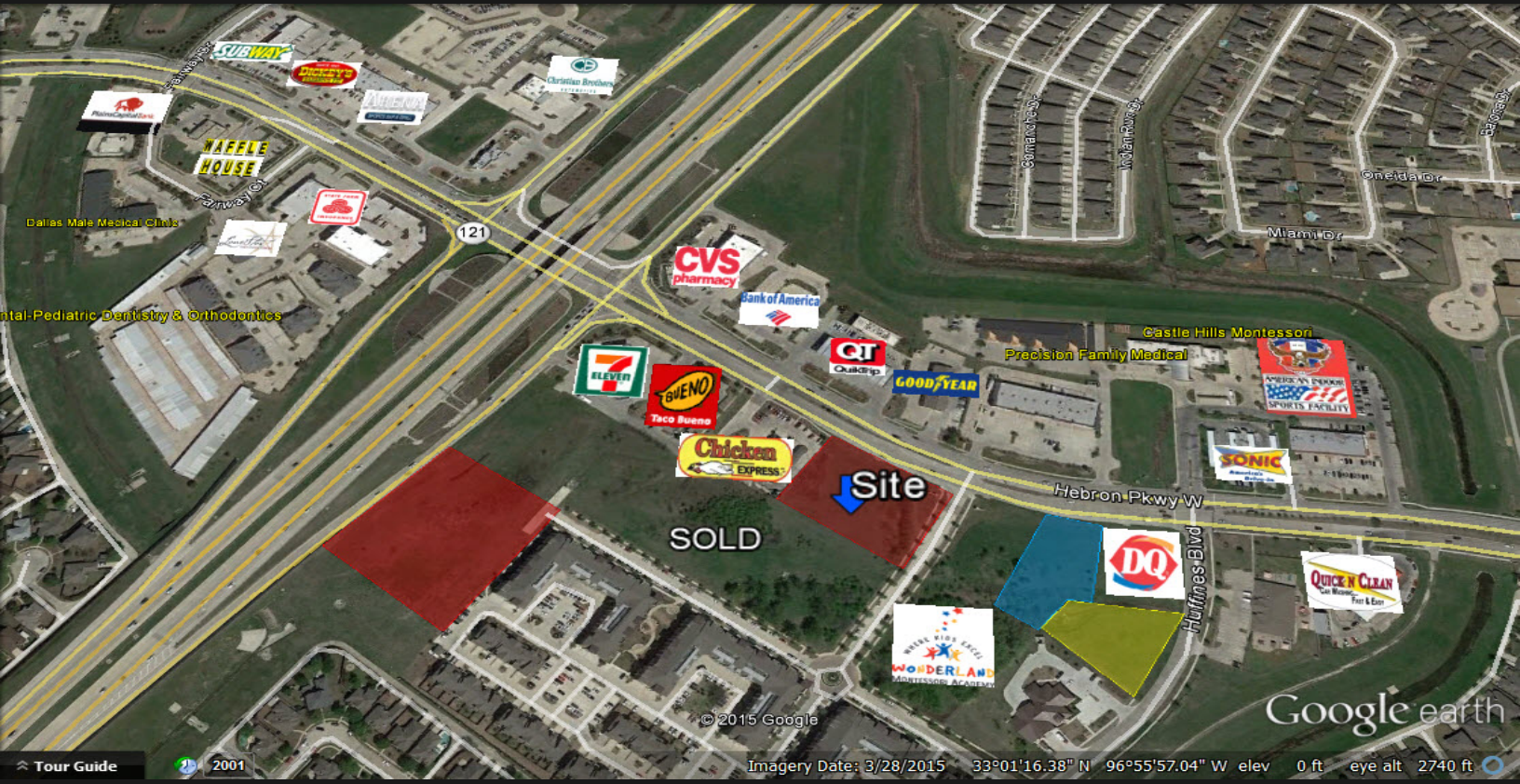


# Victory Shops @ Hebron

SWQ Hwy 121 & Hebron Pkwy | Carrollton, TX 75010



- ✦ HIGH HH INCOME
- ✦ High Traffic Counts
- ✦ Numerous National Credit Traffic Generators
- ✦ HEBRON PKWY FRONTAGE
- ✦ HWY 121 VISIBILITY



PRE-LEASING 17,250 SF RETAIL CENTER. ESTIMATED COMPLETION 1ST Q OF 2016. GREAT LOCATION WITH HIGH HH INCOME AND TRAFFIC COUNTS.

