



5035 N PRESIDENT GEORGE BUSH HIGHWAY | GARLAND, TEXAS, 75040

Stand-alone Office/Retail Building For Lease or For Sale

+/- 2,345 SF STAND-ALONE OFFICE/RETAIL BUILDING • BUILT 2018 • LOT SIZE +/- 10,509 SF

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ROGERS HEALY
AND ASSOCIATES COMMERCIAL

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PROPERTY DETAILS + HIGHLIGHTS

This recently constructed standalone office building offers a highly flexible opportunity for tenants or owner-users. Built in 2018, the structure features a completed exterior and partially finished interior, allowing for customization to suit a range of business needs.

The building sits adjacent to the Tru by Hilton hotel and benefits from strong visibility off President George Bush Turnpike (SH-190). Its proximity to Firewheel Town Center, US-75, and the broader DFW metro makes it an ideal choice for office, medical, or potentially restaurant use (subject to city approval).

BUILDING FEATURES

- Built in 2018 | +/- 2,345 SF building | +/- 10,509 SF lot
- Excellent location near Firewheel Town Center
- Adjacent to hotel with shared lot exposure
- Great signage and highway visibility
- 10 parking spaces (including 2 ADA)
- 7 minutes to US-75 / Central Expressway
- Zoned Commercial – flexible usage potential

BUILDING FEATURES

Building Size	+/- 2,345 SF	Parking	10 Surface Spaces (2 ADA-Compliant)
Lot Size	+/- 10,509 SF		Adjacent to hotel property (shared visibility)
Year Built	2018		Partially finished interior with existing layout plans
Zoning	Commercial		

PROPOSED INTERIOR LAYOUT INCLUDES

Reception Area	4 Private Offices	Conference Room	Break Room
2 Restrooms			

LEASE TERMS

Asking Rent	\$35/SF NNN	Availability	Immediate
Estimated NNN Charges	~ \$8.50/SF/YR	Finishes	Build-to-suit finish available

SALE OPTION

Contact Agent for Pricing	Strong Upside for Investor or end user
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GARLAND, TEXAS

Located just northeast of Dallas, Garland, Texas is a dynamic and growing suburb within the Dallas-Fort Worth Metroplex—one of the fastest-growing economic regions in the country. With a population exceeding 240,000, Garland is the 12th-largest city in Texas and offers a strategic location for businesses seeking access to major transportation corridors, a skilled workforce, and a pro-business environment.
















Garland's commercial landscape is supported by a diverse economy, anchored by industries including manufacturing, technology, healthcare, logistics, and professional services. The city benefits from its proximity to I-635, U.S. 75, and President George Bush Turnpike (SH 190), offering seamless connectivity throughout North Texas. It is also served by the DART Light Rail, enhancing accessibility to downtown Dallas and surrounding communities.

