



AUDUBON VILLAGE FOR SALE

\$5,959,000

ABOUT PROPERTY

Audubon Village Shopping Center is a 32,781 SF neighborhood retail center in Garland, TX, featuring a diverse, service-oriented tenant mix. Surrounded by established residential communities. The property benefits from consistent local traffic and strong neighborhood demand.

PROPERTY HIGHLIGHTS

- **Established Tenancy:** Long-term tenants provide stability and consistent demand. The property has 10 tenants that have been there for more than 5 years, 5 of which have been there more than 10 years
- **Strong Demographics:** Diverse residential base drives steady consumer traffic
- **Prime Location:** Adjacent to Audubon Park that contains multiple sports fields, 2 disc golf courses, aquatics, and a recreational center
- **Excellent Access:** Located approximately one mile from both I-30 & I-635 within DFW Metroplex



Cap Rate
6.5%



NOI
\$387,342



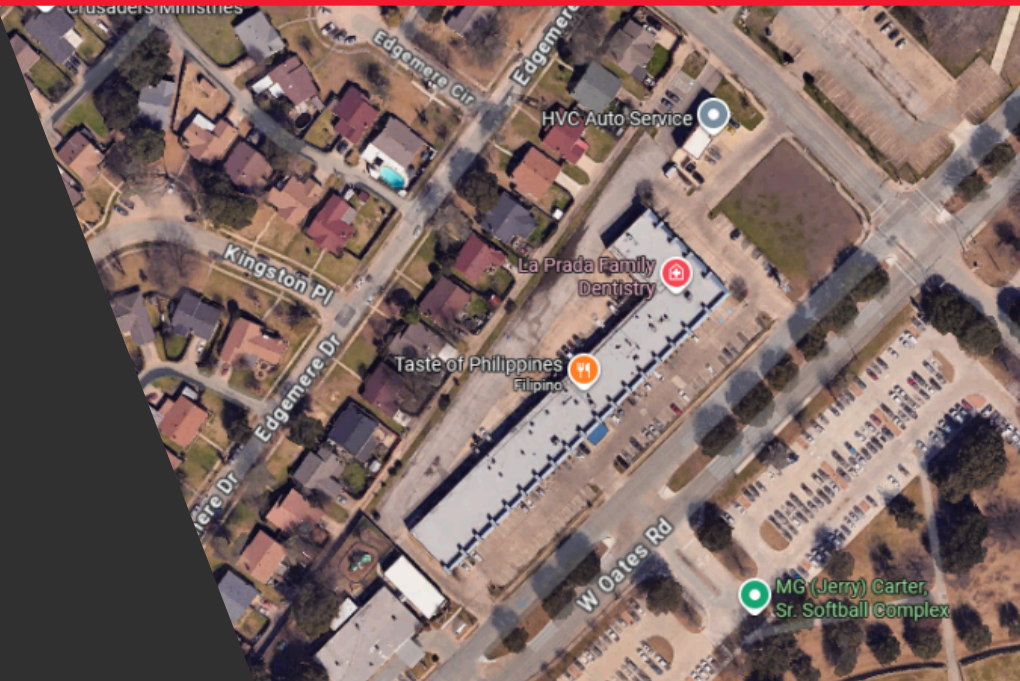
88%
Occupied



32,781 SF



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MG (Jerry) Carter,
Sr. Softball Complex