

141 N. MURPHY ROAD, MURPHY TX 75094

For Sale

4,990 SF | RETAIL BUILDING



FOR MORE INFORMATION PLEASE CONTACT

ERICK MARQUEZ

📞 469-867-2850

✉ ericknmarquez@gmail.com

CLAUDIA MARQUEZ

📞 214-878-2984

✉ claudiaoalcaraz@gmail.com



PROPERTY OVERVIEW

Property Address	141 N. MURPHY ROAD MURPHY TX 75094
Property Type	Retail
Gross Leasable Area	4,990 SF
Property Subtype	Retail
Year Built	2019
Building Size	4,990 SF
Building Class	B
Price	\$2,963,500
Price Per SF	\$501 for building only , 20ksf of land not in this price
Percent Leased	100%
Tenancy	Multiple
Building Height	1 Story
Building FAR	0.07
Lot Size	1.64 AC
Zoning	retail - town center, commercial retail
Frontage	238 FT on Murphy road

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PROPERTY PICTURES

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PROPERTY RENT ROLL

FOR LEASE

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The Full Spectrum Salon First 5 Years

Tent	SF	Start Date	End Date	\$ Monthly Rate	\$ Annual Rate	Base Monthly Rent\$	
		07/01/2022	06/30/2023	/rsf/month	30.00/ rsf / year	7,500.00	6.5 years remain on lease
		07/01/2023	06/30/2024	/rsf/month	30.90/rsf / year	7,725.00	
		07/01/2024	06/30/2025	/rsf/month	31.82/rsf / year	7,955.00	
		07/01/2025	06/30/2026	/rsf/month	32.77/rsf / year	8,192.50	
		07/01/2026	06/30/2027	/rsf/month	33.75/ rsf / year	8,437.50	
		07/01/2027	06/30/2028	/rsf/month	34.76/ rsf / year	8,690.00	

Ally

Tent	SF	Start Date	End Date	\$ Monthly Rate	\$ Annual Rate	Base Monthly Rent\$	
		10/01/2024	09/30/2025	/rsf/month	30.00/ rsf / year	4,625.00	5 years remain on lease
		10/01/2025	09/30/2026	/rsf/month	30.90/rsf / year	4,763.75	
		10/01/2026	09/30/2027	/rsf/month	31.82/rsf / year	4,905.58	
		10/01/2027	09/30/2028	/rsf/month	32.77/rsf / year	5,052.04	
		10/01/2028	09/30/2029	/rsf/month	33.75/ rsf / year	5,358.83	

The Full Spectrum Salon Last 4 Years

Tent	SF	Start Date	End Date		\$ Annual Rate	Base Monthly Rent\$
		07/01/2028	06/30/2029		35.80	\$8950.00
		07/01/2029	06/30/2030		36.87	\$9217.50
		07/01/2030	06/30/2031		37.97	\$9492.50
		07/01/2031	06/30/2032		39.10	\$9775.00

