

Josey Medical Village

Medical Office Space For Lease

2,560 SF

**CORNER
MEDICAL SUITE**



Location:

Josey Medical Village
4541 N. Josey Lane
Suite 120
Carrollton, TX 75010



Space Available:

Fully Finished Out
Medical Office Available
2,560 SF
\$24 - \$26 + NNN

- Upscale, corner medical suite ready for occupancy
- Direct exposure to Josey Lane
- Close proximity to the I-35, the Dallas North Tollway, the Sam Rayburn Tollway, & the DFW Airport
- Located near the 2,900-acre master planned community of Castle Hills and the Meadow Ridge community
- Perfectly placed on the Carrollton / Lewisville border
- Building & Monument Signage available

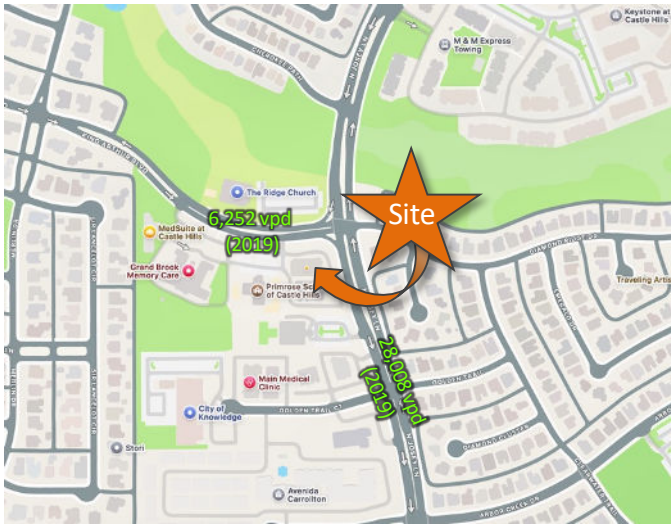
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FOR MORE INFORMATION CONTACT

O: 972.292.1220 / www.LCRTEXAS.com

Joe Martinez C: 214.535.1876 / Tito Martinez C: 972.533.3621

Martinez@LCRTexas.com / Tito@LCRTexas.com



- Centered perfectly to service to growing communities of Carrollton, The Colony, Little Elm, Lewisville, & Plano
- Nearby Castle Hills and Indian Creek Elementary Schools and the Carrollton Regional Medical Center
- Close proximity to numerous Restaurant & Retail Amenities including Nebraska Furniture Mart, Grandscape & Top Golf

