



ANA Commercial
Real Estate Brokerage



**4070 State Hwy 121 # 432
Carrollton, TX 75010**

**1,298 ± SF
RETAIL SPACE
FOR SUBLET**

**Sublease Rate:
\$32/SF/YR + NNN**

**ANA Commercial
Rey Rani
972-726-6000
sales@anabrokers.com**

[Walkthrough Space in 3D](#)

ANA COMMERCIAL | 6860 N DALLAS PARKWAY | SUITE 200 | PLANO, TX 75024
www.anacommercial.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.
The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

OVERVIEW

Prime retail space now available for sublease in **K Towne Plaza, Carrollton, TX!** This recently built-out unit, formerly an ice cream shop, features a welcoming ordering area, **Walk-In Freezer, 3-compartment sink, bathrooms, ample natural light, and a grease trap**—ideal for food and beverage businesses. **Perfect for:** Café, Boba Tea, Bakery, Fast Food, or Dessert Shop. Spacious seating and storage area. Newer construction, adaptable for various retail uses. Located in a **high-traffic area off Hwy 121**, this space is surrounded by Class A retail, restaurants, hotels, and new residential developments. Excellent visibility and accessibility in a sought-after neighborhood! **Call 972-726-6000** or Email sales@anabrokers.com for more details!

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PROPERTY SUMMARY

- Base Sublet Rate: \$32/SF/YR
- NNN: ~\$7/SF/YR est. (per master lease)
- Total SF: 1,298 SF
- Property Use: Retail
- Parking: Open
- Facade / Monument Signage

[Explore in 3D 4070 Hwy 121 #432](#)

PROPERTY HIGHLIGHTS

- Recently built out for an **Ice Cream Business**
- Grease Trap Installed—Ready for Food & Beverage operations
- Walk-In Freezer and 3 Compartment Sink
- Prime Location in Carrollton, TX, close proximity to Indian Creek Golf Club, Castle Hills, Residences Apartments, Creek Valley Middle School, Hebron Valley Elementary School, and more!
- High Visibility—Directly off of Hwy 121 and W. Hebron Pkwy..
- Anchored by Starbucks—Part of a thriving retail center with a diverse tenant mix.



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972-726-6000

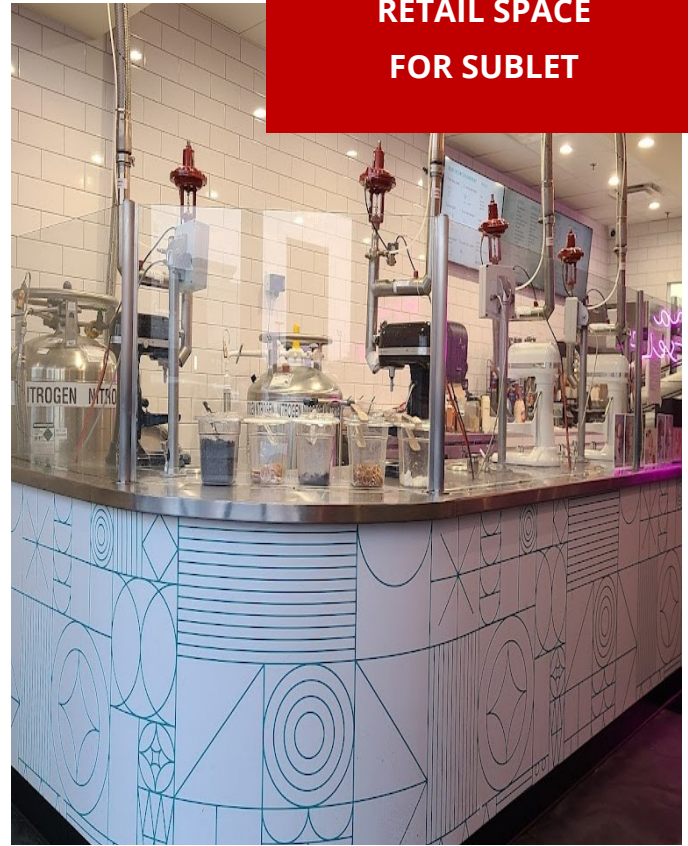
PROPERTY PHOTOS

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FLOOR PLAN

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EXHIBIT "A"
Site Exhibit



Disclaimer

"This site plan is presented solely for the purpose of identifying the approximate location and size of the existing space. Site dimensions, access and parking areas, existing tenant locations and identities are subject to change at the owner's discretion, except as is otherwise expressly restricted herein."



