1712
W Frankford Rd

Carrollton, TX 75007

INDIAN CREEK PLAZA

Medical · For Lease



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CREST COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 6,000 former medical facility available for lease. Has lobby desk, records & supplies shelving, gas system, washer/d...

OFFERING SUMMARY

Lease Rate:	**$18 -29**
Building Size:	**14,328**
Year Built:	**2003**
Zoning:	**FTC - Frankford Transit**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,731	58,835	137,882
Total Population	33,524	150,093	344,244
Average HH Income	$147,101	$134,726	$124,675

PROPERTY OVERVIEW



ABOUT THE PROPERTY

Combination Retail & Medical property.

LOCATION

Located on major thoroughfare (Frankford), just 1/4 mile east of IH-35. Across street from DART station and in TOD.

HIGHLIGHTS

- 6,000 former medical facility available for lease. Has lobby desk, records & supplies shelving, gas system, washer/dryer, surgical lighting and backup power.

PROPERTY PHOTOS









PROPERTY PHOTOS





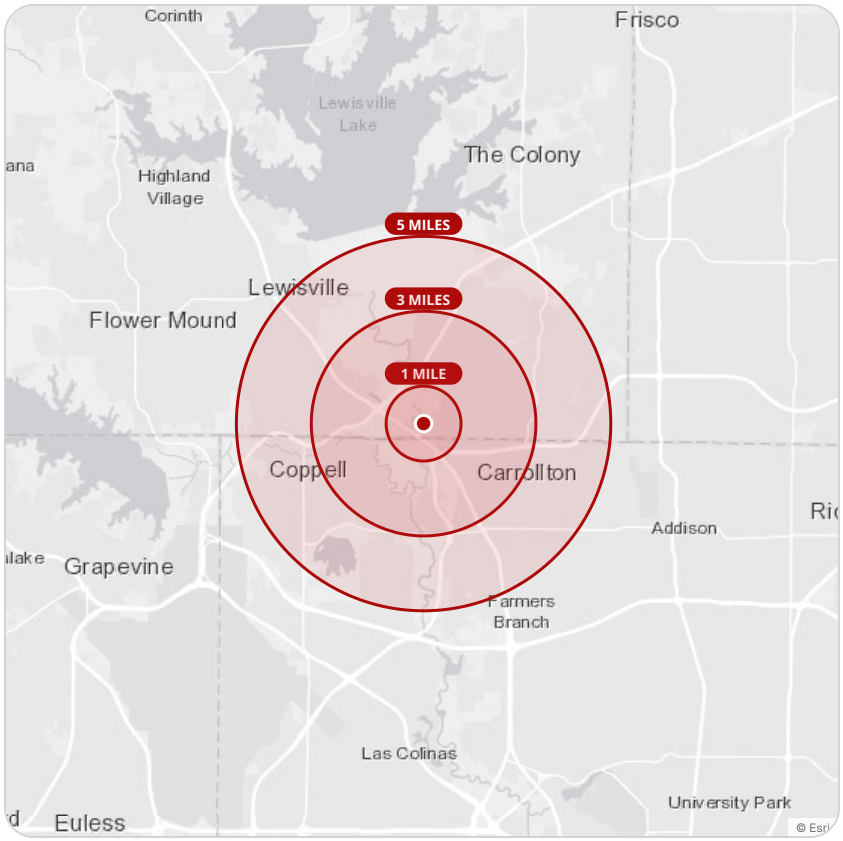




DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	33,524	150,093	344,244
Households	13,731	58,835	137,882
Median Age	39.9	38.2	37.1
Median HH Income	$118,193	$111,372	$101,394
Average HH Income	$147,101	$134,726	$124,675
Median Home Value	$449,451	$428,286	$400,353
Median Gross Rent	$1,758	$1,682	$1,612
Bachelor's Degree +	55.8	49	47.6
Labor Force	20,345	90,481	208,151
Employed	19,690	87,039	201,057
Avg Commute (min)	24.1	24.4	24.2
Housing Units	14,653	61,800	145,465
Owner Occupied %	51.8	51.4	48.2

Source: U.S. Census Bureau, ACS 5-Year Estimates (ACS 2023 5-Year). Ring values aggregate census tracts intersecting each radius; medians are population-weighted estimates.



AERIAL / RETAILER MAP



TREC

Information About Brokerage Services

11-2-2015

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.

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.

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Buyer/Tenant/Seller/Landlord Initials