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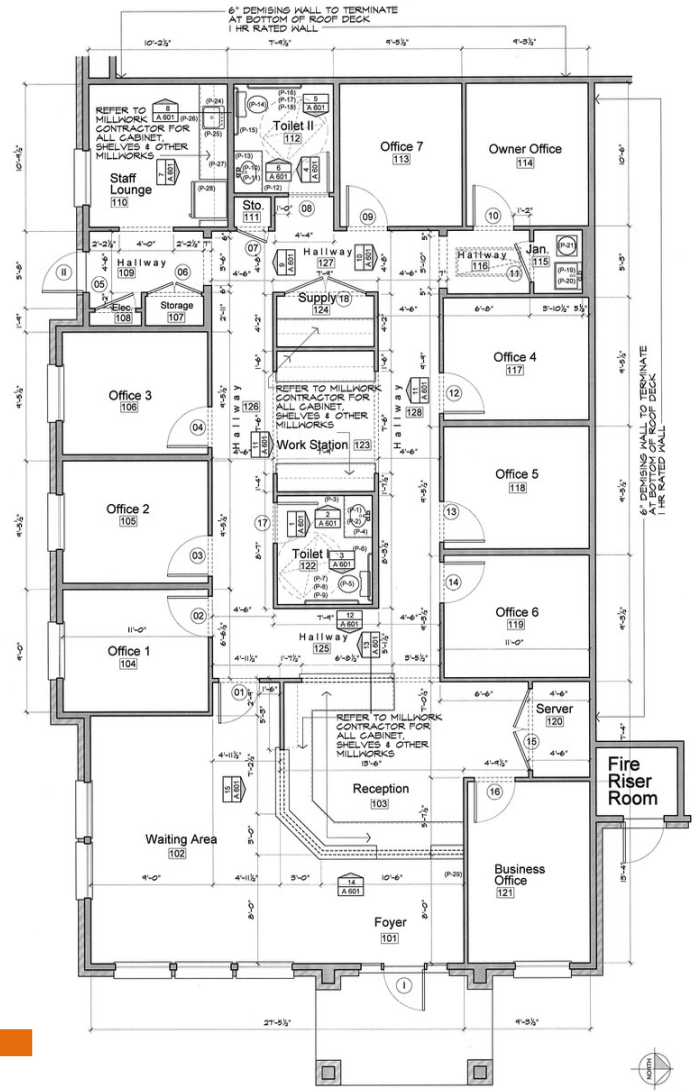
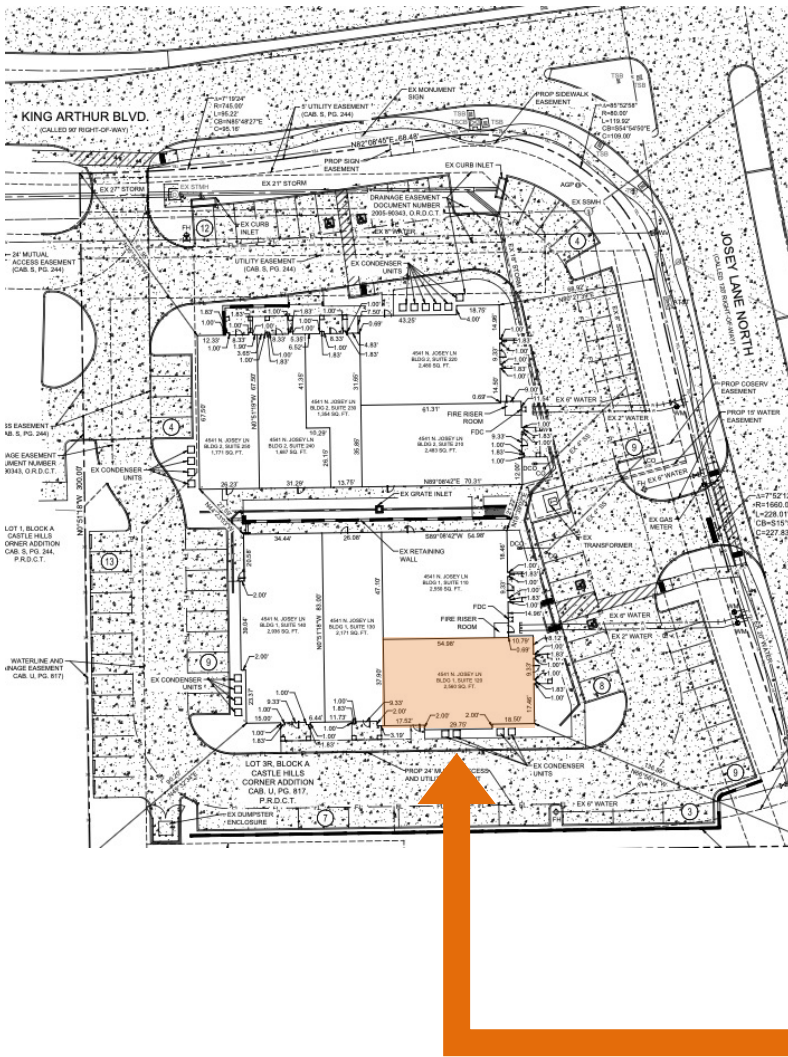
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Site & Floor Plan



