

1114 ELM ST

Carrollton, TX 75006

Mixed-Use Investment Opportunity Property For Sale



PROPERTY DESCRIPTION

In the heart of historical downtown Carrollton, The Lofts represent unique commercial and residential space on Carrollton's downtown square. The square has experienced extensive improvements in the years since construction was completed on the Lofts in 2006. Today the square attracts visitors for its festivals, restaurants, coffee shops, brewery, retail shopping and laid-back vibe. While additional residential development has made its way to the area in the past several years, the Lofts are the ONLY residential living space ON the Carrollton square and they provide a living experience like no other in the immediate area.

PROPERTY HIGHLIGHTS

- MIXED-USE INVESTMENT OPPORTUNITY
- 100% OCCUPIED WITH (1) COMMERCIAL & (6) RESIDENTIAL TENANTS
- LOCATED IN HISTORIC DOWNTOWN CARROLLTON, TX (NORTH DALLAS)
- 2006 BUILT

OFFERING SUMMARY

Sale Price:	Not Disclosed
Number of Units:	(6) Residential & (1) Commercial
Residential SF:	6,426
Commercial SF:	3,562

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	376	1,021	3,187
Total Population	746	2,182	7,834
Average HH Income	\$91,945	\$91,176	\$89,302

Presented By:

TRACY LI, CCIM, SIOR (ASSOCIATE)

President

tracy.li@xcelcommercial.com

972.391.7016

XCEL Commercial Realty 13155 Noel Road, Suite 900 Dallas, TX 75240

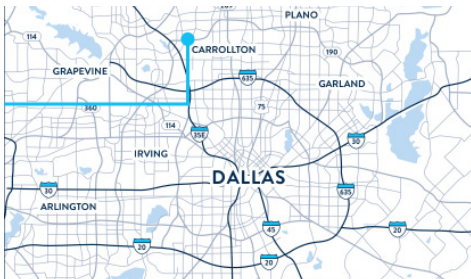


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THE LOFTS

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INVESTMENT HIGHLIGHTS



Fully stabilized
with value-add upside



Unparalleled
economic activity
Dallas-Carrollton Submarket



Access to top public
schools in Texas



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UNIT AMENITIES

- Sealed Concrete Floors
- In-Unit Washer/Dryer
- Frost Free Refrigerator
- Stainless Steel Appliances
- Dedicated Parking
- Ice Maker
- Silestone Countertops
- Ceiling Fan
- Linen
- Tenants Receive TV Internet Service
- Dishwasher
- Pantry
- Disposal

