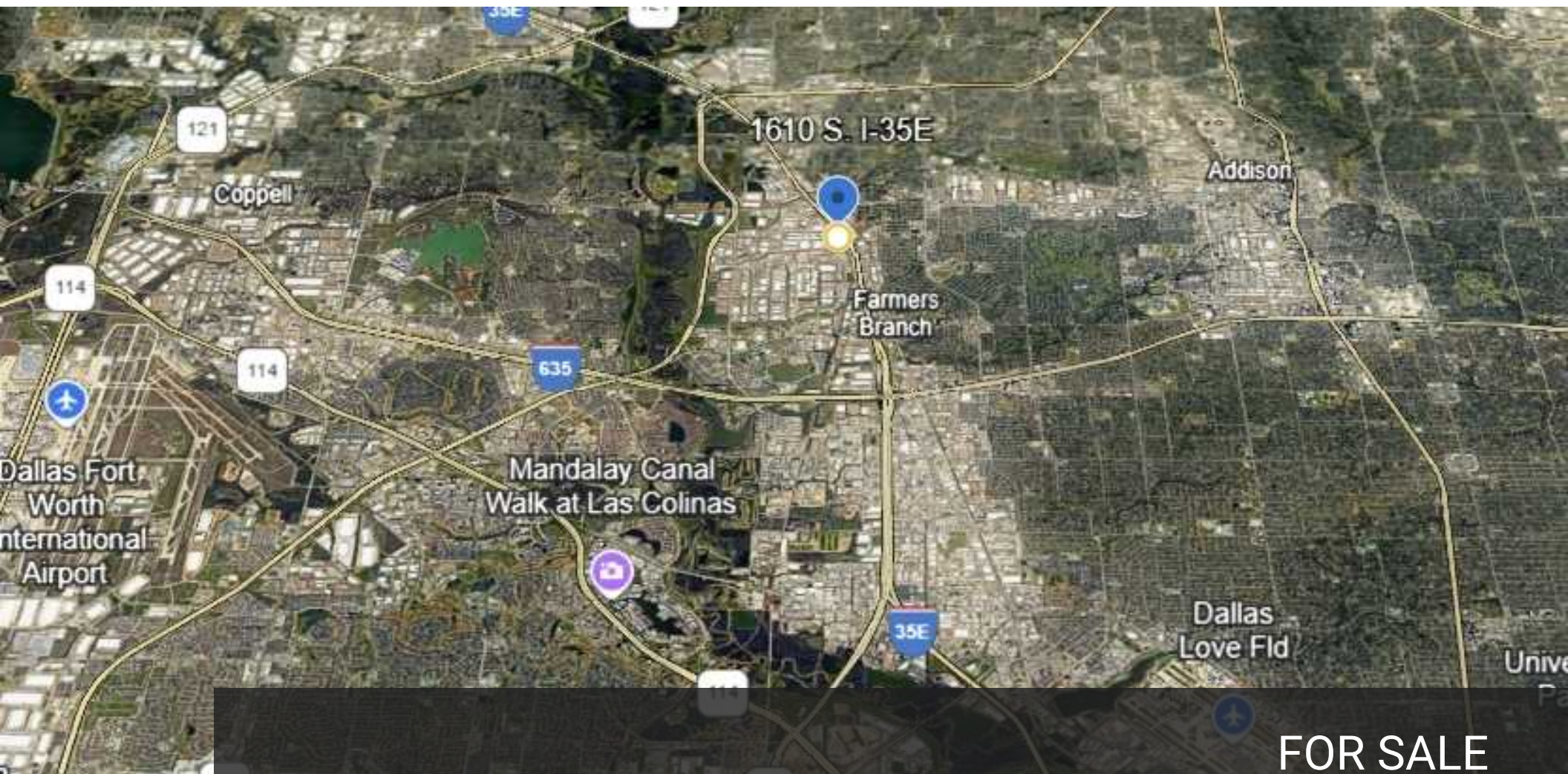


LAND FOR SALE

1610 S I 35E

1610 SOUTH INTERSTATE 35E, CARROLLTON, TX 75006



FOR SALE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

LINK KARLEN

C: (817) 996-6200
link@kw.com
736507, Texas

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DISCLAIMER

1610 SOUTH INTERSTATE 35E



