



NORTHCREST VILLAGE | 3044 OLD DENTON ROAD, CARROLLTON, TX 75007

Features

Located in the midst of a dense residential population, Northcrest Village offers a highly visible and accessible location with strong traffic drives like Aldi, ACE Hardware and others.

FOR LEASE

TOTAL SF: 135,445
AVAILABLE SF: 20,740
MIN CONTIGUOUS SF: 987
MAX CONTIGUOUS SF: 16,683
CONTACT FOR MORE INFORMATION

Traffic Counts

Old Denton Road	32,414 VPD
Frankford Drive	24,176 VPD

Demographics

	YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population		16,630	117,373	305,697
Total Households		6,171	42,723	125,331
Average Household Income		\$106,943	\$108,317	\$104,890
5 Year Population Growth		7.83%	6.40%	8.30%

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Area Retailers & Businesses



NORTHCREST VILLAGE

SEC FRANKFORD RD & OLD DENTON RD, CARROLLTON, TX 75007

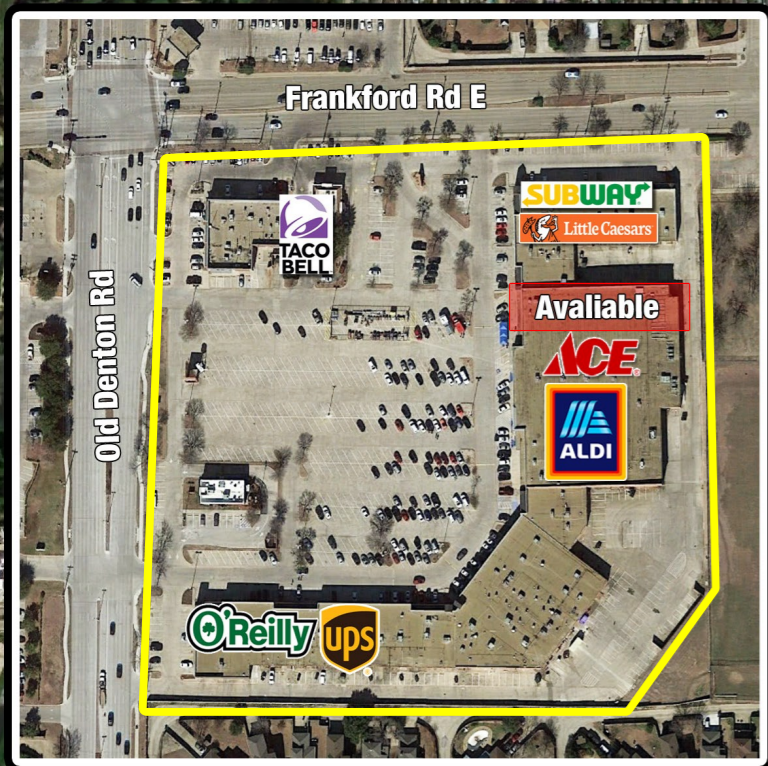


Available Space

200	16,683 sf
310	987 sf
312	1,023 sf
313	1,029 sf
314	1,018 sf

Current Tenants

100	Sushi Kadan	3,035 sf
104	Mochinut	1,134 sf
105	O'Reilly Auto Parts	8,313 sf
106	TeaLatte Bar	1,625 sf
111	UPS	1,787 sf
112	Pho Bistro	2,100 sf
113	Denton County WIC	2,102 sf
115	Main Medical	1,527 sf
116	You Me Beauty School	1,527 sf
117	Drive Smart	2,293 sf
118	Yoo's Martial Arts	2,672 sf
120	Livingston Hearing Aid	1,895 sf
125	JJ Golf Academy	3,140 sf
126	Rosemeade Dental	2,091 sf
127	Dick's Wings & Grill	8,467 sf
131	Mercado	6,800 sf
133	Moodaepo	8,840 sf
138	MD Kids Pediatrics	5,114 sf
201	Ace Hardware	16,456 sf
202	ALDI	18,280 sf
300	Young G. Kim CPA	2,091 sf
302	Northcrest Shoe Repair	693 sf
303	Little Ceasars	1,407 sf
305	Carrollton Pharmacy	1,580 sf
306	CNT Salon	873 sf
307	Subway	1,375 sf
315	State Farm	1,386 sf
316	Smith Chiropractor	1,213 sf
317	Family Care	1,569 sf
318	S&S Cheesesteaks	2,147 sf
3040	Kyondong Jjam Ppong	1,798 sf



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 on 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.

The Weitzman Group

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Buyer/Tenant/Seller/Landlord Initials

Date

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