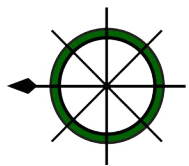


FOR LEASE



HEBRON CENTER

CARROLLTON, TEXAS



DUWEST
CREATING · ENHANCING · PROTECTING · VALUE

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Join Starbucks & Smoothie King!

The information contained herein was obtained from sources deemed reliable; however, 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.

OVERVIEW

- Located on Hebron Pkwy, just east of Hwy 121
- Hebron Parkway Frontage
- Join Starbucks & Smoothie King
- 3,900 SF End Cap with patio opportunity
- Easy access to Sam Rayburn Tollway
- Q2 2017 Delivery

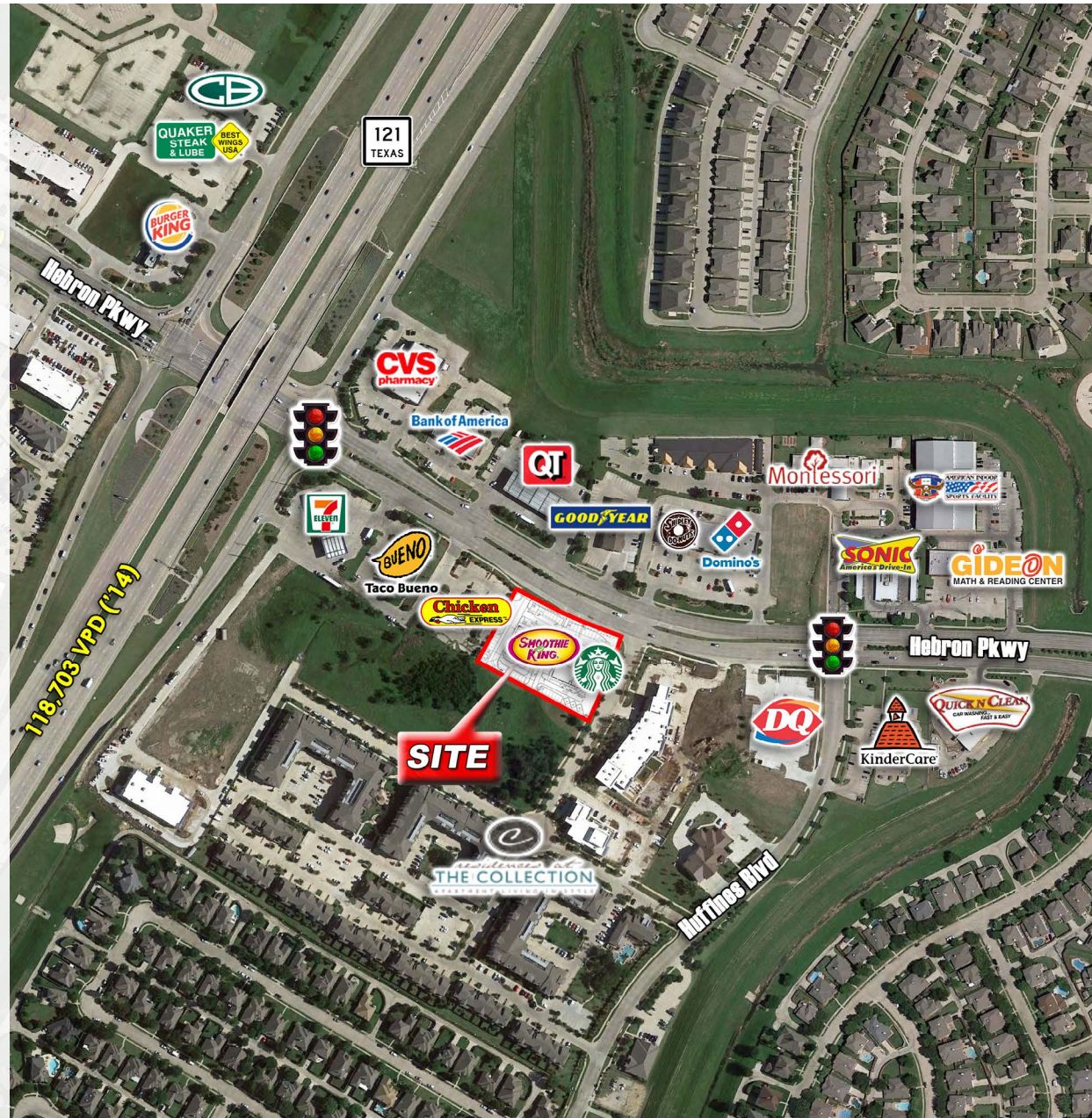
TRAFFIC COUNTS

Hebron Pkwy: 30,463 VPD

Hwy 121: 116,703 VPD

DEMOGRAPHICS

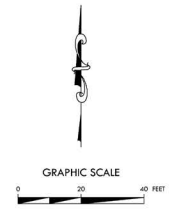
	1-mile	3-mile	5-mile
2016 Population	13,176	74,834	246,550
Avg HH Income	\$117,913	\$111,342	\$97,703
5 Yr. Proj. Growth	22.8%	16.6%	12.1%