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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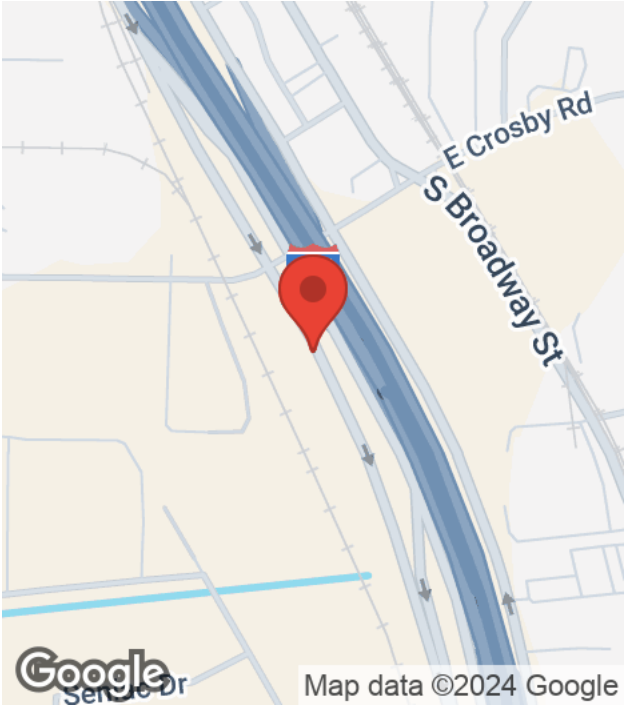
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EXECUTIVE SUMMARY

1610 SOUTH INTERSTATE 35E



OFFERING SUMMARY

PRICE:	\$499,000
LEASE RATE:	
LEASE TERM:	
LOT SIZE:	16,426 SF
PRICE / ACRE:	\$1,324,933
ACCESS:	
FRONTAGE:	134 feet
ZONING:	Z84 - (FWY)
PERMITTED USES:	See docs
DRAINAGE:	

