



# TRINITY HIGHLANDS

1601 E TRINITY MILLS ROAD | CARROLLTON, TX

# PROJECT OVERVIEW

Trinity Highlands, a newly constructed mixed-use project at 1601 E Trinity Mills Road, benefits from a visible and accessible location directly on the heavily-trafficked President George Bush Turnpike, a major east-west thoroughfare with traffic counts exceeding 111,000 vehicles per day.

The location on Trinity Mills Road/Bush Turnpike at its lighted intersection with McCoy Road, positions Trinity Highlands in the midst of a major retail, commercial and residential trade area. The location features peripheral retail traffic draws including Walmart Supercenter, Lowe's Home Improvement, Winco Foods and a large number of restaurants, retailers and services. Area medical facilities include Texas Health Presbyterian Hospital and Legent Orthopedic Hospital, and nearby hospitality uses include Courtyard by Marriott.



# PROPERTY DETAILS

## CALL FOR LEASING TERMS

**ADDRESS** 1601 E Trinity Mills Rd  
Carrollton, TX 75006

**ACREAGE** Approx. 2.84 Acres

**GLA** Approx. 40,000 SF  
(20,000 SF per floor)

**ZONING** Local Retail-2

**YEAR BUILT** 2021

**PARKING** Approx. 126 Surface Spaces

**PARKING RATIO** 1:350



# LOCATION STRENGTHS

## CARROLLTON, TEXAS

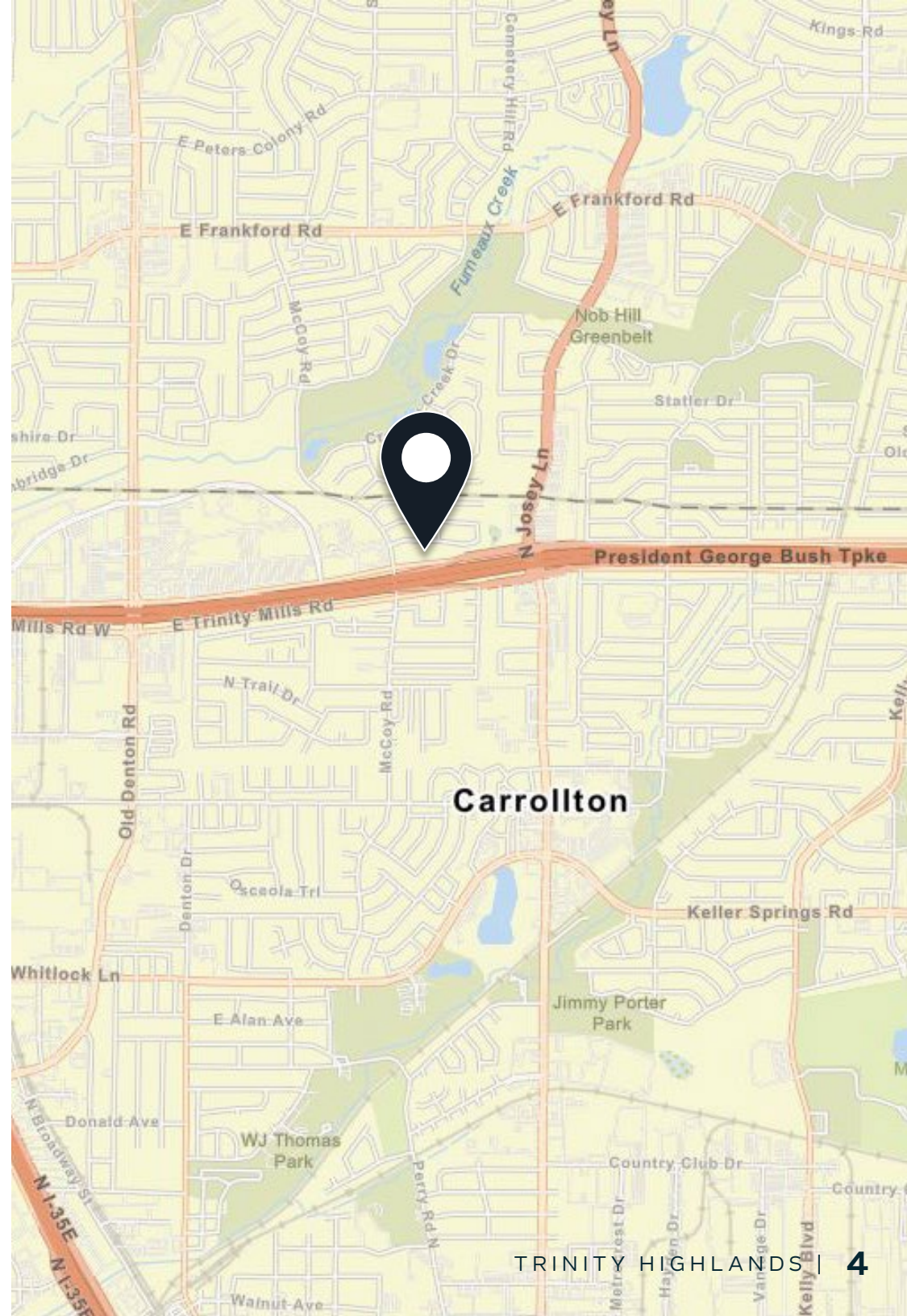
Carrollton, Texas, succeeds due to its key position in North Texas, offering quick freeway access to Dallas to the south and to Dallas-Fort Worth International Airport to the west. Few locations in D-FW offer the benefits of such a central location, which is why Carrollton ranks as a vibrant corporate and residential community. In fact, more than 15,000 businesses call Carrollton home. That number continues to grow, thanks in part to recent infrastructure improvements like the widening of IH-35N through Carrollton and the completion of Carrollton's link to D-FW International Airport via the President George Bush Turnpike.

