

1414 & 1418 Avenue B, Garland, TX 75042

FOR SALE

TYPE 2 Automotive Facilities

SIZE +/- 6,804 SF on 1.4 acres

PRICE Contact Broker

ZONED Planned Dev. & Unassigned

PROPERTY VITALS

- 2 Buildings:
1414 - 2,244 SF
1418 - 4,560 SF
- Garland is consistently ranked among the most pro-business cities in Texas
- Can be sold together or separate
- Front & Rear Load, Grade-Level Access
- Outdoor Storage & Fleet Parking Capabilities
- Flexible Layout for Diverse User Types



1414 Avenue B



1418 Avenue B

EXCLUSIVELY OFFERED BY:

Rick Knobler
(214) 415-5064

rknobler@capstonecommercial.com



**CAPSTONE
COMMERCIAL**

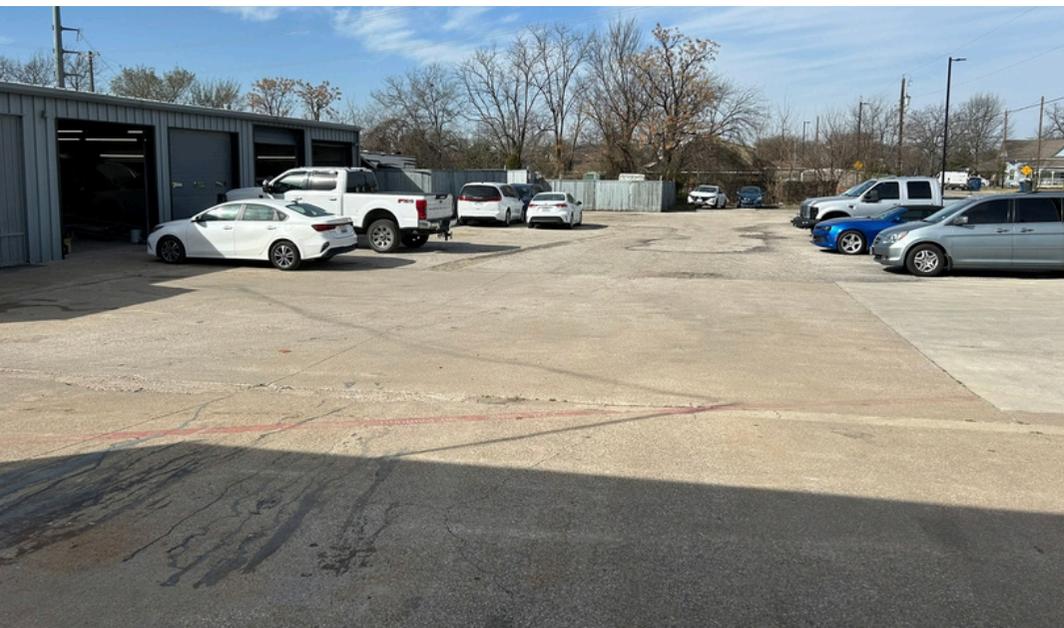
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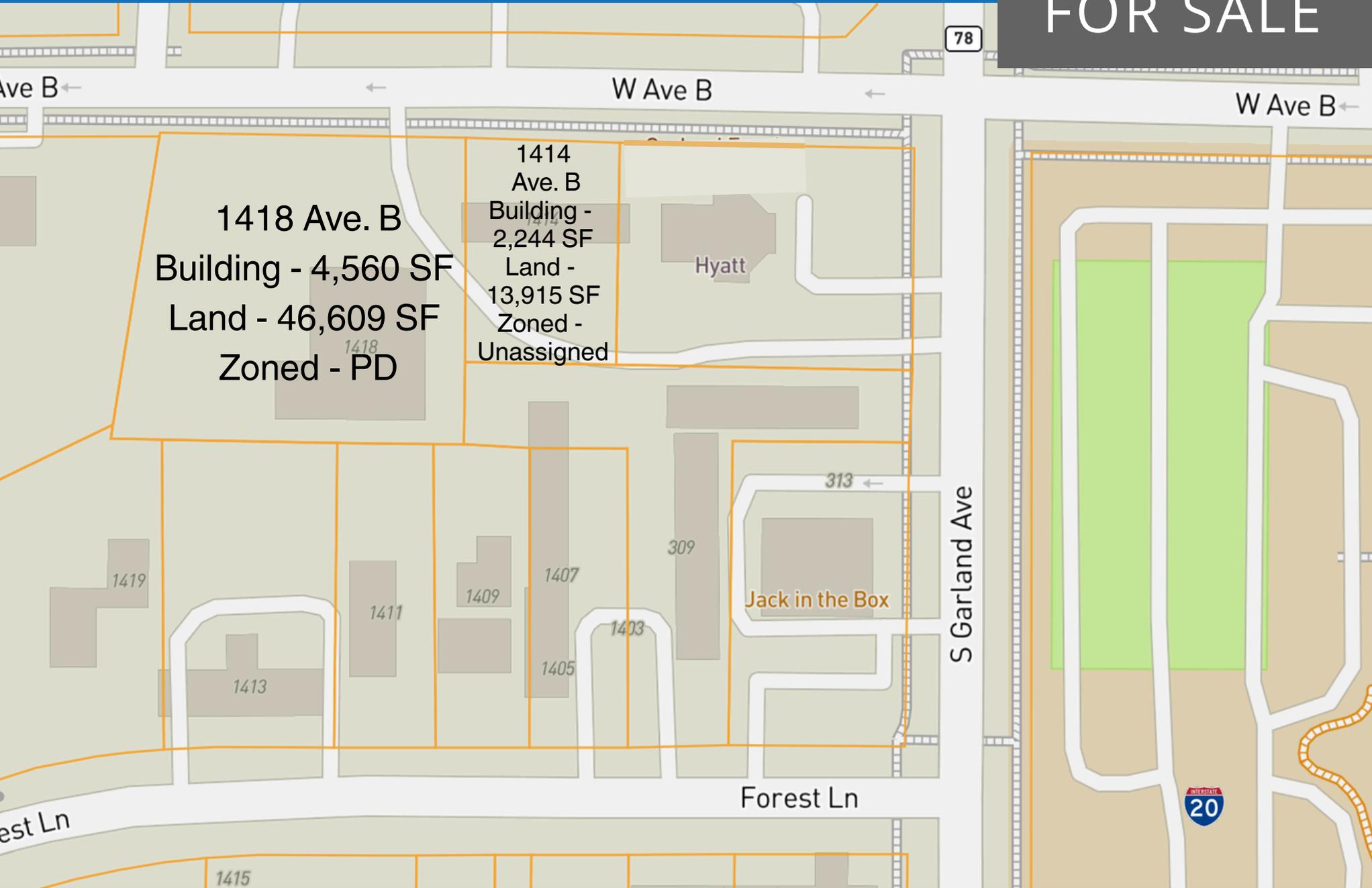
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Garland is part of the expansive Dallas-Fort Worth MSA