PROPERTY OVERVIEW

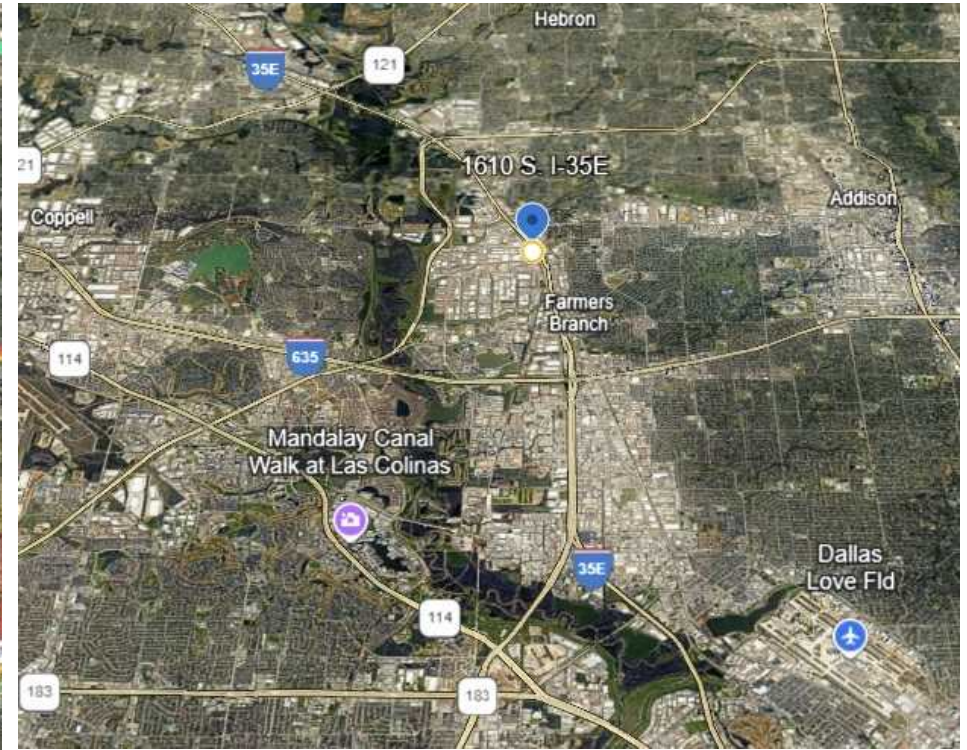
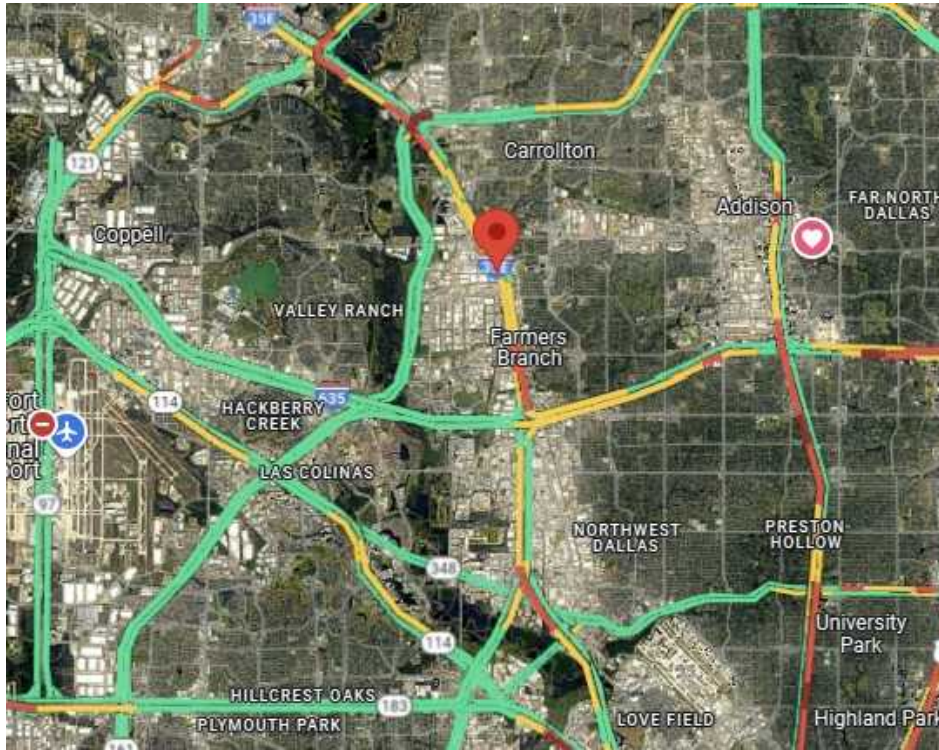
Interstate frontage with wide zoning usages, this lot provides opportunity for many businesses. Zoned in the Freeway District, the use chart provides ample uses for development.

PROPERTY HIGHLIGHTS

- Located within short commutes for many attractions and areas, this parcel is ideal from a location perspective.

