



Lease Available | Call for Pricings

JAY CHO

Partner | Commercial Leasing

469-878-1654 | jay.cho@txlegacyrealty.com

SUMIN SEO

Listing Agent | Commercial Leasing

214-649-3058 | sumin.seo@txlegacyrealty.com

PROPERTY HIGHLIGHT

2700 Old Denton Rd offers a prime commercial opportunity in the heart of Carrollton's highly desirable retail and business corridor. Strategically positioned near major thoroughfares and surrounded by strong residential density, this location delivers exceptional visibility, high traffic counts, and consistent customer flow—ideal for retailers, restaurants, service businesses, and professional users.

Situated just minutes from State Highway 121, George Bush Turnpike (PGBT), and I-35E, the property provides outstanding regional connectivity and convenient access for both local residents and daily commuters. The surrounding area features a thriving blend of national retailers, popular restaurants, high-performing Asian markets, and established neighborhood centers, making this address a true destination hub.

PROPERTY OVERVIEW

BUILDING TYPE	Retail / Office Space
LEASABLE AREA	5,306 SF & 3,335 SF
LEASE RATE	Call for pricings

AREA RETAILERS



PROJECT OVERVIEW

JAY CHO

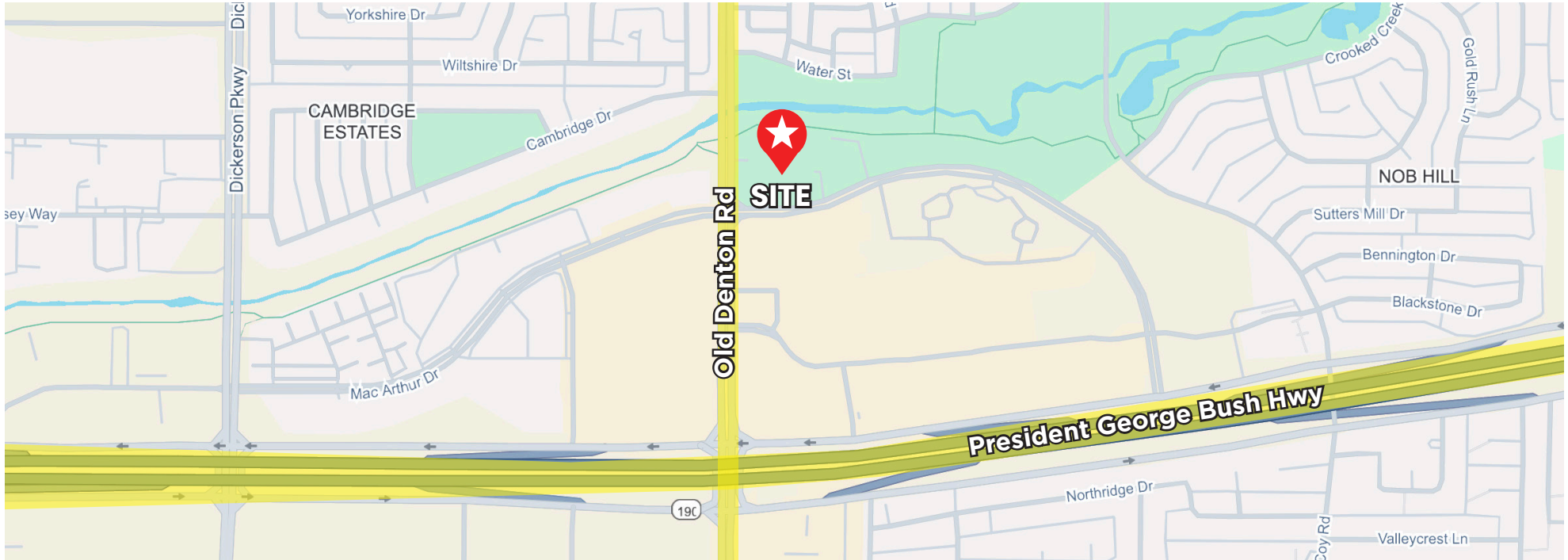
Partner | Commercial Leasing

469-878-1654 | jay.cho@txlegacyrealty.com

SUMIN SEO

Listing Agent | Commercial Leasing

214-649-3058 | sumin.seo@txlegacyrealty.com



DEMOGRAPHICS

1 Miles

3 Miles

5 Miles

2024 Population (Pop.)

11,941

106,716

320,878

2024 Households (HH)

4,484

39,271

132,183

2024 Avg. HH Income

\$120,408

\$111,596

\$109,199

5-Yr. Pop. Growth (Total %)