Today, Carrollton ranks as:

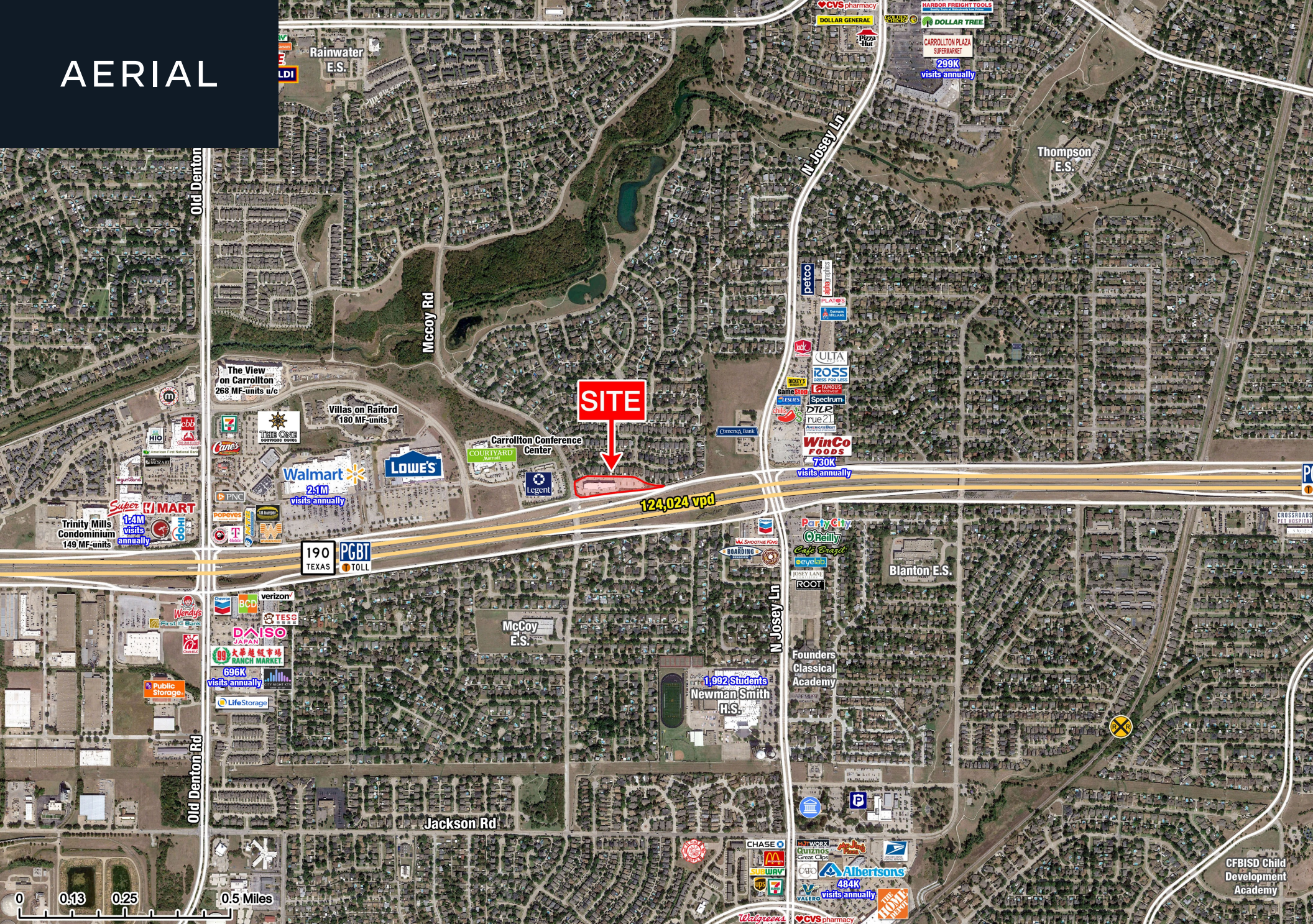
- One of 15 most recession-recovered cities – WalletHub
- One of Texas' safest cities – Safe Homes
- One of the best cities for first-time homebuyers – WalletHub

