1103 S JOSEY LANE | CARROLLTON, TEXAS 75006

Carrollton Park

VISTA PROPERTY CO.

MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

- Neighborhood shopping center with diverse tenant mix of dd's Discounts, Hibbett Sports, Dollar General, Firestone, Sherwin Williams, Rent-A-Center, Smile Magic, Redwing, Gamestop, Wingstop, & Subway.
- Shadow Anchored by Fiesta Mart, Aaron's, and Melrose.
- Excellent visibility and access at a signalized intersection.
- Easy access to I-35E.
- Close proximity to Valwood Business Park, the 3rd largest industrial park in North Texas with over 26 million SF.

AVAILABILITY

1,450 SF In-Line Space

LEASE RATES

Please Call for Rates

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2020 Population	26,636	120,140	354,485
2025 Population	27,322	121,637	372,997
Average Household Income	$63,496	$85,863	$102,478

Traffic Counts **Belt Line Rd:** 37,609 VPD | **Josey Ln:** 23,747 VPD

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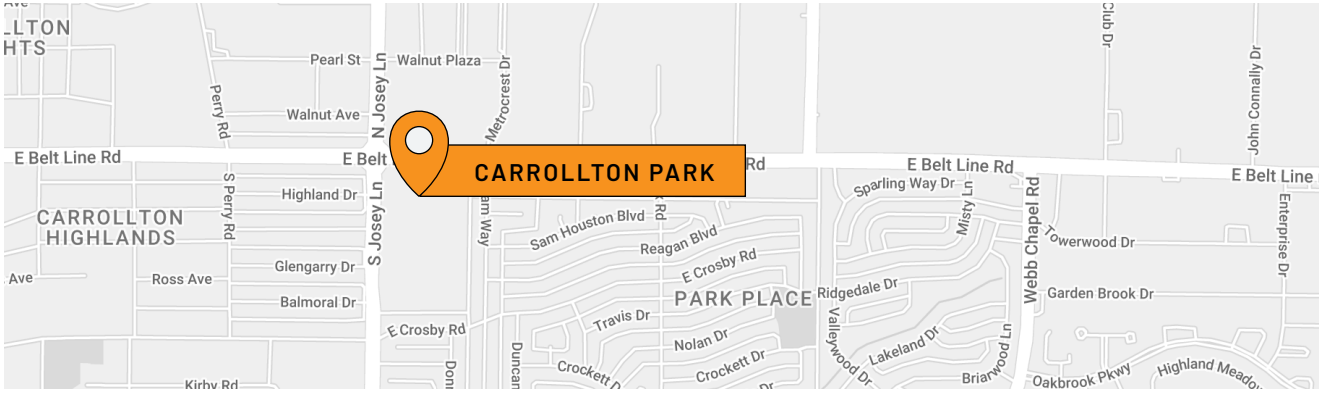
SUITE	TENANT	SQ FT
112	dd's Discounts	20,258
412	Dollar General	9,011
100	Mis Tacos D Mexico	870
1015	Bridgestone	6,801
102	Hollywood Beauty	2,032
104	Emzee Tools	1,503
107	The Sherwin Williams Co.	7,327
115	Total Wireless	2,772
116	Hair Salon	951
117	Centro Vida/Montenegro	921
119	Hibbett Sports	5,967
160	Joe's Keys/Locksmith	159
1902	Honsushi	2,464
1904	Little Caesar's	1,839
1906	GameStop	1,211
1906A	Sabor Habana	912
1908	Fixtronics	909
1910	Baja Insurance	904
1912	Wing Stop Restaurant	1,534
1916A	Mis Tacos De Mexico	2,521
1916B	Advance America	842
918	Red Wing Shoe	1,791
1920	Subway	1,387
1922	Pat's Donuts	1,355
201	On Image Salon	839
202	Dr. Umberto Salazar	1,190
203	Sun Foot Spa	1,029
204	Busy Bee Check Cashing	828
205	Divas Hair Salon	1,021
206	Servicios de Titulos, Placas y Mas	1,492
208	BPI Staffing	1,229
209	Silhouette Precision Sports	1,035
210	ABest Bonds	1,126
407	Mattress Brothers	1,987
409	Golden Soccer	3,572
410	La Marqueza	2,116
1105	Rent-A-Center Texas LP	4,277
1107	Flamingo	2,616
702-706	Smile Magic	5,801
707A	Accident Centers of TX	2,760
707B	**AVAILABLE**	**1,450**



