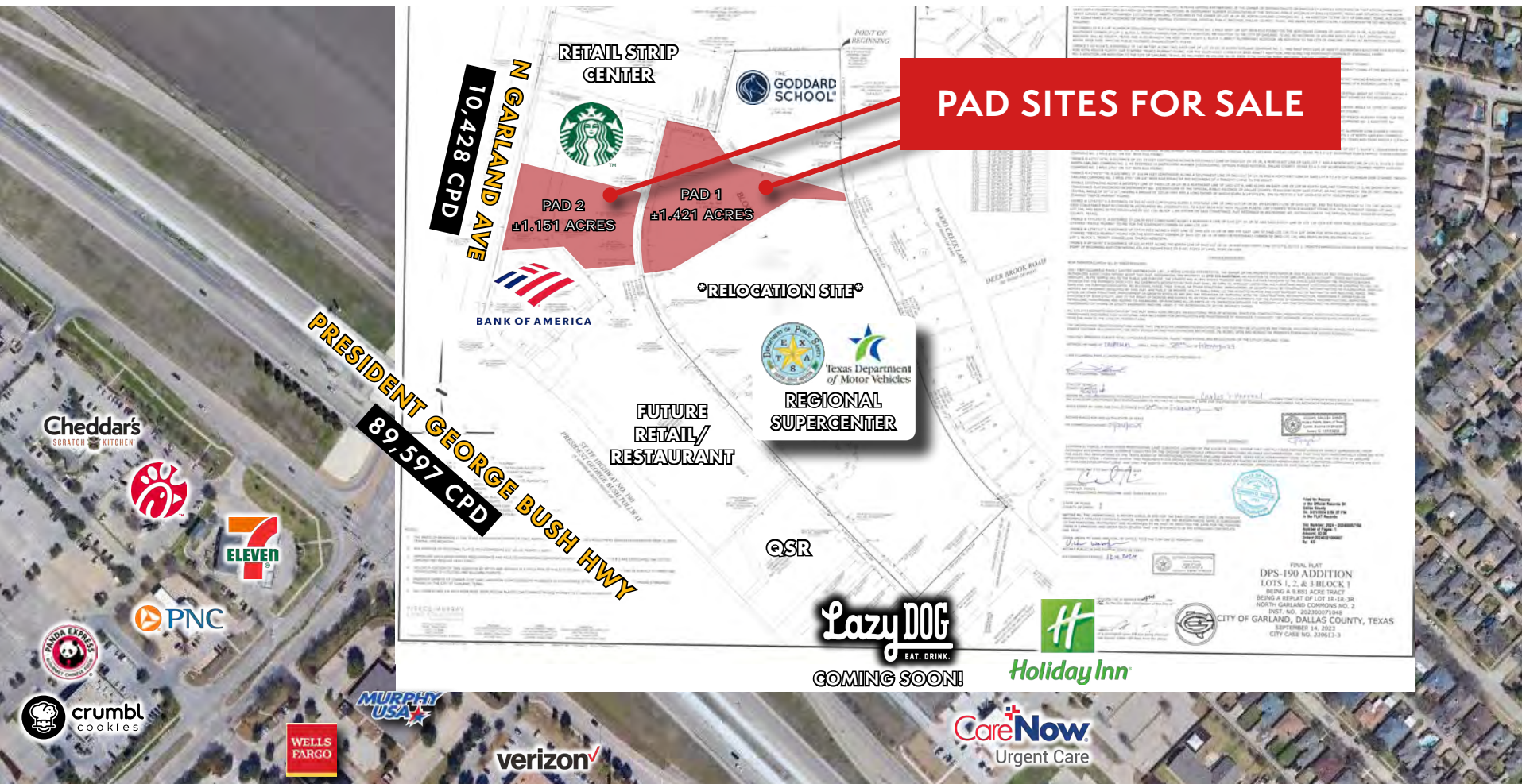


FOR SALE - RESTAURANT | RETAIL | DRIVE THRU SITES

SH 190 & N GARLAND AVENUE | GARLAND, TEXAS 75044

(PRESIDENT GEORGE BUSH HWY & N GARLAND RD)



JESSICA GIBSON | Owner
jess@ciadviser.com
602.770.7145

CIA commercial
investment
advisors

CIA BROKERAGE COMPANY

4131 North Central Expressway, Suite 933 | Dallas, Texas 75204 | 214.643.6097 | ciadviser.com

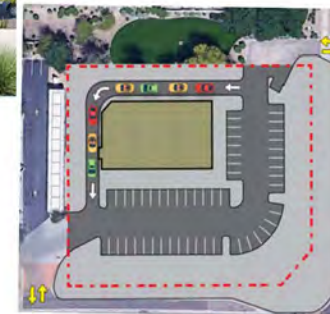
In Association with Texas Designated Broker: Paul Blackburn | Blackburn Properties | License # 376821