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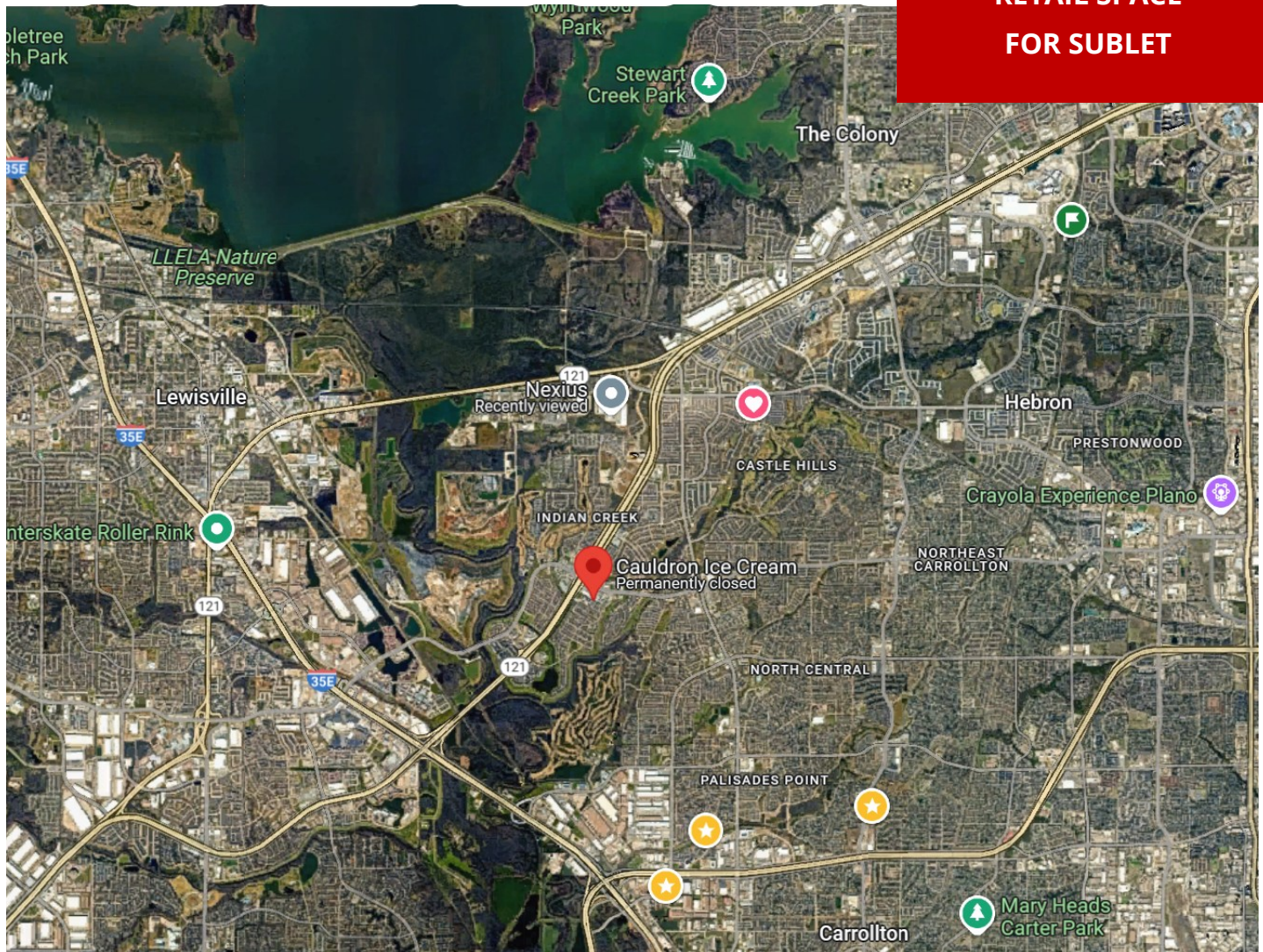
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AERIAL MAP & DEMOGRAPHICS



| | 1 MILE | 3 MILES | 5 MILES |
|---------------|-------------------------------------------------------------------------|----------|----------|
| POPULATION | 13,809 | 85,312 | 272,594 |
| AV HH INCOME | \$93,987 | \$96,362 | \$86,769 |
| MEDIAN AGE | 39 | 39 | 38 |
| HOUSEHOLDS | 5,209 | 32,430 | 106,652 |
| DAILY TRAFFIC | Approx. 21,767 @ W Hebron Pkwy. . (2022 MPSI Est.) Source: TXDot.GOV | | |

Information for the property located at 4070 State Hwy 121 #432, Carrollton, TX includes data gathered from tax records, public records data providers and / or NTREIS historical data records.



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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.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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|-------------------------------------------------------------------------------------|---------------|--------------------------------|---------------------|
| ANA Commercial | 901995 | sales@anabrokers.com | 972-726-6000 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Timothy Heydari | 609904 | theydari@anabrokers.com | 972-726-6000 |
| Designated Broker of Firm | License No. | Email | Phone |
| Timothy Heydari | 609904 | theydari@anabrokers.com | 927-726-6000 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Rey Rani | 801566 | rrani@anabrokers.com | 972-726-6000 |
| Sales Agent/Associate's Name | License No. | Email | Phone |
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| Buyer/Tenant/Seller/Landlord Initials | | Date | |