HEBRON CENTER | SEQ of Hwy 121 & Hebron Pkwy, Carrollton, Texas, Texas 75010

Lot 1, Block A
THE COLLECTION
CAB.Y., PAGE 634
PRDCT

W. HEBRON PKWY
(120' WIDE RIGHT-OF-WAY)



LEGEND

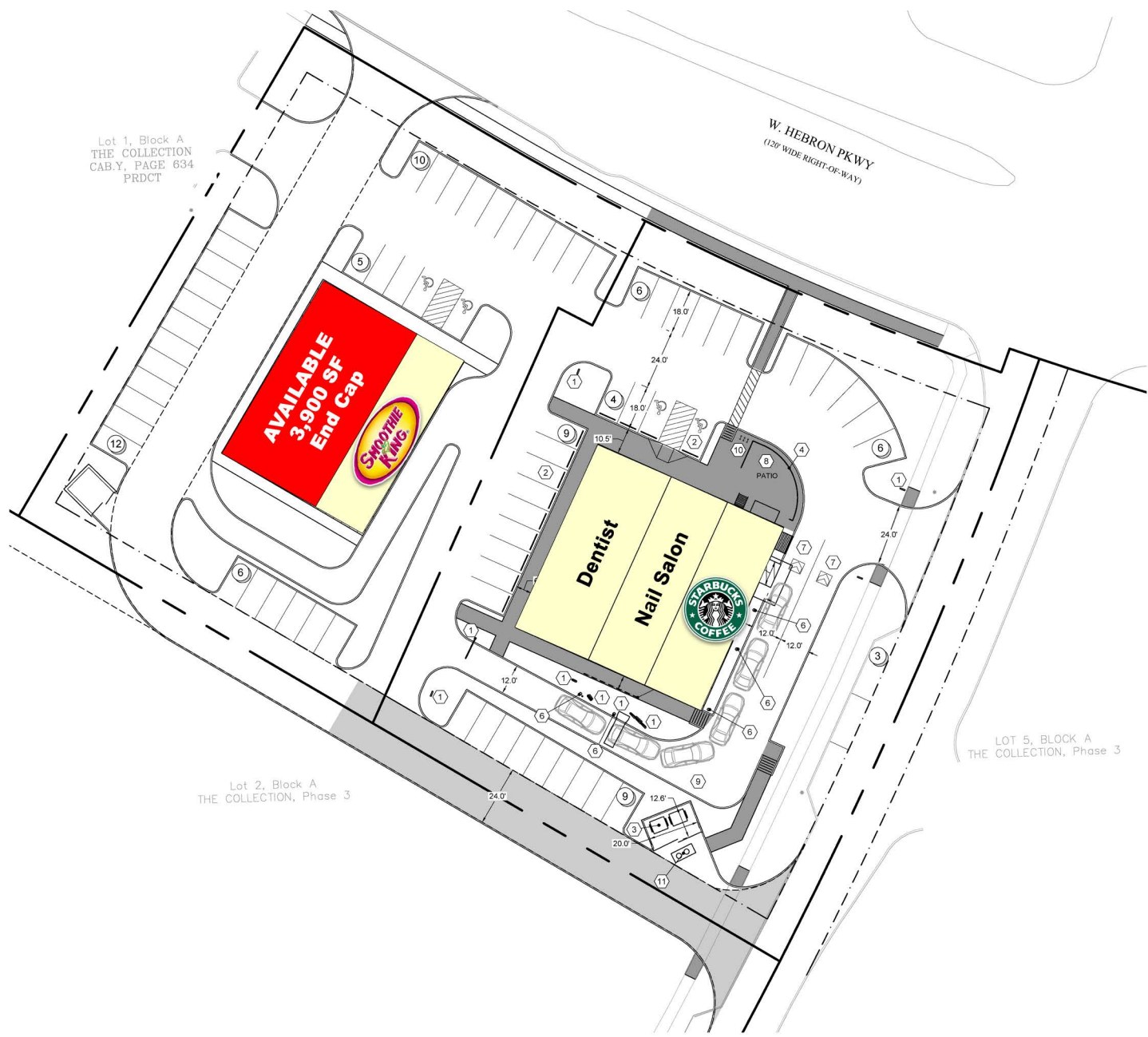
- PROPERTY BOUNDARY
- PROPOSED FIRELANE LIMITS
- PROPOSED SIDEWALK
- ADA / CROSSWALK
- PARKING COUNT
- EXISTING LIGHT POLE