LOCATED AT THE SEQ OF HWY 121 & HEBRON PKWY ACROSS FROM QT & GOODYEAR.

Demographics / Traffic Counts

	1 mile	3 mile	5 mile
Population	16,667	78,498	251,570
AVG HH Income	\$107,132	\$104,692	\$91,049

Hebron Pkwy: 30,463 VPD  
 Hwy 121: 43,675 VPD

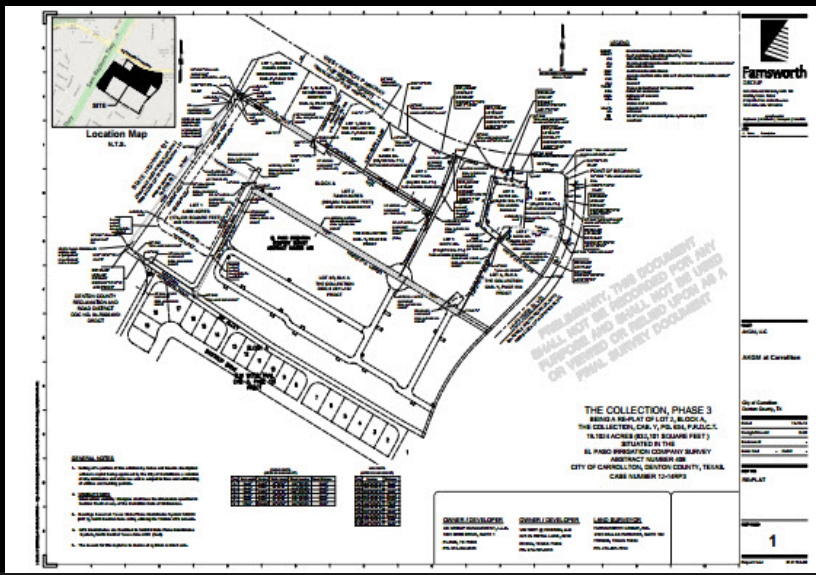