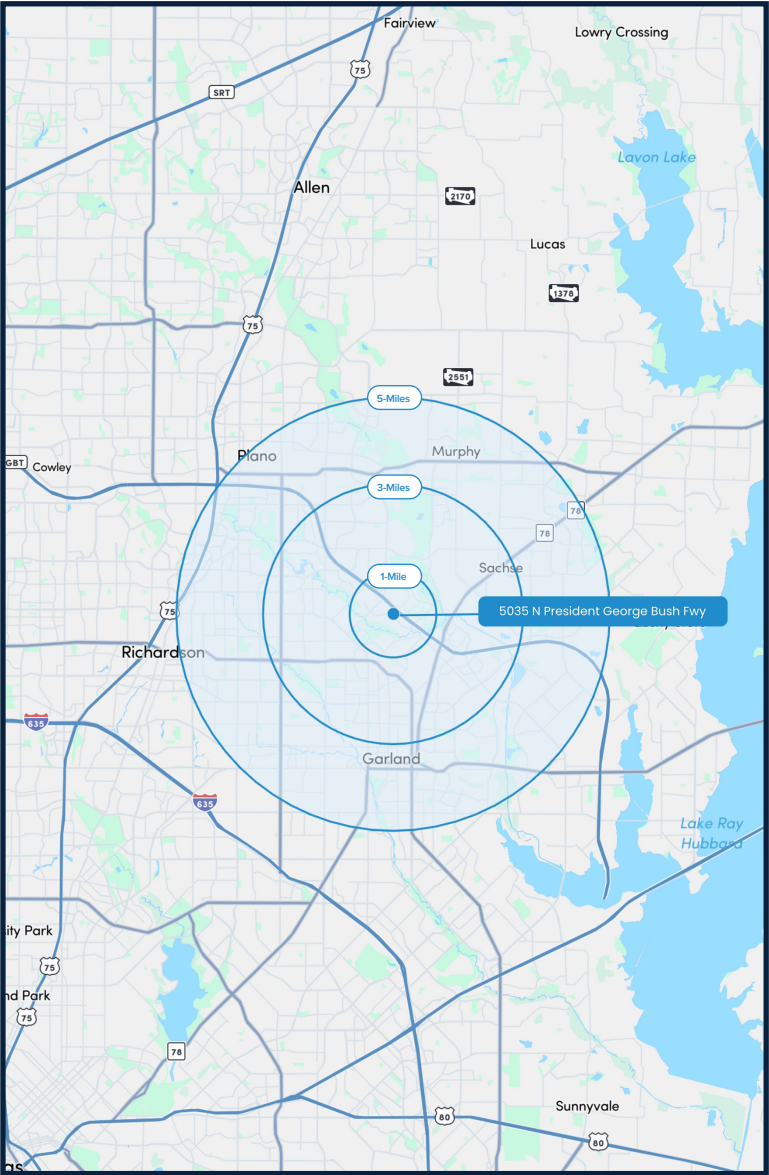
The office market in Garland is bolstered by a growing demand for professional and medical office space, driven by both local business expansion and migration from denser urban cores. Garland's economic development initiatives, coupled with affordable real estate and lower occupancy costs compared to Dallas proper, continue to attract investors and end-users alike.

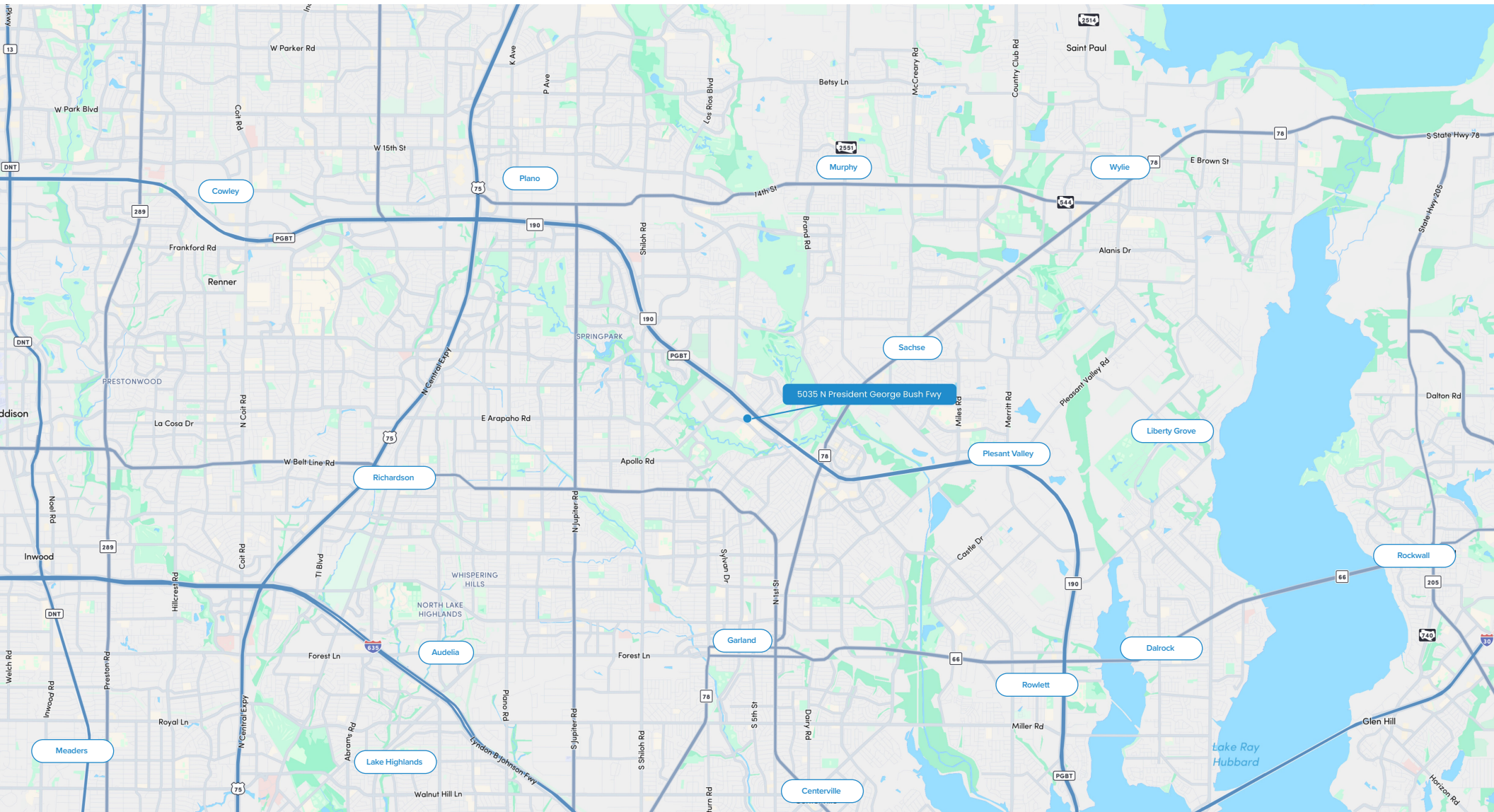
Garland also boasts a strong quality of life, with award-winning parks, a vibrant arts scene, and a commitment to infrastructure and urban revitalization—especially in areas such as Downtown Garland, which has seen recent investment and redevelopment. The city's ongoing efforts to modernize and enhance its business districts make it a compelling location for companies looking to establish or grow their footprint in North Texas.