12.30%

12.72%

11.70%

TRAFFIC COUNTS

President George Bush Hwy & Old Denton Rd

38,369 VPD

President George Bush Hwy & Old Denton Rd

32,131 VPD

Cambridge Dr & Old Denton Rd

8,240 VPD

DEMOGRAPHICS

JAY CHO

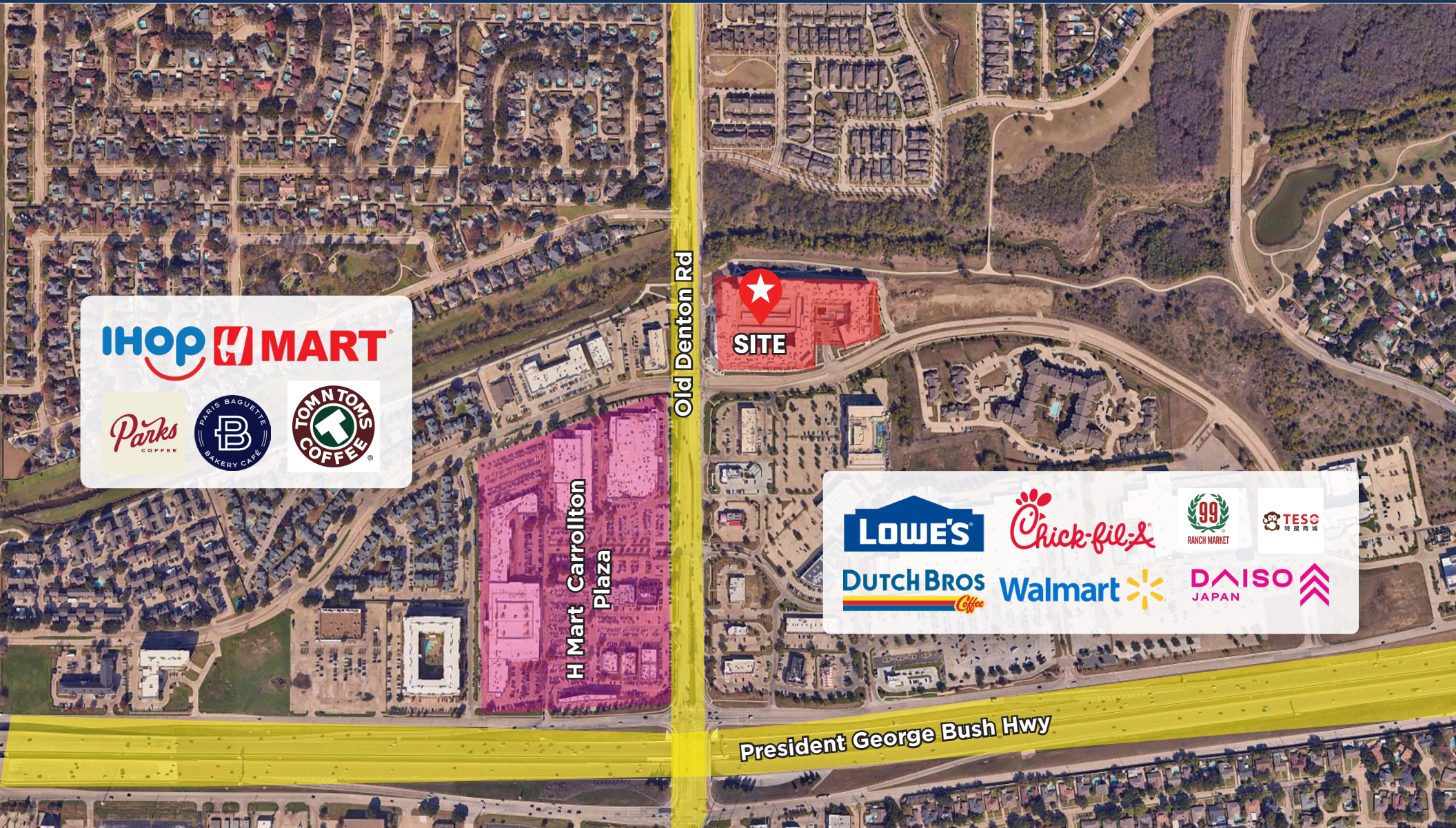
Partner | Commercial Leasing

469-878-1654 | jay.cho@txlegacyrealty.com

SUMIN SEO

Listing Agent | Commercial Leasing

214-649-3058 | sumin.seo@txlegacyrealty.com



AERIAL MAP

JAY CHO

Partner | Commercial Leasing

469-878-1654 | jay.cho@txlegacyrealty.com

SUMIN SEO

Listing Agent | Commercial Leasing

214-649-3058 | sumin.seo@txlegacyrealty.com



SUITE 102 PHOTOS

JAY CHO

Partner | Commercial Leasing

469-878-1654 | jay.cho@txlegacyrealty.com

SUMIN SEO

Listing Agent | Commercial Leasing

214-649-3058 | sumin.seo@txlegacyrealty.com



