

# THE GREAT OASIS

2225 Old Denton Rd, Carrollton, TX 75006



FOR LEASE | TOTAL SF: 70,000

**TEXAS LEGACY**  
REALTY

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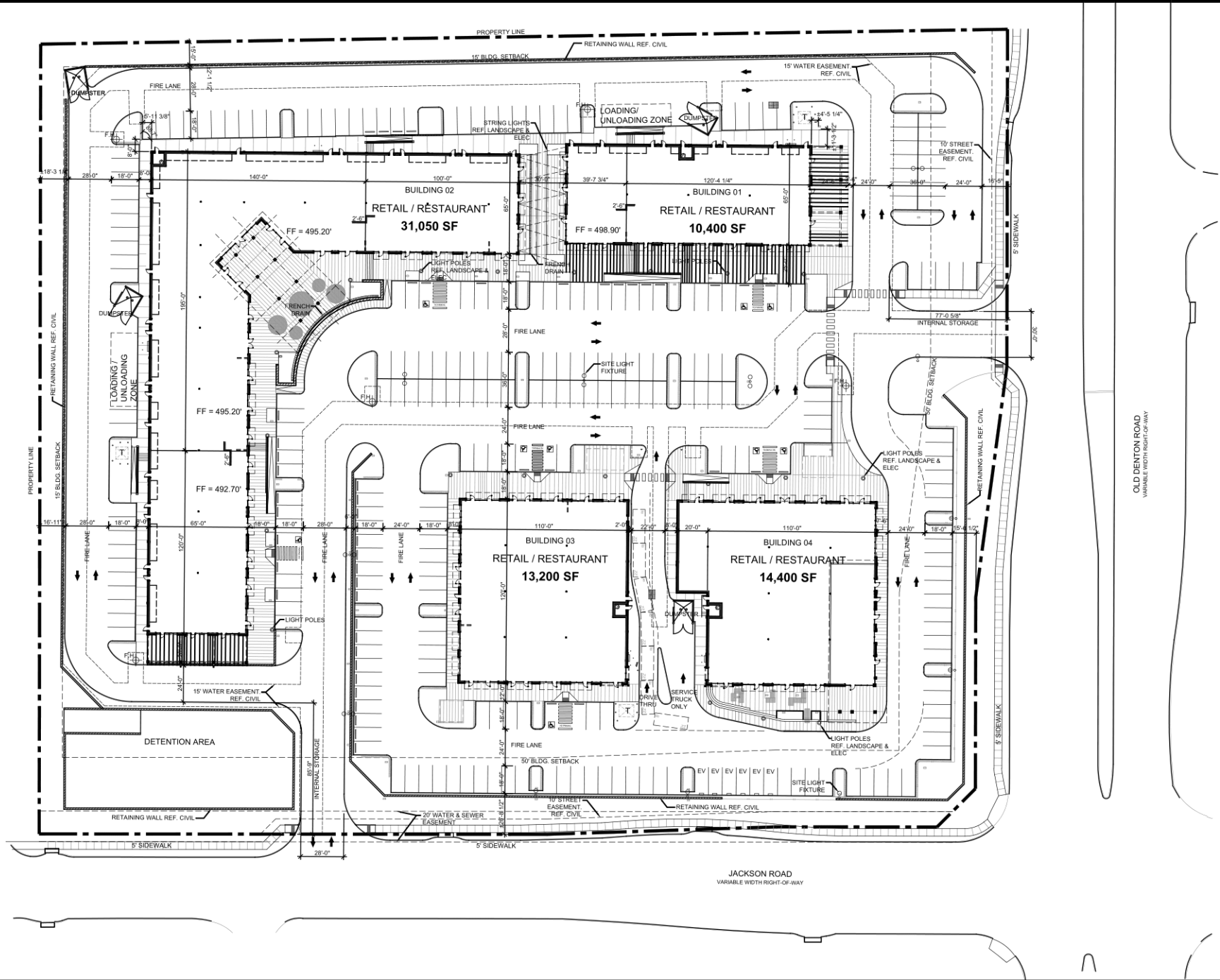
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BUILDING 01



BUILDING 02



BUILDING 03



BUILDING 04

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## AREA RETAILERS AND BUSINESSES



### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population (Pop.)	4,291	93,903	332,535
2023 Households (HH)	1,440	32,805	132,138
2023 Avg. HH Income	\$128,997	\$112,302	\$112,436
5-Yr. Pop. Growth (Total %)	-16.62%	3.20%	6.26%

### TRAFFIC COUNTS

Old Denton Rd	21,181 VPD
Trinity Mills Rd	18,442 VPD
W Jackson Rd	18,265 VPD