Carrollton's current population of 136,550 represents significant growth over the 108,868 population total recorded in 2020. Carrollton reports 51,561 households and a healthy average annual household income of \$121,518. The average home value in Carrollton totals \$335,051.

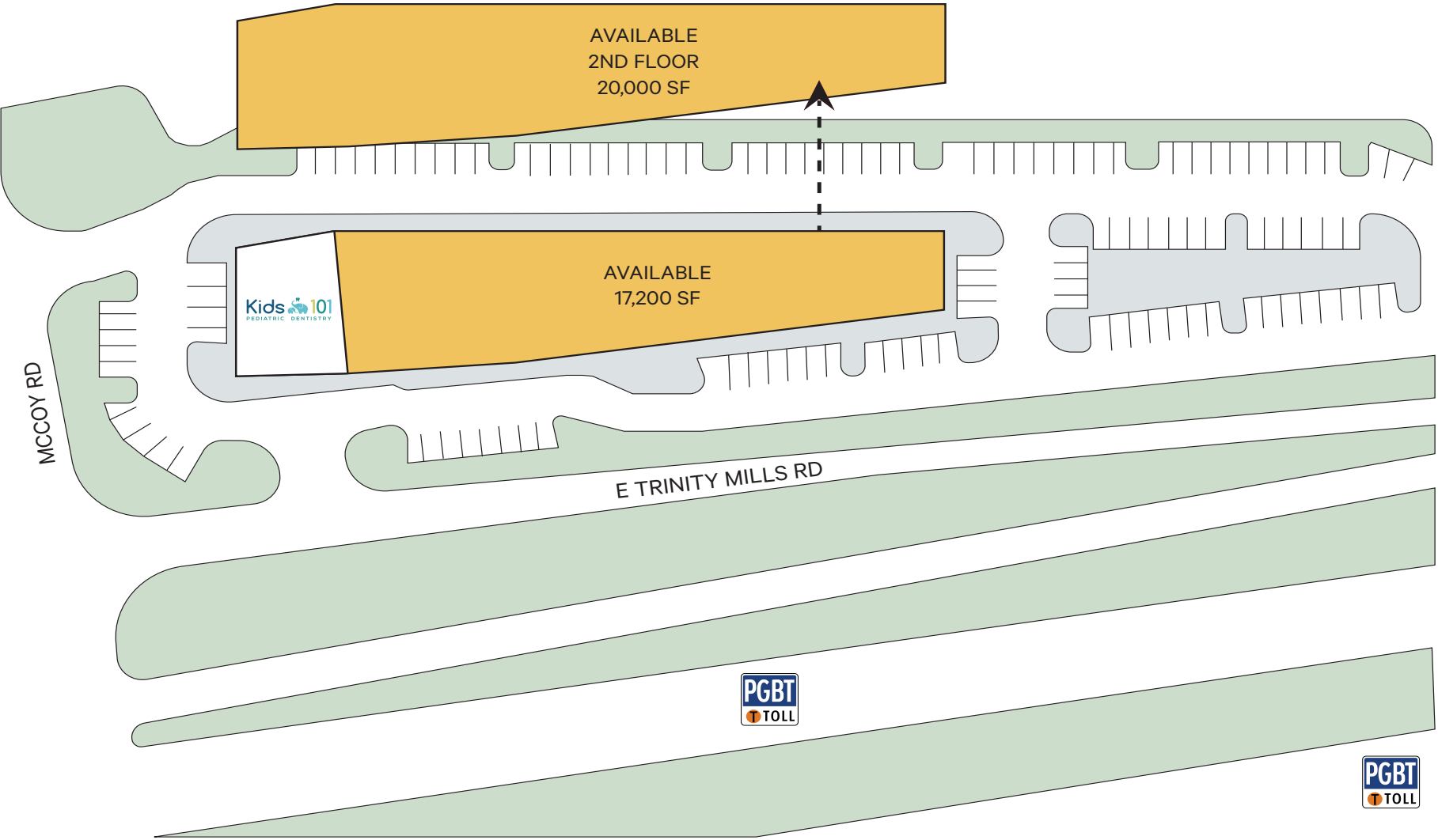
Reflecting its strength as an employment center, Carrollton's daytime population totals 144,575, a total that includes 84,506 workers. In terms of quality of life, Carrollton is home to five nationally recognized high schools and more than 1,200 acres of park land, creating one of the highest park-land-per-capita averages in North Texas.



