

Josey Medical Village

Medical Office Space For Lease

2,560 SF

**CORNER
MEDICAL SUITE**



Location:

Josey Medical Village
4541 N. Josey Lane
Suite 120
Carrollton, TX 75010



Space Available:

Fully Finished Out
Medical Office Available
2,560 SF
\$24 - \$26 + NNN

- Upscale, corner medical suite ready for occupancy
- Direct exposure to Josey Lane
- Close proximity to the I-35, the Dallas North Tollway, the Sam Rayburn Tollway, & the DFW Airport
- Located near the 2,900-acre master planned community of Castle Hills and the Meadow Ridge community
- Perfectly placed on the Carrollton / Lewisville border
- Building & Monument Signage available

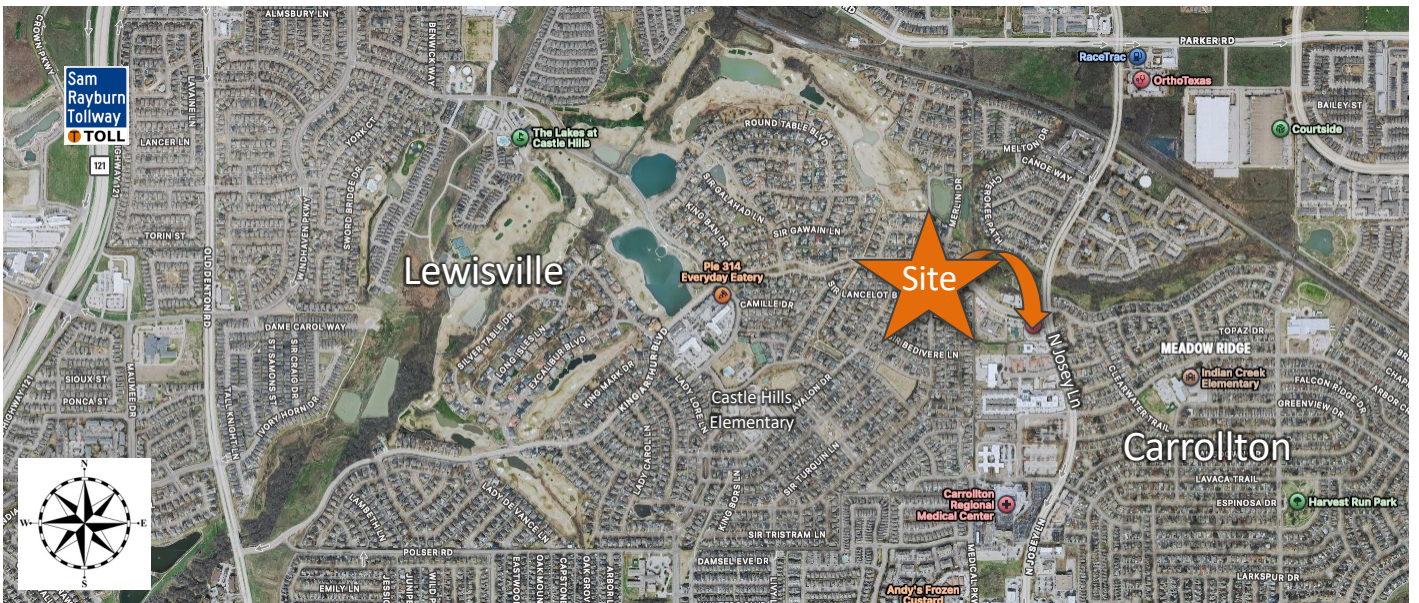
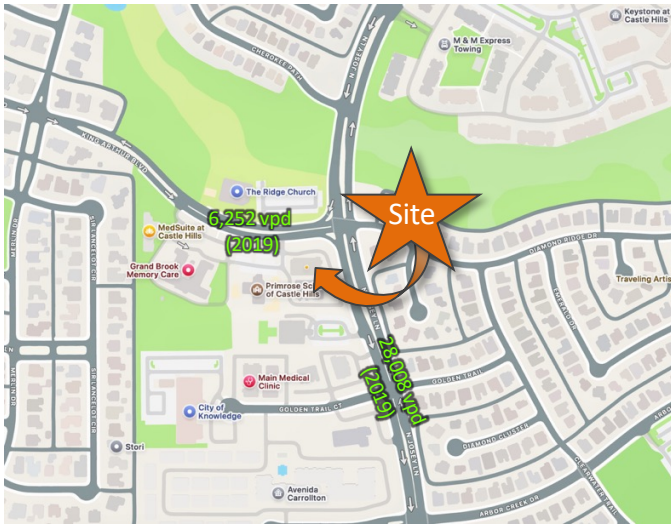
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FOR MORE INFORMATION CONTACT