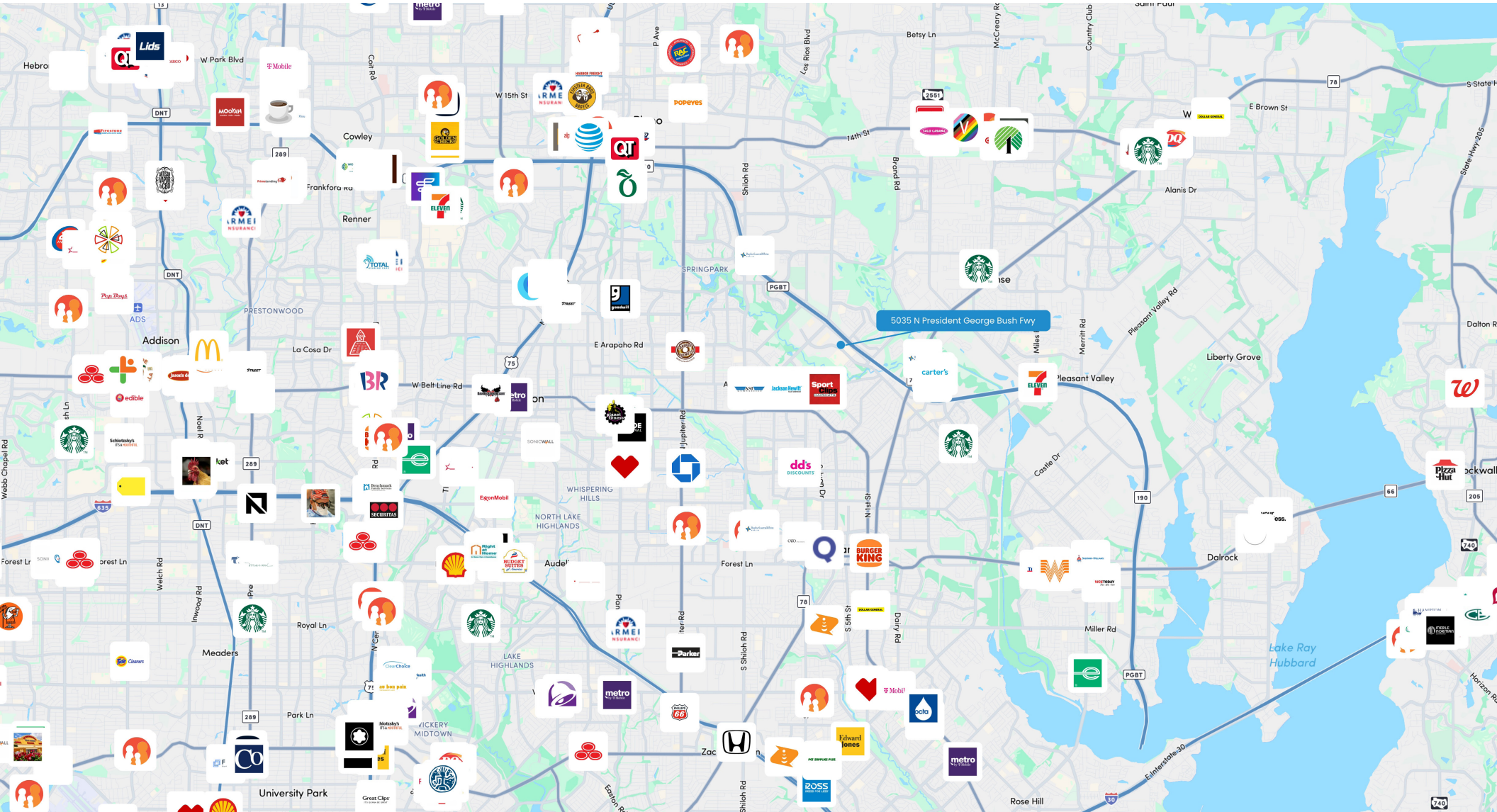


DEMOGRAPHICS			
	1-Mile	3-Miles	5-Miles
Population	10,129	115,845	297,758
Population Growth: 2030 Forecast	10,857 (+ 7.2%)	117,183 (+ 1.2%)	302,994 (+ 1.8%)
Total Households	4,087	41,570	103,627
Household Growth: 2030 Forecast	4,459 (+ 9.1%)	42,327 (+ 1.8%)	106,154 (+ 2.4%)
Median Age	34	36	35
Average Household Income	\$125.6K	\$119K	\$116.5K
Average Household Income: 2030 Forecast	\$134.7K (+ 7.3%)	\$128.3K (+ 7.8%)	\$125.6K (+ 7.8%)
Total Households	4,087	41,570	103,672
Total Households: 2030 Forecast	4,469 (+ 9.1%)	42,327 (+ 1.8%)	106,154 (+ 2.4%)

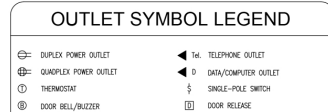
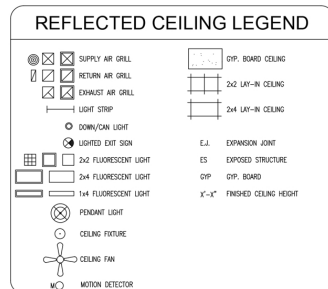
PUBLIC TRANSPORTATION		
Airports	Drive	Distance
Dallas Love Field 	34 Minute Drive	21.4 Miles
Dallas-Fort Worth International 	40 Minute Drive	33.3 Miles
Transit / Subway	Drive	Distance
Downtown Garland 	8 Minute Drive	4.4 Miles
Galatyn Park 	12 Minute Drive	6.4 Miles
Bush Turnpike 	10 Minute Drive	6.2 Miles
Arapaho Center 	11 Minute Drive	5.7 Miles
Forest / Jupiter  	13 Minute Drive	6.2 Miles
Commuter Rail	Drive	Distance
Victory Station 	29 Minute Drive	19.9 Miles
Trinity Mills Station  	26 Minute Drive	20.7 Miles
Medical / Market Center Station 	32 Minute Drive	21.6 Miles
Medical / Market Center  	33 Minute Drive	21.6 Miles
Hebron Station 	31 Minute Drive	24.3 Miles





