

HISTORIC DOWNTOWN CARROLLTON

CARROLLTON, TX | 1001 W. MAIN STREET



AVAILABILITY: 2,334 SF

LEASE RATES:
PLEASE CALL FOR DETAILS

AREA RETAILERS:



BARREL & BONES
CRAFT BAR AND SMOKEHOUSE



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2022 Population	10,427	86,930	308,286
2022 Total Households	3,707	32,703	126,184
2022 Daytime Population	13,668	114,394	406,566
2022 Average HH Income	\$79,239	\$107,701	\$116,456

TRAFFIC COUNTS:

I-35E: 168,556 VPD
E. Belt Line Road: 28,291 VPD

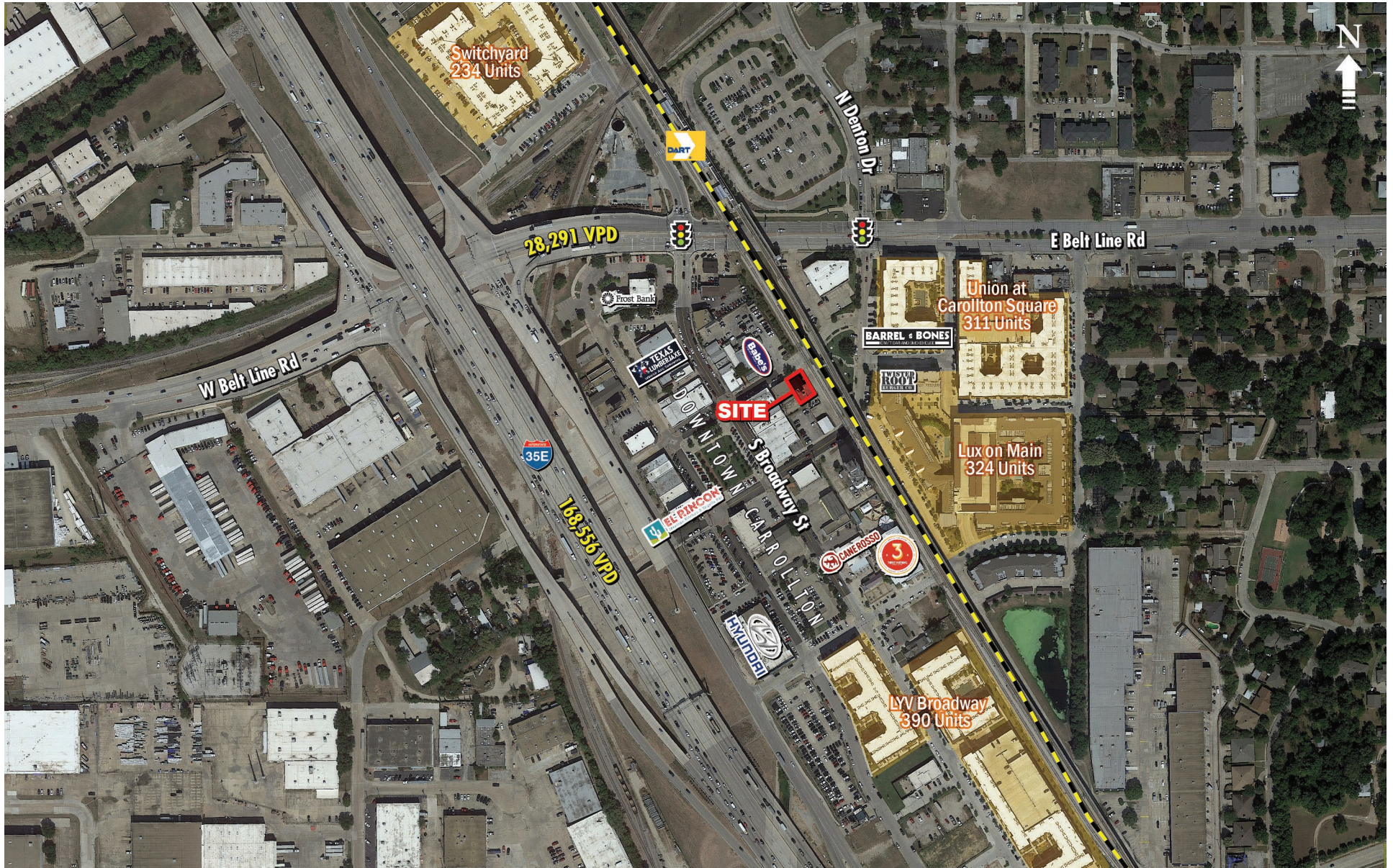
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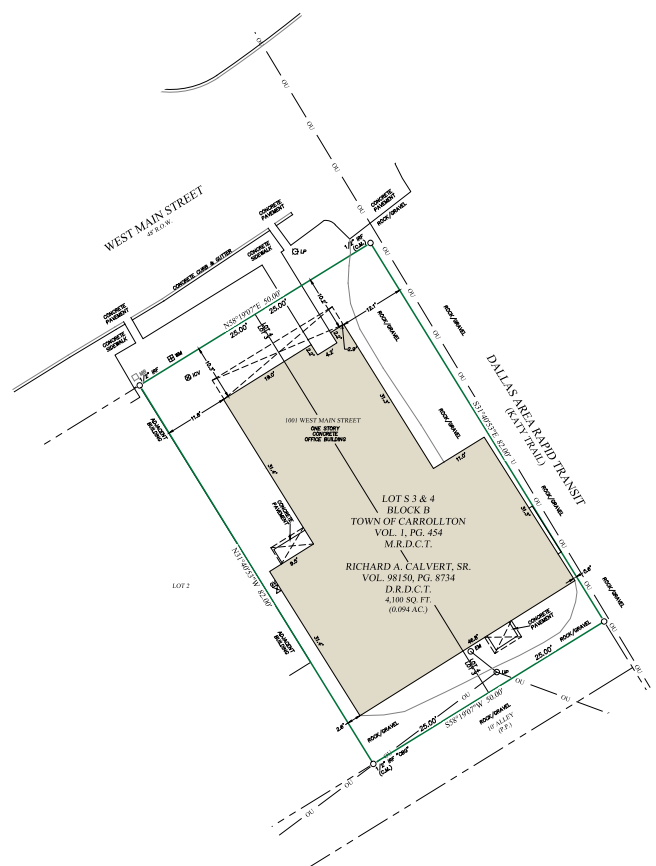
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VICINITY MAP
NOT TO SCALE



