Northcrest Village



FOR LEASE

Prime Retail Space
6,800 SF

TEXAS LEGACY REALTY

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OFFERING SUMMARY

PROPERTY TYPE	Retail Space
PROPERTY RATES	Call for Pricing
PROPERTY SIZE	184,850 SF
PROPERTY ZONING	LR-2
LEASEABLE AREA	6,800 SF
YEAR BUILT	1986



PROPERTY OVERVIEW

Located at 3044 Old Denton Rd in Carrollton, this ±16,000 SF retail space is positioned in the heart of the most established Asian commercial corridor in North Texas, surrounded by high-performing national and ethnic anchors including H Mart Carrollton and 99 Ranch Market within 1 mile, driving consistent daily and destination traffic. The site is part of a thriving retail ecosystem featuring Aldi, restaurants, cafés, and service tenants within the same strip center and immediate trade area, creating strong built-in foot traffic and synergy. With excellent visibility along Old Denton Rd and proximity to PGBT, the property offers an outstanding opportunity for restaurant, retail, or service tenants seeking a presence in one of the most active and high-demand commercial nodes in the DFW metroplex.

AREA RETAILERS

Walmart · H MART · ALDI · O'Reilly Auto Parts · Subway · Kroger · 99 Ranch Market · Ebisu Life Store · Sol Korean Grill · Chase · Taco Bell · Texas Legacy Realty · Lowe's · Raising Cane's · Starbucks · McDonald's

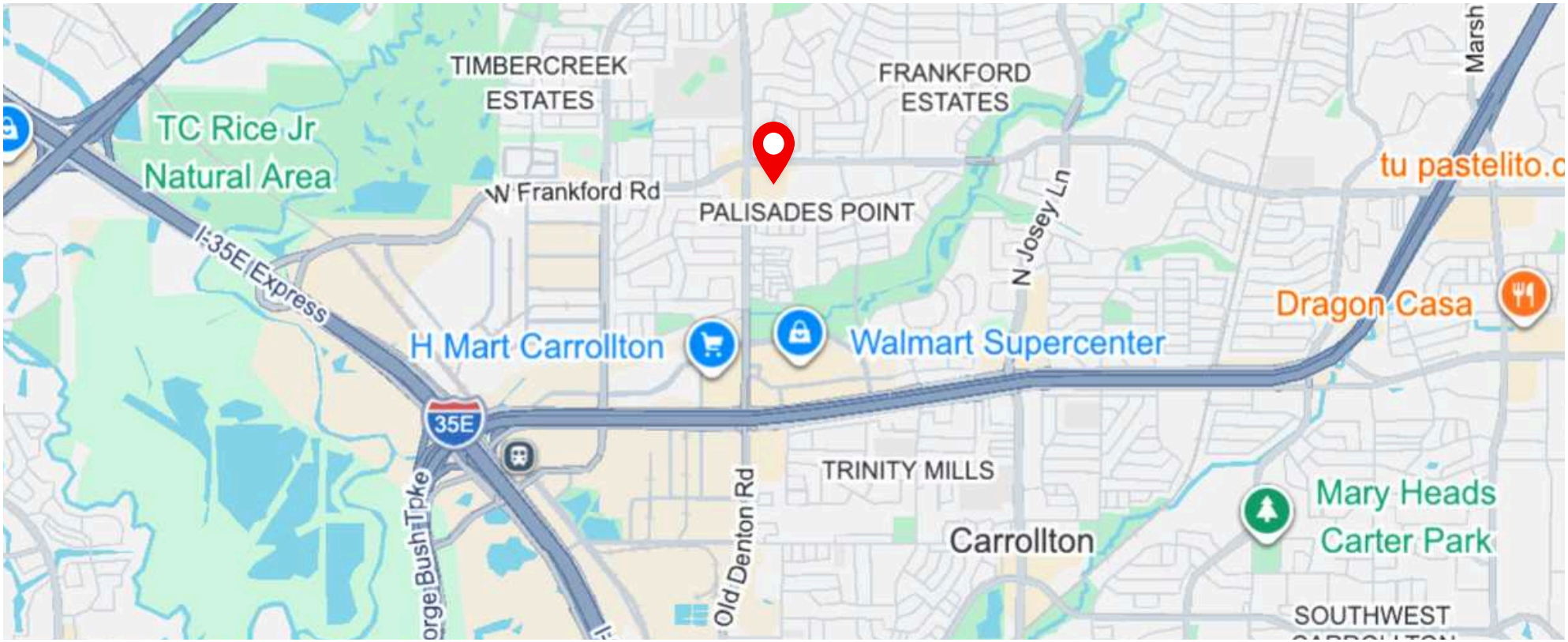
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DEMOGRAPHICS	1 Miles	5 Miles	10 Miles
2025 POPULATION (Pop.)	17,078	319,091	1,098,311
2025 HOUSEHOLDS (HH)	6,493	132,115	448,490
2025 AVG. HH INCOME	$134,009	$122,158	$130,221
5YR. POP. GROWTH (Total %)	10.09%	8.55%	8.40%

