



**FOR
LEASE**

Carrier Parkway



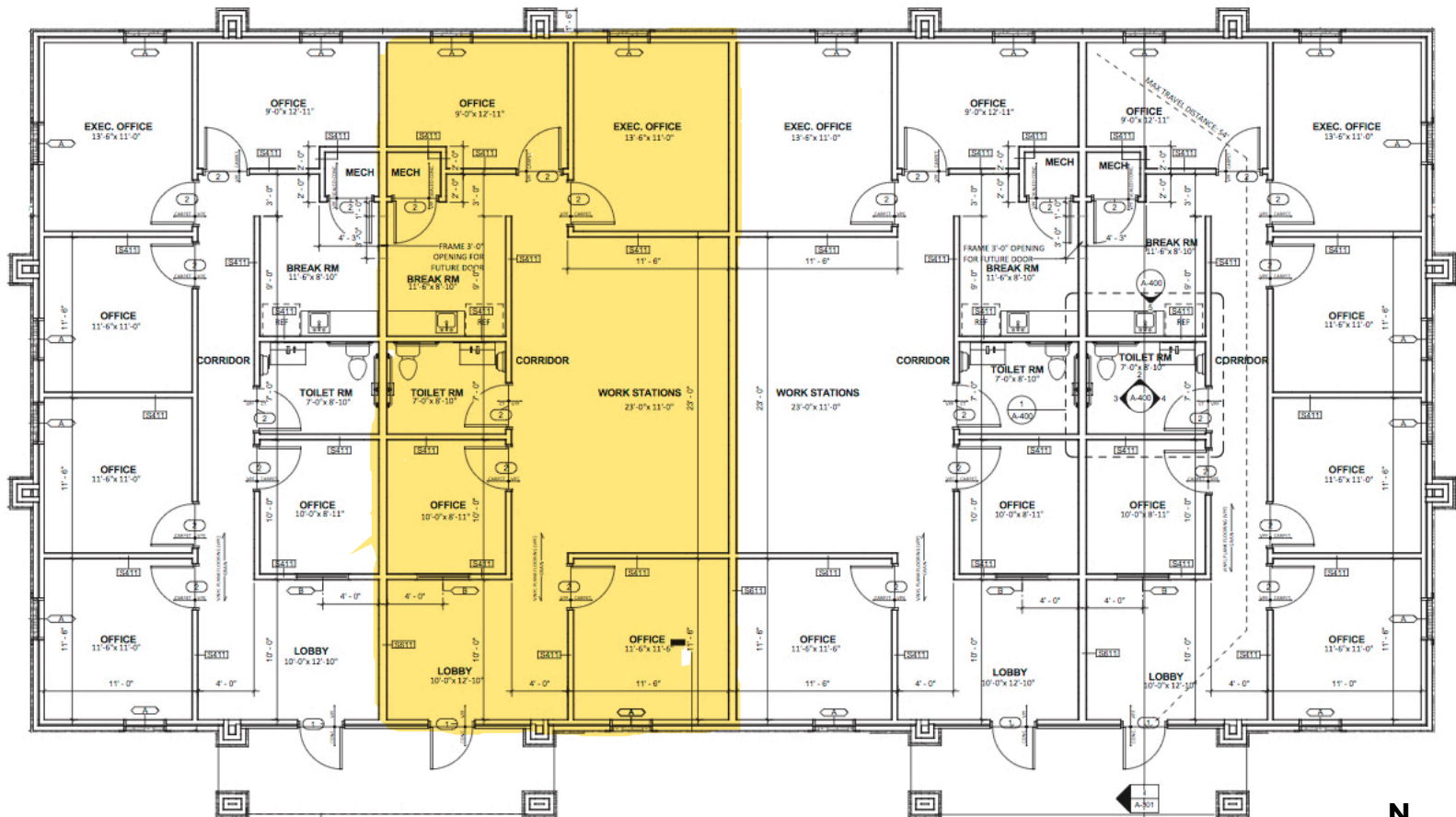
1030 S Carrier Pkwy is located in the highly-trafficked, quickly-growing district of Grand Prairie. Offering up to 10,000 SqFt of pristine office space. An excellent office or medical opportunity, the building boasts flexible tenant spaces and high visibility opportunities in a convenient location just off the George Bush Toll Road in one of the top office districts of Grand Prairie.