COMMUNITY AMENITIES



GYM

0.1 MILES



COFFEE

0.1 MILES



CLEANERS

0.1 MILES



ATM

0.1 MILES



MOVIE THEATER

2.7 MILES



MEDICAL

2 MILES



PHARMACY

1.7 MILES



GROCERIES

0.5 MILES

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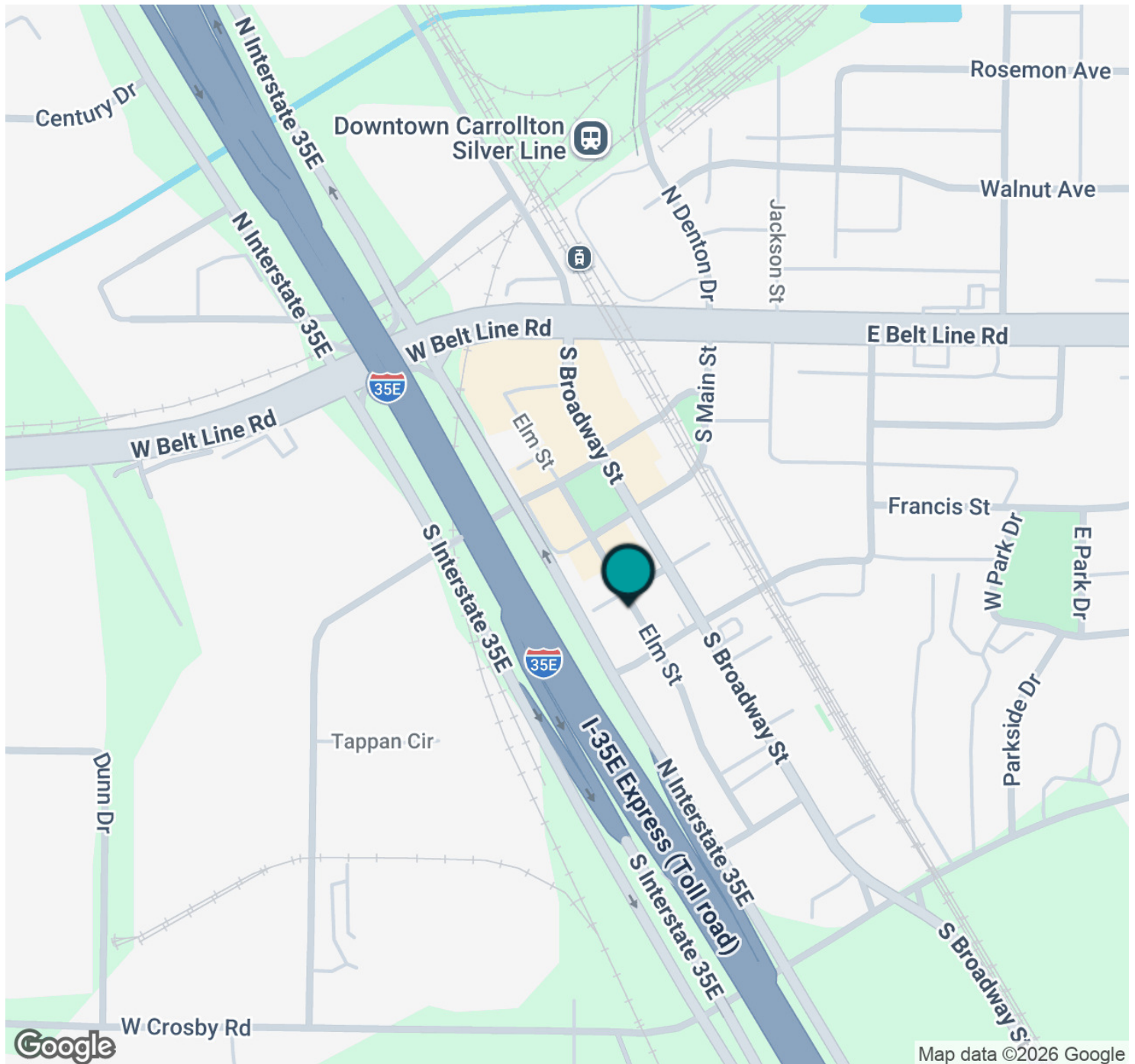


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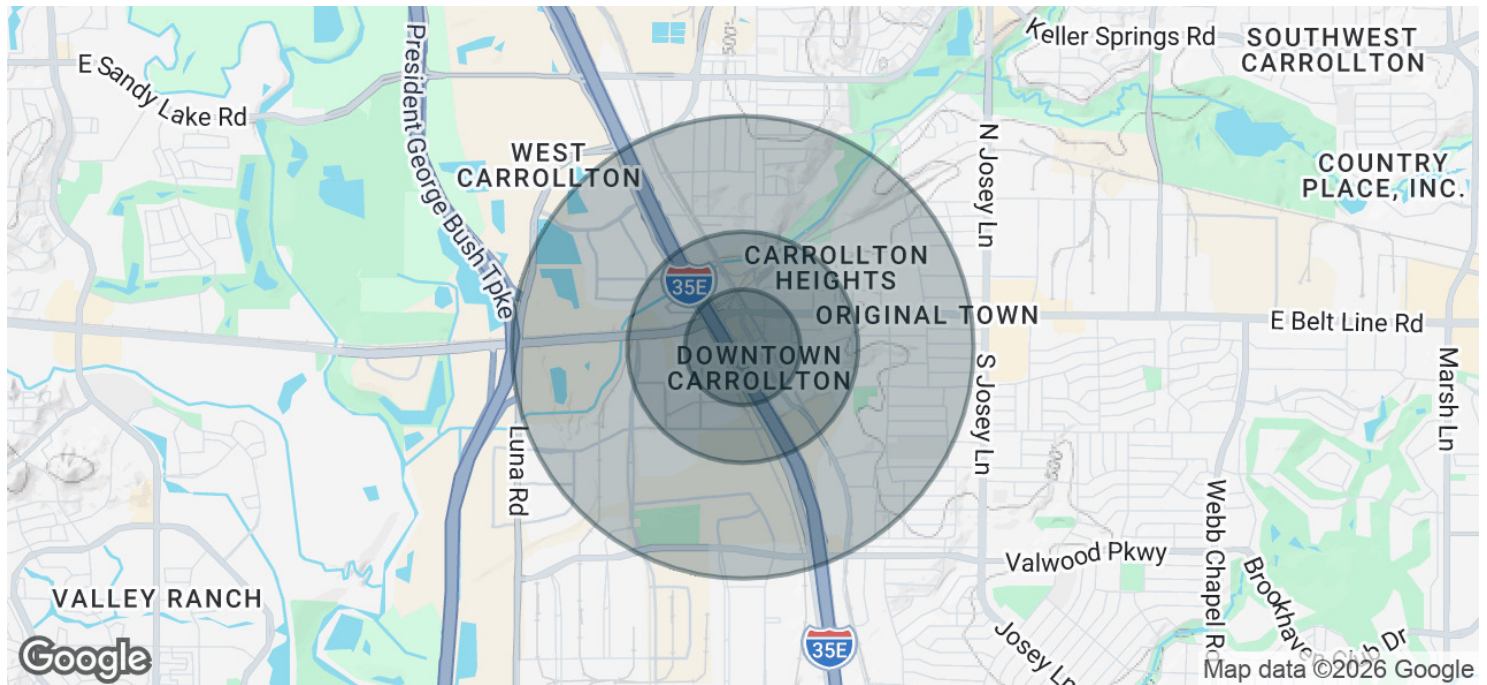