TRAFFIC COUNTS	
FRANKFORD RD	23,622 VPD
OLD DENTON RD	34,202 VPD
PRESIDENT GEORGE BUSH TURNPIKE	131,480 VPD
I-35 EXPRESSWAY	134,983 VPD



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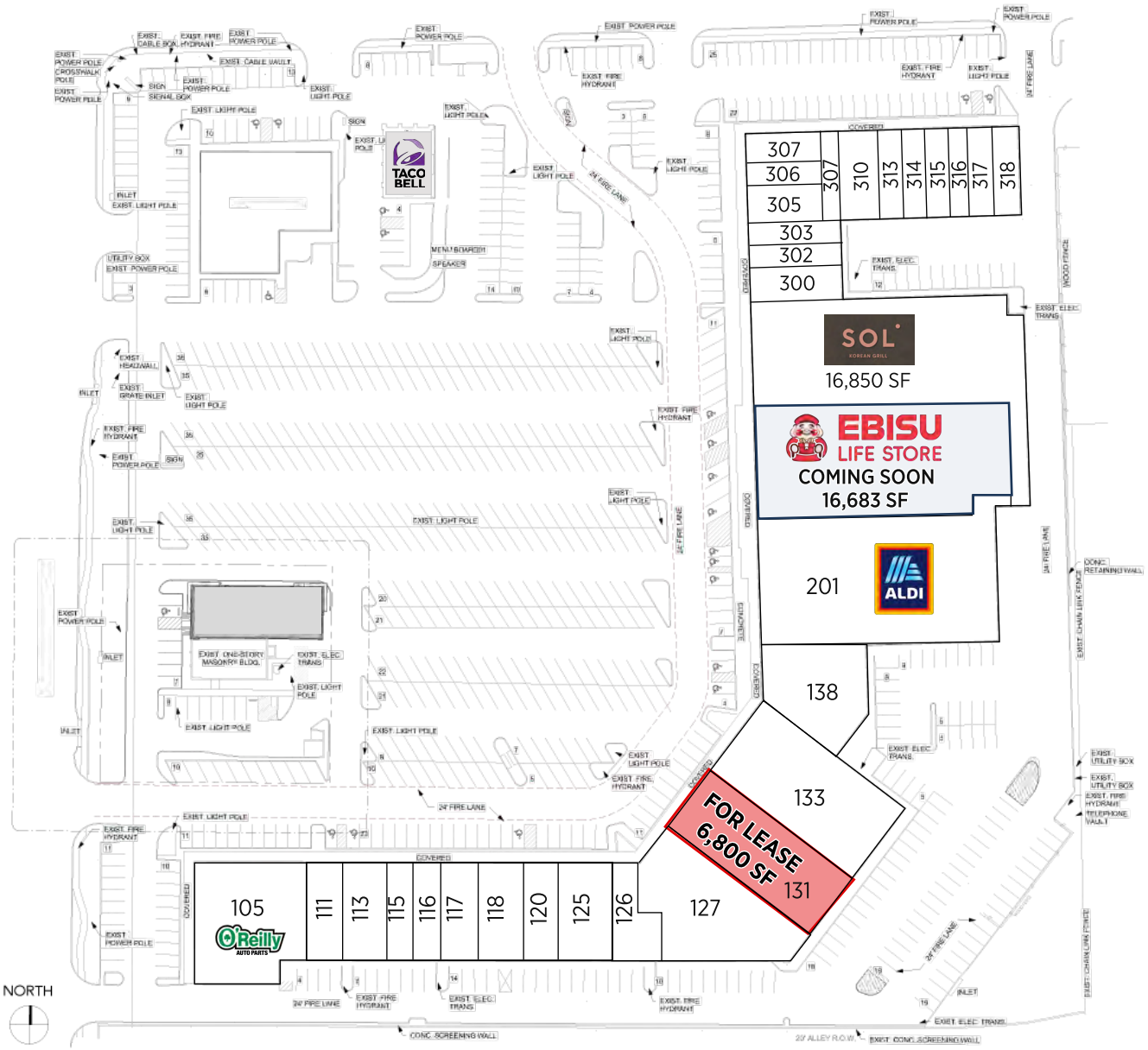


