Frankford Plaza West



FOR LEASE

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TEXAS LEGACY REALTY

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OFFERING SUMMARY

PROPERTY TYPE	Retail / Strip Center
ZONING	LR-1 (Local Retail District)
PROPERTY SIZE	5,396 SF GLA
LEASABLE AREA	Suite 104
LEASABLE SIZE	744 SF
LEASE STRUCTURE	NNN
PROPERTY RATES	Call for Pricing

KEY HIGHLIGHTS

- Just a few minutes north of Carrollton's Koreatown, the property is positioned near one of the area's busiest intersections
- Multi-Tenant Neighborhood Retail Center
- Established Retail Center with Multiple Existing Tenants
- Small-Suite Configuration Ideal for a Variety of Retail & Service Users
- Signage Opportunities Subject to Landlord & City Approval

PROPERTY OVERVIEW

Frankford Plaza West is a multi-tenant retail strip center located at 1111 W. Frankford Road in Carrollton, Texas. Suite 104 offers approximately 744 square feet of available retail space. The center's current tenant mix includes New Bite Dentistry, Teriyaki 4 U and Jads Tax.

The available suite is offered on a triple-net lease structure, with current estimated operating expenses of approximately $8.31 per square foot annually. The property is located along W. Frankford Road in Carrollton, with convenient access to the surrounding residential and commercial trade area.

AREA RETAILER

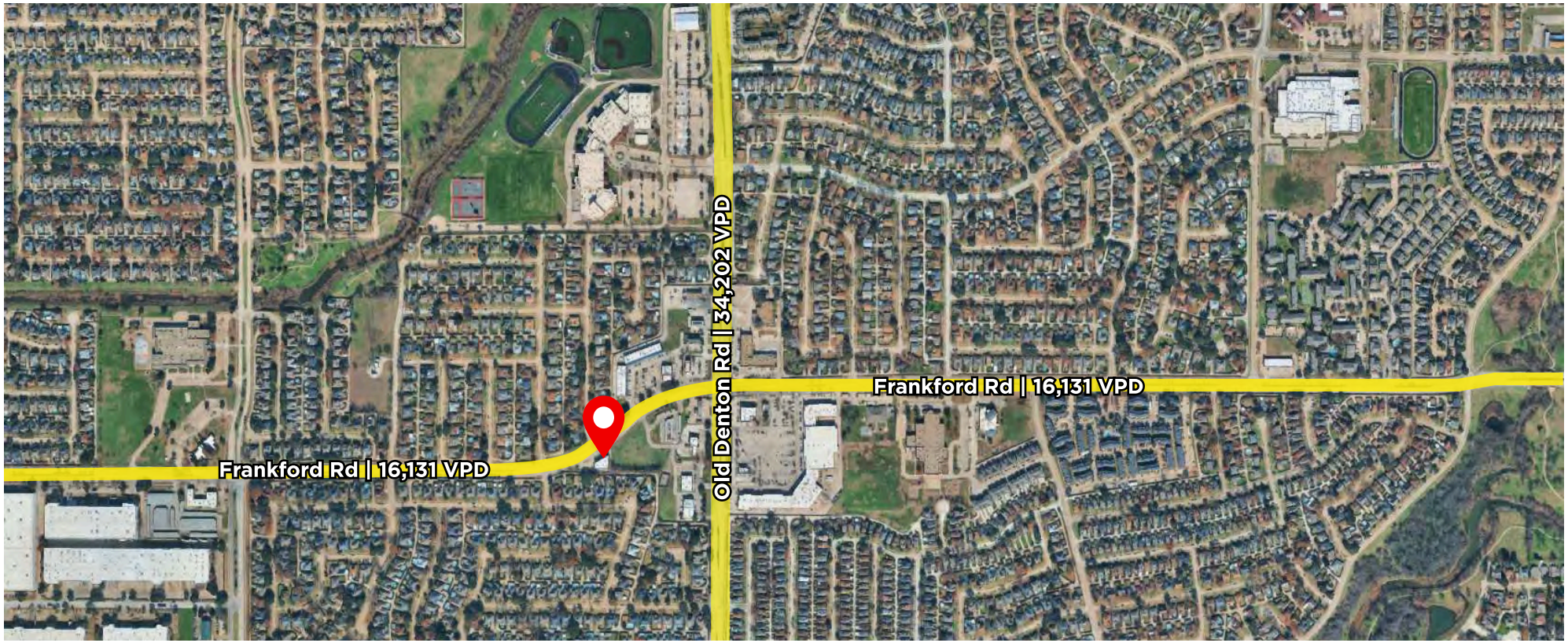
H MART · 99 RANCH MARKET · Walmart · ULTA BEAUTY
Chick-fil-A · Kroger · KOHL'S · ALDI
LOWE'S · PETSMART · O'Reilly AUTO PARTS · UPS
SUBWAY · McDonald's · CHASE · Hanmi Bank

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DEMOGRAPHICS	1 Miles	5 Miles	10 Miles
2025 POPULATION (Pop.)	16,597	311,127	1,087,309
2025 HOUSEHOLDS (HH)	6,307	127,924	443,774
2025 AVG. HH INCOME	$138,790	$122,284	$130,015
5YR. POP. GROWTH (Total %)	10.24%	8.44%	8.40%

TRAFFIC COUNTS	
FRANKFORD ROAD	16,131 VPD
OLD DENTON ROAD	34,202 VPD
I-35	94,845 VPD
PRESIDENT GEORGE BUSH TPK	131,480 VPD



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Frankford Plaza West

1111 W. Frankford Rd., Carrollton, TX 75007

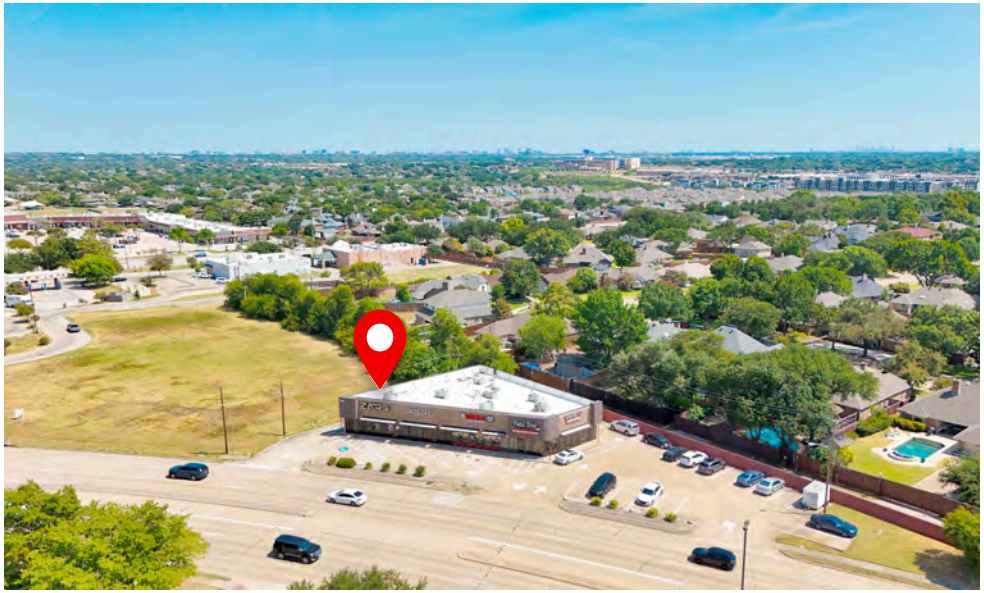
AREA RETAILER



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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:
  - 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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Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

IABS 1-0 Date