TRINITY VALLEY SHOPPING CENTER | 2626-2722 N JOSEY LN, CARROLLTON, TX 75007

Features

Located at the northeast corner of Josey Lane and President George Bush Turnpike, this premier center in Carrollton has an impressive list of national and regional retailers. tvcarrollton.com

- WinCo Foods, Ulta, Ross Dress for Less, Petco, Popshelf
- Strong tenant mix
- Easy access

FOR LEASE

TOTAL SF: 270,593
AVAILABLE SF: 7,996
MIN CONTIGUOUS SF: 1,400
MAX CONTIGUOUS SF: 4,000
CONTACT FOR MORE INFORMATION
NNN: $5.36 PER SF/YR EST.

Traffic Counts

PGBT | E Trinity Mills Rd	124,024 VPD
Josey Lane	47,072 VPD

Demographics

YEAR: 2023	1 MILE	3 MILE	5 MILE
Total Population	17,038	136,803	311,794
Total Households	6,087	55,477	133,606
Average Household Income	$94,846	$109,060	$123,853
Daytime Population	15,204	120,166	370,185

Area Retailers & Businesses

WinCo FOODS, petco, ROSS DRESS FOR LESS, Bath & Body Works, Famous Footwear

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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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Available Space

2662 N. Josey Ln

226	1,400 sf
229	4,000 sf

2710 N. Josey Ln

312	2,596 sf

Current Tenants

2710 N. Josey Ln

301	Green Oaks Physical Therapy	3,755 sf
308	Wellness Center	1,500 sf
306	Sherwin Williams	5,605 sf
316	Plato's Closet	6,037 sf

2722 N. Josey Ln

100	AlphaGraphics	11,207 sf
100A	Workout Anytime	7,456 sf
107	Petco	13,340 sf

2624 N. Josey Ln

100	Chili's Grill & Bar	6,117 sf

2626 N. Josey Ln

100	Leslie's Pool Supply	3,789 sf
104	Trinity Smile	1,530 sf
107	Yujo Nori	1,654 sf
108	GameStop	1,650 sf
112	Dickey's BBQ	2,200 sf

2660 N. Josey Ln

150	Ulta	10,556 sf
140	Ross Stores	29,922 sf
OP4	Nationsbank ATM	
OP5	Jack in the Box	

2662 N. Josey Ln

211	pOpshelf	8,000 sf
212	Heena Salon	1,280 sf
213	H&R Block	1,600 sf
214	Hola! Café	2,720 sf
215	Gideon Math and Reading Center	1,620 sf
218	Just 4 Kids Urgent Care	2,540 sf
221	Merle Norman	1,200 sf
222	Any Cuts Salon	1,280 sf
224	Texas Jewelry	2,433 sf
227	Circle Spa	1,800 sf
228	International Bakery	1,380 sf
231	Premium Cabinets	3,020 sf

2630 N. Josey Ln

101	Divine Nails	2,880 sf
105	Sally Beauty Supply	1,600 sf
106	Dominos	1,600 sf
109	Gema's Beauty Salon	1,200 sf
110	Cricket Wireless	1,230 sf
112	America's Best	4,026 sf
121	Five Below	9,535 sf
126	DTLR	3,900 sf
128	Spectrum	3,800 sf
130	Famous Footwear	4,800 sf
131	Bath & Body Works	2,970 sf
133	Burst Dental + Kids	2,463 sf

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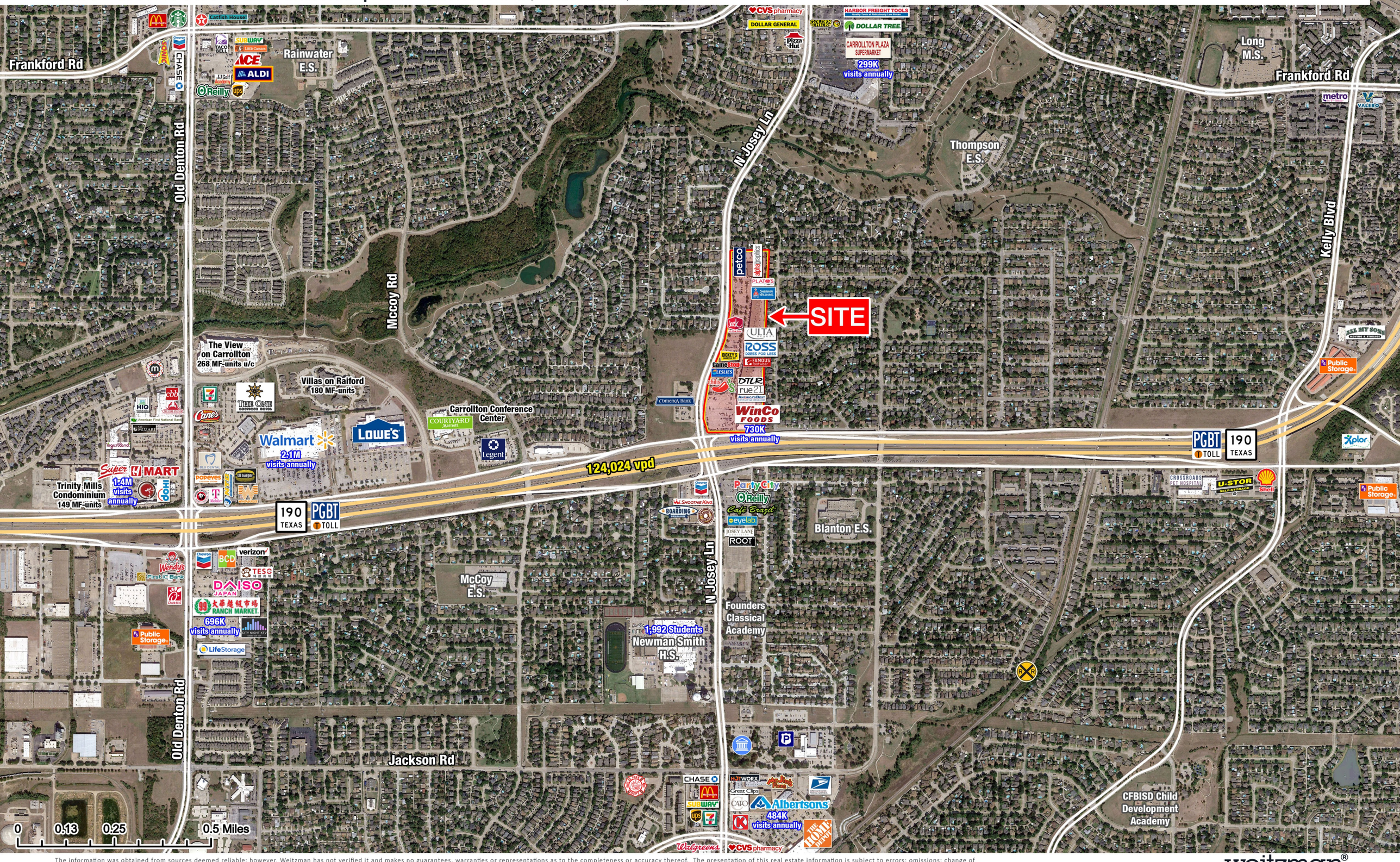

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage actives, 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 on 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 listening 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lynn Van Amburgh	276723	lvanamburgh@weitzmangroup.com	214-720-6645
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date