



TABLE OF CONTENTS

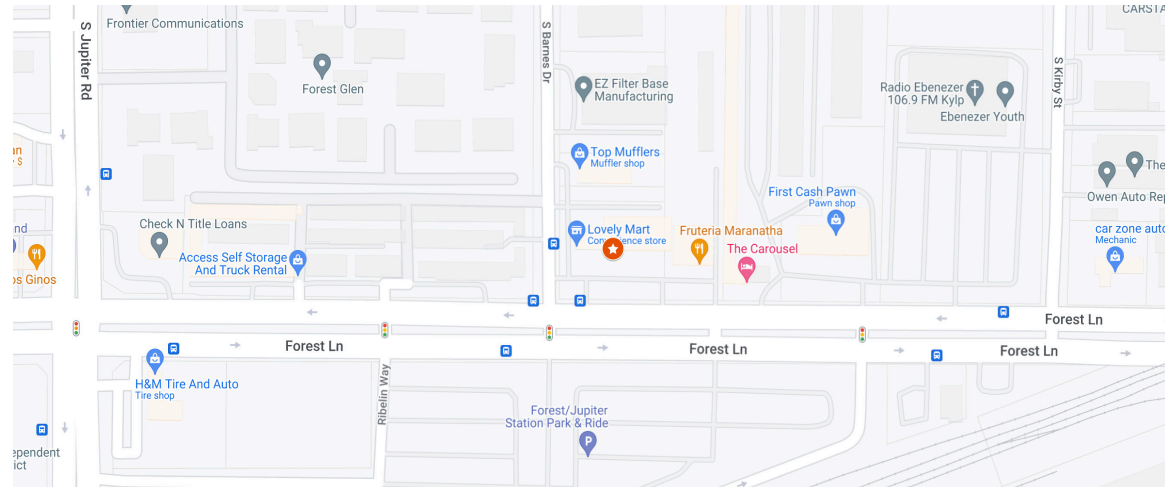
EXECUTIVE OFFERING SUMMARY	3
INVESTMENT HIGHLIGHTS	4
DFW AREA MAP	5
MAP OVERVIEW	6
DEMOGRAPHICS	7
PROPERTY PHOTOS	8
SITE PLAN	9
FINANCIAL ANALYSIS & OVERVIEW	10
RENT ROLL	11
BROKERAGE DISCLOSURE	12

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OFFERING SUMMARY

PRICE	\$2,578,000
CAP RATE	7.00%
NET OPERATING INCOME	\$180,436
PRICE PSF	\$267
OCCUPANCY	100%
YEAR BUILT/RENOVATED	1972 / 2013
GROSS LEASABLE AREA	9,660
LOT SIZE	0.817 ACRES



INVESTMENT HIGHLIGHTS

Fully Occupied Property: Enjoy the security of 100% occupancy.

High Traffic Exposure: Boasting a daily traffic count of 31,315 vehicles.

Affluent Surroundings: Average household income within a 3-mile radius is robust.

Prime Location: Positioned directly across from the Forest/Jupiter DART Station.

Sought-After Area: Situated in Garland, TX, a highly desirable location with excellent visibility and convenient access to major highways and local amenities.

Excellent Connectivity: Forest Lane provides easy access to major highways such as I-635 (LBJ Freeway) and US 75 (Central Expressway), making it ideal for businesses and residents commuting across the Dallas-Fort Worth Metroplex.

Proximity to Revitalized Downtown: Just 2.6 miles from the newly rejuvenated downtown Garland, featuring renovated plazas, pedestrian-friendly streetscapes, and a diverse selection of new restaurants, shops, and entertainment venues.

Vibrant Economic Hub: The area thrives with ongoing economic activity, attracting businesses due to its strategic location and high traffic, enhancing its appeal for both business owners and consumers.

