

Wildwood - Firewheel

4,608 SF - SINGLE TENANT NET LEASE | FOR SALE



310 TOWN CENTER BLVD, GARLAND, TX 75040 | \$2,500,000

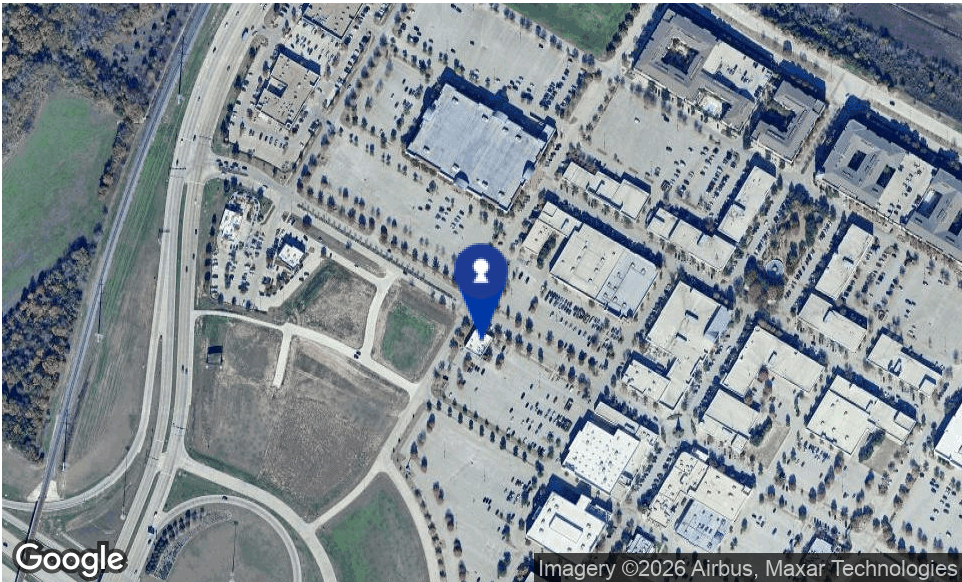
Barrett England **Isaac Blandford**
Partner Associate

Property Summary



TENANT DESCRIPTION

Wildwood began in Southlake in 2008 and later expanded to Firewheel and Cityline. It has become a beloved Southern-style grill in the Dallas–Fort Worth area, known for wood-fired dishes, handcrafted drinks, and a casual, welcoming atmosphere centered on fresh ingredients and community. Beyond Wildwood, the operator oversees five restaurants across three distinct concepts, including Maggie’s R&R in Fort Worth and newer ventures such as Oak & Main in Roanoke, offering a diverse mix of Southern, grill, and contemporary American dining experiences.



OFFERING SUMMARY

Sale Price:	\$2,500,000
NOI:	\$181,250.00
Cap Rate:	7.25%
Number of Units:	5
Lot Size:	8,441 SF
Building Size:	4,608 SF

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Highlights



LOCATION INFORMATION

Building Name	Wildwood - Firewheel
Street Address	310 Town Center Blvd.
City, State, Zip	Garland, TX 75040
County	Dallas

SUMMARY

Purchase Price	\$2,500,000
NOI	\$181,250
Cap Rate	7.25%
Lease Term Remaining	9 Years
Lease Commencement	1/1/2025
Lease Expiration	12/31/2035
Options	3 x 5 years w/ 10% increases
Lease Type	Absolute Net Lease
Guaranty	Personal - 4 years remaining
Roof and Structure	Tenant

PROPERTY HIGHLIGHTS

- Built in 2008 / Fully remodeled 2018
- Zoned PD/UB
- Located in Firewheel Town Center
- Cross-parking agreement in place with Firewheel Town Center
- Single-tenant, strong restaurant operator at a highly visible pad location
- New Roof in late 2024
- All HVAC units replaced between 2017 and 2025

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Tenant Profile



WILDWOOD

TENANT HIGHLIGHTS

- Established 2008 in Southlake TX.
- Locally owned and operated by the same family since its inception.
- Still actively growing with additional locations planned in 2026 and 2027
- Currently operating three concepts with five locations

TENANT OVERVIEW

Founded	2008
# of Concepts	Three Concepts (Wildwood, Oak & Main, and Maggie's R&R)
Locations:	Five locations
Headquarters:	Southlake TX
Website:	https://wildwoodtx.com/

RENT SCHEDULE

LEASE YEARS	ANNUAL BASE RENT	BUMP
Years 1 - 5	\$181,125	N/A
Years 6-10	\$199,238	10%
Renewal #1	\$219,161	10%
Renewal #2	\$241,077	10%
Renewal #3	\$265,1985	10%

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Property Description



PROPERTY DESCRIPTION

Wildwood, located at 310 Town Center Blvd, offers a 4,608 SF single-tenant absolute net lease investment with 100% occupancy, making it an attractive opportunity for retail and restaurant investors seeking stable, passive income. Built in 2008 and fully remodeled in 2018, the property is zoned PD/UB and has been meticulously maintained, providing a strong foundation for immediate and reliable cash flow. Significant recent capital improvements include a new roof installed in late 2024 and all HVAC units replaced between 2017 and 2025, minimizing near-term ownership risk. Strategically positioned within the high-traffic Firewheel Town Center, the property benefits from excellent visibility, convenient access, and strong surrounding retail synergy.

