



AUTO  
COMPATIBLE  
ZONING

17,959 SF  
FOR SALE  
OR LEASE

## FLEX AUTO SPACE

\$166/ SF –  
\$14+NNN

11424 Garland Rd., Suites G & H,  
Dallas, TX 75218



9330 LBJ Freeway Suite 240; Dallas, TX 75243

(214) 342-2355 bill@republicra.com

RepublicRealtyAdvisors.com



# 11424 GARLAND RD.



## PROPERTY INFORMATION

- ✓ **Site:** 45,634 SF | **Building:** 17,959: 13,521 SF original; office, garage & storage+ 4,438 new garage with paint booth.
- ✓ **Zoned:** Auto maintenance | **Traffic Count:** 39,657 @ Garland & Jupiter intersection.
- ✓ New contemporary wood exterior trim.
- ✓ Updated exterior painting and new awnings above office entrance.
- ✓ Parking lot repairs.
- ✓ New bright efficient LED lighting throughout the work spaces.
- ✓ New professional paint booth.
- ✓ Mezzanine Storage.



NEW 4,438  
SF BUILDING  
FOR PAINT  
BOOTH

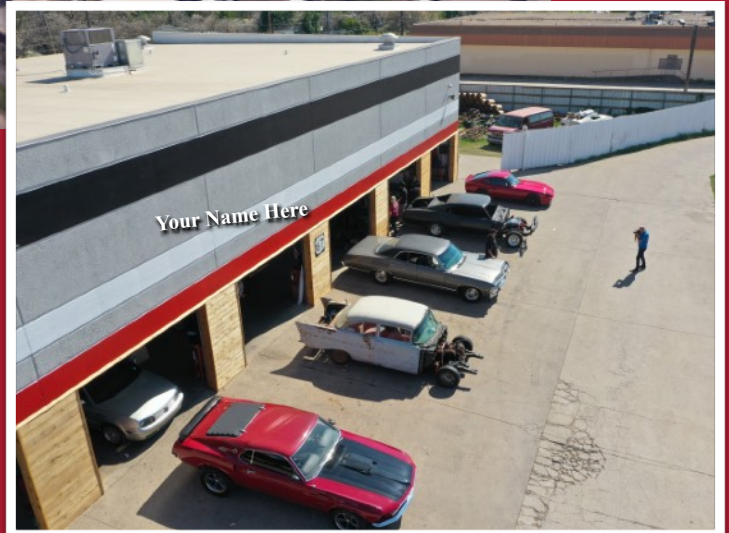
9330 LBJ Freeway Suite 240; Dallas, Installed new epoxy coating to concrete floors.

TX 75243





# 11424 GARLAND RD.



9330 LBJ Freeway Suite 240; Dallas, TX 75243

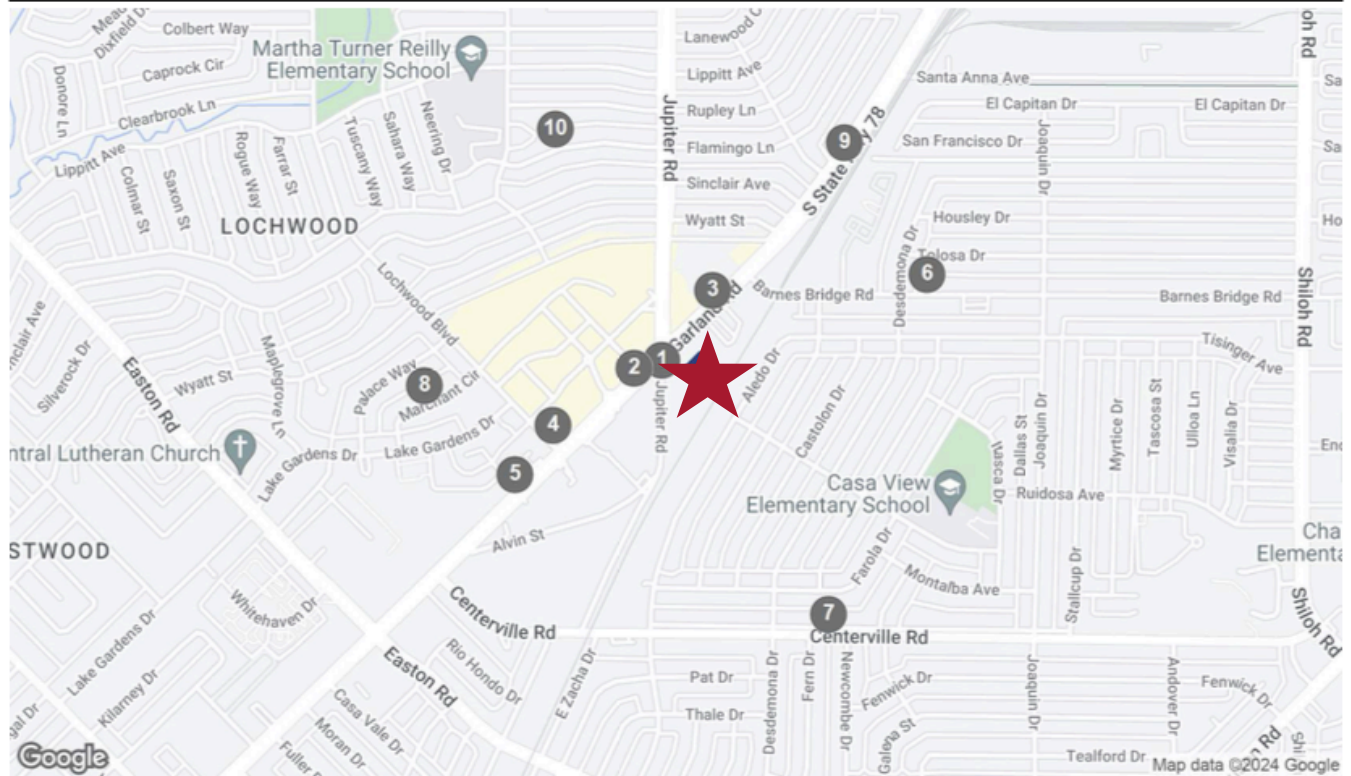
(214) 342-2355 [bill@republicra.com](mailto:bill@republicra.com)