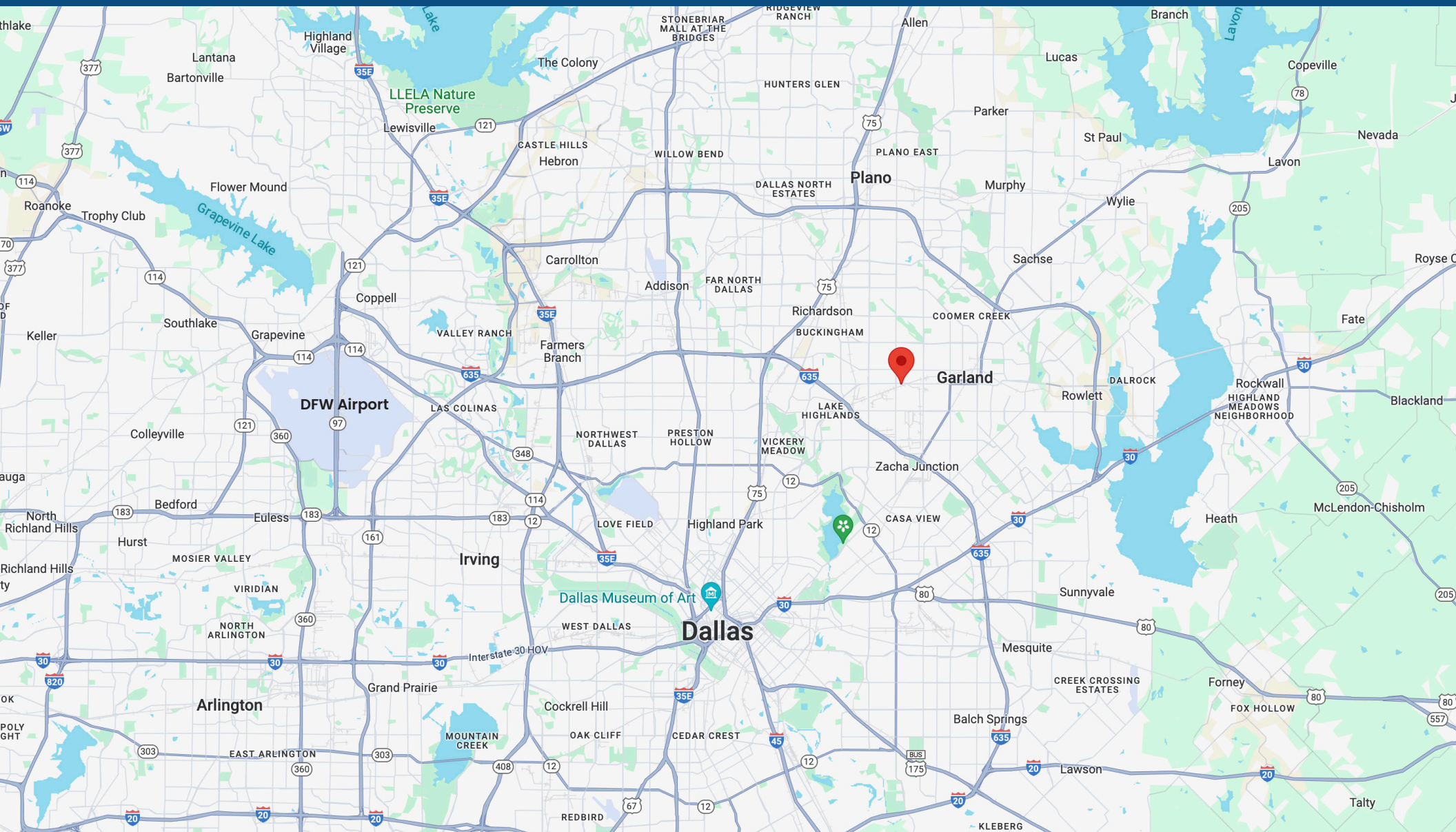
Proximity to Revitalized Downtown: Just 2.6 miles from the newly rejuvenated downtown Garland, featuring renovated plazas, pedestrian-friendly streetscapes, and a diverse selection of new restaurants, shops, and entertainment venues.

Key Commercial Corridor: Forest Lane hosts a variety of retail centers, businesses, and restaurants, offering a blend of local enterprises and national chains.

Close to Parks & Recreation: Near various parks and recreational facilities, including the nearby Duck Creek Greenbelt with trails, picnic areas, and outdoor activities.

