

LOCATION:

Located in Garland, TX on Holford Road just south of the Bush Turnpike, this property is conveniently located within walking distance of Firewheel Town Village. The city of Garland has a daytime population of over 204,534 people, with a thriving local economy and proximity to major employers, making it an attractive option for professionals and families alike. The city boasts over 60 parks, including the scenic Spring Creek Forest Preserve, and offers activities like hiking, fishing, and golfing. Garland is also home to the Granville Arts Center and the Plaza Theatre, which host various performances and events throughout the year.

PROPERTY HIGHLIGHTS:

This is a beautiful property with a gentle slope down to Spring Creek, which will be a nice amenity for a future development. All utilities are to the site, and the city of Garland intends to improve Namaan Forest Blvd and Holford Road along the subject property. The property is currently zoned for Agriculture.

SCHOOL DISTRICT: Garland ISD

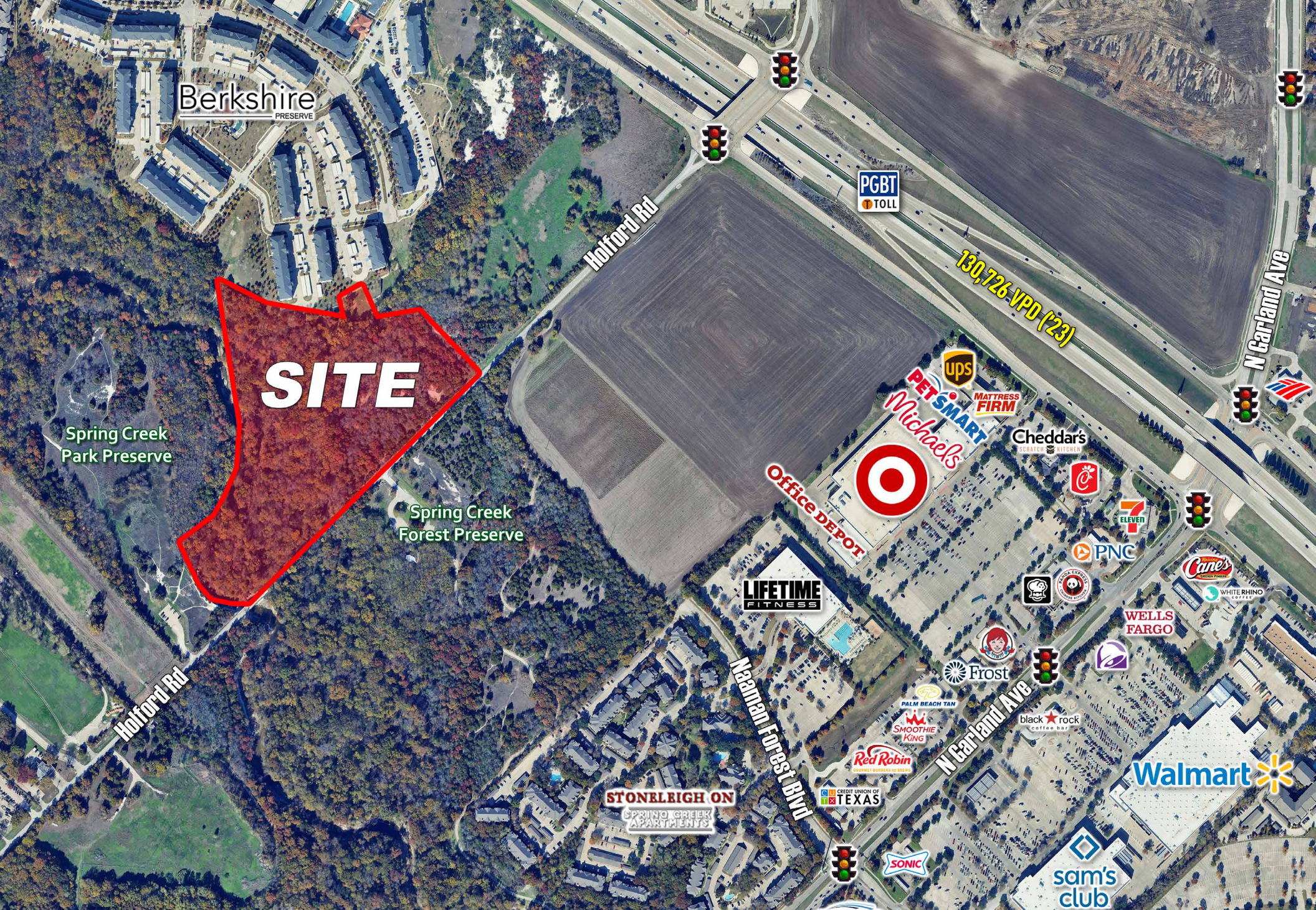
ASKING PRICE: Please Call For Pricing

TRAFFIC COUNTS: Bush Turnpike: 130,726 VPD (TXDOT 2023)
TX-78: 39,053 VPD (TXDOT 2023)

