



## 2840 KELLER SPRINGS RD

Carrollton, TX | Suite 701

±1,300 SF

Zoned Office

5 Private Offices

Competitive TI

High Traffic Area



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# PROPERTY

## overview

This ±1,300 square-foot office space is centrally located between several major traffic routes including Dallas North Tollway, Interstate 635, President George Bush Turnpike, and Interstate 35E. The property features five private offices, reception, waiting room, private restroom, and filing room. Within the Keller Springs Office Park, the property receives over 47,961 vehicles per day in the surrounding area. The space is fully built-out, with TI available, and would be perfect for an insurance office, counseling center, or any general office use.





# PROPERTY

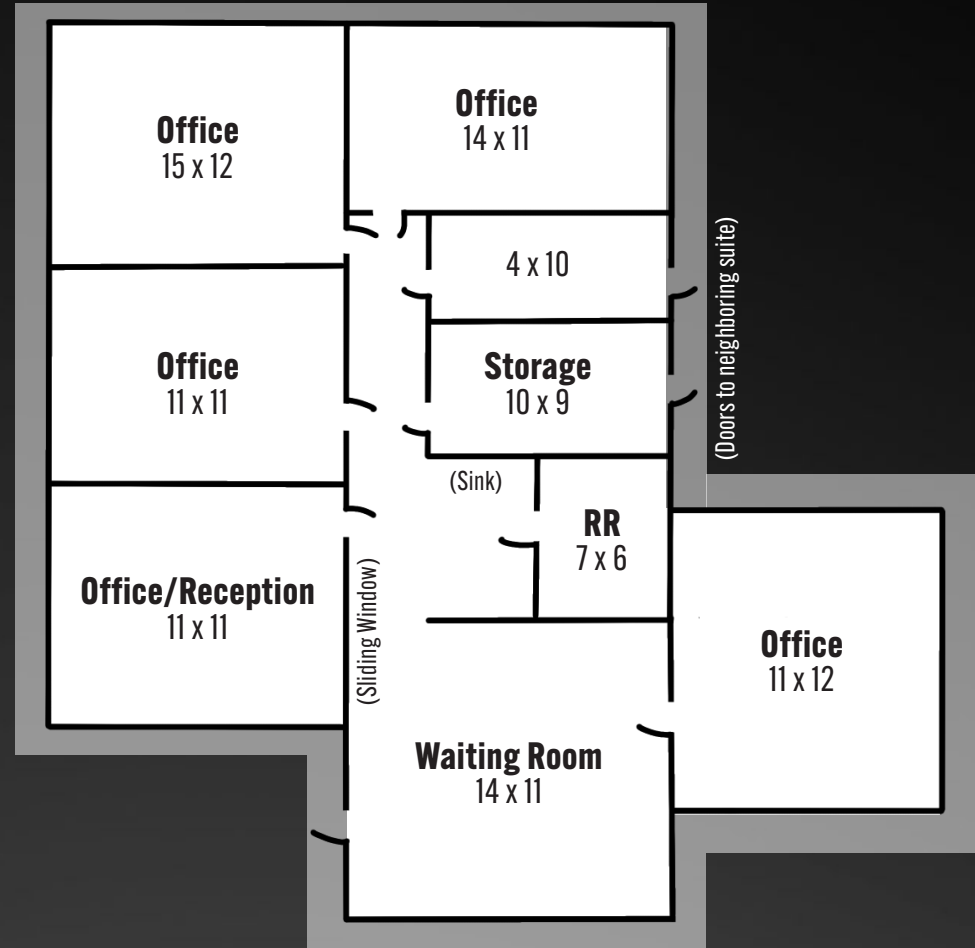
## floor plan

±1,300 SF

5 Private Offices

Reception

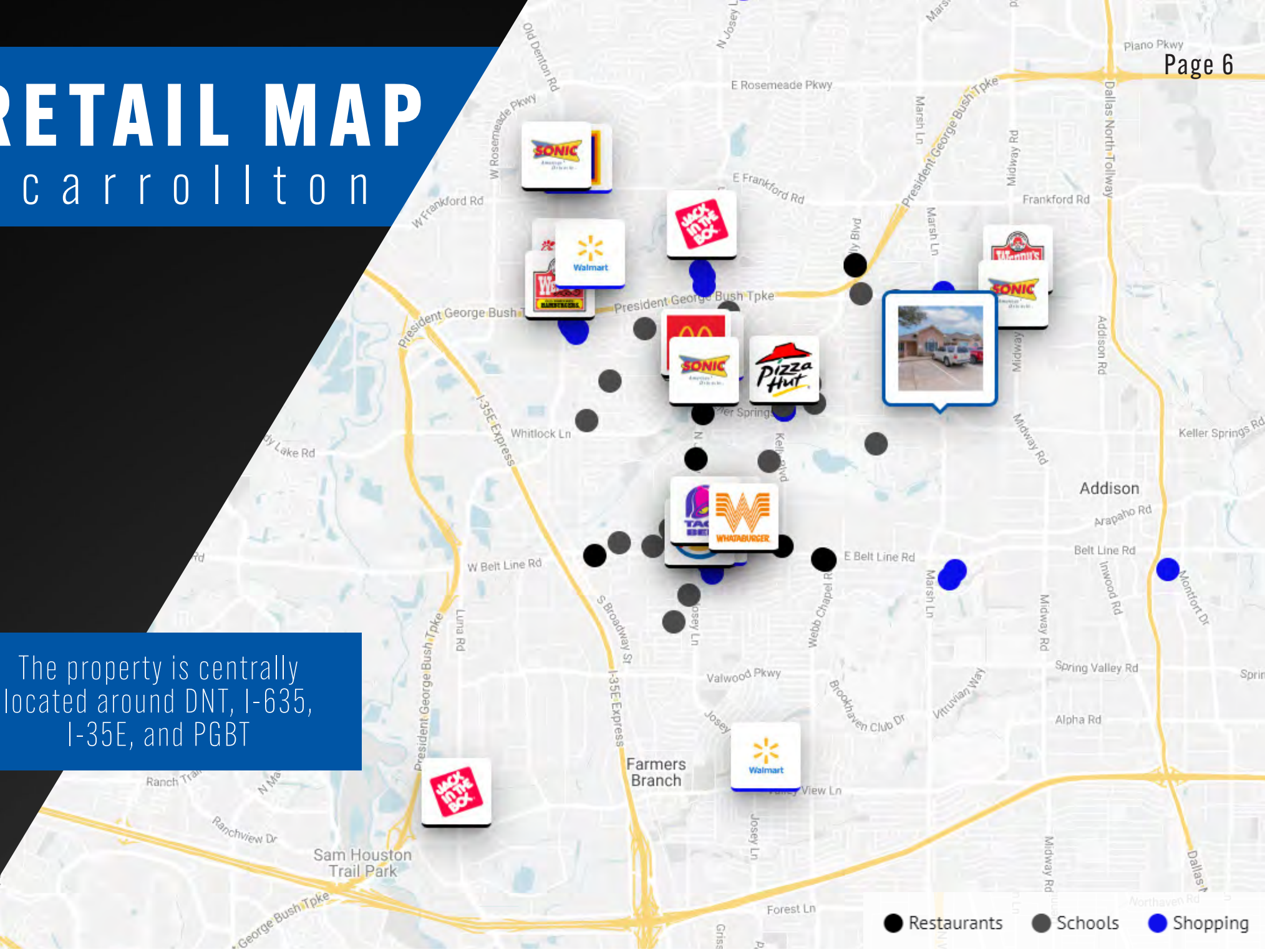
Waiting Room



# RETAIL MAP

carrollton

The property is centrally located around DNT, I-635, I-35E, and PGBT



2840 Keller Springs Rd, Carrollton, TX



Shane Hendrix | 469.757.6132

# DEMOGRAPHIC

## overview

### 2,126,477

2021 Estimated Population  
Dallas County

### \$70,306

2020 Median HH Income  
Dallas County

### \$557,956

June '22 Average Home Value  
Dallas County

**WHY CHOOSE DALLAS?** Dallas' business-friendly environment attracts companies of all types and sizes to its energetic and lively atmosphere. The communities of DFW are consistently ranked among the top places to work, best places to live, and top places for investment. DFW ranks as a top region in the nation for business mostly thanks to the low cost of living, business-friendly environment, strong base of well-educated and skilled employees and robust access to U.S. and international markets.