LOCATION DESCRIPTION

The property is in Firewheel Town Center, a premier outdoor shopping destination featuring over 125 retailers, dining options, and entertainment venues. Additionally, the location benefits from easy access to President George Bush Turnpike, connecting businesses to a high volume of daily commuters. With strong demographics and a vibrant mix of amenities, this location presents an exceptional opportunity for retail and street retail investors looking to capitalize on the dynamic commercial market in North Garland.

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Additional Photos



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Retailer Map



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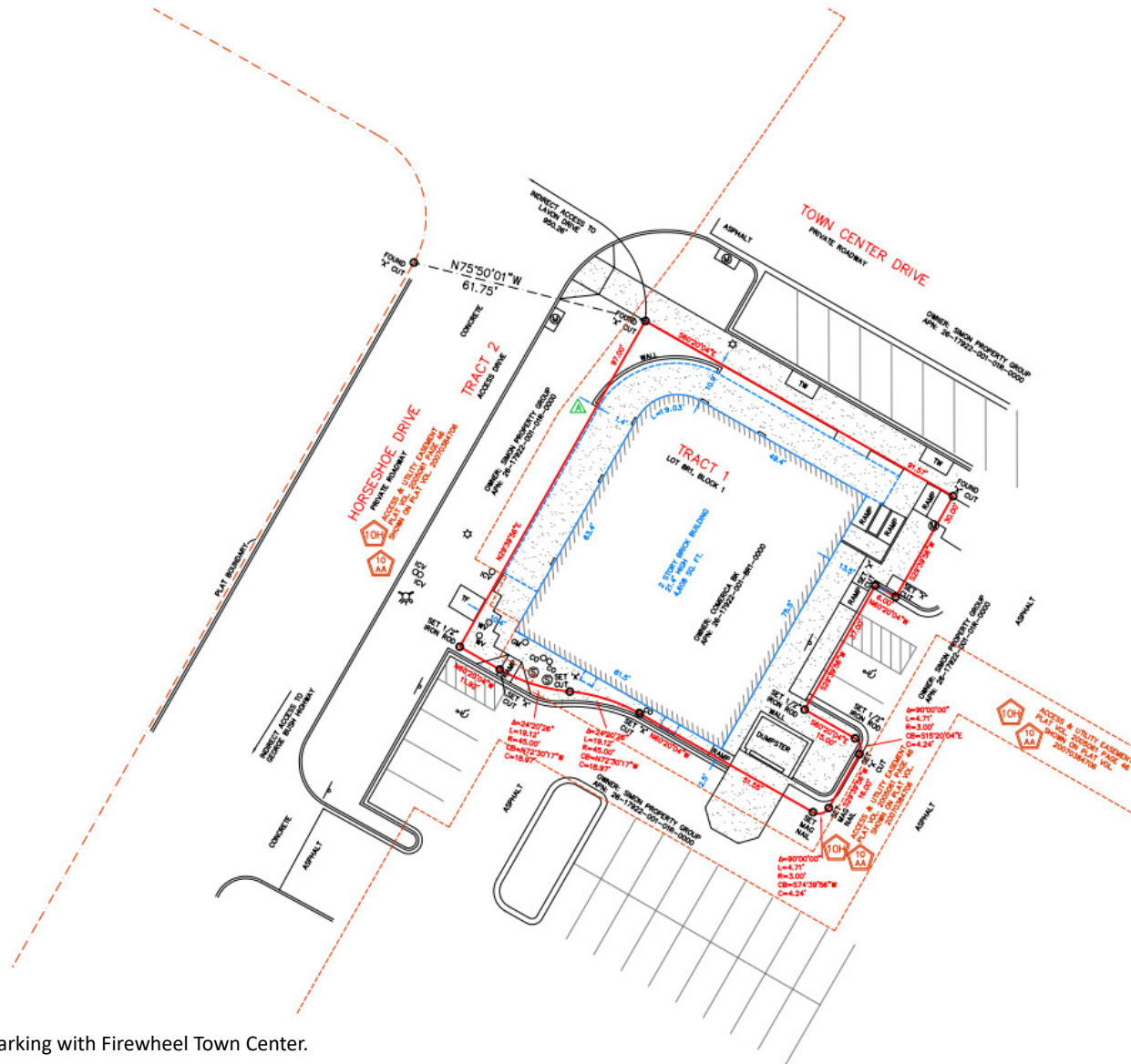
Aerial Map