NEARBY RETAILERS

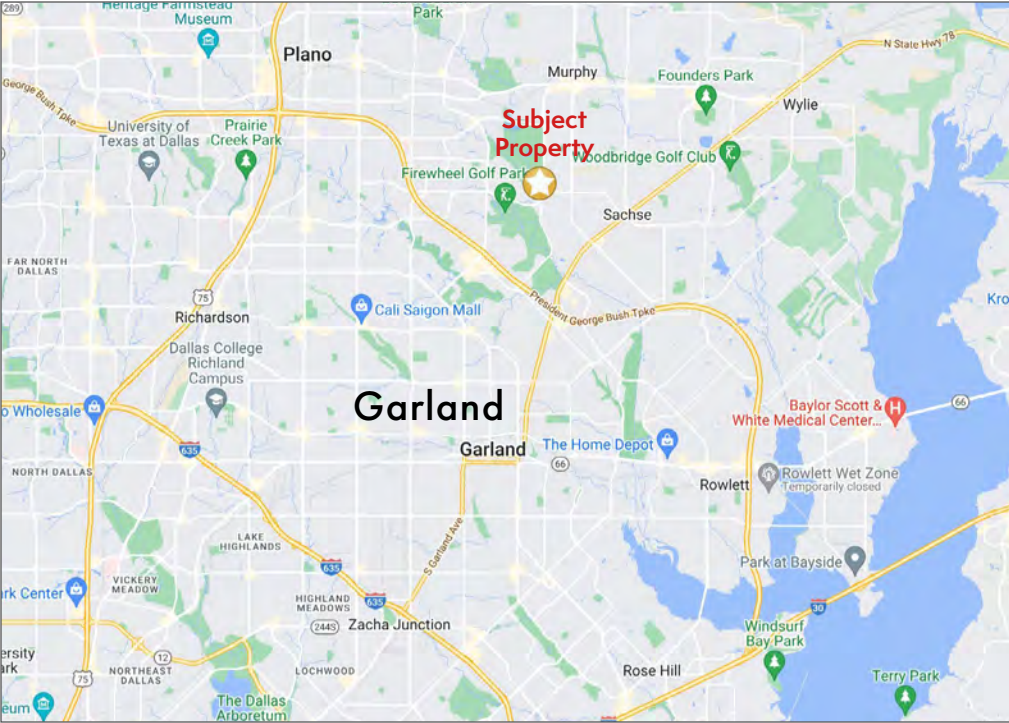


HIGHLIGHTS

- Potential Drive Thru Opportunity, Restaurant or Medical
- At the Intersection of Garland Ave & State HWY 190
- Adjacent to President George Bush Turnpike
- High Traffic & Very Dense Demographics
- Garland is the Fastest Growing Community in Texas!
- Adjacent to the new Regional DMV Super Center



***Renderings Are all Conceptual and Subject to Change



KRAFT HEINZ COMPANY-
GARLAND, TEXAS

Distance: 6 miles

Campus Site: 50 acres

Square Footage: 266,000 plant

Employment: 1,222 team members;

Operations: Third-largest food and beverage company in North America and the fifth-largest food and beverage company in the world, with eight \$1 billion+ brands. Kraft’s Garland facility manufactures products including Lunchables, Oscar Meyer Naturals, Kraft barbecue sauce and Velveeta Skilleets, with plant distribution reaching across the country. It’s one of three food industry firms with Garland operations. The other two are U.S. Food Service and Daisy Brand.

AREA RETAILERS (10-MI)

Walmart, Target, Sam’s Club, Academy Sports + Outdoors, Office Depot, Petsmart, Lifetime Fitness, Wells Fargo, Capital One, Michael’s, Bank of America, Holiday Inn, Care Now Urgent Care, Hyatt Place

HIGHER EDUCATION

9 miles from University of Texas at Dallas - 29,543 students
18 miles from Southern Methodist University - 11,643 students



LOCATION

SH 190 & N Garland Ave
Garland, Texas 75044



PAD 1

PAD 2

1.421 Acres

1.15 Acres

\$22 psf

\$30 psf

\$1,361,000

\$1,502,820

*Buyer to reimburse Seller for its pro-rata share of Utilities, Storm, Water & Sewer at closing.



POPULATION

91,009

272,816

3-MI

5-MI



ZONING

CR Community Retail (City of Garland)



TRAFFIC COUNTS

42,254 CPD

16,597 CPD

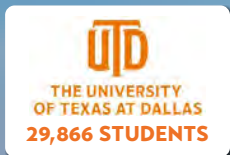
HWY 190

N Garland Ave



FUTURE RETAIL COMING SOON - WINTER 2025!