Address	1030 S Carrier Pkwy Grand Prairie, Tx 75051
Lease Rate	\$22/sf/yr
Triple Nets	\$8.37/sf/yr
Term	3-10 years
Number of Buildings	2
Available SqFt	1,250 - 7,500 SqFt
Total Building SqFt	5,000 SqFt
Year Built	2022
Zoning	Office/Medical/Salon
Parking	4.2 per 1000 SqFt

- Building 200**
 Suite 100 – 1,250 SqFt
- 6 private offices
- Suite 110 – 1,250 SqFt
- 4 private offices, open work station area
- Building 300**
 Suite 200 – 2,500 to 5,000 SqFt
- Build to Suit option available
 - 5-10 year lease terms

FLOOR PLAN



Hilltop Commercial Real Estate

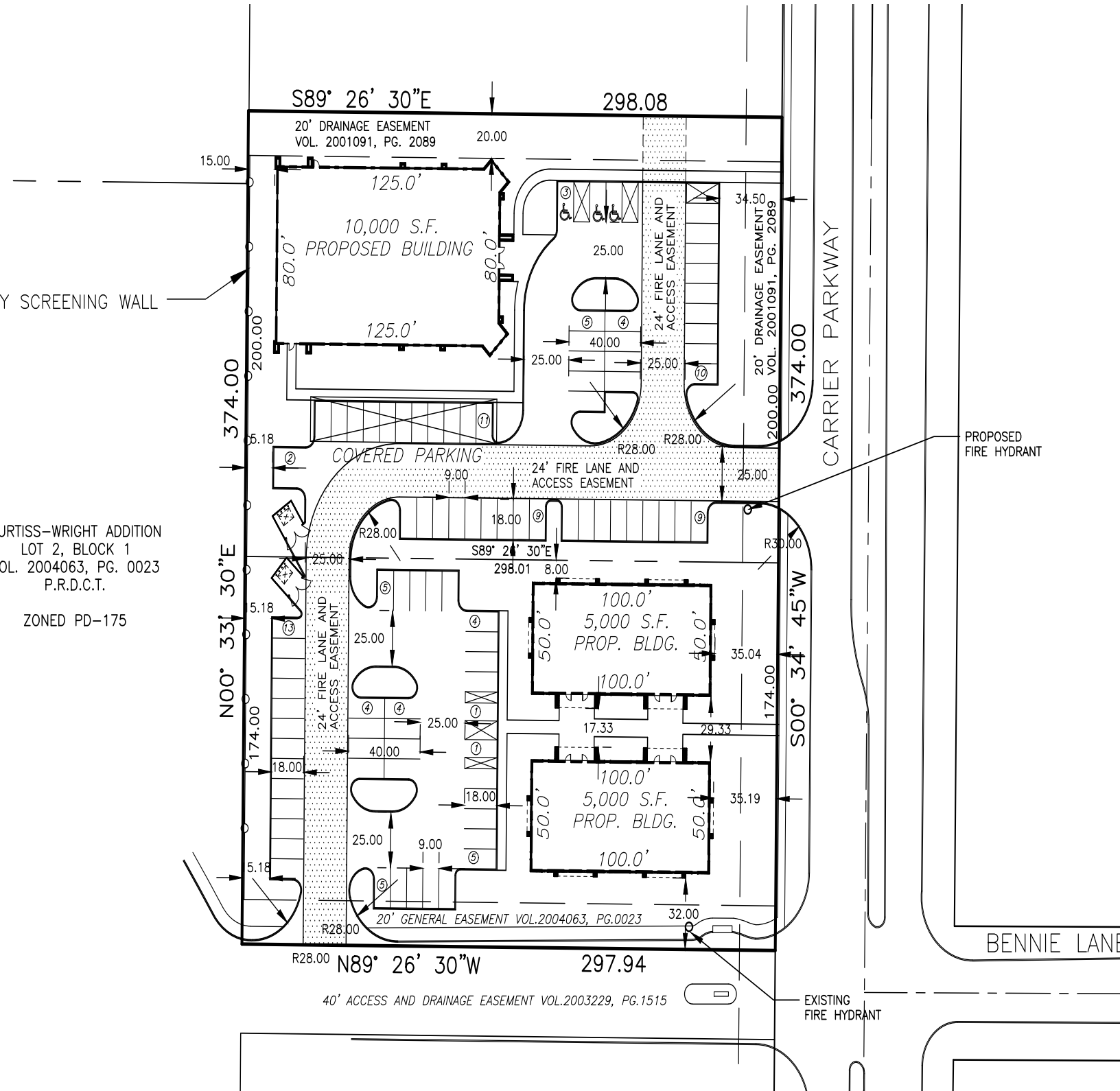
3317 Finley Road Suite 222
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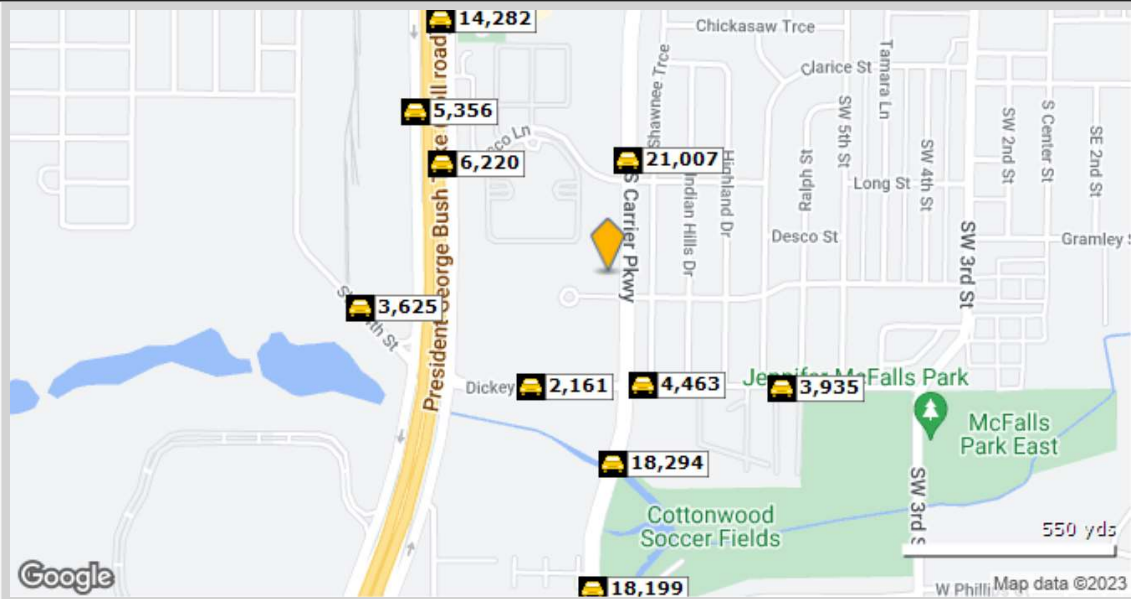