Growing & Developing Area: With ongoing growth and development, this property presents a solid investment opportunity with strong potential for appreciation.







- Residential Area
- Multifamily Apartments
- Dallas College Richland Campus within 3 miles

W WALNUT | 18,762 VPD

W WALNUT | 18,762 VPD

FOREST LANE | 31,315 VPD

FOREST LANE | 31,315 VPD



Industrial Businesses

Logistics

Distribution

JUPITER ROAD | 30,528 VPD

JUPITER ROAD | 30,528 VPD

N SHILOH RD | 17,535 VPD

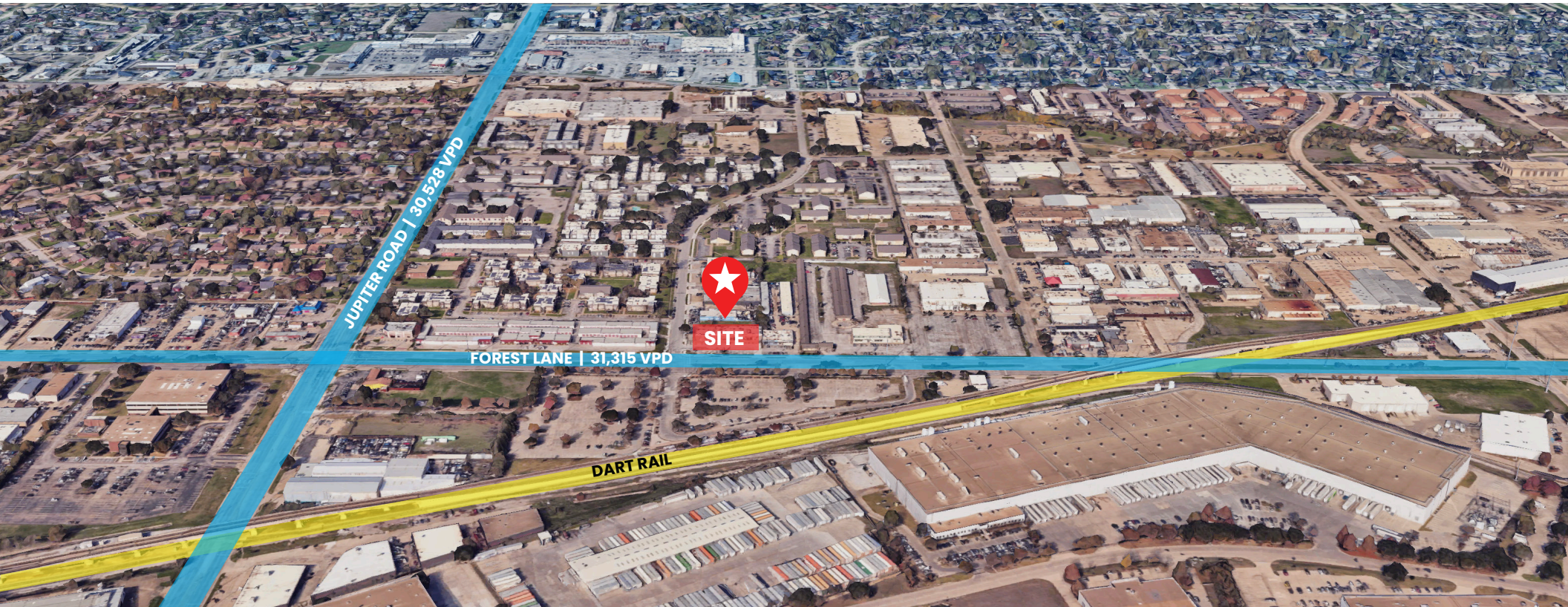
N SHILOH RD | 17,535 VPD

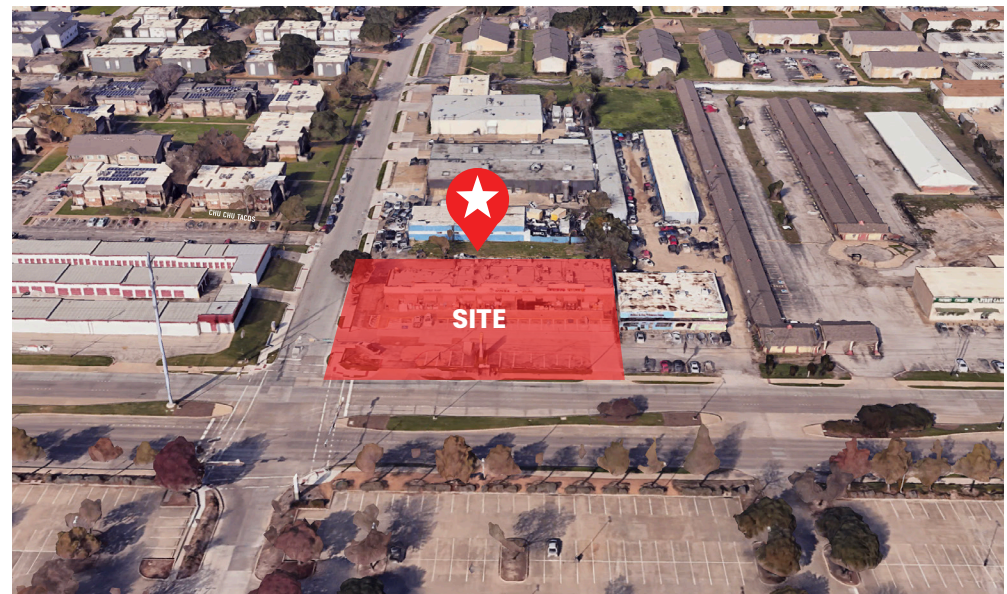
Demographics

	1 Mile	3 Mile	5 Mile
2023 Population (Pop.)	13,682	143,346	361,459
2023 Households (HH)	3,883	52,563	133,725
2023 Avg. HH Income	\$54,842	\$74,395	\$86,857
5-Yr. Pop. Growth (Total %)	-2.47%	-3.03%	-2.51%

Traffic Counts

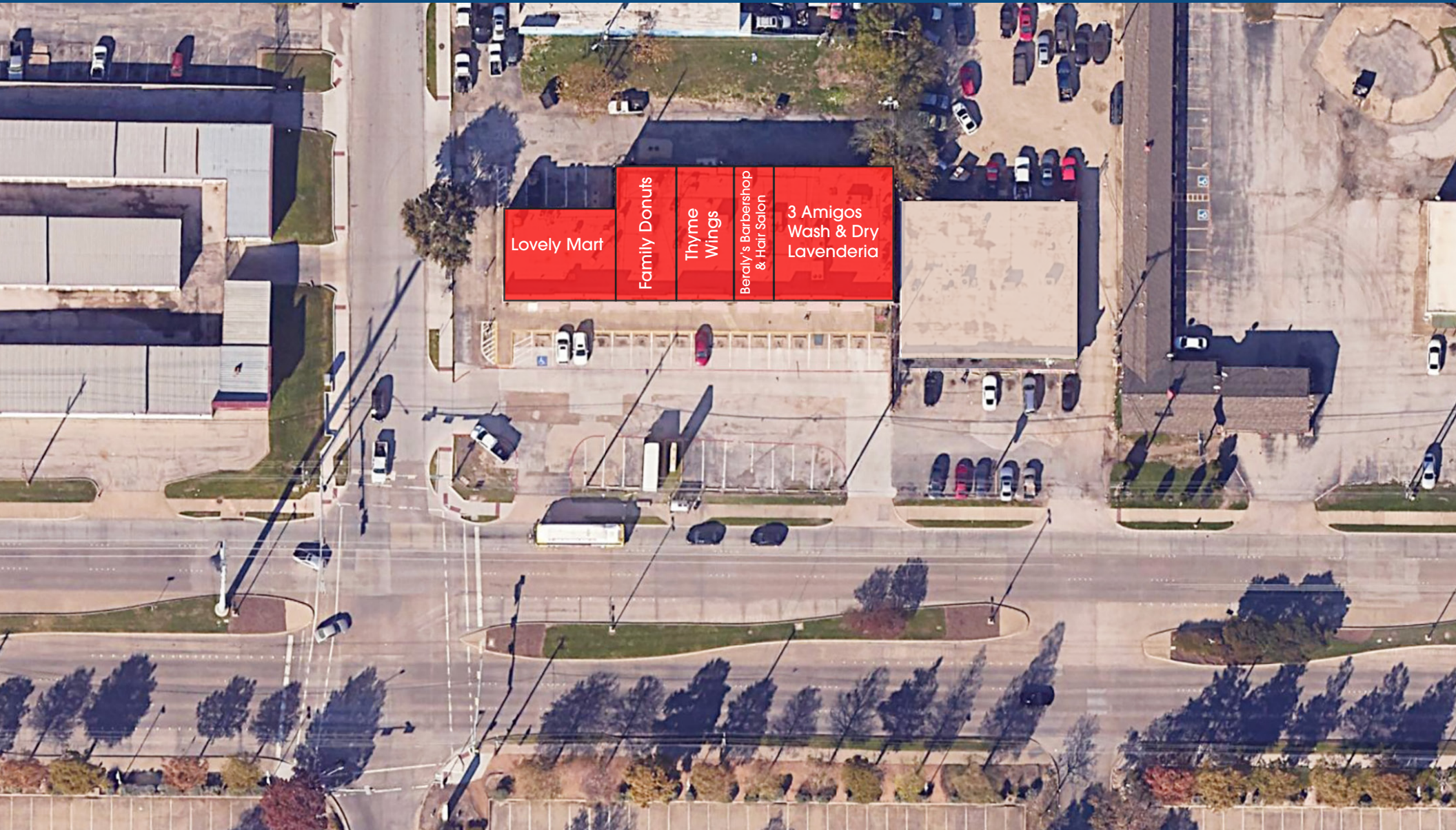
Forest Lane	31,315 VPD
Jupiter Road	30,528 VPD
W Walnut	18,762 VPD
N Shiloh Rd	16,256 VPD