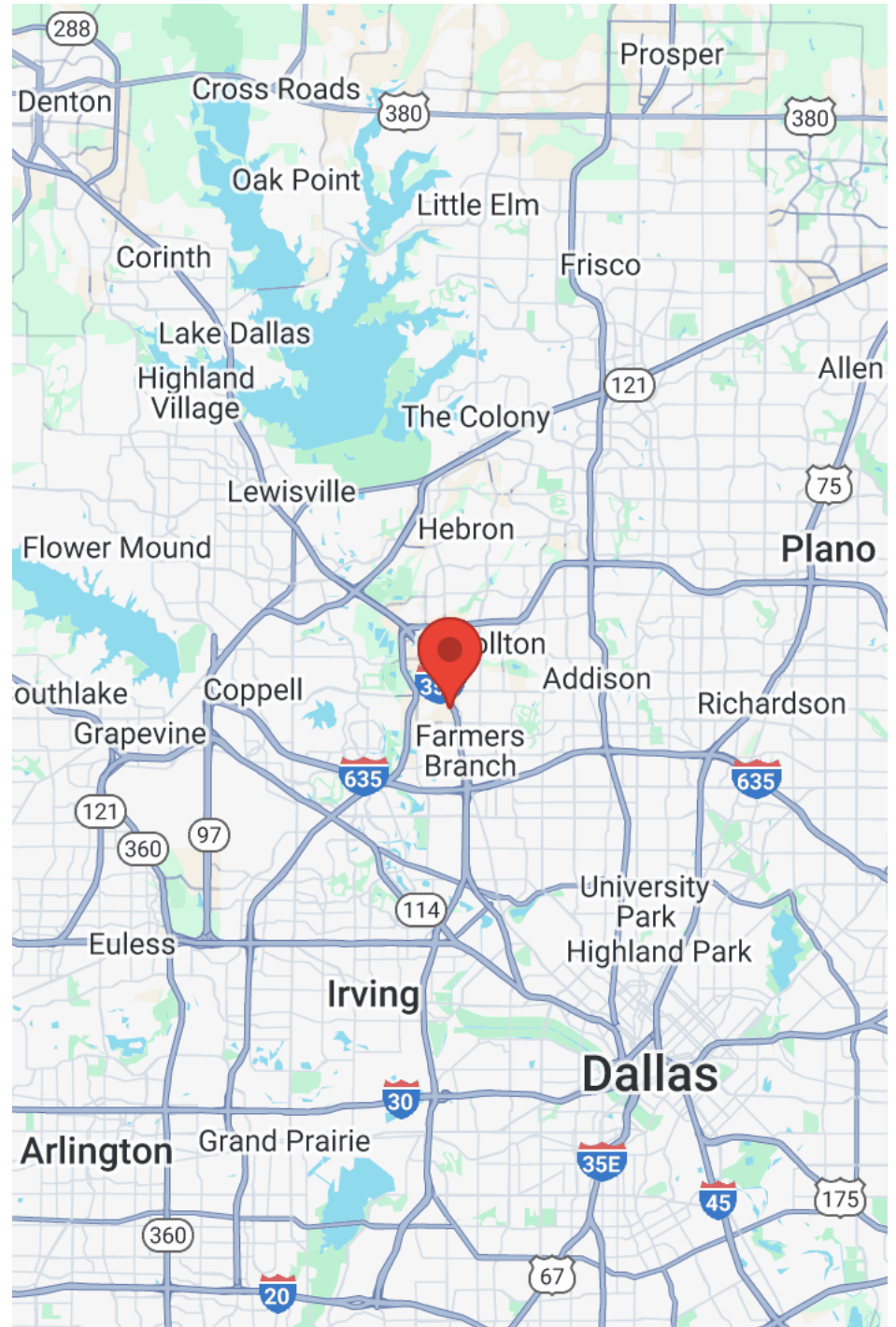
