

FOR LEASE

MARSH KELLER CROSSING SHOPPING CENTER

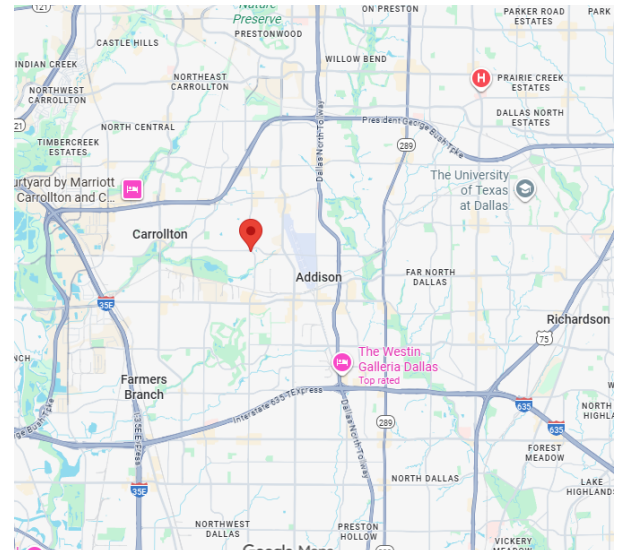
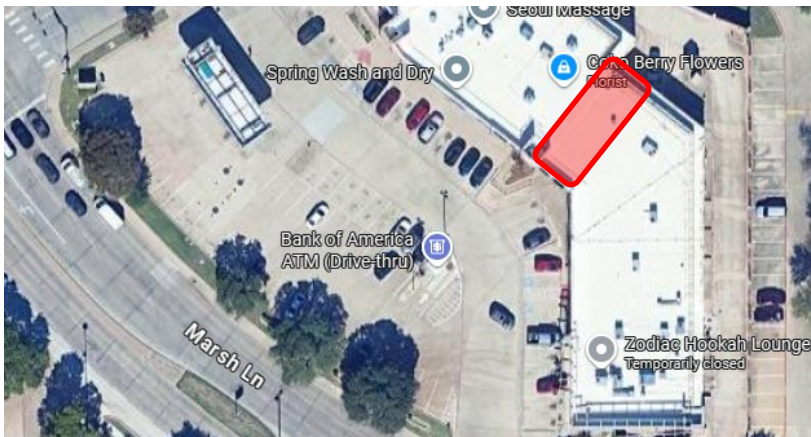


2220 Marsh Lane
Carrollton, TX 75006

Available Space

Suite	Size	Rate PSF/YR + NNN
114	1,145 SF	Call for Details

cmI brokerage



Property Information

- Multi-Tenant Center on 2.01 Acres
- Freestanding Retail Center Built in 1984
- RBA 20,230 SF
- Access points consist of two ingress and two egress

- High Traffic 39,040 MPSI
- North Central Dallas Submarket
- Signalized Intersection
- Pylon Sign for Great Visibility

For Leasing Inquiries Please Contact:

Niveen Widyan, Sales Agent
nwidyan@cmirealestate.com

713-961-4666 Cell 714-683-4211

cmI brokerage
www.cmirealestate.com

9330 LBJ, Ste 240, Dallas, TX 75243

Information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by CMI Brokerage or by any agent, independent associate, subsidiary or employee of CMI Brokerage. This information is subject to change without notice.

Demographic Summary Report

Marsh & Keller Crossing

2220 Marsh Ln, Carrollton, TX 75006

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **20,230 SF**
 Year Built: **1984**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**

