

SPECIAL PURPOSE PROPERTY FOR SALE

FIRST CHRISTIAN CHURCH

1835 Walnut Street, Carrollton, TX 75006



SALE PRICE: \$2,900,000

LOT SIZE: 4.66 Acres

BUILDING SIZE: 22,589 SF

RENOVATED: 1985

ZONING: SF - 18.4/16 - Single Family With A
SUP Allowing Daycare

MARKET: Dallas / Fort Worth

SUB MARKET: Carrollton / Farmers Branch

CROSS STREETS: Beltline Rd & Josey Ln

PROPERTY OVERVIEW

4.66 acres located in the Northeast quadrant of Josey Ln and Beltline Rd in Carrollton, TX. There is approximately 22,589 SF of improvements., consisting of a 16,089 SF administrative/ day care facility and a separate 6,500 SF building used as a sanctuary.

PROPERTY FEATURES

- Large level lot
- Good access with close proximity to Interstate 35-E
- Approximately 455' of frontage along Josey Ln. with public right of way access on two sides
- Located along a major thoroughfare surrounded by retail and office developments
- Located within the city "Neighborhood Empowerment Zone" which offers incentives for area improvements
- Located within a block of DeWitt Perry Middle School, Carrollton Elementary School, and contiguous to the Carrollton-Farmers Branch ISD administration campus & Community Learning Center