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SUITE	TENANT	SF
105	O'Reily Auto Parts	8,313
111	Puradak	2,500
113	Nomiya	1,500
115	Herb Foot	1,527
116	You Me Beauty School	1,527
117	Claw Zania	1,293
118	Eiswelt Gelato	1,000
120	Livingston Hearing Aid	1,895
125	Nini Nail Bar	3,140
126	Rosemeade Dental	2,091
127	Lal Qila Restaurant	8,467
131	**FOR LEASE**	6,800
133	Moodaepo BBQ	8,840
138	MD Kid's Pediatrics	5,114
201	ALDI	18,280
202	**EBISU** *Coming Soon*	16,683
200	SOL Korean Cuisine	16,850
300	Kim & Jang CPA	2,091
302	Northcrest Tailor	693
303	Little Caesars	1,407
305	Happy Pharmacy	1,580
306	CNT Salon	873
307	Subway	1,375
310	Texas Legacy Realty	2,001
313	JE The Line Beauty	1,029
314	Beacon Construction	1,018
315	State Farm	1,386
316	Smith Chiropractic	1,213
317	SmokeEZ Shop	1,569
318	S&S Cheesesteak	2,147



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2,500+
US stores

$18-22M/store
Avg annual sales

Neighboring Aldi, one of the nation's fastest-growing grocery retailers, this location benefits from the consistent traffic generated by an established daily-needs anchor. Grocery-anchored shopping centers attract frequent repeat visits, creating valuable cross-shopping opportunities for restaurants, retail, medical, and service businesses. Combined with strong surrounding demographics, high visibility, and a diverse customer base, this location offers an exceptional environment for businesses seeking long-term growth and sustained customer exposure.



Sol Korean Cuisine is a new upscale Korean dining concept, the space will expand from built-in evening traffic and a strong destination dining draw within the center. Sol enhances the tenant mix by attracting diners from across the Carrollton and greater DFW Korean community, increasing overall dwell time and cross-shopping activity for neighboring businesses. Its presence helps establish the center as a food and lifestyle destination, driving consistent daytime and nighttime visitation.