# AERIAL



# SITE PLAN

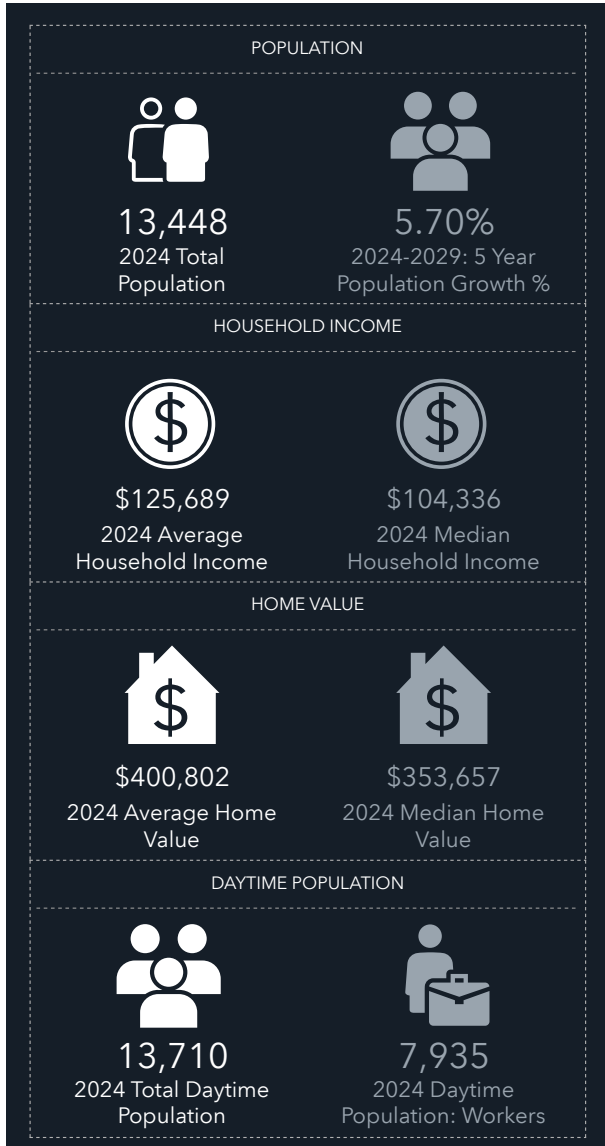


# PHOTOS

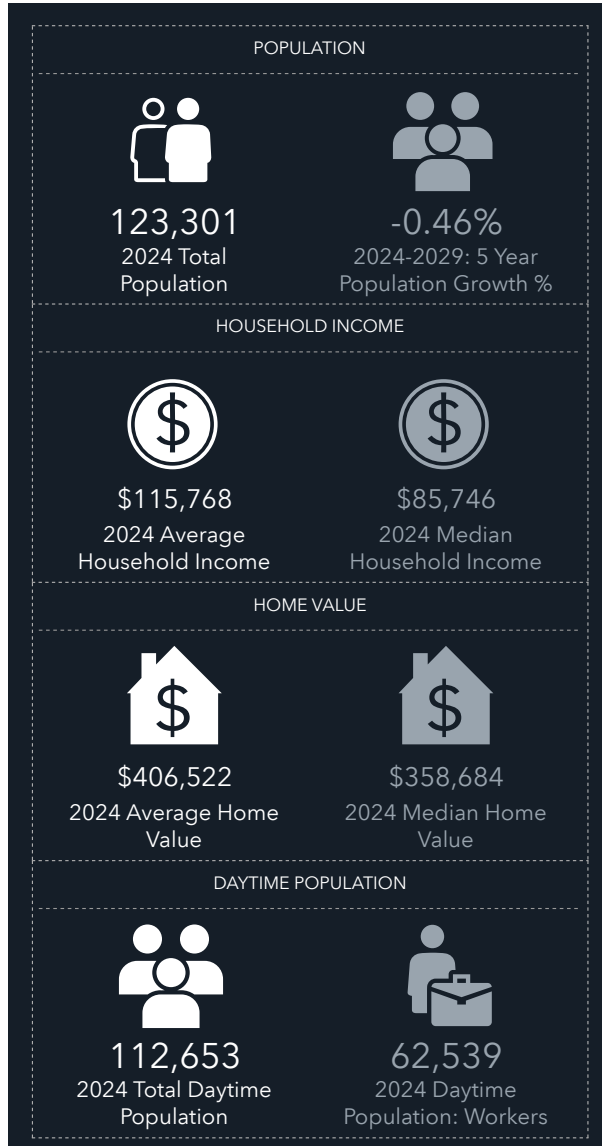


# DEMOGRAPHICS

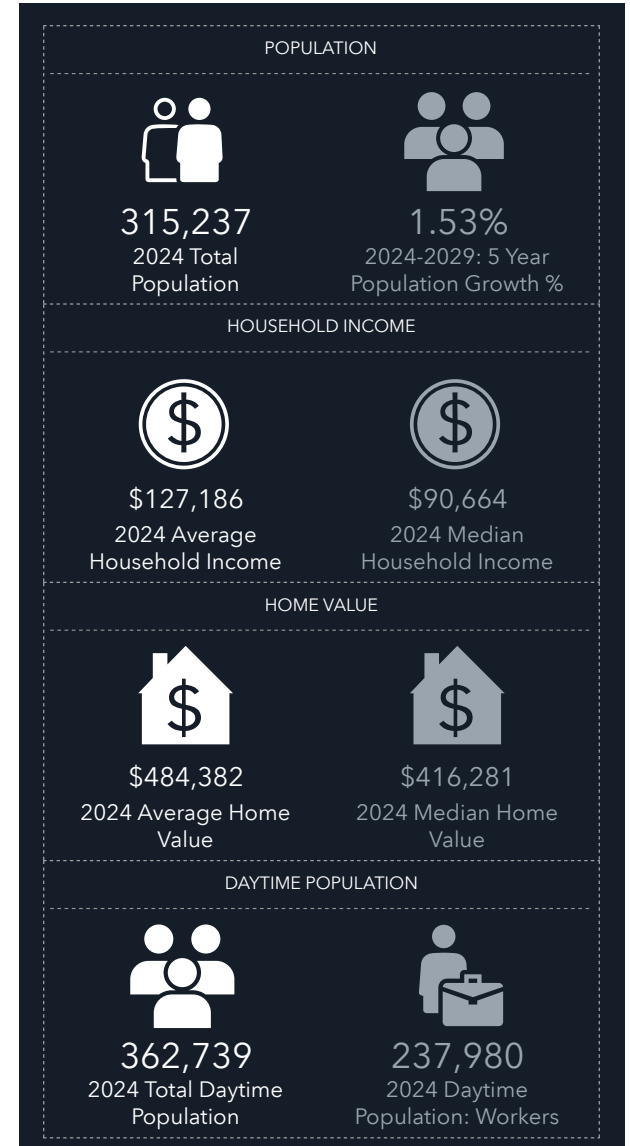
## 1 MILE



## 3 MILE



## 5 MILE





# CARROLLTON OVERVIEW

# **26**

LARGEST CITY IN  
TEXAS

*World Population Review, January 2023*

**8.5%**

EMPLOYMENT GROWTH

MAY 2020 - MAY 2021

*Data USA, 2022*

**MOST** RECESSION  
RESISTANT CITIES

*Smart Asset, March 2020*

**13** MILES  
TO DFW AIRPORT



# DFW BY THE NUMBERS

# 1

## IN TEXAS FOR JOB GROWTH

294,700 NET NEW JOBS  
MAY 2021-MAY 2022  
#3 IN THE NATION

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN THE U.S. FOR 3-YEAR JOB GROWTH

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN THE NATION FOR POPULATION GROWTH

DFW ADDED 97,290 RESIDENTS  
JULY 2020-JULY 2021

U.S. CENSUS

# 1

## IN THE NATION FOR SINGLE-FAMILY DEVELOPMENT

OVER THE PAST DECADE, SINGLE-FAMILY BUILDING PERMITS IN DFW TOTALED 323,000

STORAGECAFE

# 1

## IN THE NATION FOR MULTI-FAMILY DEVELOPMENT

OVER THE PAST DECADE, DFW HAS REPORTED 233,000 NEW MULTI-FAMILY UNITS