JURTISS-WRIGHT ADDITION
LOT 2, BLOCK 1
VOL. 2004063, PG. 0023
P.R.D.C.T.
ZONED PD-175

Building 200

1030 S Carrier Pky, Grand Prairie, TX 75051

Building Type: **Class B Office**
 Class: **B**
 RBA: **5,000 SF**
 Typical Floor: **5,000 SF**
 Total Available: **2,500 SF**
 % Leased: **50%**
 Rent/SF/Yr: **\$22.00**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Dickey Rd	Shawnee Trl	0.02 E	2022	4,463	MPSI	.17
2 S Carrier Pkwy	Desco Dr	0.03 S	2022	21,007	MPSI	.17
3 Dickey Rd	W Dickey Rd	0.09 W	2022	2,161	MPSI	.20
4 S Carrier Pkwy	Vernoy Dr	0.07 S	2022	18,294	MPSI	.28
5 West Fwy	Desco Ln	0.02 E	2022	6,220	MPSI	.30
6 Dickey Rd	Clarice St	0.03 W	2022	3,935	MPSI	.31
7 Robinson Rd	Hwy 161	0.11 SE	2022	3,625	MPSI	.37
8 W Freeway St	Conover Dr	0.23 N	2022	5,356	MPSI	.37
9 West Fwy	Conover Dr	0.09 N	2022	14,282	MPSI	.46
10 S Carrier Pkwy	Gran Villa Ln	0.02 N	2022	18,199	MPSI	.47

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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:
 - 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 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
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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