O: 972.292.1220 / www.LCRTEXAS.com

Joe Martinez C: 214.535.1876 / Tito Martinez C: 972.533.3621

Martinez@LCRTexas.com / Tito@LCRTexas.com



- Centered perfectly to service to growing communities of Carrollton, The Colony, Little Elm, Lewisville, & Plano
- Nearby Castle Hills and Indian Creek Elementary Schools and the Carrollton Regional Medical Center
- Close proximity to numerous Restaurant & Retail Amenities including Nebraska Furniture Mart, Grandscape & Top Golf

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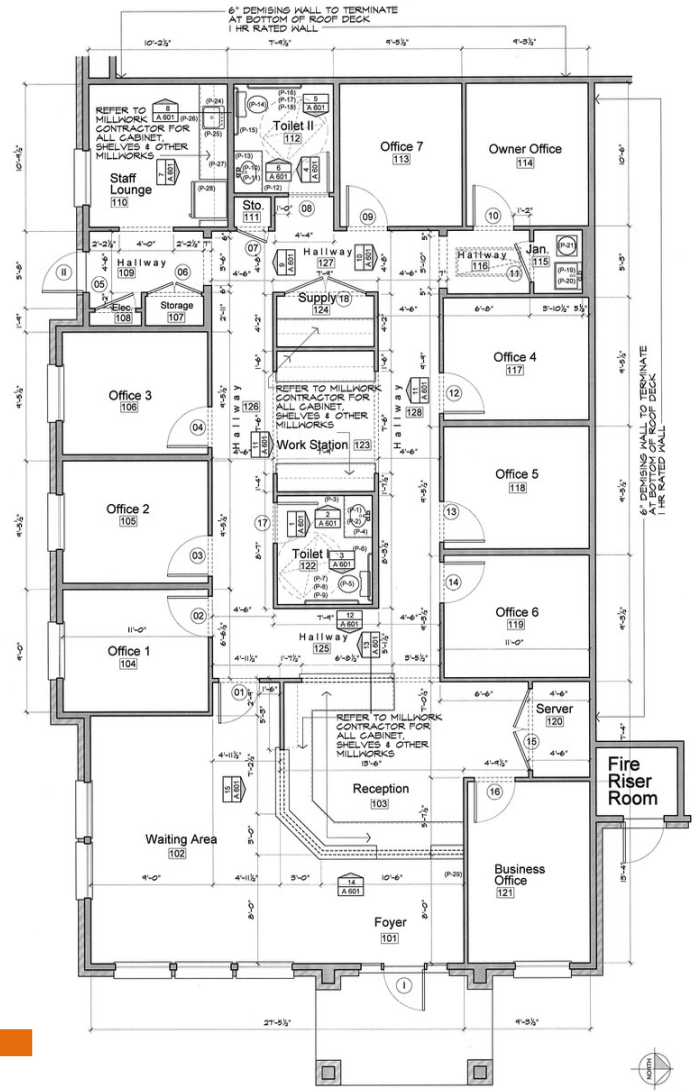
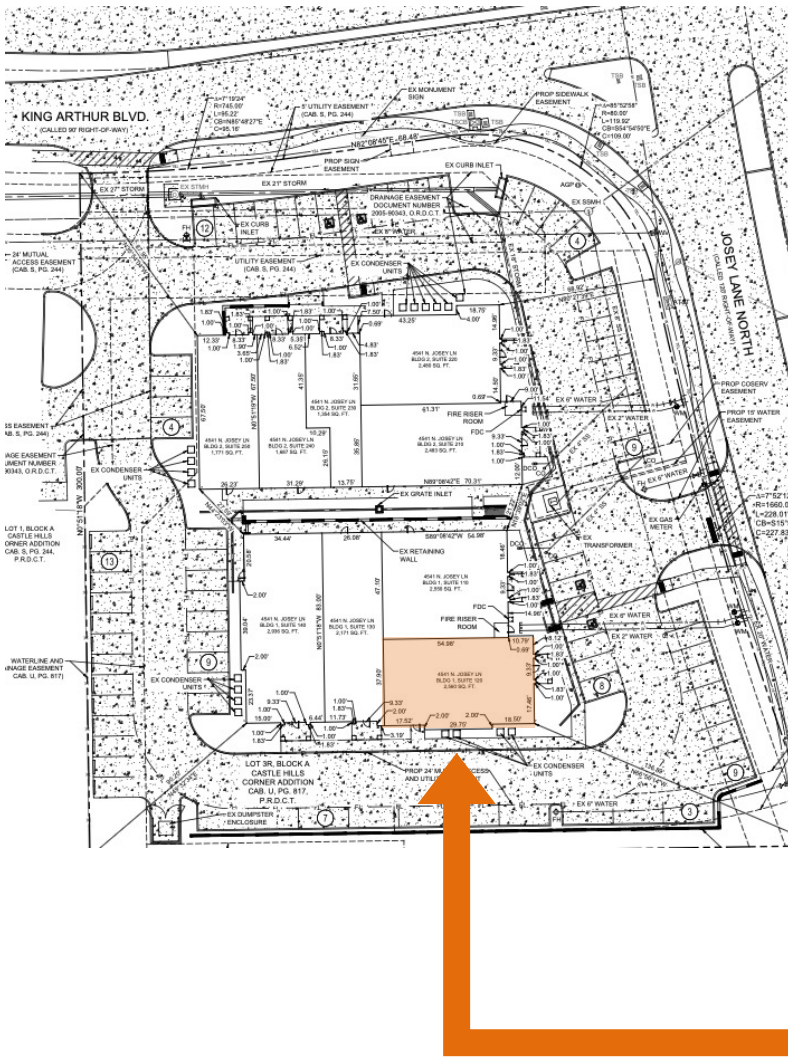
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Site & Floor Plan