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PROPERTY

AERIAL PICTURE

For sale

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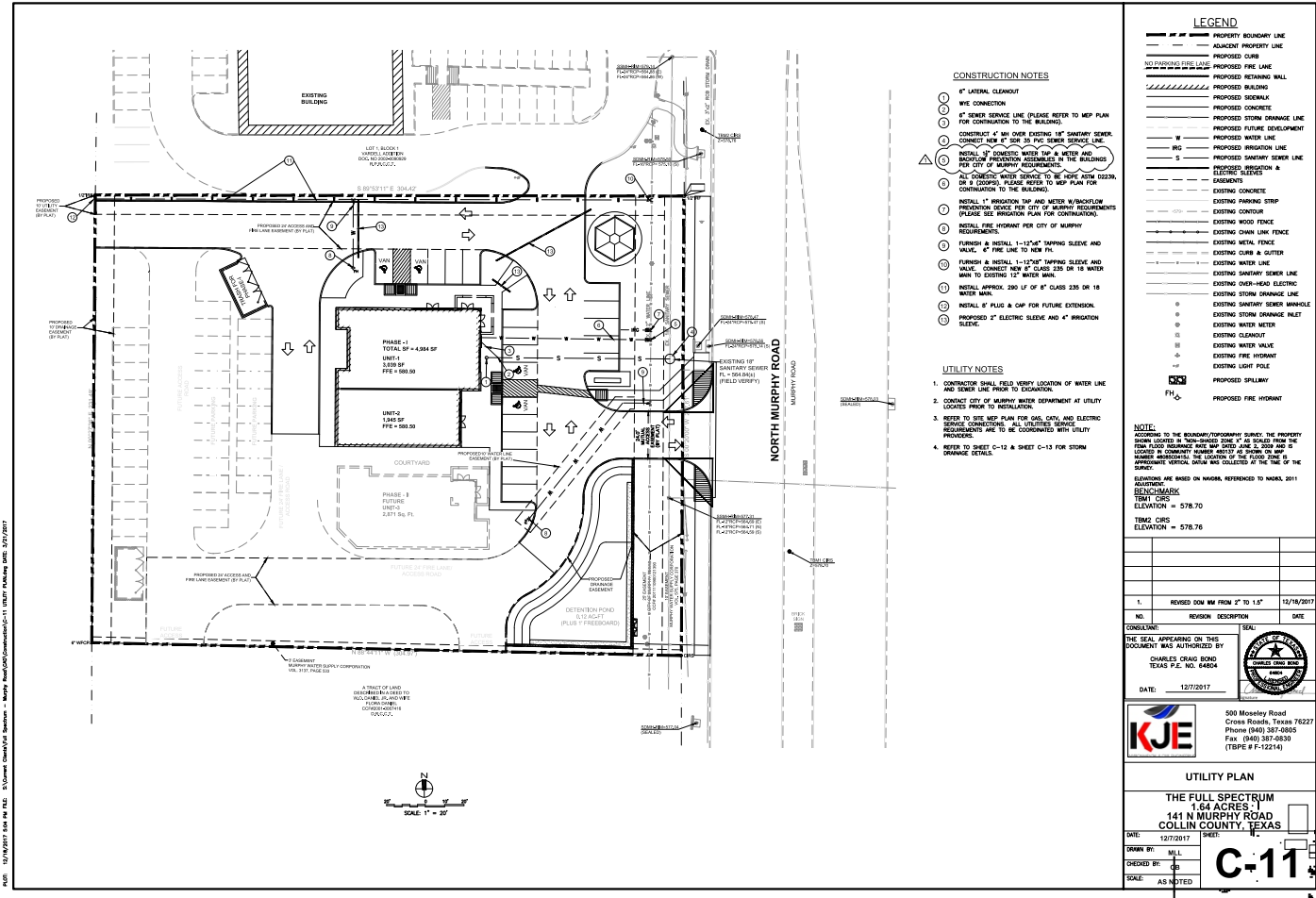
PROPERTY SURVEY

For Sale

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Replat Survey Below Showing Current Building And Phase 2 Development.



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AREA DEMOGRAPHICS

MURPHY, TEXAS



HOUSEHOLD INCOME

MEDIAN: \$144,284
AVERAGE: \$178,722

21,219 | 2023 EST. POP

WHITE | 9,953



ASIAN | 6,407



BLACK | 2,121



HISPANIC | 1,719



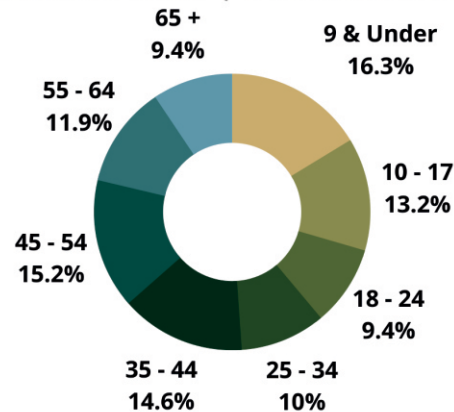
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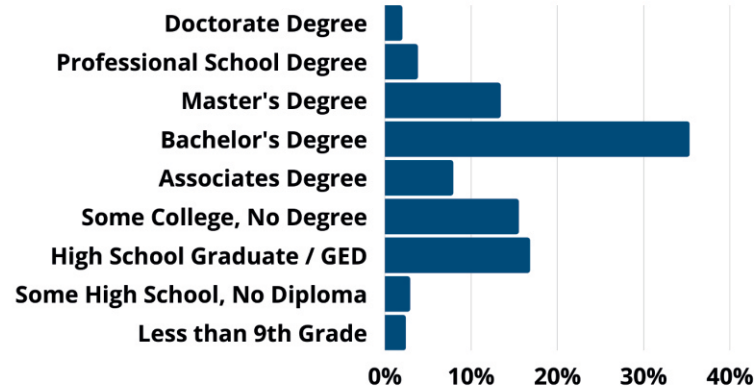
OTHER | 152