KW COMMERCIAL
2611 Cross Timbers, Ste. 100
Flower Mound, TX 75028

WAYNE MURPHY
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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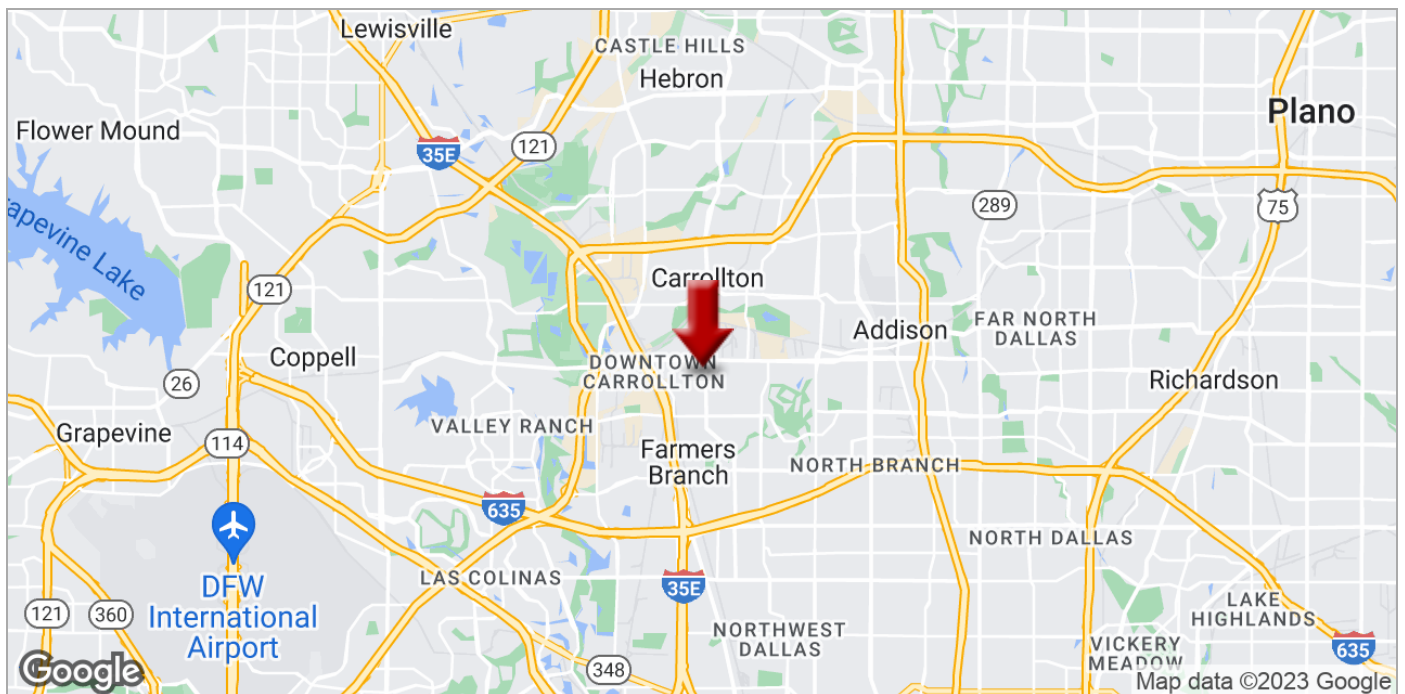
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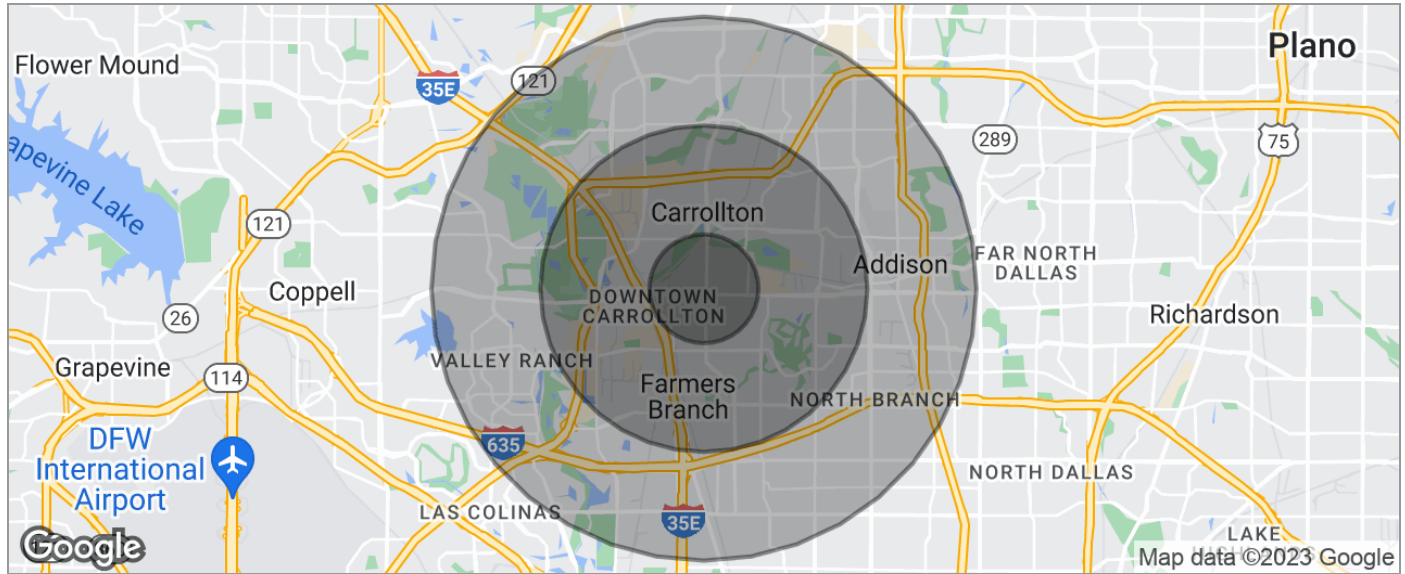
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,608	92,065	274,697
MEDIAN AGE	28.7	35.3	34.7
MEDIAN AGE (MALE)	27.7	33.4	33.8
MEDIAN AGE (FEMALE)	29.6	36.4	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,511	32,487	111,263
# OF PERSONS PER HH	3.4	2.8	2.5
AVERAGE HH INCOME	\$55,058	\$74,940	\$78,534
AVERAGE HOUSE VALUE	\$190,306	\$191,064	\$225,913
RACE	1 MILE	3 MILES	5 MILES
% WHITE	82.2%	78.2%	69.1%
% BLACK	3.6%	5.9%	10.0%
% ASIAN	4.2%	6.8%	9.3%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.6%	0.9%	0.7%
% OTHER	8.2%	6.5%	9.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	70.9%	43.7%	32.2%

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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.

Sackborn, LLC / KW Commercial	9005113	klrw92@kw.com	(972)874-1905
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Anne Lakusta	452271	annel@kw.com	(972)874-1905
Designated Broker of Firm	License No.	Email	Phone
Stacey Buettner	461604	staceybuettner@kw.com	(972)874-1905
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Wayne Murphy	565414	wayne.murphy@diligentcre.com	(469)951-7620
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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