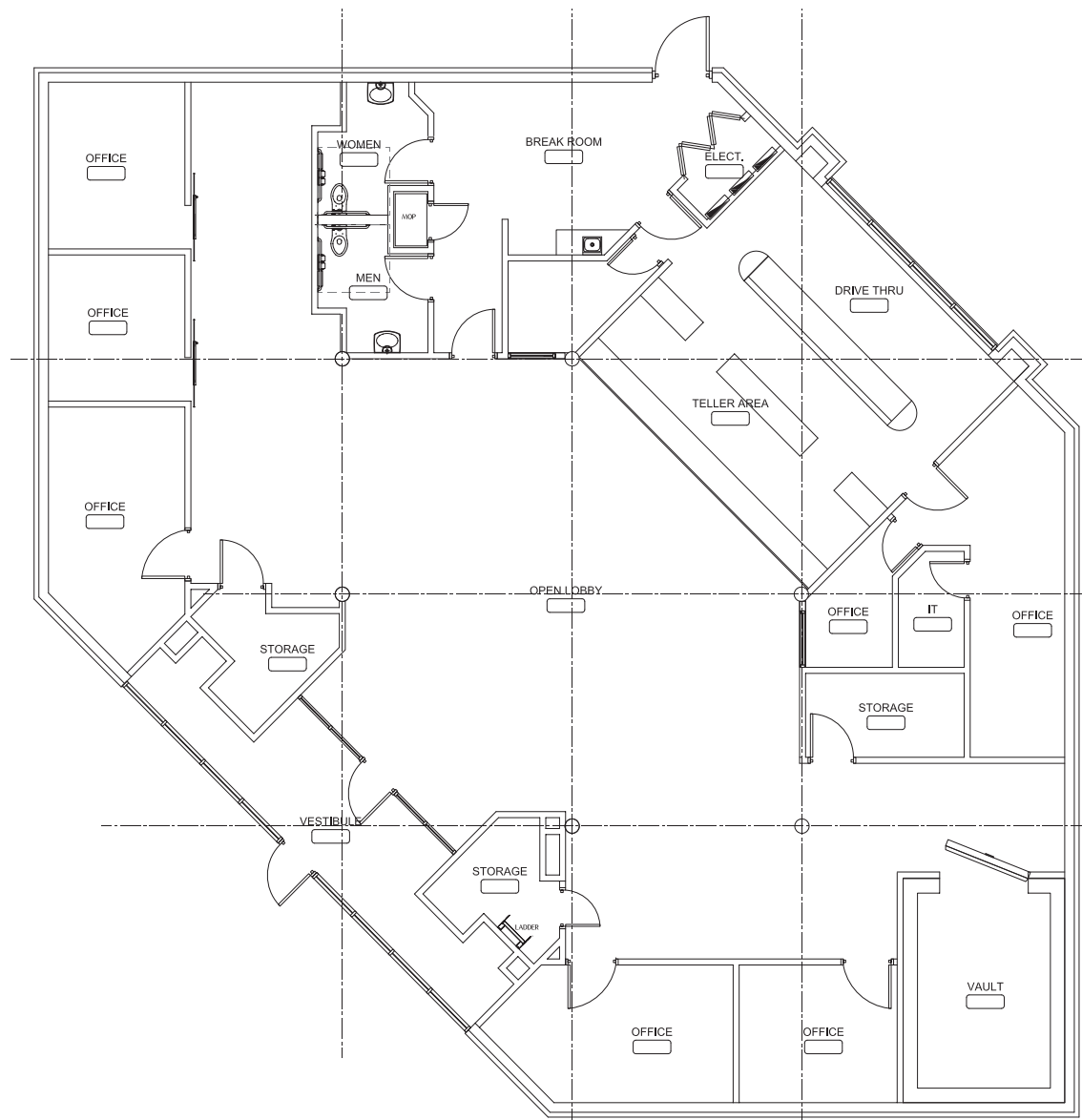
\*dipiction is for reference only and may not represent the actual property



Property Features	
Sq Ft	4,262
Lot Size	0.63 AC
Parking	19 spaces (12 can be made)







