

FOR SALE

SH 121 4.2 Acres

4010 Nazarene Dr
Carrollton, TX

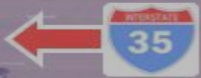
Sale Price: \$1,331,773.31

Lot Size: 186,262 SF

Frontage: SH-121

Zoning: O2-Office District

114,000 Vehicles Per Day



Eliud Sangabriel
Senior Director
817-328-1183
eliud@kwc-dfw.com

Moore Matthews
Managing Director
817-328-1183
moore@kwc-dfw.com

Property Description

Property Details

- **Highly visible from highway 121**
- **Over 114,000 Vehicles per day in SH-121**
- **Just north of I-35 (145,000vpd) and SH-121 interchange**
- **Nestled in high density residential and close to popular retail area's.**
- **10 minutes to DFW Airport**
- **Quick commute from Frisco, Grapevine, The Colony, Lewisville and other**
- **popular area's.**
- **Exceptional signage**
- **Important! Sale will exclude Cell Tower and leases**

Property Overview

Located just north of I-35E and SH-121 interjection, right out of SH-121 and Marchant Blvd. The site features easy access and excellent visibility to combined SH-121 daily traffic counts in excess of 114,000+ vehicles. The site benefits from the convenient access to the Interstate I-35E (160,000+ vehicles per day). SH 121 and I-35E are Carrollton and Lewisville's main traffic thoroughfares.

Market Overview

Keller is located in the heart of the DFW Metroplex. It has all of the comforts of a big city, yet exhibits a small town charm. Conveniently located within 30 miles of Dallas, Fort Worth, and DFW Airport is just one of the many reasons it is growing much faster than the national average.

Demographics (3 miles)

- Daytime Population: 61,124
- 2018 Population: 84,029
- Average Household Income: \$120,547
- Median Age: 33.9
- Households: 27,600
- Projected Annual Growth 2018-2023 : 2.34%



The information contained in this brochure has been obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation regarding it. It is shared with the possibility of errors, omissions, change of price, lease rate, availability or other conditions without notice. You and your advisors should conduct your own investigation of the property.



MERIDIAN
APARTMENTS

121
TEXAS

114,000 Vehicles Per Day

THE SPRINGS
OF INDIAN CREEK

HC *Heartland*
CHURCH

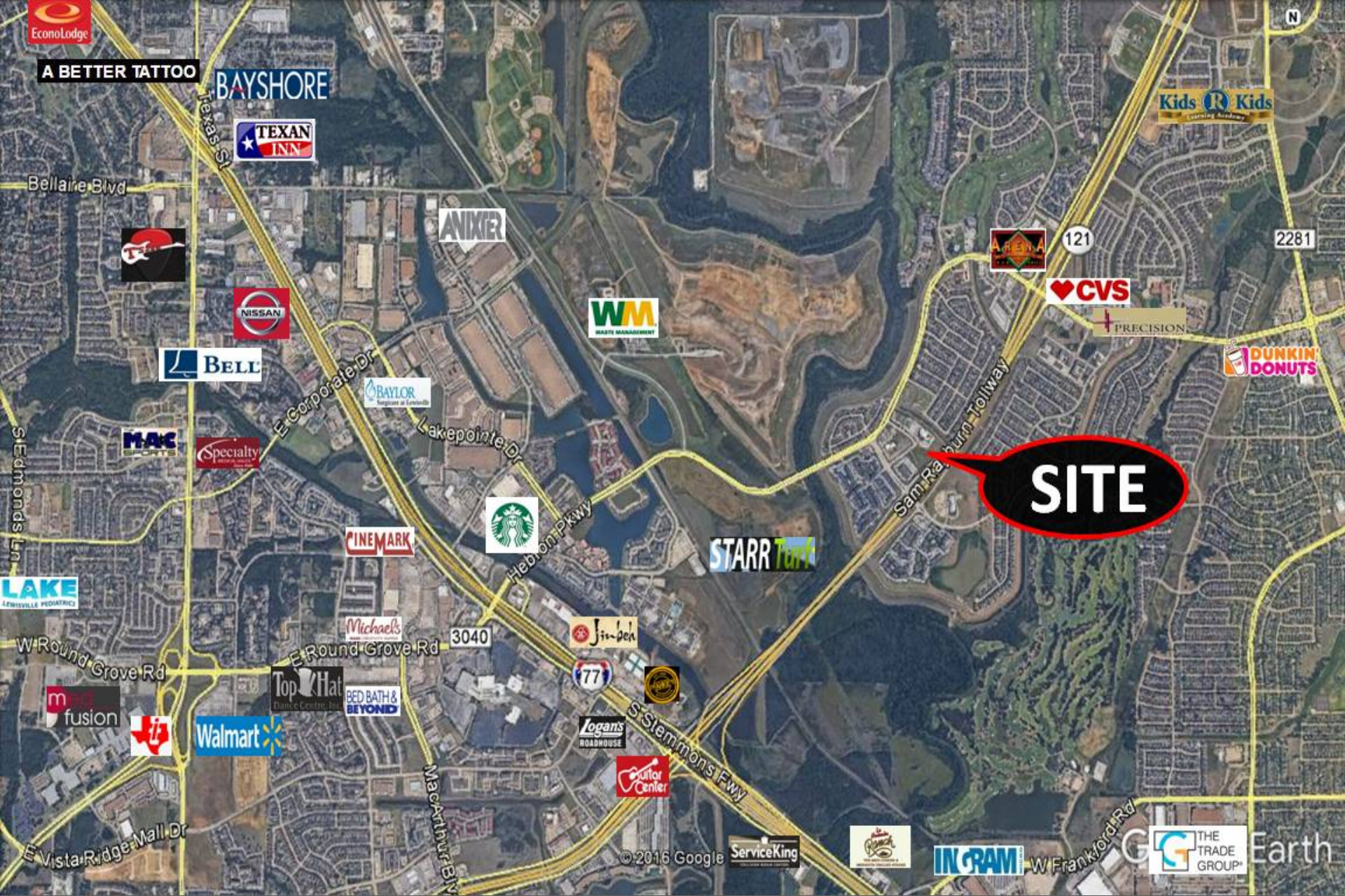




Antenna &
Site excluded



PRIME LOCATION FOR DEVELOPMENT



Retail Aerial

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.

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 submitted by the party, disclose:
 - (1) that the owner will accept a price less than the written asking price;
 - (2) that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - (3) 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</u>	<u>0495442</u>	<u>klrw72@kw.com</u>	<u>(817)329-8850</u>
<u>Anne Lakusta</u>	<u>0452271</u>	<u>klrw72@kw.com</u>	<u>(817)329-8850</u>
<u>Dustin Wright</u>	<u>0647681</u>	<u>dustinwright@.kw.com</u>	<u>(817)329-8850</u>
<u>Eliud Sangabriel</u>	<u>0589027</u>	<u>eliud@kwc-dfw.com</u>	<u>(817)328-1183</u>

Buyer/Tenant Initials

Seller/Landlord Initials

date

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TAR 2501