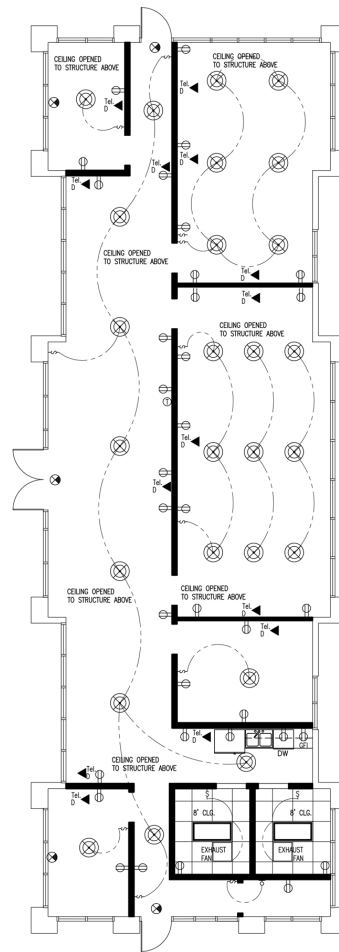
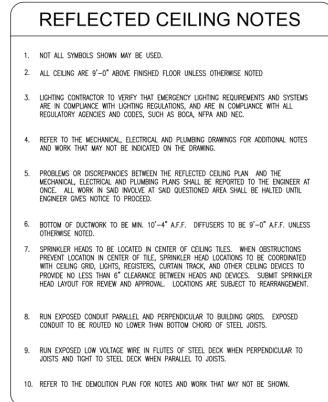




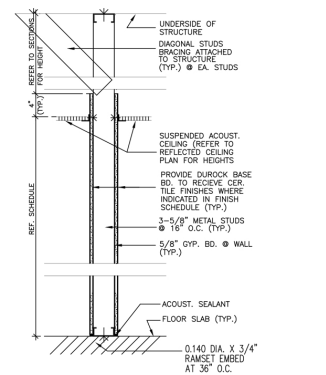


GENERAL NOTES:

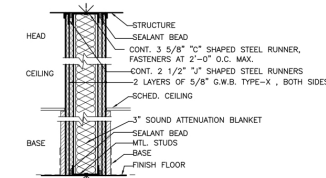
1. VERIFY THAT ALL EXISTING ROOMS HAVE AT LEAST ONE DUPLEX RECEPTACLE ON EACH WALL.



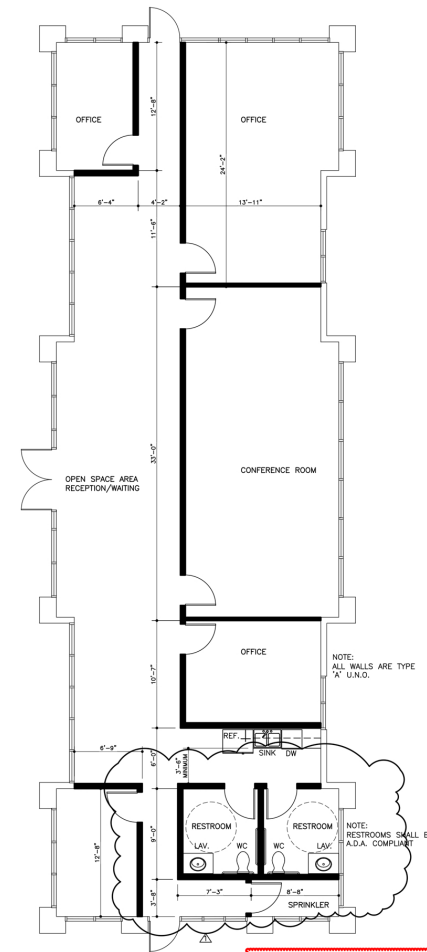
2 CEILING/ELECTRIC PLAN
SCALE: 3/16"=1'-0"



