

4,900 SF FLEX

1610 WYNN JOYCE GARLAND, TX 75043



COVENANT

COMMERCIAL
REAL ESTATE

FOR SALE



STAN BRITTON

Principal

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PROPERTY OVERVIEW

This versatile 5,000 square foot commercial property offers a unique opportunity for both owner-users and investors. The front 2,000 square feet is currently built out as professional office space and is being utilized as a daycare facility, featuring a functional layout suitable for a variety of administrative or client-facing uses.

The rear 3,000 square feet is an expansive, open gym area, ideal for fitness operations, training facilities, or other recreational uses. The space is well-suited for continued gym use or can be adapted to meet a wide range of business needs.

In addition to the real estate, the existing gym business is available for purchase, providing a turnkey opportunity for buyers looking to step into an established operation with immediate income potential.

PROPERTY OVERVIEW





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Garland, TX

Located within the expansive Dallas–Fort Worth Metroplex, the area benefits from one of the fastest-growing and most economically dynamic regions in the United States. Garland offers a diverse and steadily expanding community supported by a strong mix of industries including manufacturing, technology, healthcare, and logistics. Its proximity to Dallas provides access to a regional workforce of several million people, while maintaining a more affordable cost of living compared to urban core markets. The city features a balanced demographic profile, with a blend of young professionals, families, and long-term residents, contributing to consistent consumer demand across a variety of sectors. Excellent connectivity via major transportation corridors such as Interstate 30, Interstate 635, and President George Bush Turnpike further supports economic growth and accessibility throughout the region.

LOCATION



DEMOGRAPHICS 2025 3 MILE RADIUS

120.7K

Population

\$92.30K

Average HH Income

36

Average Age

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