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Aerial View



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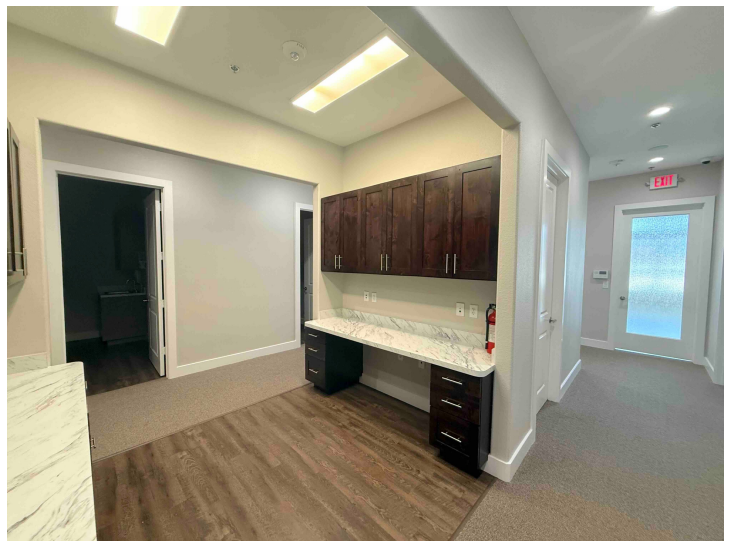
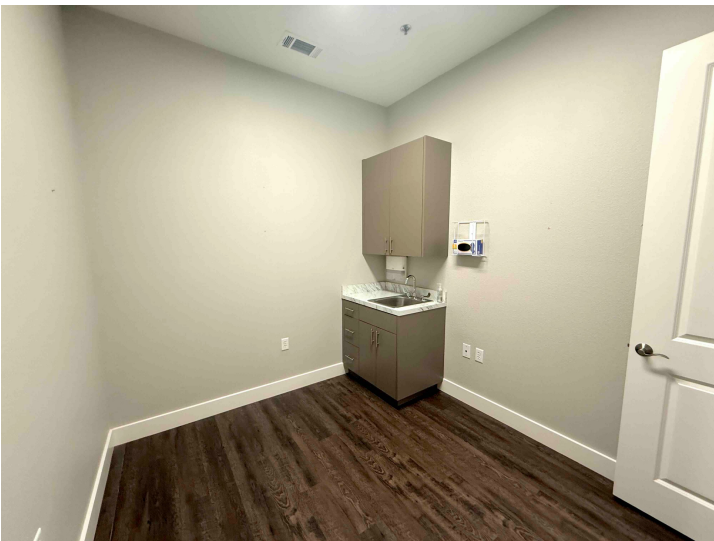
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Medical Office Available for Lease