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Site Plans



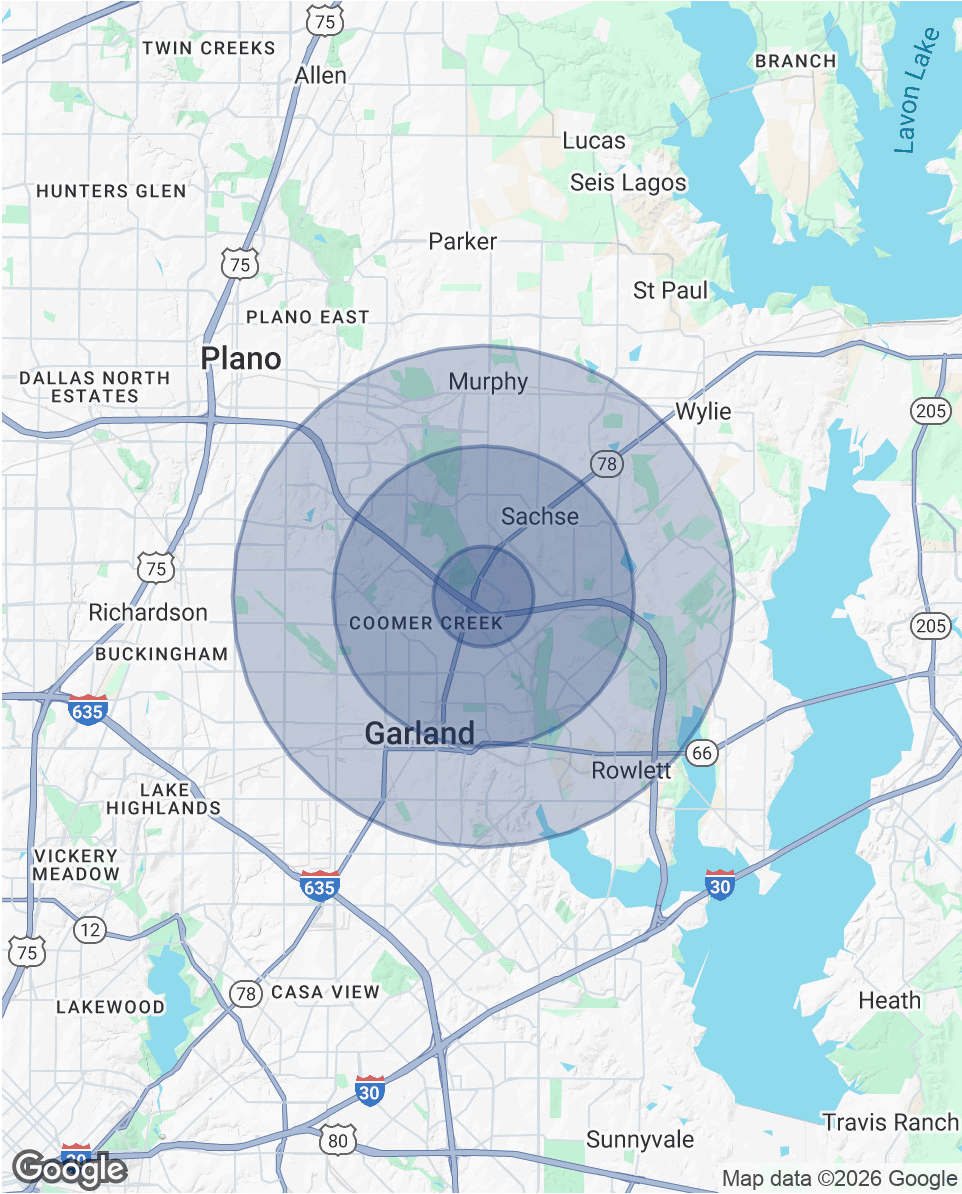
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,421	102,984	289,007
Average Age	41	40	39
Average Age (Male)	40	38	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,086	35,216	96,754
# of Persons per HH	2.7	2.9	3
Average HH Income	\$126,776	\$120,399	\$118,135
Average House Value	\$339,102	\$345,672	\$358,483

Demographics data derived from AlphaMap



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Barrett England	-	info@visioncommercial.com	817.803.3287
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date