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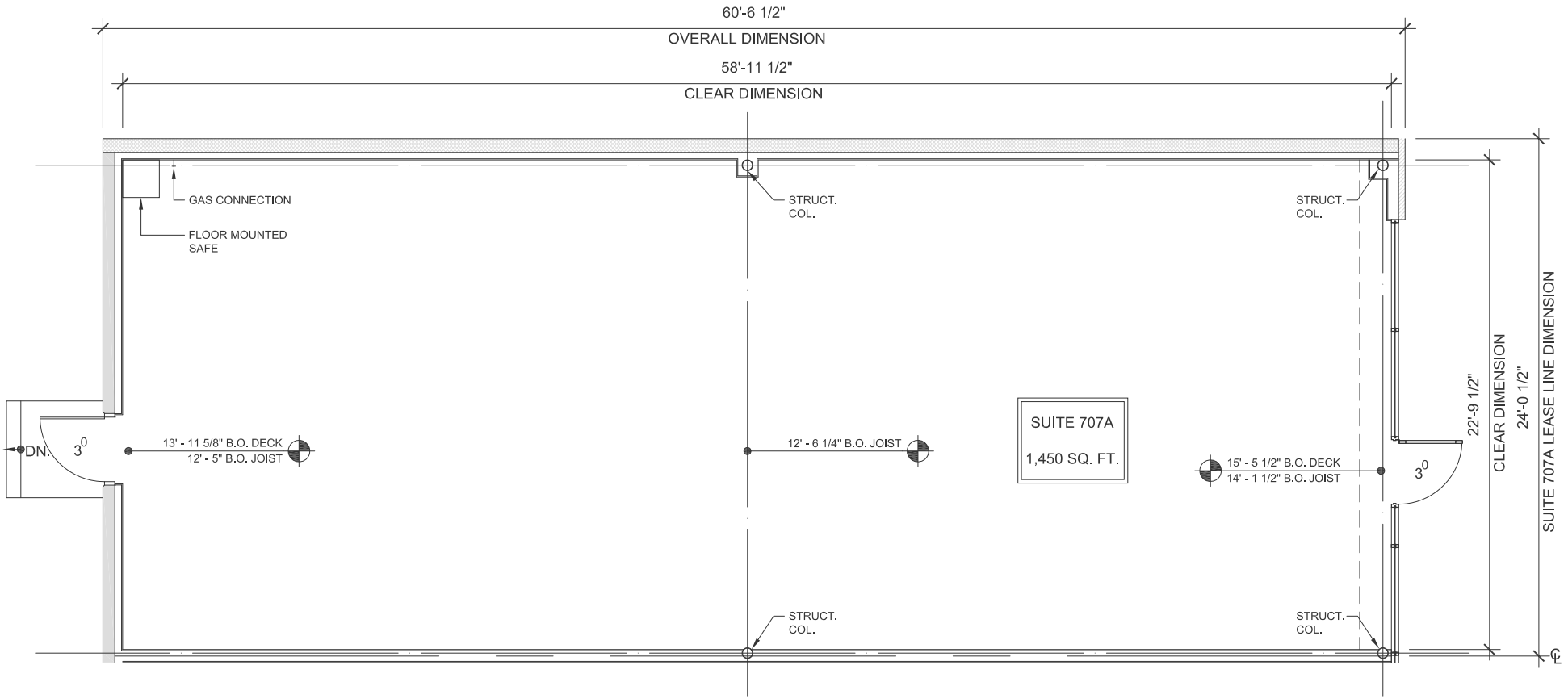

LEASING FLOOR PLAN

143-03-02 Leasing Floor Plan 01-01

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	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	20,591	93,598	330,769
2028 Projected Population	24,321	100,729	352,893
2020 Census Population	19,752	93,375	324,307
2010 Census Population	19,692	87,609	297,260
Projected Annual Growth 2023 to 2028	3.6%	1.5%	1.3%
Historical Annual Growth 2010 to 2023	0.4%	0.5%	0.9%
2023 Median Age	30.8	36.5	35.9
HOUSEHOLDS			
2023 Estimated Households	5,804	36,195	143,601
2028 Projected Households	6,749	38,309	154,215
2020 Census Households	5,584	36,029	140,077
2010 Census Households	5,318	32,427	125,195
Projected Annual Growth 2023 to 2028	3.3%	1.2%	1.5%
Historical Annual Growth 2010 to 2023	0.7%	0.9%	1.1%
RACE AND ETHNICITY			
2023 Estimated White	30.8%	42.4%	42.7%
2023 Estimated Black or African American	7.7%	10.9%	15.7%
2023 Estimated Asian or Pacific Islander	5.2%	8.7%	14.6%
2023 Estimated American Indian or Native Alaskan	1.8%	1.3%	0.9%
2023 Estimated Other Races	54.5%	36.8%	26.1%
2023 Estimated Hispanic	71.2%	46.5%	32.0%

	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	$90,354	$121,924	$126,501
2023 Estimated Median Household Income	$65,788	$82,740	$92,104
2023 Estimated Per Capita Income	$25,492	$47,177	$54,945
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	21.9%	9.7%	6.1%
2023 Estimated Some High School (Grade Level 9 to 11)	12.0%	7.4%	5.0%
2023 Estimated High School Graduate	28.2%	22.4%	17.1%
2023 Estimated Some College	14.2%	18.3%	17.8%
2023 Estimated Associates Degree Only	3.7%	5.8%	6.0%
2023 Estimated Bachelors Degree Only	13.9%	24.0%	30.1%
2023 Estimated Graduate Degree	6.0%	12.4%	17.9%
BUSINESS			
2023 Estimated Total Businesses	863	7,807	29,332
2023 Estimated Total Employees	8,467	101,429	321,491
2023 Estimated Employee Population per Business	9.8	13.0	11.0
2023 Estimated Residential Population per Business	23.9	12.0	11.3

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