1120 Metrocrest Dr.



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

TABLE OF CONTENTS

OFFERING SUMMARY	3
DEMOGRAPHICS & TRAFFIC COUNTS	4
AREA RETAIL MAP	5
PROPERTY AERIAL PHOTO	6
EXTERIOR PHOTOS	7
INTERIOR PHOTOS	8

DISCLAIMER : THE INFORMATION IN THIS MARKETING BROCHURE IS PROPRIETARY AND STRICTLY CONFIDENTIAL. IT IS INTENDED SOLELY FOR THE RECIPIENT FROM TEXAS LEGACY REALTY AND MUST NOT BE SHARED WITH ANY OTHER PERSON OR ENTITY WITHOUT TEXAS LEGACY REALTY'S WRITTEN CONSENT. THIS BROCHURE PROVIDES A SUMMARY OF UNVERIFIED INFORMATION TO POTENTIAL BUYERS, SERVING ONLY TO GENERATE INITIAL INTEREST IN THE PROPERTY. IT IS NOT A REPLACEMENT FOR A COMPREHENSIVE DUE DILIGENCE INVESTIGATION. TEXAS LEGACY REALTY HAS NOT CONDUCTED ANY INVESTIGATION AND DOES NOT MAKE ANY WARRANTIES OR REPRESENTATIONS REGARDING THE PROPERTY'S INCOME, EXPENSES, FUTURE FINANCIAL PERFORMANCE, SIZE, SQUARE FOOTAGE, PRESENCE OF CONTAMINANTS (INCLUDING PCBS OR ASBESTOS), COMPLIANCE WITH STATE AND FEDERAL REGULATIONS, PHYSICAL CONDITION, OR THE FINANCIAL CONDITION OR BUSINESS PROSPECTS OF ANY TENANT, INCLUDING THEIR PLANS TO REMAIN AT THE PROPERTY. THE INFORMATION IN THIS BROCHURE IS SOURCED FROM WHAT WE BELIEVE TO BE RELIABLE SOURCES; HOWEVER, TEXAS LEGACY REALTY HAS NOT VERIFIED THIS INFORMATION AND WILL NOT DO SO. WE MAKE NO GUARANTEES ABOUT ITS ACCURACY OR COMPLETENESS. ALL PROSPECTIVE BUYERS SHOULD INDEPENDENTLY VERIFY ALL INFORMATION CONTAINED HEREIN

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

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

OFFERING SUMMARY

PROPERTY TYPE	Office Building
PROPERTY RATES	Call for Pricing
PROPERTY SIZE	22,176 SF
LEASABLE SUITE	2nd Floor
LEASABLE AREA	11,088 SF

PROPERTY OVERVIEW

1120 Metrocrest Drive offers approximately 11,000 SF of second-floor office space for lease in an established and highly accessible Carrollton business location. The property provides a professional office environment with a flexible layout, ample parking and convenient access to major North Dallas transportation corridors.

KEY HIGHLIGHTS

Renovated in 2022

Strategic Carrollton Location: Convenient access to I-35E, President George Bush Turnpike, and Dallas North Tollway.

Ample Parking: Providing convenient access for employees and visitors.

Established Professional Office Environment: Formerly a law office, offering an existing office infrastructure and professional setting.

Connected North Dallas Location: Close to major employment centers, restaurants, retail, hotels, and business services, with easy access throughout the DFW Metroplex.