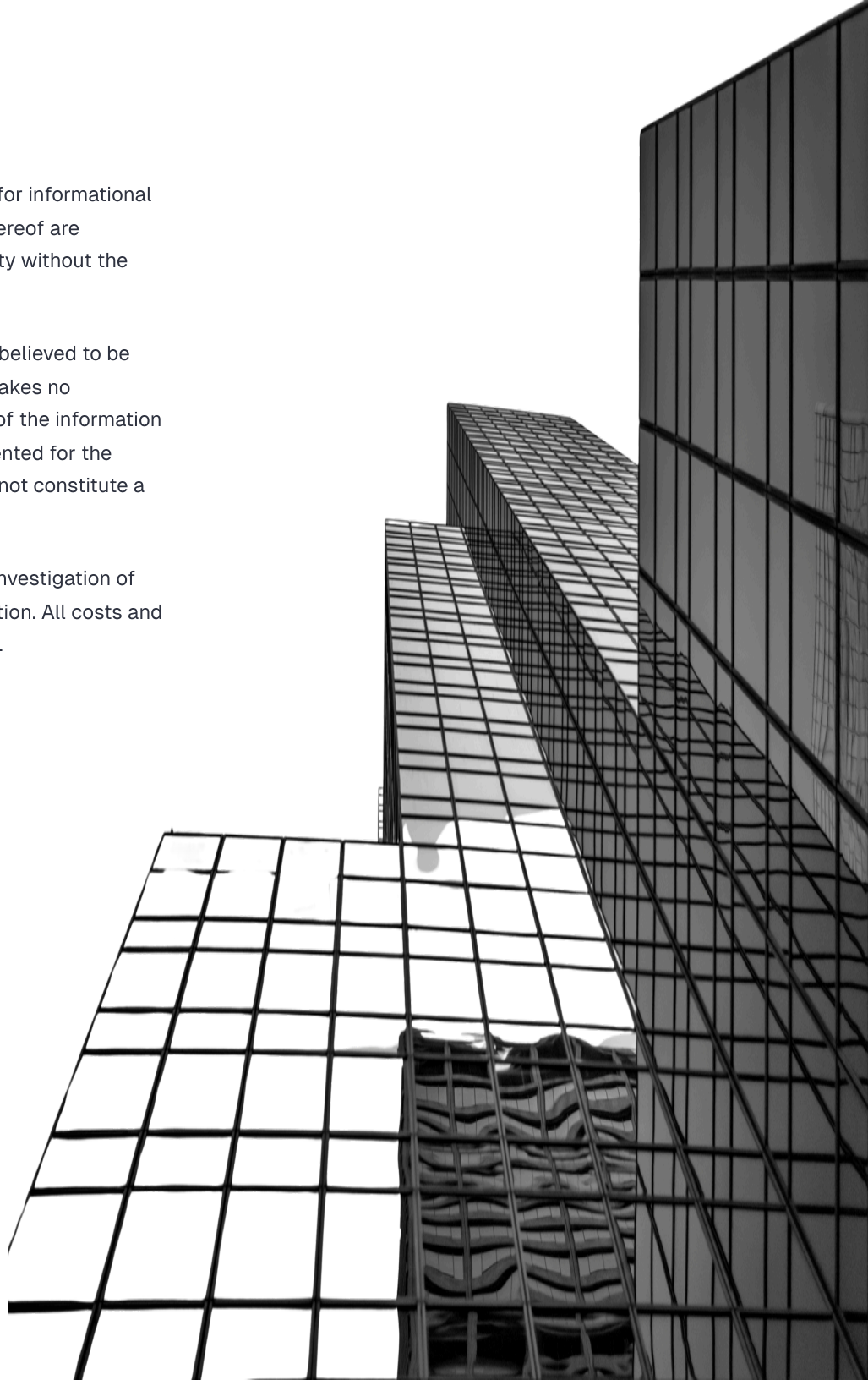
Date

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Prospective purchasers are encouraged to conduct their own independent due diligence investigation of the property, including verification of all financial, legal, physical, and operational information. All costs and expenses related to such investigation shall be borne solely by the prospective purchaser.



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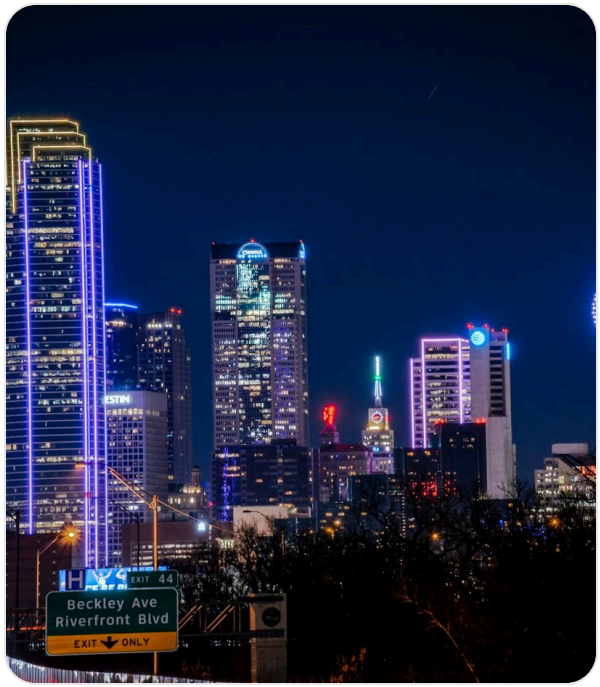
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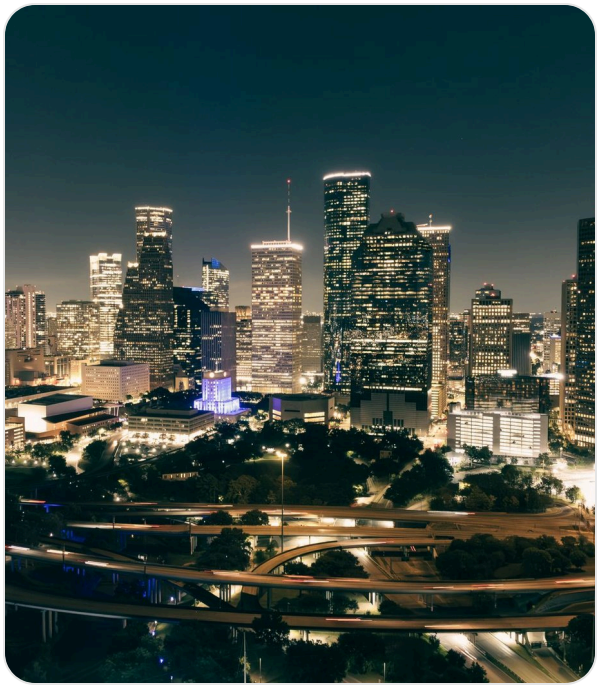
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