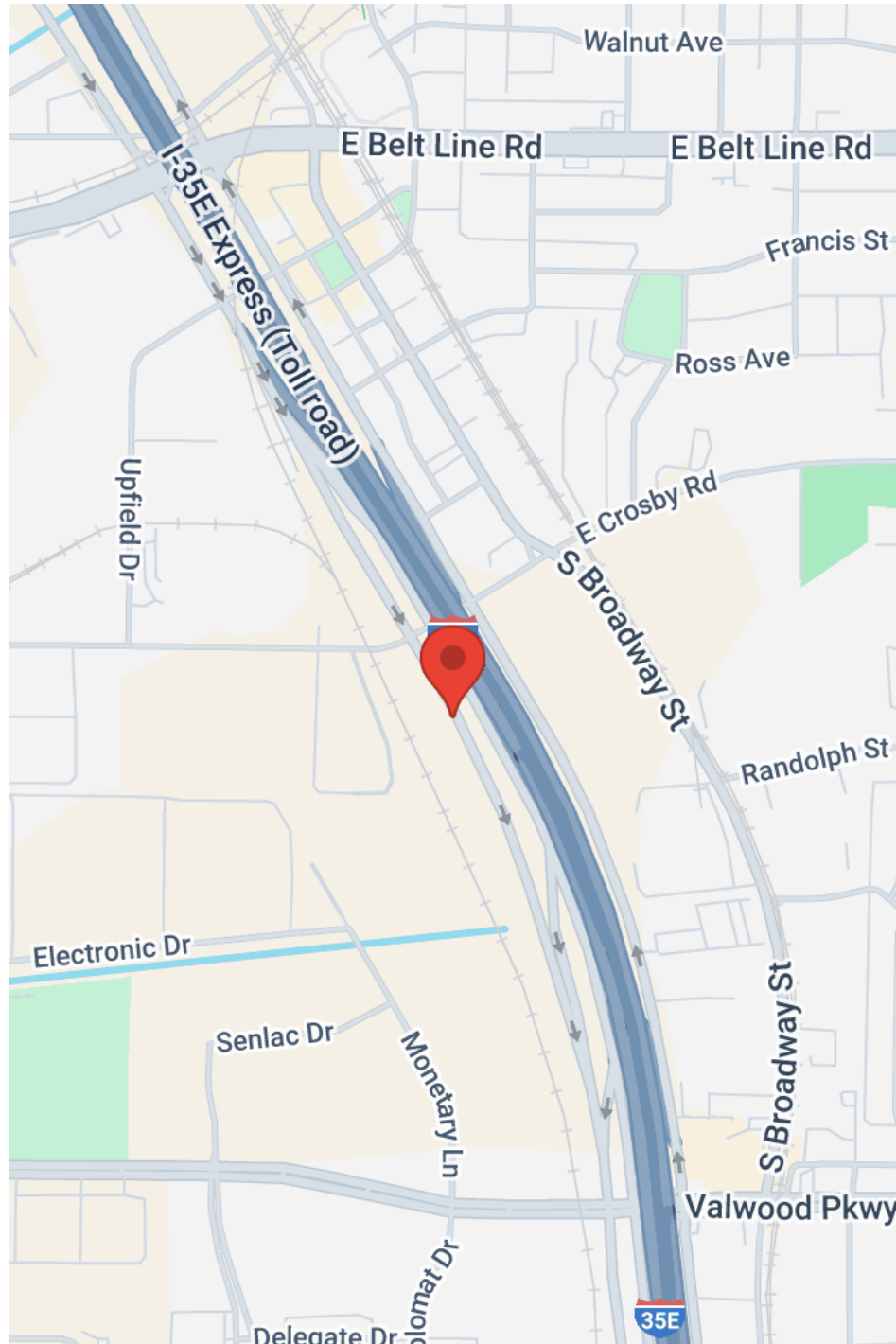
PROPERTY PHOTOS