AREA RETAILER



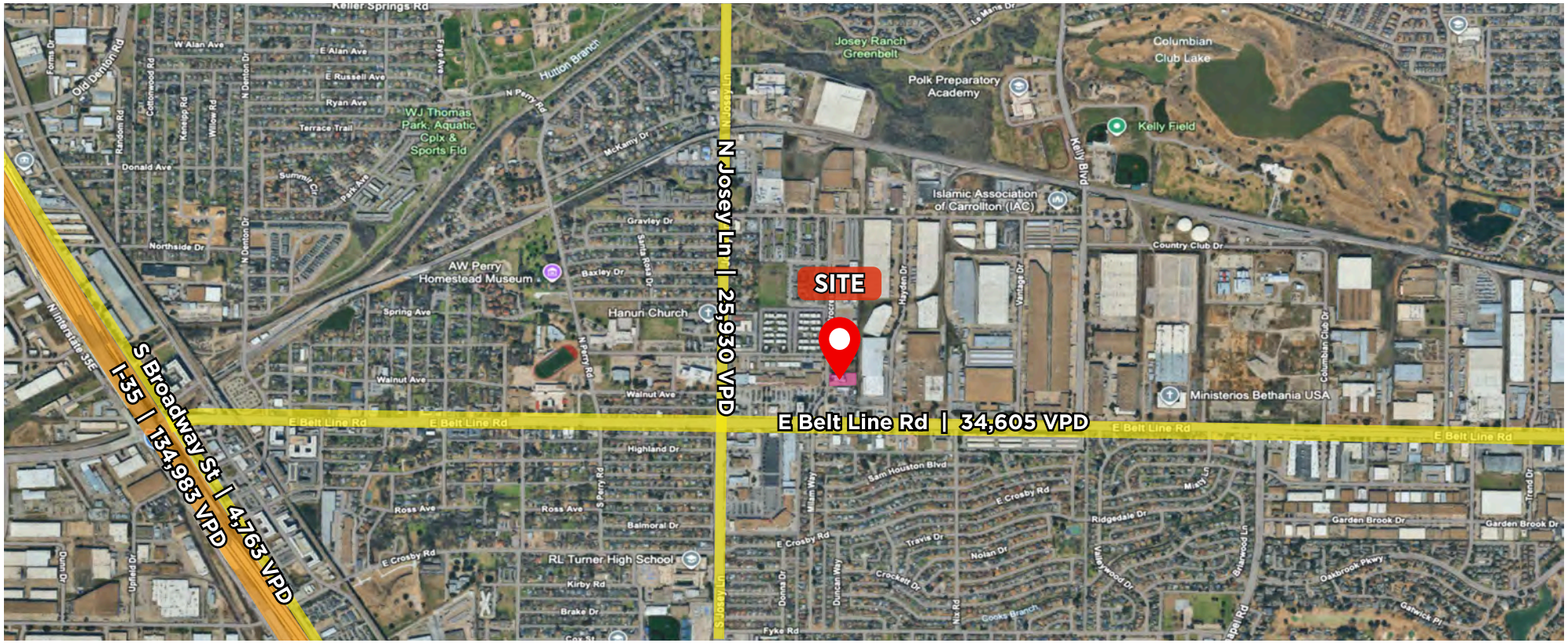
TEXAS LEGACY REALTY

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

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

DEMOGRAPHICS	1 Miles	5 Miles	10 Miles
2025 POPULATION (Pop.)	14,919	99,101	343,771
2025 HOUSEHOLDS (HH)	4,358	38,611	147,790
2025 AVG. HH INCOME	$86,795	$108,283	$115,625
5YR. POP. GROWTH (Total %)	2.27%	3.64%	5.71%

TRAFFIC COUNTS	
E BELT LINE RD	34,605 VPD
N JOSEY LN	34,175 VPD
I-35	134,983 VPD
S BROADWAY ST	4,763 VPD



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



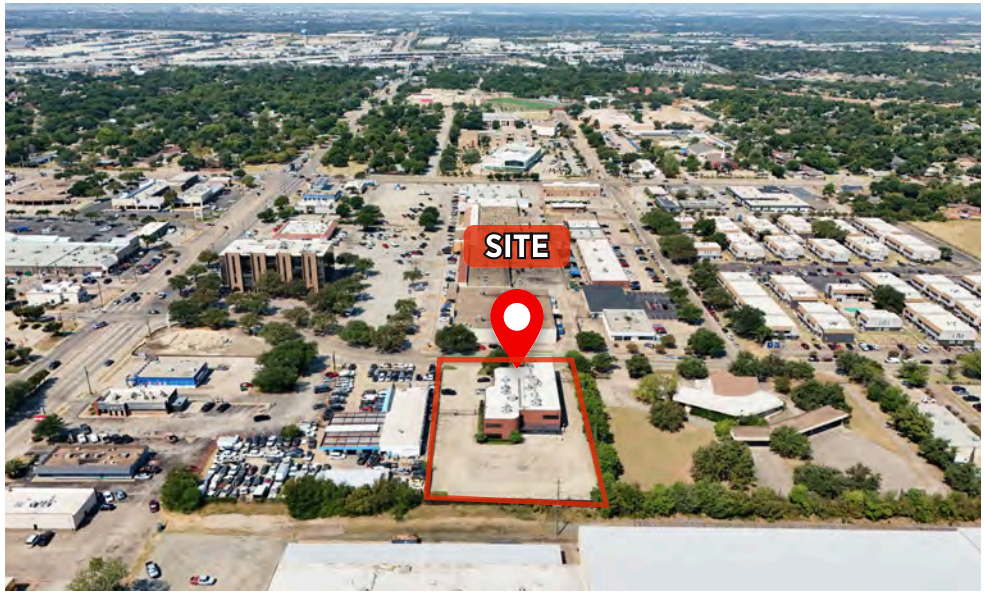
TEXAS LEGACY REALTY

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

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









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









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









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

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	info@txlegacyrealty.com	469-902-4291
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Rafe Song	712965	rafe.song@txlegacyrealty.com	469-855-4430
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Jou Cho	770697	jay.cho@txlegacyrealty.com	469-878-1654
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Thiamee Phommavong	827966	thiamee.p@txlegacyrealty.com	214-773-2218
Name of Sales Agent/Associate	License No.	Email	Phone

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