STORAGECAFE

# TEXAS BY THE NUMBERS

# **1**

## IN JOB GROWTH

**82,500 JOBS** IN JUNE 2022 – #1  
**779,000 JOBS** YEAR TO DATE – #1

*U.S. BUREAU OF LABOR STATISTICS*

# **1**

## IN POPULATION GROWTH

**310,200** BETWEEN 2020 AND 2021  
**4 MILLION** BETWEEN 2010 AND 2020

*U.S. CENSUS*

# **5**

## BEST STATES FOR BUSINESS

*CNBC*

# **1**

## FOR FORTUNE 500 COMPANIES

TEXAS IS HOME TO **53** FORTUNE 500  
COMPANY HEADQUARTERS, MORE  
THAN ANY OTHER STATE

*FORTUNE*

# **9**

## WORLD ECONOMY

TEXAS IS THE WORLD'S 9<sup>TH</sup> LARGEST  
ECONOMY WITH **\$1.985 TRILLION** IN

GDP

*TEDC*

# **1**

## FOR ECONOMIC GROWTH

TEXAS RANKS 1<sup>ST</sup> IN THE NATION  
IN FORECASTS FOR STRONG  
EMPLOYMENT AND INCOME GROWTH  
FOR THE NEXT 5 YEARS.

*FORBES*

# LEASING CONTACT:



**KEVIN BUTKUS**

SENIOR VICE PRESIDENT

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214.720.6683

# 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.

Weitzman

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Buyer/Tenant/Seller/Landlord Initials

Date