1610 SOUTH INTERSTATE 35E



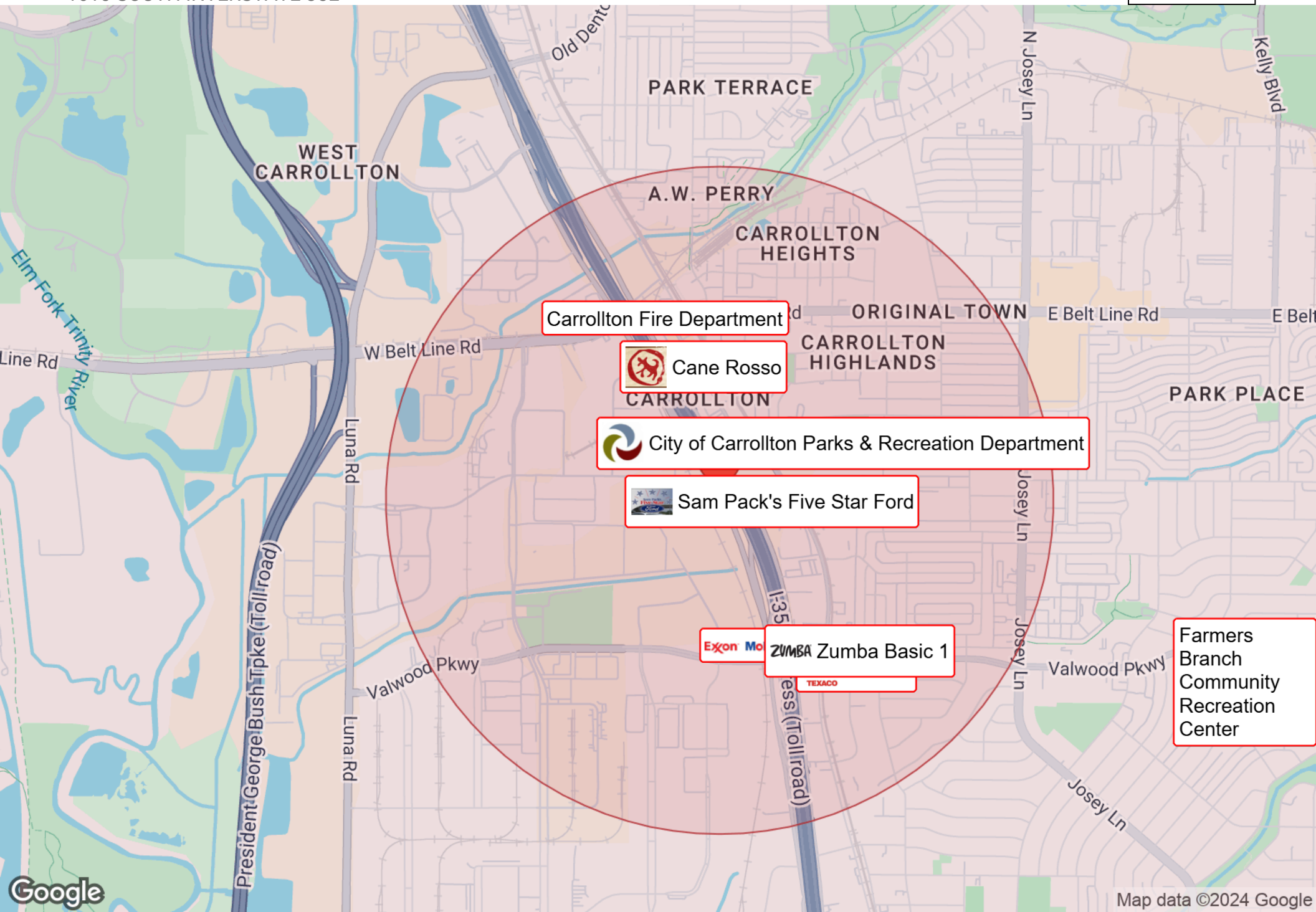
LOCATION MAPS

1610 SOUTH INTERSTATE 35E



BUSINESS MAP

1610 SOUTH INTERSTATE 35E



Carrollton Fire Department



Cane Rosso



City of Carrollton Parks & Recreation Department



Sam Pack's Five Star Ford



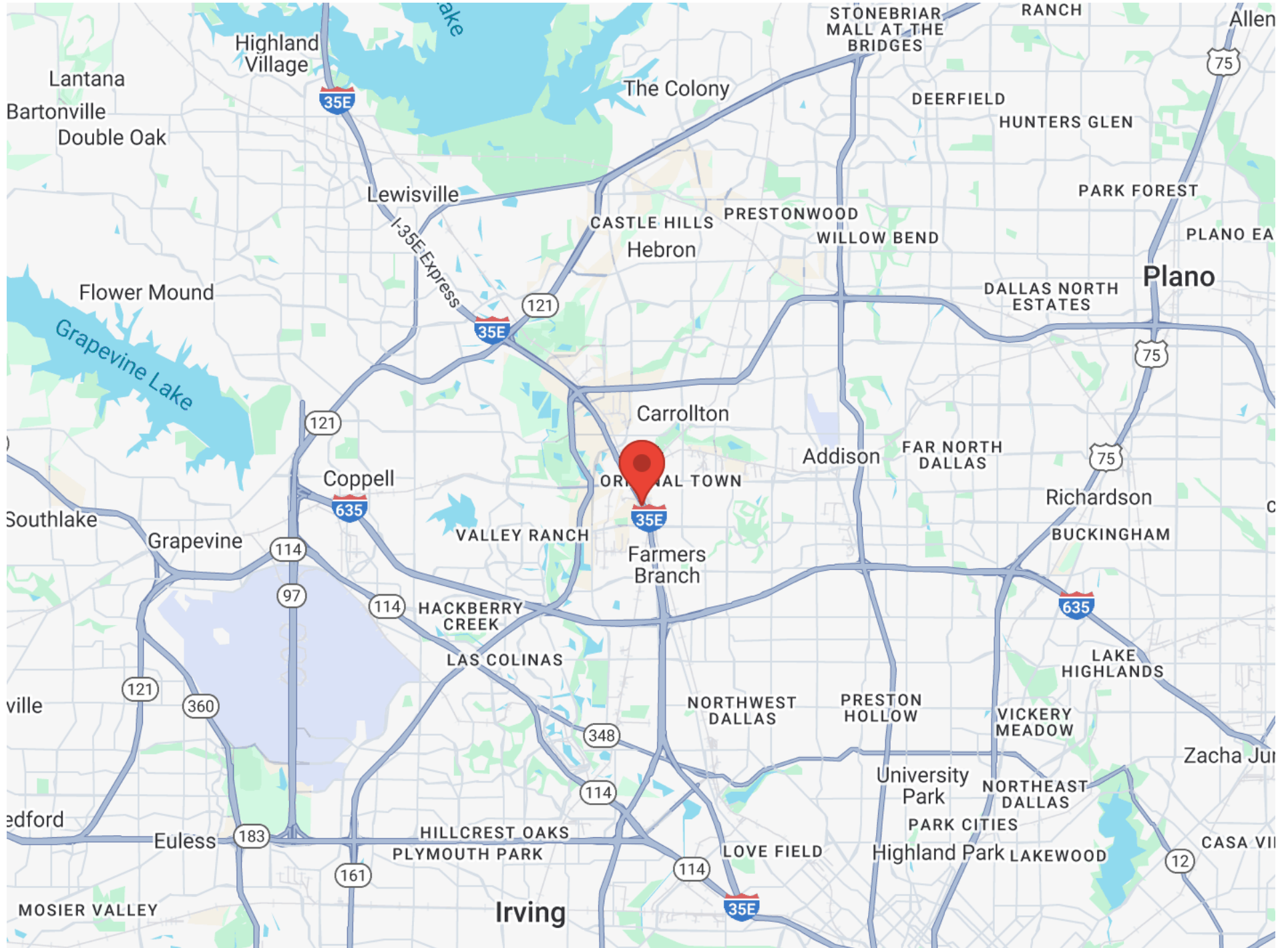
ZUMBA Zumba Basic 1

TEXACO

Farmers Branch Community Recreation Center

REGIONAL MAP

1610 SOUTH INTERSTATE 35E



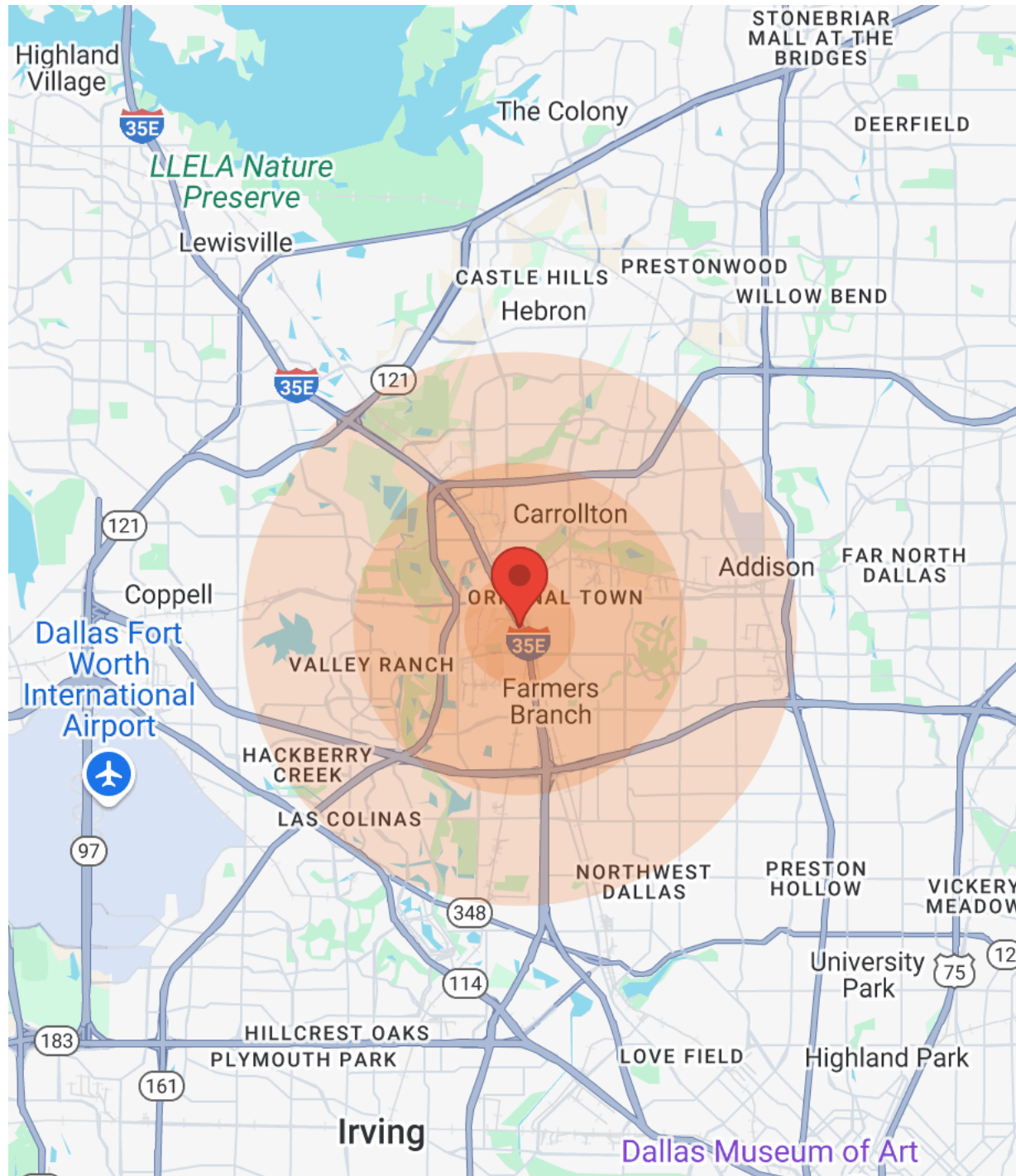
AERIAL MAP

1610 SOUTH INTERSTATE 35E



DEMOGRAPHICS