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FINANCIAL SUMMARY	ANNUAL	PSF
Base Rent	\$194,760	\$20.16
GROSS POTENTIAL RENT	\$194,760	\$20.16
Expense reimbursement		
Real estate taxes	\$12,972	\$1.34
Insurance	\$8,221	\$0.85
CAM	\$12,377	\$1.28
Total expense reimbursements	\$33,570	\$3.48
GROSS POTENTIAL INCOME	\$228,330	\$23.64
EFFECTIVE GROSS REVENUE	\$228,330	\$23.64
Operating Expenses		
Tax	\$18,508	\$1.92
Insurance	\$11,727	\$1.21
CAM	\$17,659	\$1.83
Total	\$47,894	\$4.96
Total Recoverable Expenses	\$33,570	\$3.48
Net Operating Income [NOI]	\$180,436	\$18.68



Suite	Tenant	SF	% of property	Start Date	End Date	Annual	Monthly	PSF	Options	Option Amount	Lease
3229	3 Amigos Wash & Dry Lavanderia[1]	3,700	38.30%	6/1/2013	5/31/2029	\$78,000	\$6,500	\$21			Gross
3235	Beralys Barbershop & Hair Salon	860	8.90%	4/1/2024	7/1/2029	\$18,840	\$1,570	\$22	1 X 5	Market Rate	NNN
3243	Thyme Wings	1,520	15.73%	8/1/2021	12/15/2026	\$27,360	\$2,280	\$18	1 X 5	Market Rate	NNN
3245	The Family Donuts	1,500	15.53%	5/1/2013	6/30/2029	\$30,000	\$2,500	\$20	1 X 5	\$2,650 Monthly	NNN
3249	Lovely Mart	2,080	21.53%	5/1/2013	6/30/2029	\$40,560	\$3,380	\$20			NNN
	Occupied	9,660	100%							AVG	
	Total	9,660	100%			\$194,760	\$16,230	\$20			

NOTE: [1] The base rent calculation reflects a scheduled increase from \$18/SF to \$21/SF effective 6/1/2025. The seller will credit the buyer for the rent shortfall from the closing date until the rent increase takes effect.





Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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.

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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_____	License No.	Email	Phone
_____	Buyer/Tenant/Seller/Landlord Initials	_____	Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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