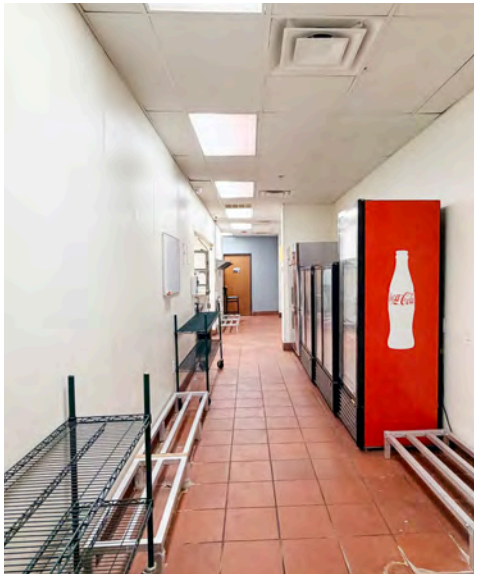


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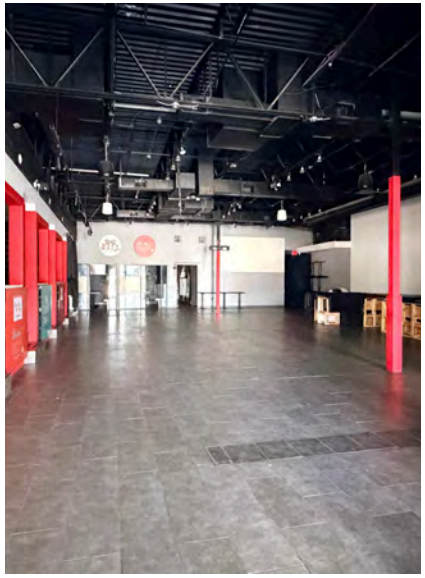


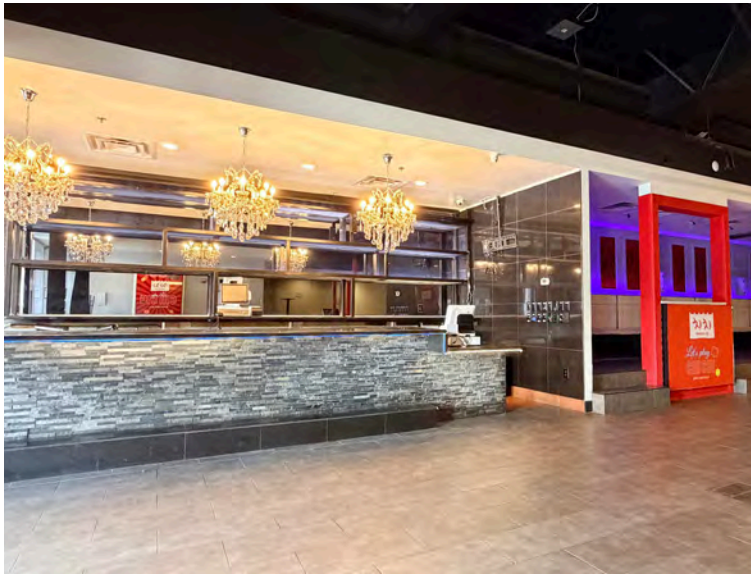


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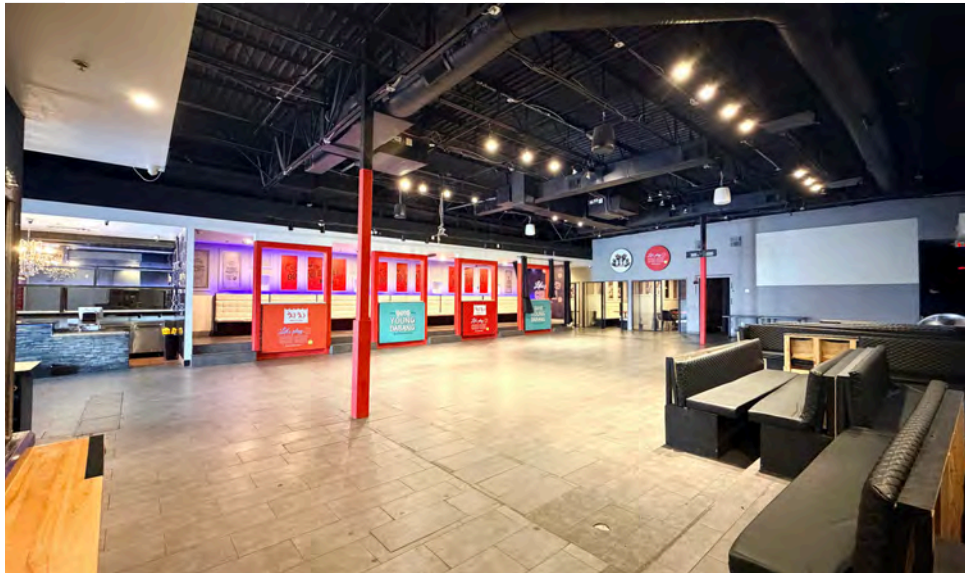
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2-10-2025

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.

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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 _____