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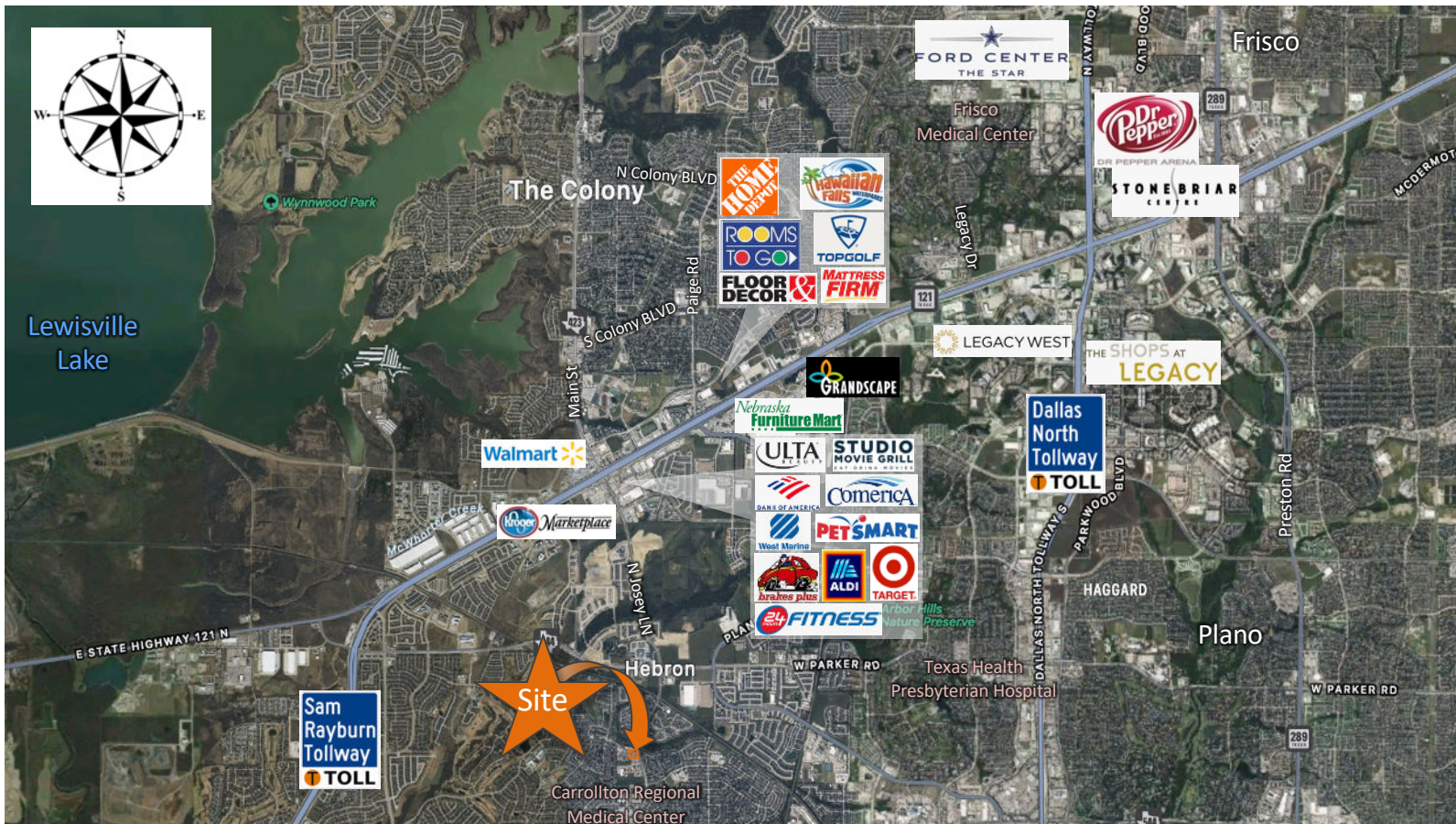
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Aerial View