SYMBOL KEY

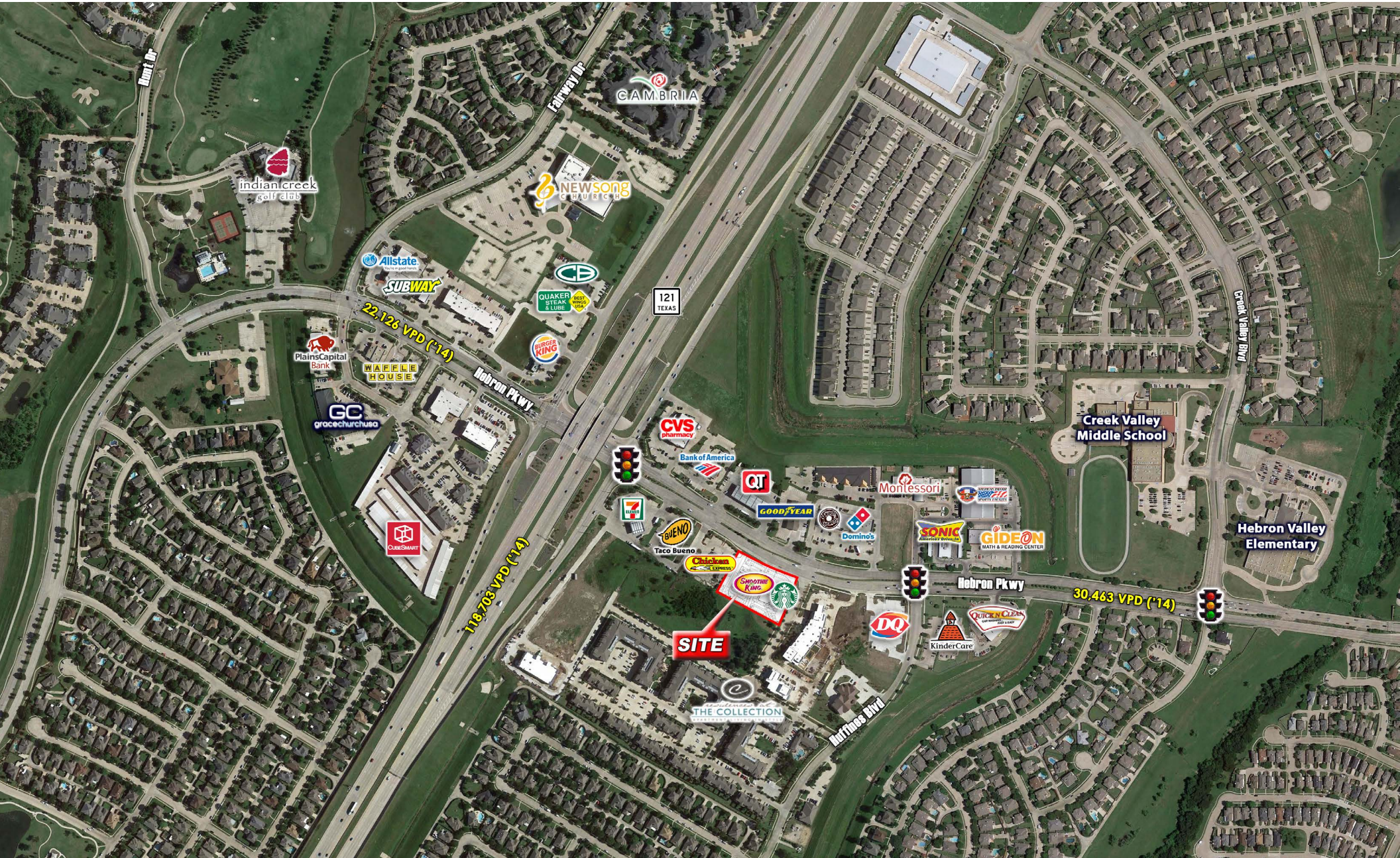
- ① STARBUCKS DRIVE-THRU SITE AMENITIES: DIRECTIONAL SIGNS, CLEARANCE BAR, ORDER PAINT, PRE AND MAIN MENU BOARDS
- ② WHEEL STOPS ON ALL PARKING SPACES FACING THE BUILDING
- ③ TRASH AND RECYCLING DUMPSTERS W/ HOSE BIB
- ④ RAILING AROUND OUTDOOR SEATING
- ⑤ UTILITY METER FENCE
- ⑥ BOLLARDS ILLUMINATED WHEN IN LANDSCAPE AREA
- ⑦ PAVEMENT DIRECTIONAL MARKINGS
- ⑧ OUTDOOR SEATING AREA
- ⑨ DRIVE-THRU WIDE TURNING RADIUS
- ⑩ BIKE RACKS
- ⑪ GREASE TRAP

Lot 2, Block A
THE COLLECTION, Phase 3

LOT 5, BLOCK A
THE COLLECTION, Phase 3



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