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Carrollton Demographics

City of Carrollton Population

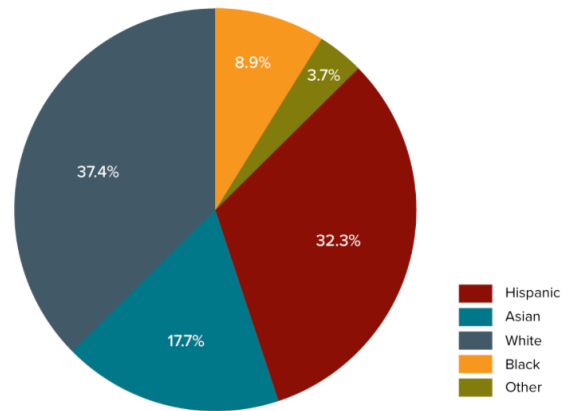
136,543
 CARROLLTON POPULATION
 2025

Population of Carrollton compared to surrounding counties, the DFW region and Texas

Population	
Carrollton	136,543
Denton County	976,561
Collin County	1,163,337
Dallas County	2,621,179
DFW Region	8,344,032
Texas	31,290,831

Source: 2024 ACS 5-Year Estimate or Other Sources

Carrollton Population by Race & Ethnicity



Source: 2024 ACS 5-Year Estimate or Other Sources

Educational Attainment

The community of Carrollton benefits from a highly educated workforce, with more than 45% of residents holding a bachelor's or graduate degree. Employers gain access to a deep pool of skilled talent across a wide range of industries.

Educational attainment of residents age 25+ in Carrollton compared with Texas and the U.S.

Educational Attainment (Age 25+)	Carrollton	Texas	U.S.
Associate	6.8%	7.7%	8.8%
Bachelor's	29.2%	21.5%	21.6%
Graduate	16.0%	12.3%	14.1%

Source: 2024 ACS- 5-year

Income & Housing

Income levels and housing values in Carrollton reflect a strong, stable community supported by the growth and economic momentum of the North Texas region.

Income, housing and median age data for Carrollton residents

Income & Housing Data	
Median Household Income	\$101,396
Average Household Income	\$130,360
Per Capita Income	\$52,807
Median Home Value (Dollars)	\$390,300
Median Age	39.2

Source: 2024 ACS- 5-year

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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:
 - 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.

Legacy Commercial Realty, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0588681 License No.	 Email	(972)292-1220 Phone
Joe Martinez Designated Broker of Firm	455942 License No.	martinez@LCRTexas.com Email	(214)535-1876 Phone
 Licensed Supervisor of Sales Agent/ Associate	 License No.	 Email	 Phone
Tito Martinez Sales Agent/Associate's Name	788375 License No.	Tito@LCRTexas.com Email	(972)533-3621 Phone

Buyer/Tenant/Seller/Landlord Initials

Date