LEGEND

- cable tv
- ⊙ electric meter
- ⊙ wire dept. connection
- ⊙ fire hydrant
- ⊙ gas valve
- ⊙ ballard
- ⊙ gas inlet
- ⊙ 925 meter
- overhead utility line
- sign
- ⊙ sanitary sewer manhole
- ⊙ storm water manhole
- ⊙ telephone manhole
- ⊙ telephone pedestal
- ⊙ traffic signal pole
- ⊙ transformer
- ⊙ utility clean out
- ⊙ utility cabinet
- ⊙ utility vault
- ⊙ utility markings
- ⊙ utility pole
- ⊙ utility sign
- ⊙ water shutoff
- ⊙ water valve
- ⊙ water manhole
- ⊙ water meter



PROPERTY DESCRIPTION:

Being all of Lot 3 and Lot 4, Block B, Original Town of Carrollton, an addition to the City of Carrollton, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 454, of the Map records of Dallas County, Texas, and being all of that certain tract of land described in Warranty Deed to Richard A. Calvert, Sr., as recorded in Volume 98150, Page 8734, of the Deed Records of Dallas County, Texas.

SURVEYOR'S NOTES:

- Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with no combined scale factor.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48112C01608K, Community-Panel No. 480197 0160 K, Effective Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
- This boundary survey has been prepared and performed in accordance with the Professional Land Surveying Practices Act and General Rules of Procedures and Practices, adopted by the Texas Board of Professional Engineers & Land Surveyors.
- (P.P.) indicates building lines, easements, R.O.W., dimensions, etc. are per plat referenced in legal description.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appearances are shown.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, facilities, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties. Field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee ownership. The surveyor did not abstract the subject property.
- Except as specifically stated or shown hereon, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; agreements; liens; and other matters of record.
- Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- The word "certify" or "certificates" as shown and used on hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- The parcels contained in the legal description shown hereon are contiguous without any gaps, gores or overlaps.
- Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The property shown hereon describes the same real estate as the record description.
- Monuments are found unless specifically designated as set.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above-ground, visible evidence, unless another source of information is specifically referenced hereon.
- The area of the building shown is based on the buildings footprint at ground level.

- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - R.O.W. RIGHT OF WAY
 - IRF IRON ROD FOUND
 - C.M. CONTROLLING MONUMENT



1001 WEST MAIN STREET
CARROLLTON, TEXAS

SURVEYOR'S CERTIFICATE

The undersigned does hereby certify that on June 2, 2020 this survey was made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with no combined scale factor.

Date of Plat or Map: June 4, 2020

Matthew Zimmerman
Mark N. Peoples
Registered Professional Land Surveyor No. 6443
State of Texas



**LAND TITLE
SURVEY**

LOTS 3 & 4, BLOCK B
Original Town of Carrollton
W. Lamar Survey, Abstract No. 799
City of Carrollton, Texas



DATE	REVISIONS



FOR MORE INFORMATION, PLEASE CONTACT:

MATTHEW ZIMMERMAN
214.572.8466
mzimmerman@theretailconnection.net

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.

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date