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	746	2,182	7,834
Average Age	32.5	33.3	33.7
Average Age (Male)	31.6	32.8	33.9
Average Age (Female)	33.0	34.4	35.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	376	1,021	3,187
# of Persons per HH	2.0	2.1	2.5
Average HH Income	\$91,945	\$91,176	\$89,302
Average House Value	\$256,035	\$262,936	\$274,442

2023 American Community Survey (ACS)

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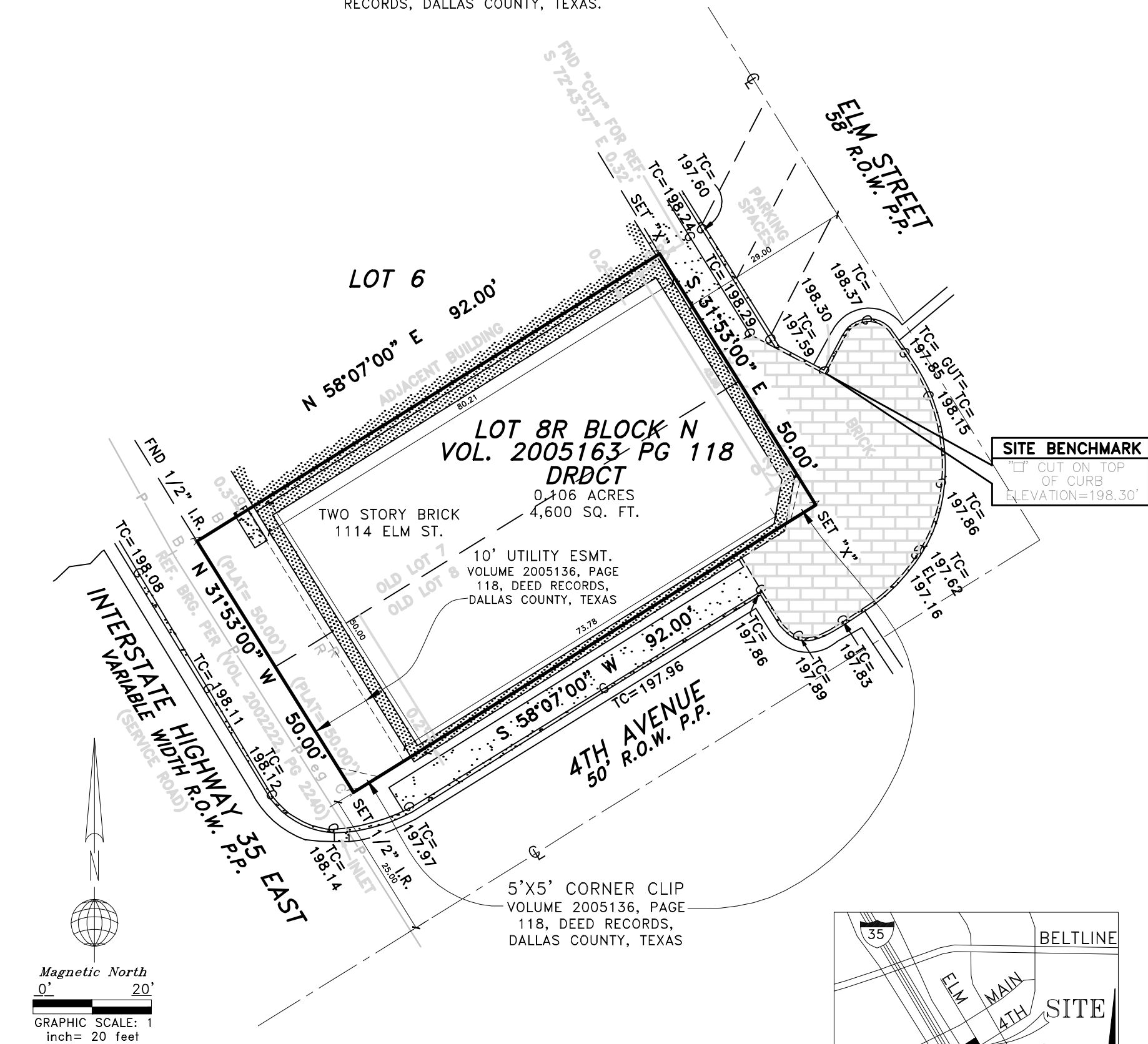


