Old Denton Park



FOR LEASE

| Call for Pricing

TEXAS LEGACY REALTY

JAY CHO
Partner | *Business Strategy*
469-878-1654 | jay.cho@txlegacyrealty.com

THIAMEE PHOMMAVONG
Agent | *Business Strategy*
214-773-2218 | thiamee.p@txlegacyrealty.com

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OFFERING SUMMARY

PROPERTY TYPE	Strip Center
PROPERTY RATES	Call for Pricing
PROPERTY SIZE	26,400 SF
LEASABLE SUITE	Ste 200
LEASABLE AREA	2,700 SF
YEAR BUILT	1995

PROPERTY OVERVIEW

Prime 2nd Generation Restaurant Space for Lease

Position your restaurant in one of Carrollton's most established retail and dining corridors at 1060 W. Frankford Road. This move-in-ready second-generation restaurant offers a rare opportunity to significantly reduce build-out costs and accelerate your opening timeline. Previously operated as a restaurant, the space is ideally suited for a variety of concepts.

KEY HIGHLIGHTS

2nd Generation Restaurant Space: Reduce construction costs and open faster. Includes Walk-In Cooler & Freezer with existing 20 ft. vent/hood.

Prime Carrollton Retail Location: Positioned along W. Frankford Road with excellent visibility, prominent signage opportunities, and strong exposure to daily local and commuter traffic.

Excellent Accessibility: Conveniently located near President George Bush Turnpike, I-35E, and the Dallas North Tollway, providing easy access for customers from Carrollton and surrounding North Dallas communities.

Ideal for a Variety of Food Concepts: Ideal for restaurant, café, coffee shop, bakery, dessert, boba, quick-service, or specialty dining concepts.

AREA RETAILER



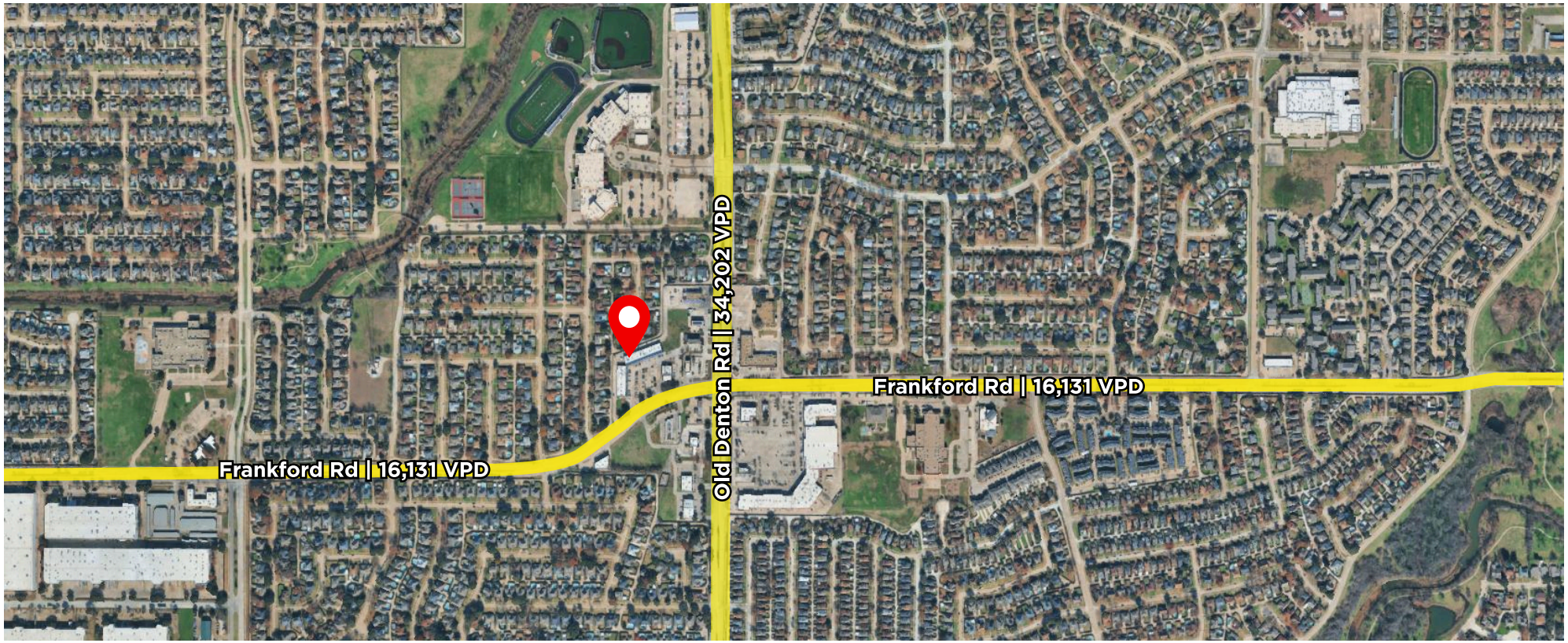
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DEMOGRAPHICS	1 Miles	5 Miles	10 Miles
2025 POPULATION (Pop.)	16,788	115,321	310,587
2025 HOUSEHOLDS (HH)	6,312	43,200	127,908
2025 AVG. HH INCOME	$143,906	$133,552	$122,092
5YR. POP. GROWTH (Total %)	10.93%	9.37%	8.54%

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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1060 W Frankford Rd. Ste 200, Carrollton, TX 75007

AREA RETAIL MAP



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2-10-2025

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.

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	770697	jay.cho@txlegacyrealty.com	(469)878-1654
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____