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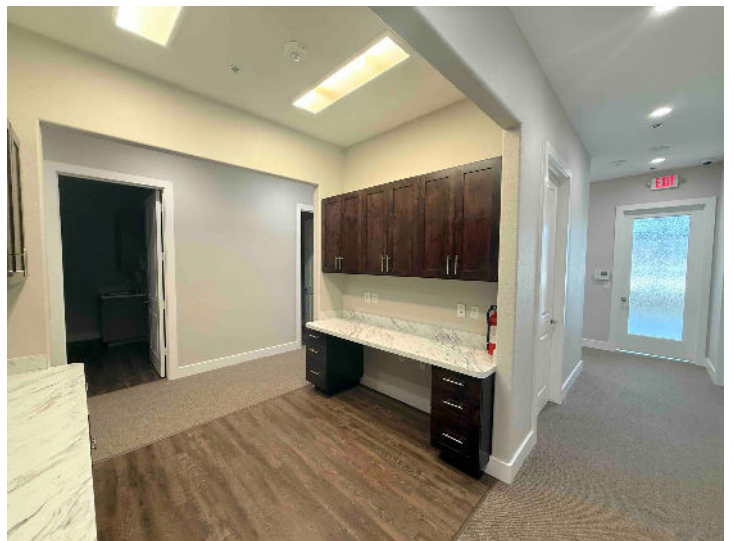
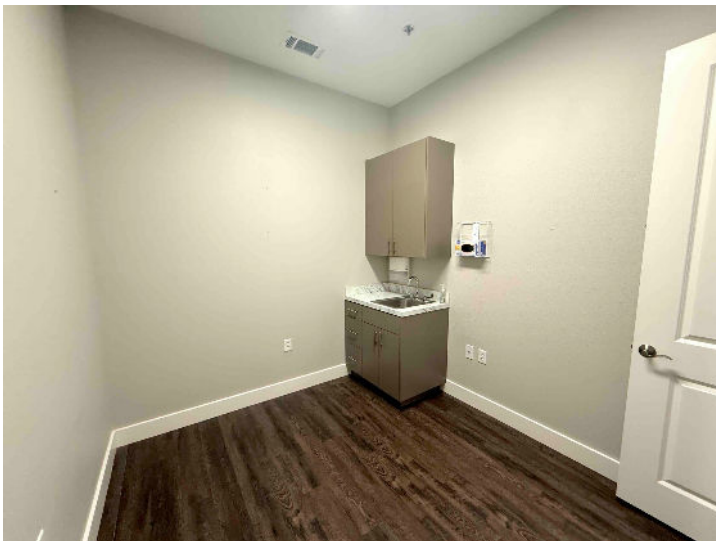
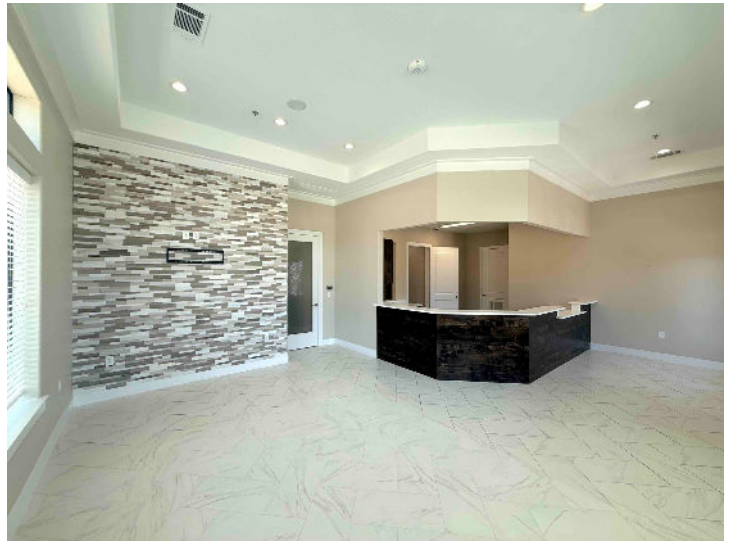
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Medical Office Available for Lease



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Carrollton Demographics

City of Carrollton Population

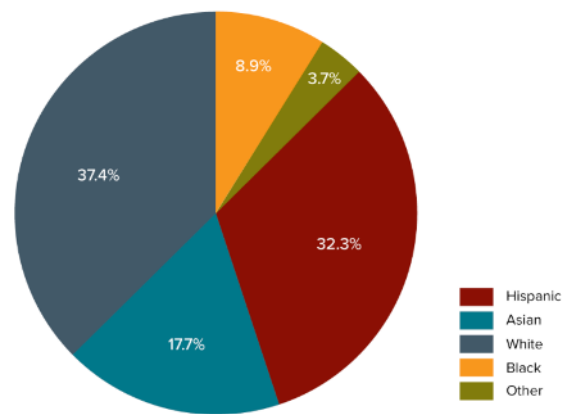
136,543
 CARROLLTON POPULATION
 2025

Population of Carrollton compared to surrounding counties, the DFW region and Texas

Population	
Carrollton	136,543
Denton County	976,561
Collin County	1,163,337
Dallas County	2,621,179
DFW Region	8,344,032
Texas	31,290,831

Source: 2024 ACS 5-Year Estimate or Other Sources

Carrollton Population by Race & Ethnicity



Source: 2024 ACS 5-Year Estimate or Other Sources

Educational Attainment

The community of Carrollton benefits from a highly educated workforce, with more than 45% of residents holding a bachelor's or graduate degree. Employers gain access to a deep pool of skilled talent across a wide range of industries.

Educational attainment of residents age 25+ in Carrollton compared with Texas and the U.S

Educational Attainment (Age 25+)			
	Carrollton	Texas	U.S.
Associate	6.8%	7.7%	8.8%
Bachelor's	29.2%	21.5%	21.6%
Graduate	16.0%	12.3%	14.1%

Source: 2024 ACS- 5-year

Income & Housing

Income levels and housing values in Carrollton reflect a strong, stable community supported by the growth and economic momentum of the North Texas region.

Income, housing and median age data for Carrollton residents

Income & Housing Data	
Median Household Income	\$101,396
Average Household Income	\$130,360
Per Capita Income	\$52,807
Median Home Value (Dollars)	\$390,300
Median Age	39.2

Source: 2024 ACS- 5-year

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