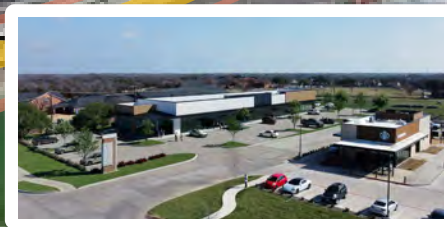


CITYLINE DFW

A mixed-use development located in Richardson offering a combination of residential, office, retail & entertainment with more than 2,200 luxury apartments, town homes & houses; up to 3 million sq ft of office space; a 148-room Aloft Hotel; one-acre CityLine Plaza; 17-acre Fox Creek Park & 3.5-acre CityLine Park.

RTX
RAYTHEON RICHARDSON

Operates part of Raytheon Intelligence & Space, involved in research & development efforts related to aerospace, defense & technology innovations, particularly in systems engineering, software development & data analytics.



ONE90 FIREWHEEL
483 UNITS

THE HENDRY 399 UNITS

PRESIDENT GEORGE BUSH TPKE (TOLL Rd) | 89,597 CPD

N PRESIDENT GEORGE BUSH HWY (WB) | 11,288 CPD

N GARLAND AVE | 10,428 CPD



SOLD
FUTURE RETAIL



PAD 2

PAD 1

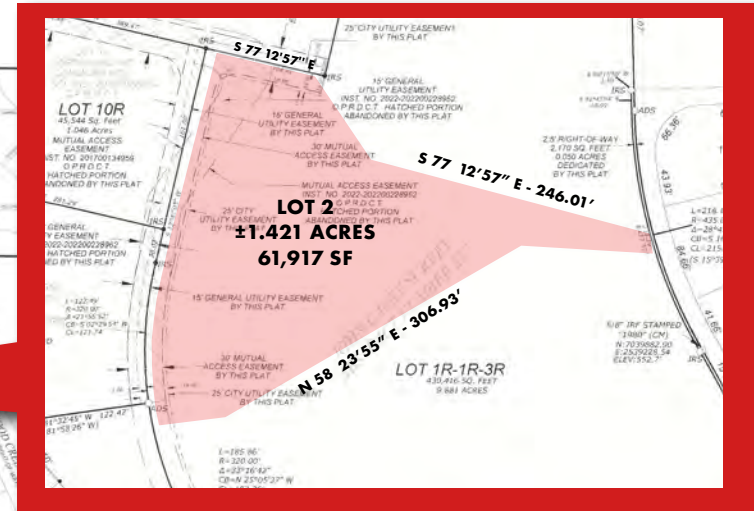




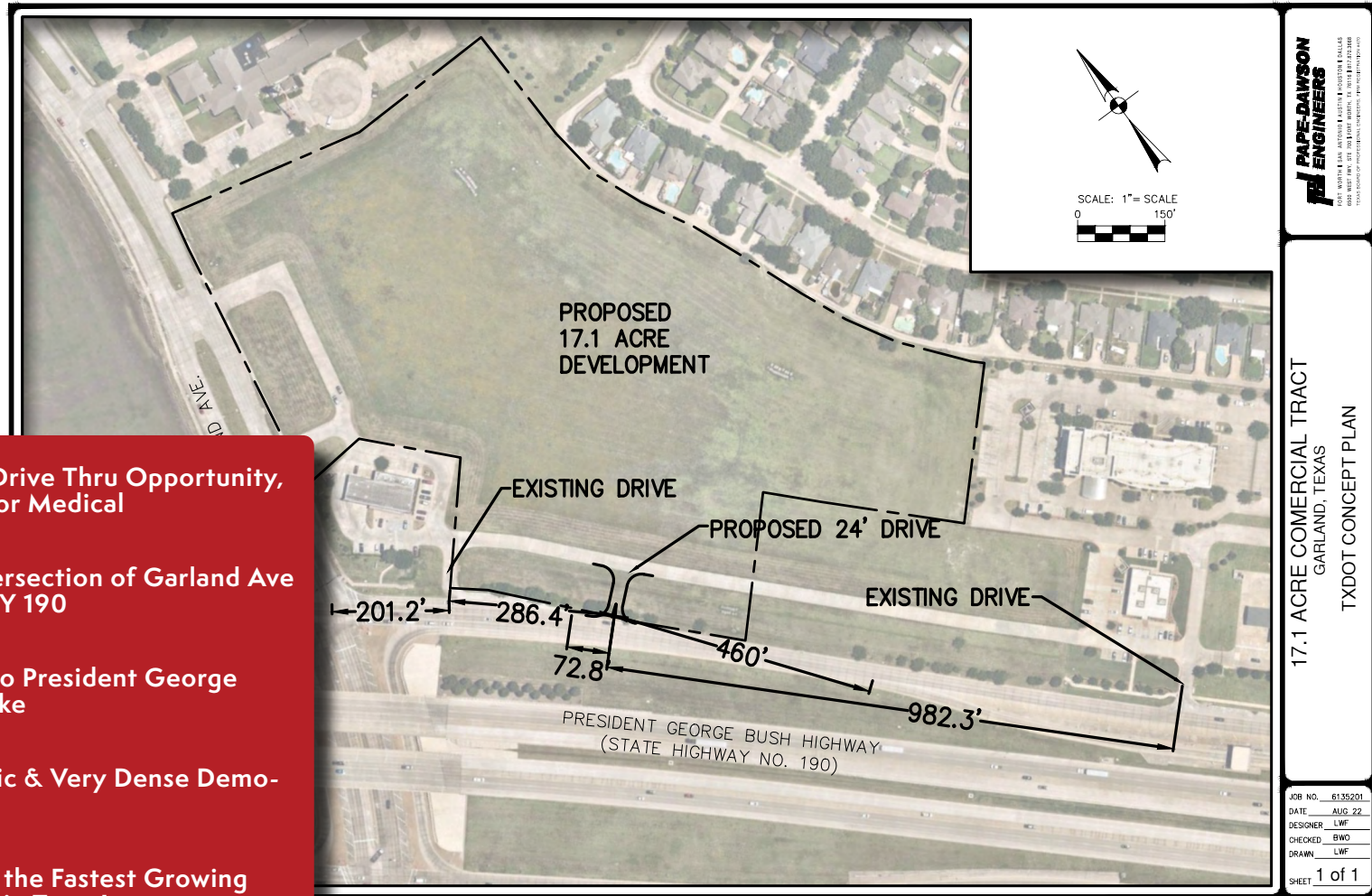






[illegible]

Proposed Access Drive From President George Bush Highway (State HWY 190)



- Potential Drive Thru Opportunity, Restaurant or Medical

- At the Intersection of Garland Ave & State HWY 190

- Adjacent to President George Bush Turnpike

- High Traffic & Very Dense Demographics

- Garland is the Fastest Growing Community in Texas!

- Adjacent to the new Regional DMV Super Center

Garland is the 3rd largest city in Texas’s Dallas County, located northeast of Dallas & is part of the Dallas-Fort Worth metroplex.

Garland is a culturally diverse city with rich history, urban appeal, natural resources and pure Texas charisma. Garland has many natural gems, including acres of parks, widespread hike-and-bike trails, **Lake Ray Hubbard**, and **Firewheel Golf Course**. Garland is also home to **John Comer Skatepark**, the second largest skatepark in the state.