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"LAND TITLE SURVEY"

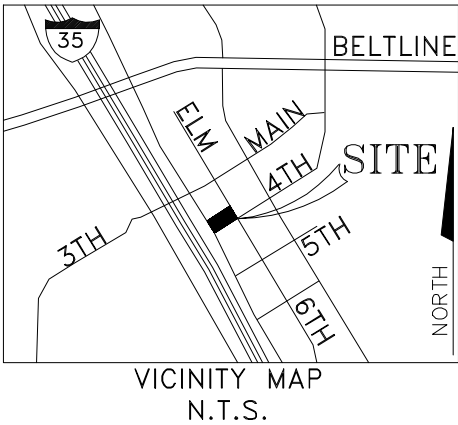
BEING LOT 8R, BLOCK N, OF
THE CORRECTED MAP OF CARROLLTON, AN ADDITION TO THE CITY
OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 2005136, PAGE 118, MAP
RECORDS, DALLAS COUNTY, TEXAS.



LEGEND	
	POWER POLE
	GAS METER
	WATER METER
	POWERLINE
	OVERHEAD SERVICE LINE
	WOOD FENCE
	CHAIN LINK FENCE
	CLEAN OUT
	TELEPHONE BOX
	PROPERTY LINE
	EASEMENT LINE
	FIBER OPTIC SIGN
	TRANSFORMER AND PAD
	ASPHALT SURFACE
	CONCRETE

THIS IS TO CERTIFY THAT THE ABOVE SHOWN PROPERTY AS PUBLISHED IN COMMUNITY PANEL 480167 0160J, LIES WITHIN ZONES X & X (SHADED), MAP DATED 08-23-01 OF THE FLOOD INSURANCE RATE MAP. PER F.E.M.A. FLOOD INSURANCE RATE MAP, ZONE X (SHADED) IS IN AN AREA OF THE 500-YEAR FLOOD PLAIN. (AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.)

ADDRESS=1114 ELM STREET NOTES: 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW CAP STAMPED R.P.L.S. NO. 2628. 2) (P.P.) INDICATES THAT BUILDING LINES, EASEMENTS, R.O.W.'S, ETC. AS SHOWN ON THIS SURVEY ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION HEREON. 3) ALL BOUNDARY DIMENSIONS SHOWN HEREON ARE PER PLAT UNLESS OTHERWISE NOTED. 4) ALL ELEVATIONS SHOWN HEREON ARE ASSUMED AND RELATIVE TO EACH OTHER ONLY. 5) ALL BENCHMARKS, ADJACENT GRADE BEAMS AND PROPOSED TOP OF BEAM ELEVATIONS MUST BE CHECKED AND VERIFIED BY BUILDER. ALTHOUGH GREAT CARE HAS BEEN TAKEN TO ENSURE THAT THESE GRADES ARE CORRECT, IT IS THE LIABILITY AND RESPONSIBILITY OF THE BUILDER TO VERIFY THESE ELEVATIONS PRIOR TO CONSTRUCTION.



THIS SURVEY WAS PERFORMED FOR:

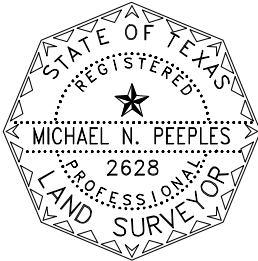
FIDELITY NATIONAL TITLE INSURANCE COMPANY

USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

NAME CALVERT & CO. ARCHITECTS, INC.
JOB NO. LOFTS AT CARROLLTON 11-06-12
EFFECTIVE DATE OCTOBER 18 2012
ISSUE DATE NOVEMBER 7, 2012
DATE 11-27-12
GF# LT1929-1929004626
DRN. BY MARK PEEPLES

I, MICHAEL PEEPLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY TO FROST BANK, A TEXAS STATE BANK, AND IT'S SUCCESSORS AND IT'S ASSIGNS, LAWYERS TITLE COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, 1114 ELM STREET, L.P. AND 1011 BROADWAY CORPORATION THAT THIS SURVEY SATISFIES ALL REQUIREMENTS OF A CATAGORY 1A, CONDITION II SURVEY PURSUANT TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS, AND THAT THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT. THE IMPROVEMENTS ARE WITHIN THE BOUNDARIES OF THE PROPERTY AT THE DISTANCES INDICATED AND THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN ON THE ABOVE PLAT.

MICHAEL N. PEEPLES R.P.L.S. NO. 2628



MICHAEL PEEPLES
ENGINEERS & PLANNERS
1930 E. ROSEMEADE PKWY #205 - CARROLLTON,
TX 75007 214-931-9948 (TEL) 214-731-9949 (FAX)