DEMOGRAPHICS:	1 miles	3 miles	5 miles
2024 Population:	15,183	113,423	322,571
2029 Projected Pop.:	15,716	114,181	331,252
Daytime Population	12,283	109,736	345,547
Average HH Income:	\$99,265	\$126,295	\$121,721

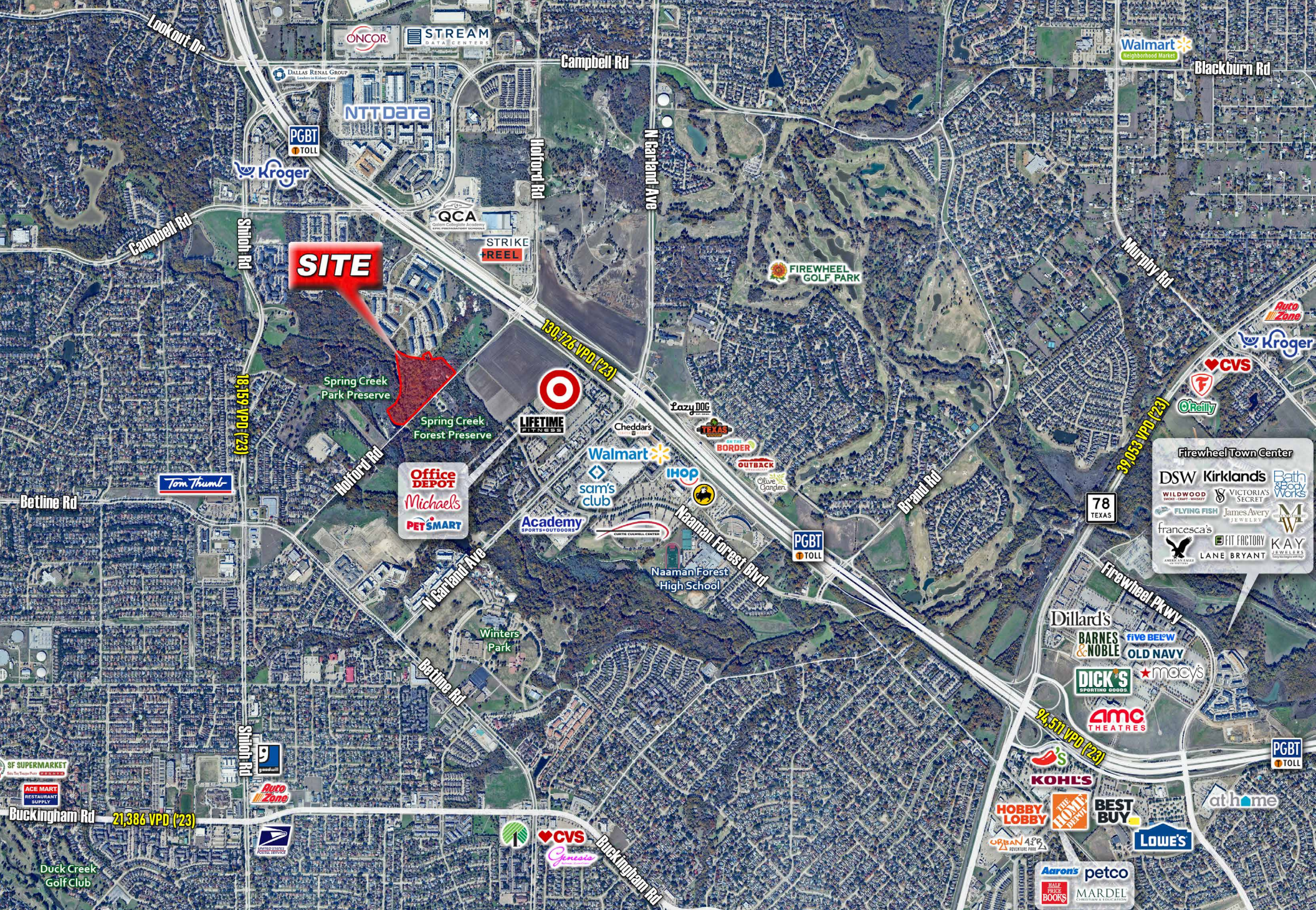
ANDREW PRINE - 214-239-2361
aprine@stratfordland.com





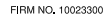
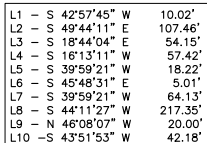
THE STRATFORD GROUP | 5949 Sherry Ln., Suite 810, Dallas, TX 75225 | Phone 214 696 3663 | Fax 214 696 6015 | www.thestratfordgroupllc.com

*The information contained herein was obtained from sources believed reliable; however, Stratford Group 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 notice.*



THE STRATFORD GROUP | 5949 Sherry Ln., Suite 810, Dallas, TX 75225 | Phone 214 696 3663 | Fax 214 696 6015 | www.thestratfordgroupllc.com

The information contained herein was obtained from sources believed reliable; however, Stratford Group 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 notice.



SHEET

OF **1**

1 | 1

JOB No.	38285
---------	--------------

1851 HOLFORD ROAD



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. **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:
 - 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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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
IABS 1-1