Garland’s diverse workforce has specialized skills for the nation’s fastest-growing industries – healthcare, renewable technology, and wireless communications – as well as Garland’s historic foundation in manufacturing and fabrication. In the highly desirable and low vacancy industrial manufacturing hub of North Texas, venture capitalists and startups are finding new ways to build Garland.

More than 10 Fortune 500 and 100 businesses call Garland home: **Kraft Heinz Company**, **Sherwin Williams**, **Epiroc Drilling Solutions**, **U.S. Food Service**, **Andersen Windows**, **Arrow Fabricated Tubing**, **General Dynamics OTS**, **Plastipak Packaging**, **BearCom**, **Resistol Hats (HatCo)**, **Daisy Brand & Packaging Corp of America**

POPULATION	1-MI	3-MI	5-MI
Population	4,529	110,973	294,150
Est. Population (2029)	4,540	113,516	305,814
Census Population (2010)	4,203	99,691	254,195
HOUSEHOLDS	1-MI	3-MI	5-MI
Households	1,747	40,696	105,014
Projected Households (2029)	1,767	41,992	110,442
Census Households (2010)	1,665	34,944	84,563
AVERAGE HH INCOME	1-MI	3-MI	5-MI
Average Household Income	\$165,109	\$139,181	\$133,511
Projected Avg HH Income (2029)	\$167,270	\$145,863	\$140,524



CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Commercial Investment Advisors, Inc. | CIA Brokerage Company has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

JESSICA GIBSON | *Owner*

602.770.7145

jess@ciadvisor.com

PAUL BLACKBURN

Texas Designated Broker

License # 376821





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.

11-2-2015



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:
 - 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.

CIA Brokerage Company	9004841	jess@ciadvisor.com	972 630 6000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul K. Blackburn	376821	pkb@blackburnproperties.com	210 828 7654
Designated Broker of Firm	License No.	Email	Phone
Paul K. Blackburn	376821	pkb@blackburnproperties.com	210 828 7654
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

IABS 1-0