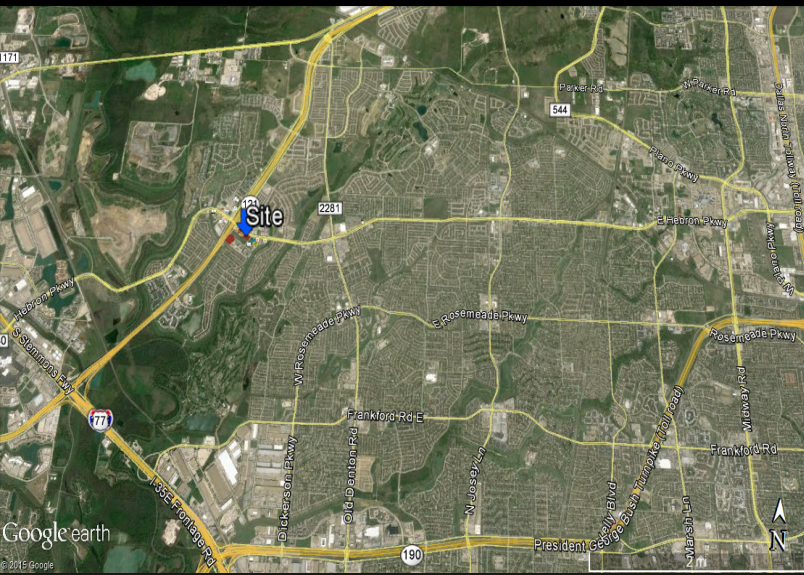
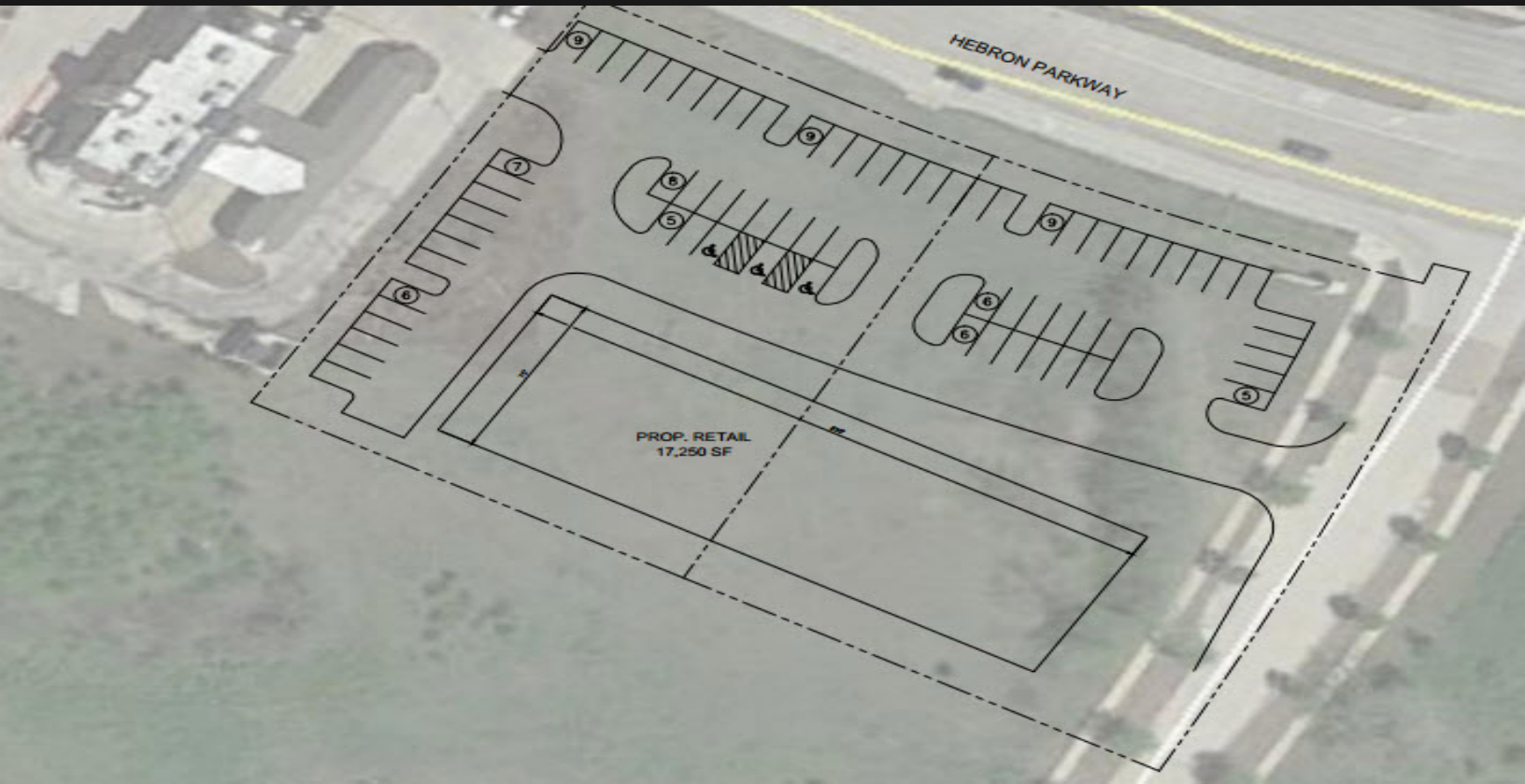
Building Sq Ft: 17,250  
 Base Rent: \$25 to \$27 psf  
 NNN: \$6.75  
 TI: \$22

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 +8177034653  
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