MEDIAN AGE: 35.88 | AVERAGE AGE: 35.20



EDUCATION ACHIEVEMENTS



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RETAILS SALES

RTA POTENTIAL: \$3,466,835,473

EST. ACTUAL: \$259,576,287

TOTAL RENTAL LEAKAGE: \$3,207,259,186

AVERAGE HOME VALUE



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AERIAL MAP

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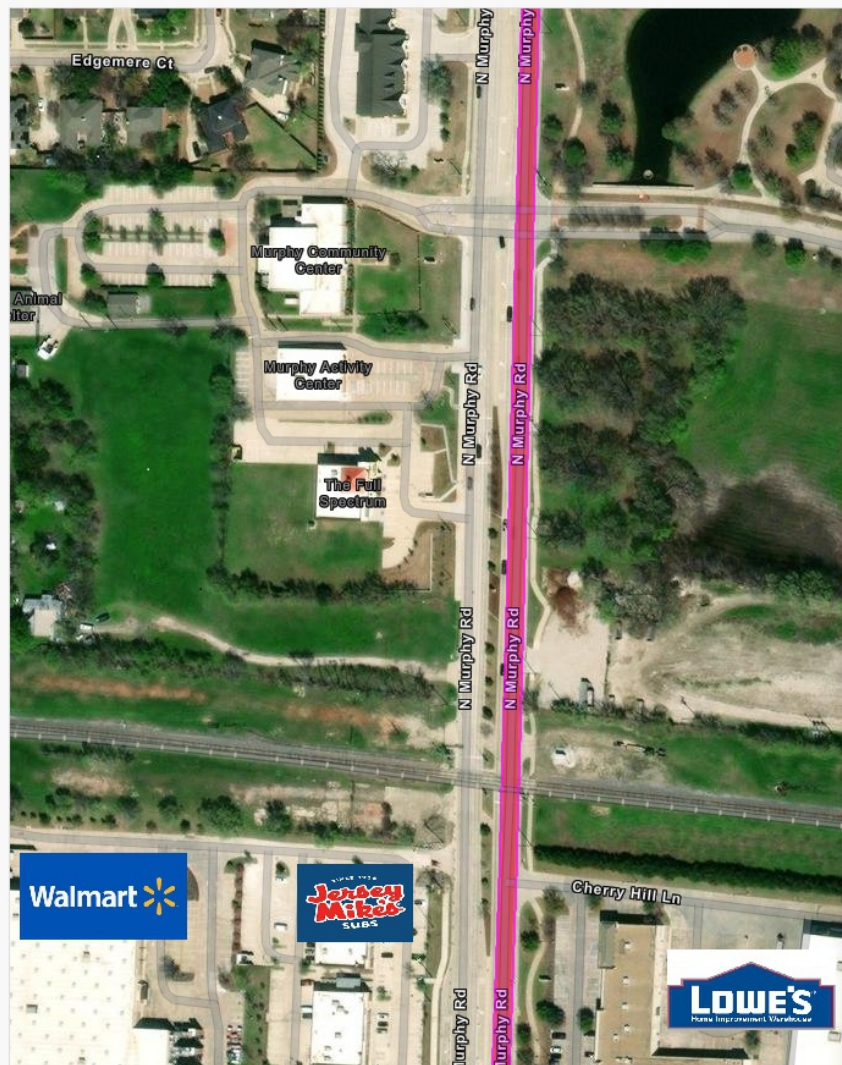


TRAFFIC COUNT REPORT

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FM 544 & MURPHY RD

Intersection Reference Number	F21
Segment	MURPHY RD
Approach	North
Start	FM 544
End	Spring Ridge Dr
Two Way 24 Hour Volume	23,855
24 Hour Volume Eastbound	
24 Hour Volume Westbound	
24 Hour Volume Northbound	11,668
24 Hour Volume Southbound	12,187
AM Peak Hour	7:30-8:30
AM Peak Volume	1,659
PM Peak Hour	5:00-6:00
PM Peak Volume	2,151

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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.

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.

Rise DFW Real Estate LLC	9012213	Risedfwrealestate@gmail.com	469-867-2850
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Erick Marquez	0592076	ericknmarquez@gmail.com	469-867-2850
Designated Broker of Firm	License No.	Email	Phone
Erick Marquez	0592076	same info as above	469-867-2850
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Erick Marquez	0592076	ericknmarquez@gmail.com	469-867-2850
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date