SUITE 100 PHOTOS

JAY CHO

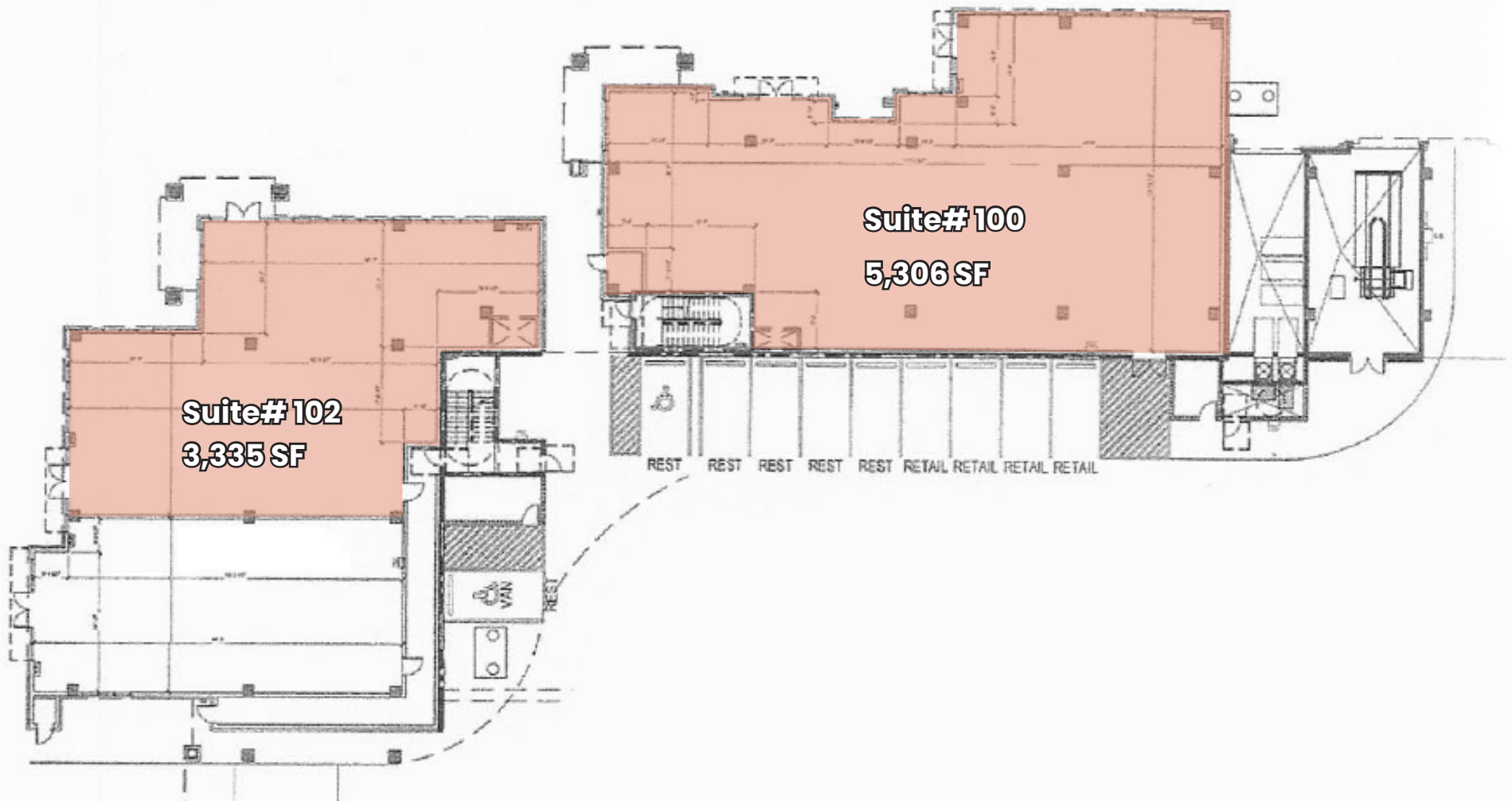
Partner | Commercial Leasing

469-878-1654 | jay.cho@txlegacyrealty.com

SUMIN SEO

Listing Agent | Commercial Leasing

214-649-3058 | sumin.seo@txlegacyrealty.com



FLOOR PLAN

JAY CHO

Partner | Commercial Leasing

469-878-1654 | jay.cho@txlegacyrealty.com

SUMIN SEO

Listing Agent | Commercial Leasing

214-649-3058 | sumin.seo@txlegacyrealty.com



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.

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:
 - 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Texas Legacy Realty, 3044 Old Denton Rd #310 Carrollton TX 75007

Rafe Song

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 4698554430

Fax:

www.lwolf.com

Information available at www.trec.texas.gov

IABS 1-0 Date

IABS