[RepublicRealtyAdvisors.com](http://RepublicRealtyAdvisors.com)



# 11424 GARLAND RD.

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Jupiter Rd	Garland Rd - N	4,385	2022	0.07 mi
2 Garland Rd	Jupiter Rd - NE	35,272	2022	0.11 mi
3 Garland Rd	Barnes Bridge Rd - NE	28,484	2018	0.14 mi
4 Lochwood Blvd	Garland Rd - SE	5,013	2022	0.24 mi
5 Garland Rd	Lochwood Blvd - NE	28,670	2022	0.33 mi
6 Barnes Bridge Rd	Desdemona Dr - W	7,193	2022	0.39 mi
7 Centerville Rd	Fern Dr - W	4,695	2022	0.42 mi
8 Marchant Cir	Lake Gardens Dr - SW	149	2022	0.43 mi
9 Garland Rd	Mayfair Blvd - SW	24,001	2018	0.44 mi
10 Flamingo Ln	Sunland St - W	438	2022	0.46 mi



The information contained herein was obtained from sources believed reliable; however, Republic Realty Advisors makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price, or conditions prior to sale or lease or withdrawal without

9330 LBJ Freeway Suite 240; Dallas, TX 75243

(214) 342-2355 bill@republicra.com


RepublicRealtyAdvisors.com





# 11424 GARLAND RD.

## Demographic Summary Report

11424 Garland Rd, Dallas, TX 75218									
Building Type: <b>General Retail</b>		Total Available: <b>17,959 SF</b>							
Secondary: <b>Auto Repair</b>									
GLA: <b>17,959 SF</b>									
Year Built: <b>1985</b>									
Radius	1 Mile		3 Mile		5 Mile				
Population									
2029 Projection	16,794		127,371		388,037				
2024 Estimate	17,032		128,947		391,781				
2020 Census	17,887		134,164		402,264				
Growth 2024 - 2029	-1.40%		-1.22%		-0.96%				
Growth 2020 - 2024	-4.78%		-3.89%		-2.61%				
<b>2024 Population by Hispanic Origin</b>	10,378		62,706		167,785				
<b>2024 Population</b>	17,032		128,947		391,781				
White	7,198	42.26%	51,862	40.22%	148,115	37.81%			
Black	1,149	6.75%	18,838	14.61%	75,890	19.37%			
Am. Indian & Alaskan	159	0.93%	999	0.77%	2,827	0.72%			
Asian	306	1.80%	3,318	2.57%	16,598	4.24%			
Hawaiian & Pacific Island	5	0.03%	47	0.04%	144	0.04%			
Other	8,215	48.23%	53,882	41.79%	148,206	37.83%			
U.S. Armed Forces	33		133		315				
Households									
2029 Projection	5,844		46,587		149,170				
2024 Estimate	5,943		47,229		150,686				
2020 Census	6,319		49,456		155,120				
Growth 2024 - 2029	-1.67%		-1.36%		-1.01%				
Growth 2020 - 2024	-5.95%		-4.50%		-2.86%				
Owner Occupied	3,609	60.73%	24,373	51.61%	63,940	42.43%			
Renter Occupied	2,334	39.27%	22,857	48.40%	86,745	57.57%			
<b>2024 Households by HH Income</b>	5,945		47,229		150,685				
Income: <\$25,000	1,092	18.37%	8,841	18.72%	29,330	19.46%			
Income: \$25,000 - \$50,000	1,380	23.21%	11,496	24.34%	36,946	24.52%			
Income: \$50,000 - \$75,000	1,471	24.74%	9,082	19.23%	28,626	19.00%			
Income: \$75,000 - \$100,000	532	8.95%	5,286	11.19%	16,477	10.93%			
Income: \$100,000 - \$125,000	388	6.53%	3,283	6.95%	10,459	6.94%			
Income: \$125,000 - \$150,000	263	4.42%	2,303	4.88%	7,360	4.88%			
Income: \$150,000 - \$200,000	224	3.77%	2,755	5.83%	8,273	5.49%			
Income: \$200,000+	595	10.01%	4,183	8.86%	13,214	8.77%			
<b>2024 Avg Household Income</b>	\$85,376		\$85,513		\$84,447				
<b>2024 Med Household Income</b>	\$58,072		\$58,048		\$57,270				



The information contained herein was obtained from sources believed reliable; however, Republic Realty Advisors makes no guarantees, warranties or representations as to the completeness or accuracy thereof.  
© 2025 CoStar Group - Licensed to Republic Realty Advisors - 1664190.

9330 LBJ Freeway Suite 240, Dallas, TX 75243

(214) 342-2355 bill@republicra.com

RepublicRealtyAdvisors.com





## 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.*

### 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Republic Realty Advisors	289494	bill@republicra.com	214.342.2355
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William L. Bell	289494	bill@republicra.com	214.342.2355
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date