1610 SOUTH INTERSTATE 35E



Population	1 Mile	3 Miles	5 Miles
Male	4,459	40,334	133,289
Female	4,147	40,791	134,634
Total Population	8,606	81,125	267,923

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,371	18,551	56,450
Ages 15-24	1,360	10,725	33,711
Ages 25-54	3,678	34,833	118,511
Ages 55-64	715	8,853	31,207
Ages 65+	482	8,163	28,044

Race	1 Mile	3 Miles	5 Miles
White	5,227	52,449	166,165
Black	157	5,394	24,892
Am In/AK Nat	13	210	611
Hawaiian	N/A	4	23
Hispanic	7,237	39,825	93,761
Multi-Racial	6,162	31,408	81,430

Income	1 Mile	3 Miles	5 Miles
Median	\$46,497	\$58,386	\$61,278
< \$15,000	325	2,411	7,317
\$15,000-\$24,999	396	2,485	9,956
\$25,000-\$34,999	377	3,103	11,116
\$35,000-\$49,999	391	4,854	16,211
\$50,000-\$74,999	481	6,164	21,905
\$75,000-\$99,999	184	3,476	13,344
\$100,000-\$149,999	170	4,366	15,822
\$150,000-\$199,999	N/A	1,454	6,298
> \$200,000	14	1,119	6,215

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,411	32,703	119,685
Occupied	2,204	30,708	111,188
Owner Occupied	1,004	17,107	53,386
Renter Occupied	1,200	13,601	57,802
Vacant	207	1,995	8,497