A TYPE SCALE: 1-1/2"=1'-0"
TYP. GYP. BD. PARTITION



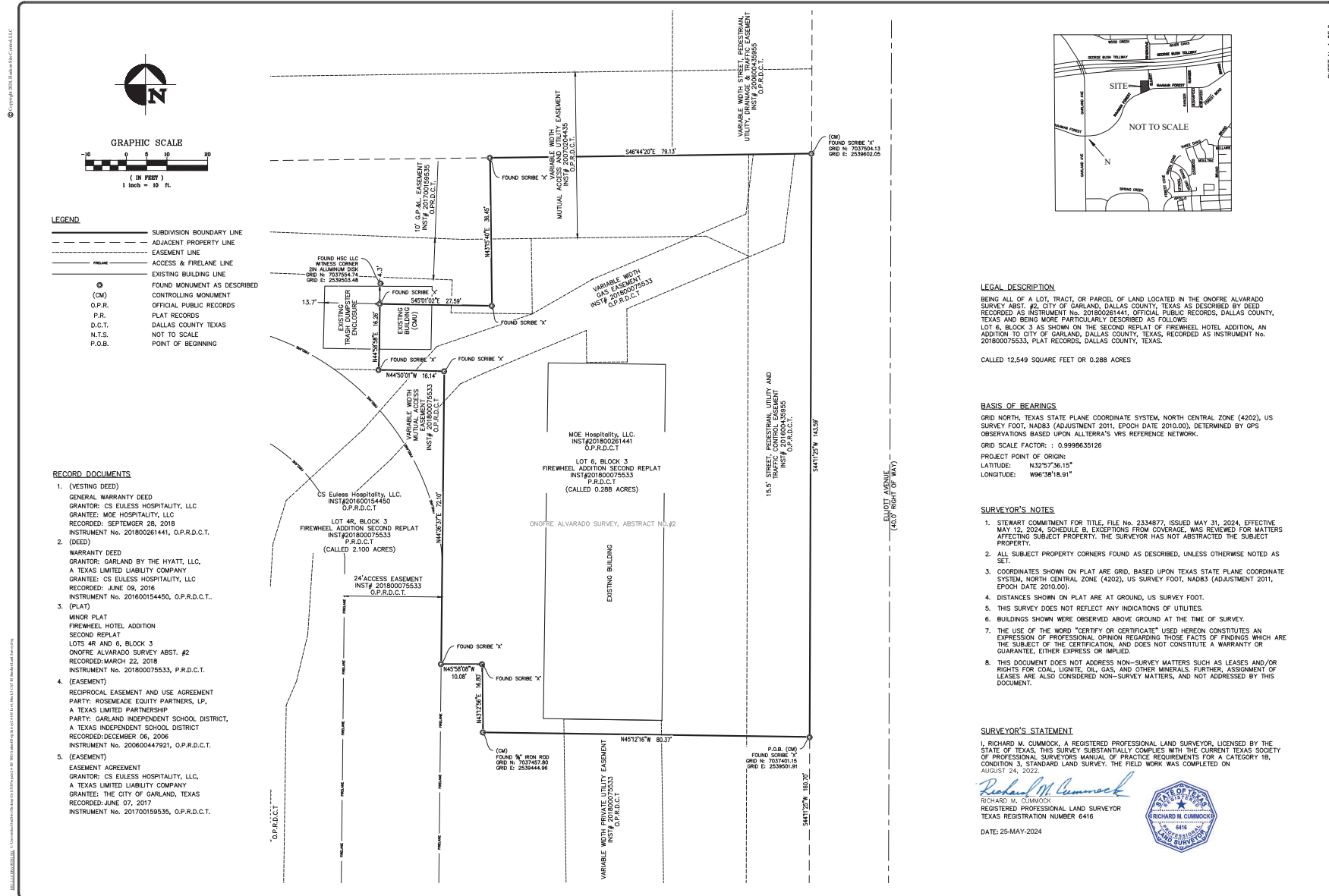
A1 TYPE SCALE: 1-1/2"=1'-0"
 TYP. GYP. BD. PARTITION
 2 HR RATED
 3 5/8" MTL. STUD W/TYPE-X GYP. BD.
 ONEA SIDES/ "GREEN BOARD"
 ON EA. SIDES U.L. DESIGN 411



1 MAIN FLOOR PLAN
SCALE: 3/16"=1'-0"

**CITY OF GARLAND
BUILDER'S REVIEWED COPY
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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.

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Chow	0809921	DanielChow@RHACommercial.com	(972)989-6176
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

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