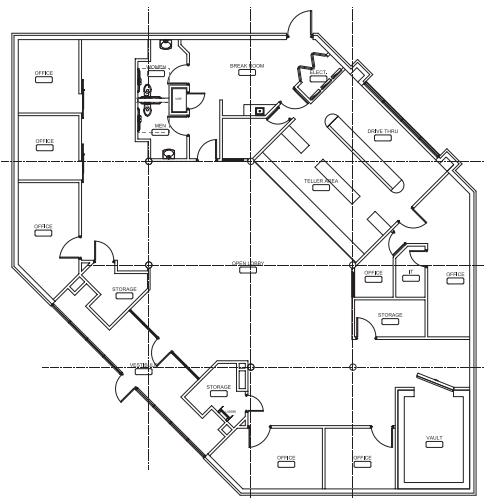
# *Conceptual Option 1*

**Single Tenant**



### Space option 1 : Single Tenant

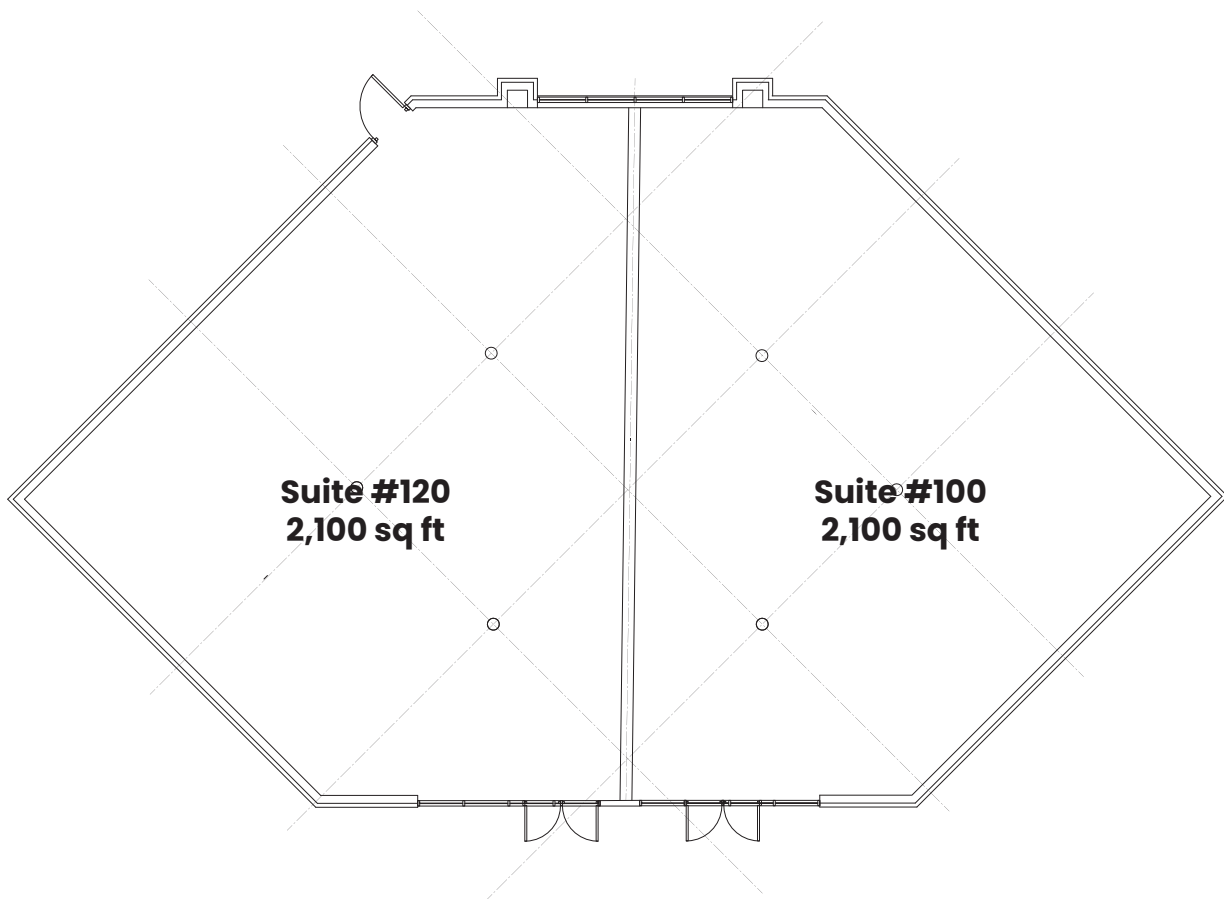
<b>Building Size</b>	4,262 sf
<b>Property Features</b>	Stand alone building Attached Drive-Thru Single Tenant Zoning LR2 High Visibility
<b>Types of Business</b>	Bank, Professional, Office, Restaurant, Retail, Etc



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# *Conceptual Option 2*

**Two Tenant**



### Space Option 2: Two Tenant

<b>Building Size</b>	4,262 sf
<b>Property Features</b>	Suite #120   2,131 sq ft Suite #100   2,131 sq ft
<b>Property Features</b>	Stand alone building Attached Drive-Thru HVAC   Electricity High Traffic Area

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# *Conceptual Option 3*

## Retail Expansion

## Space option 3 : Two-storefront Retail

Building Size	Approx 6,000 sq ft
Property Suites	Suite #120   3,000 sq ft Suite #100   3,000 sq ft
Property Features	Stand alone building Attached Drive-Thru High Visibility Facing Josey Lane (27,677 VPD)

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# Information About Brokerage Services

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

## 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.

<b>Texas Legacy Realty</b>	<b>9013728</b>	<b>rafe.song@txlegacyreality.com</b>	<b>(469)855-4430</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Rafe Song</b>	<b>712965</b>	<b>rafe.song@txlegacyreality.com</b>	<b>(469)855-4430</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Jou Cho</b>	<b>0770697</b>	<b>jay.cho@txlegacyreality.com</b>	<b>(469)878-1654</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

## Regulated by the Texas Real Estate Commission

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Texas Legacy Realty, 3044 Old Denton Rd #310 Carrollton TX 75007  
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwof.com](http://www.lwof.com)

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
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Phone: 469.855.4430 Fax: \_\_\_\_\_  
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