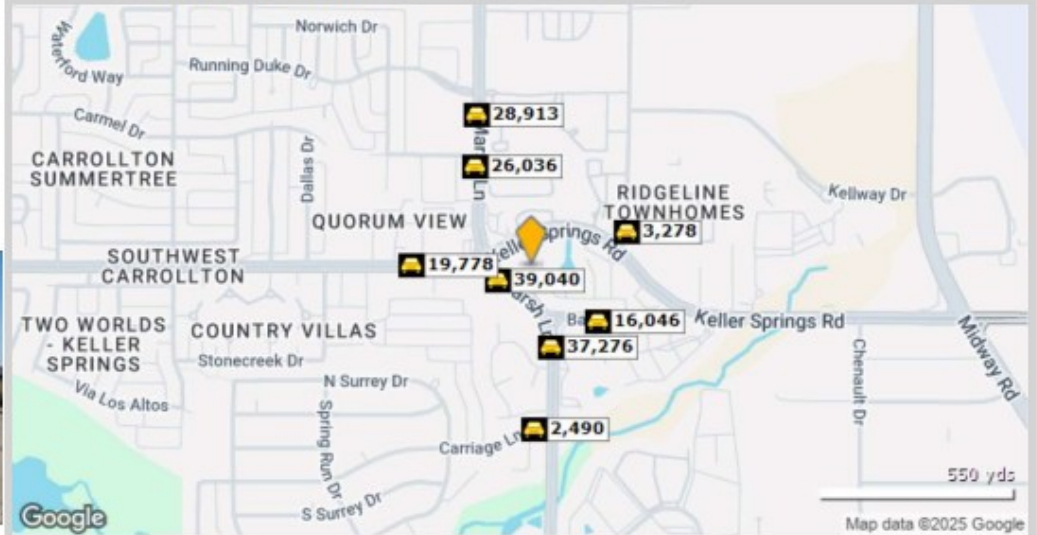


Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	12,446		165,190		392,151	
2024 Estimate	12,676		153,700		360,152	
2020 Census	13,585		150,908		348,454	
Growth 2024 - 2029	-1.81%		7.48%		8.88%	
Growth 2020 - 2024	-6.69%		1.85%		3.36%	
2024 Population by Hispanic Origin	3,936		53,149		110,921	
2024 Population	12,676		153,700		360,152	
White	5,801	45.76%	62,930	40.94%	167,494	46.51%
Black	1,982	15.64%	28,609	18.61%	51,715	14.36%
Am. Indian & Alaskan	70	0.55%	1,176	0.77%	2,463	0.68%
Asian	966	7.62%	11,697	7.61%	34,679	9.63%
Hawaiian & Pacific Island	5	0.04%	85	0.06%	185	0.05%
Other	3,852	30.39%	49,203	32.01%	103,616	28.77%
U.S. Armed Forces	0		118		196	
Households						
2029 Projection	5,715		76,378		170,642	
2024 Estimate	5,836		70,875		156,187	
2020 Census	6,324		69,651		151,151	
Growth 2024 - 2029	-2.07%		7.76%		9.25%	
Growth 2020 - 2024	-7.72%		1.76%		3.33%	
Owner Occupied	2,511	43.03%	23,066	32.54%	66,421	42.53%
Renter Occupied	3,324	56.96%	47,809	67.46%	89,766	57.47%
2024 Households by HH Income	5,835		70,875		156,187	
Income: <\$25,000	666	11.41%	8,552	12.07%	18,652	11.94%
Income: \$25,000 - \$50,000	1,190	20.39%	15,194	21.44%	29,456	18.86%
Income: \$50,000 - \$75,000	1,198	20.53%	14,305	20.18%	28,834	18.46%
Income: \$75,000 - \$100,000	781	13.38%	10,303	14.54%	20,175	12.92%
Income: \$100,000 - \$125,000	640	10.97%	7,003	9.88%	14,562	9.32%
Income: \$125,000 - \$150,000	488	8.36%	5,350	7.55%	12,211	7.82%
Income: \$150,000 - \$200,000	282	4.83%	4,180	5.90%	12,961	8.30%
Income: \$200,000+	590	10.11%	5,988	8.45%	19,336	12.38%
2024 Avg Household Income	\$97,618		\$93,080		\$105,695	
2024 Med Household Income	\$71,830		\$70,322		\$76,427	

Traffic Count Report

Marsh & Keller Crossing
2220 Marsh Ln, Carrollton, TX 75006

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **20,230 SF**
 Year Built: **1984**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Marsh Ln	Keller Spring	0.04 NW	2025	39,040	MPSI	.06
2 Marsh Ln	Ballentrae	0.05 N	2025	37,276	MPSI	.13
3 Ballentrae	Tarpley Rd	0.05 E	2018	16,046	MPSI	.14
4 Tarpley Rd	Keller Springs Rd	0.03 S	2025	3,278	MPSI	.17
5 Marsh Ln	Running Duke Dr	0.11 N	2025	26,240	MPSI	.19
6 Marsh Ln	Running Duke Dr	0.11 N	2024	26,036	MPSI	.19
7 Keller Springs Rd	Marsh Ln	0.11 E	2025	19,943	MPSI	.19
8 Keller Springs Rd	Marsh Ln	0.11 E	2024	19,778	MPSI	.19
9 Carriage Ln	Woodcroft Cir	0.01 W	2025	2,490	MPSI	.27
10 Marsh Ln	Running Duke Dr	0.03 N	2024	28,913	MPSI	.27



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

CMI Brokerage	390205-BB	cmi@cmirealestate.com	713.961.4666
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Victor E Vacek, Jr.	153348-B	vev@cmirealestate.com	713.961.4666
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Niveen Widyan	748960-SA	nwidyan@cmirealestate.com	214.575.8848
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date