The property benefits from a population exceeding ±360,223 residents and proximity to major employment centers, transit corridors, and retail amenities.

Garland's designation as a State Cultural District further supports long-term community investment

This downtown Garland property is:

Located in a Planned Development District encouraging residential density which is in short supply in downtown

Benefit from ongoing retail and mixed-use developments, city-led revitalization, and infrastructure upgrades

Located on a major arterial road with high daily traffic counts and close proximity to I-635 and Hwy 78

Close to DART rail and bus lines, enhancing tenant desirability and employee access

Surrounded by a dense residential population with solid median incomes and consistent consumer spending

The city of Garland:

Consistently ranked among the most pro-business cities in Texas

Business-friendly environment and growth potential

Offers tax incentives, development support, and a growing workforce

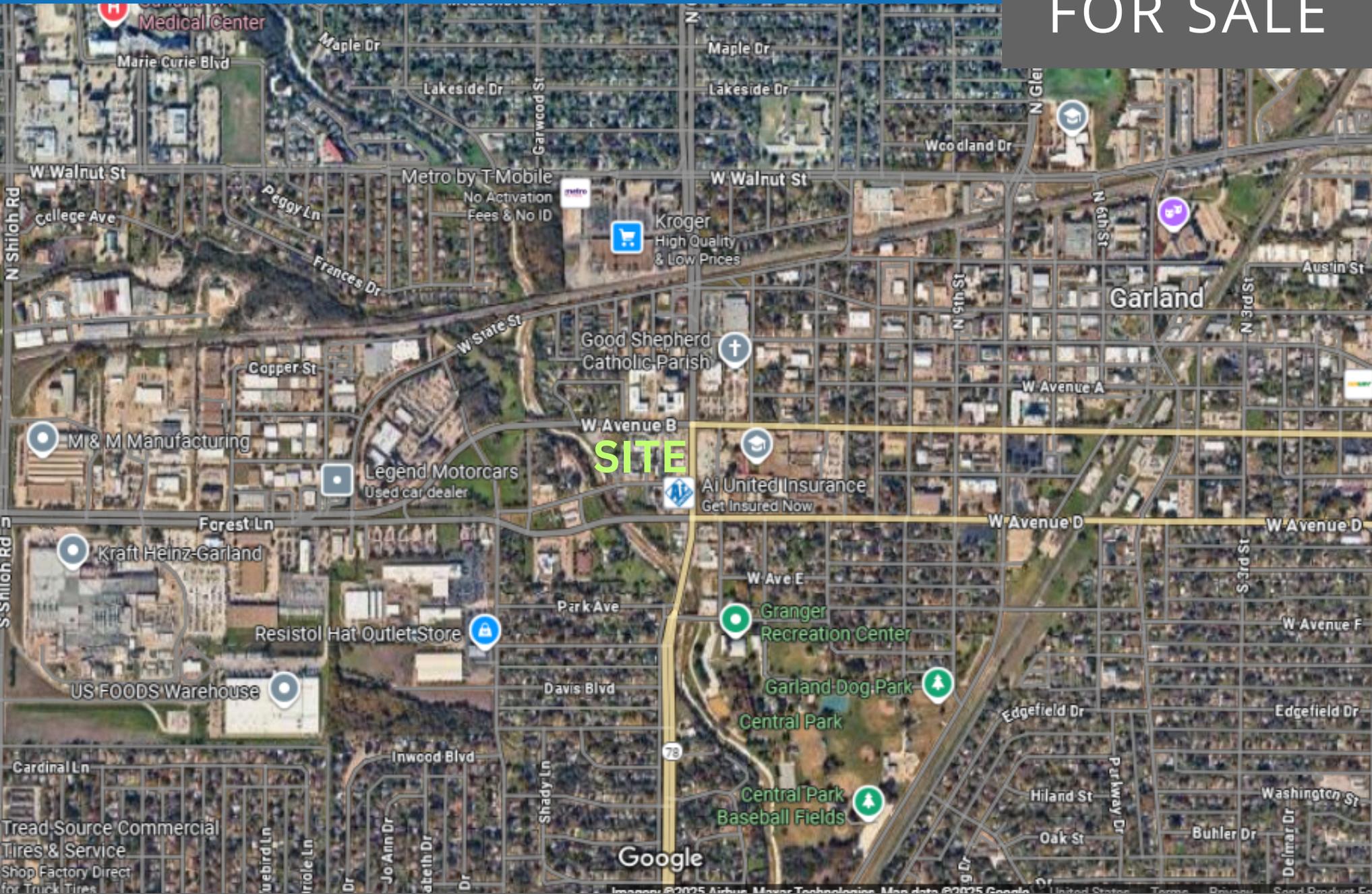
Continues to benefit from regional population growth, corporate relocations, and spillover demand from Dallas

Major manufacturing hub with a significant industrial presence, its strategic location within the dynamic Dallas-Fort

Worth metroplex, a growing and resilient economy, and strong population growth

Downtown Garland Development Site

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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.

2-10-2025



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.

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. **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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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|--|----------------|--|-------------------------|
| Capstone Commercial Real Estate Group, LLC | 0480574 | sburriss@capstonecommercial.com | (972)212-50-5800 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Steven Burris, CCM | 0450870 | sburriss@capstonecommercial.com | (972)212-50-5858 |
| 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 |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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