Another attractive element for companies looking to expand or relocate to, is its low cost of state and local taxes compared to other major U.S. business centers. Additionally, Dallas ranks well below other major U.S. markets for the costs of labor and rent, two of the largest corporate expenses. Last but not least, the region has a robust talent pool that ranks the 4th largest in the U.S. for its labor pool of over 3.7 million workers.

#### KEY STATS

DFW is #1 in the country for 3-year job growth (185,600 jobs)

DFW is ranked #1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)

DFW cost of doing business is 5% lower than national average

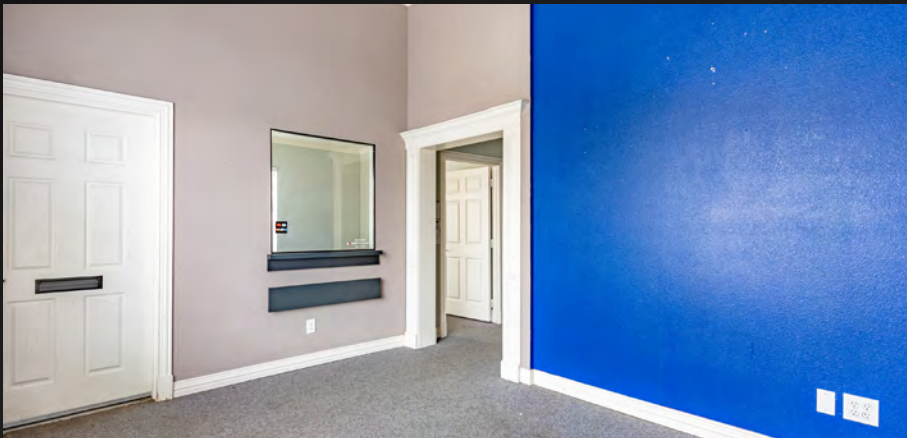
# MARKET overview

The DFW labor market is booming, along with the massive population growth seen by the region. Between 2019 and 2021, DFW added 59,000 workers in professional and business services, a gain of 8.9%, according to data from the U.S. Bureau of Labor Statistics. In contrast, New York, Los Angeles and Chicago had net declines in those workers over the same period (Dallas Morning News). Dallas-Fort Worth is leading every U.S. metro area in labor market performance, despite slowing national job gains, according to Dallas-based ThinkWhy's new data analysis of best-performing cities through September. According to Dallas Innovates, the city also had the 6th highest tech talent pool in the United States. Furthermore, over 110 California companies relocated to Texas between Jan. 1, 2018, to June 30, 2021, making it so the state is claiming California company headquarters at more than four times the rate of its nearest competitor, according to a study by Spectrum Location Solutions and Stanford University's Hoover Institution.





# PROPERTY overview



Location

2840 Keller Springs Rd,  
Carrollton, TX  
75006

Zoning

Office

Square-Feet

±1,300 SF

Traffic Counts

50,000 VPD in the  
surrounding area

Opportunity

Built out for any  
general office space



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