



PRIME COMMERCIAL PAD SITE WITH PRELIMINARY PLANS

# 0.74 Acre Lot For Sale

3125 S. GARLAND AVENUE | GARLAND, TX 75041

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**ROGERS HEALY**  
AND ASSOCIATES COMMERCIAL



## DISCLAIMER

3125 S. GARLAND AVENUE | GARLAND, TX

This Offering Memorandum was prepared on September 26, 2024 by Rogers Healy and Associates Commercial (“Broker”) solely for the use of prospective buyers (each a “Buyer”) of 3125 S. Garland Avenue, (the “Property”). Neither Broker nor the owner of the Property (“Owner”) makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. Prospective Buyers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum or any financial statement therein was prepared. Other than historical revenue and operating expense figures for the Property, Owner has not provided, and shall not provide, Broker or any prospective Buyer with any income and expense figures, budgets or projections regarding the Property. Prospective Buyers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property. The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, in its sole and absolute discretion, to terminate discussions with any potential Buyer at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written real estate purchase and sale agreement is executed by Owner and Buyer. This Offering Memorandum is confidential. As a condition to receiving this Offering Memorandum, Buyer has executed the Confidentiality Agreement located within the property's website. This publication is the copyrighted property of Rogers Healy and Associates Commercial and/or its licensor(s). © 2024. All rights reserved.



PROPERTY DESCRIPTION

3125 S Garland Ave (Hwy 78) is a rare, prime commercial development site located right at the bustling intersection of Garland's main thoroughfare, and Kingsley Road. With its close proximity to Garland's main industrial district and Hwy 635, S Garland Ave boasts a daily traffic count of 24,378 VPD, with Kingsley road clocking just north of 15,000 VPD. 3125 S Garland Avenue is located within PD 08-52, a TIF (Tax Increment Financing) District.

Garland is the 3rd largest city in Dallas County, and the 13th largest city in Texas. More than 10 Fortune 500 and 100 businesses call Garland home, and it diverse workforce has specialized skills for the nation's fastest-growing industries – healthcare, renewable technology, and wireless communications – as well as Garland's historic foundation in manufacturing and fabrication.

PROPERTY FACTS

Sale Type	Investment or Owner Use
Number of Lots	1
Property Type	Land
Property Subtype	Commercial
Zoning	PD 08-52
TIF District	Yes
Total Lot Size	0.74 AC
Cross Streets	Kingsley Road



TRANSPORTATION

Transit / Subway	Drive Time	Distance
<a href="#">Forest / Jupiter</a>	7 Minute Drive	3.5 Miles
<a href="#">Downtown Garland</a>	6 Minute Drive	3.7 Miles
<a href="#">LBJ / Skillman</a>	6 Minute Drive	4.3 Miles
Commuter Rail		
<a href="#">Medical / Market Center</a>	25 Minute Drive	15.0 Miles
<a href="#">Downtown Irving / Heritage Crossing Station</a>	29 Minute Drive	24.4 Miles
<a href="#">Trinity Mills Station</a>	24 Minute Drive	21.2 Miles
Airport		
<a href="#">Dallas Love Field</a>	26 Minute Drive	13.5 Miles
<a href="#">Dallas-Fort Worth International</a>	34 Minute Drive	29.0 Miles



GARLAND, TEXAS

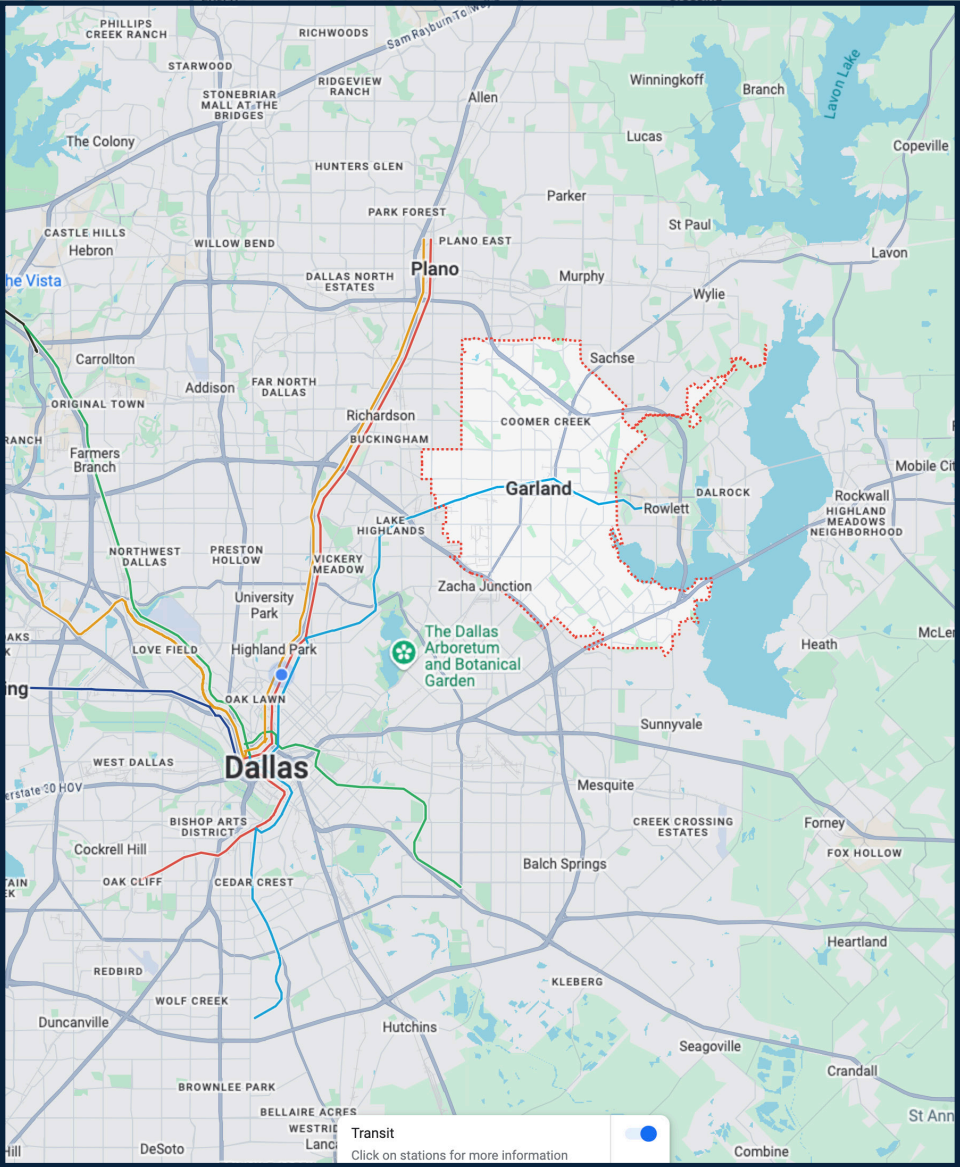
Garland, Texas, is a lively city nestled in the Dallas-Fort Worth metropolitan area. Home to approximately 240,000 residents, Garland is celebrated for its diverse community and thriving economy. Its prime location, just a short drive from downtown Dallas, makes it an appealing spot for both businesses and families. The local economy is driven by a range of industries, including manufacturing, technology, and retail, solidifying Garland’s reputation as a hub of innovation and commerce.

The city offers a well-developed infrastructure, with excellent transportation options that include major highways, public transit, and close proximity to Dallas/Fort Worth International Airport. Residents benefit from a wide range of amenities, including top-tier schools, healthcare services, and abundant recreational activities. With numerous parks, community centers, and cultural venues, Garland ensures a high quality of life for its residents.

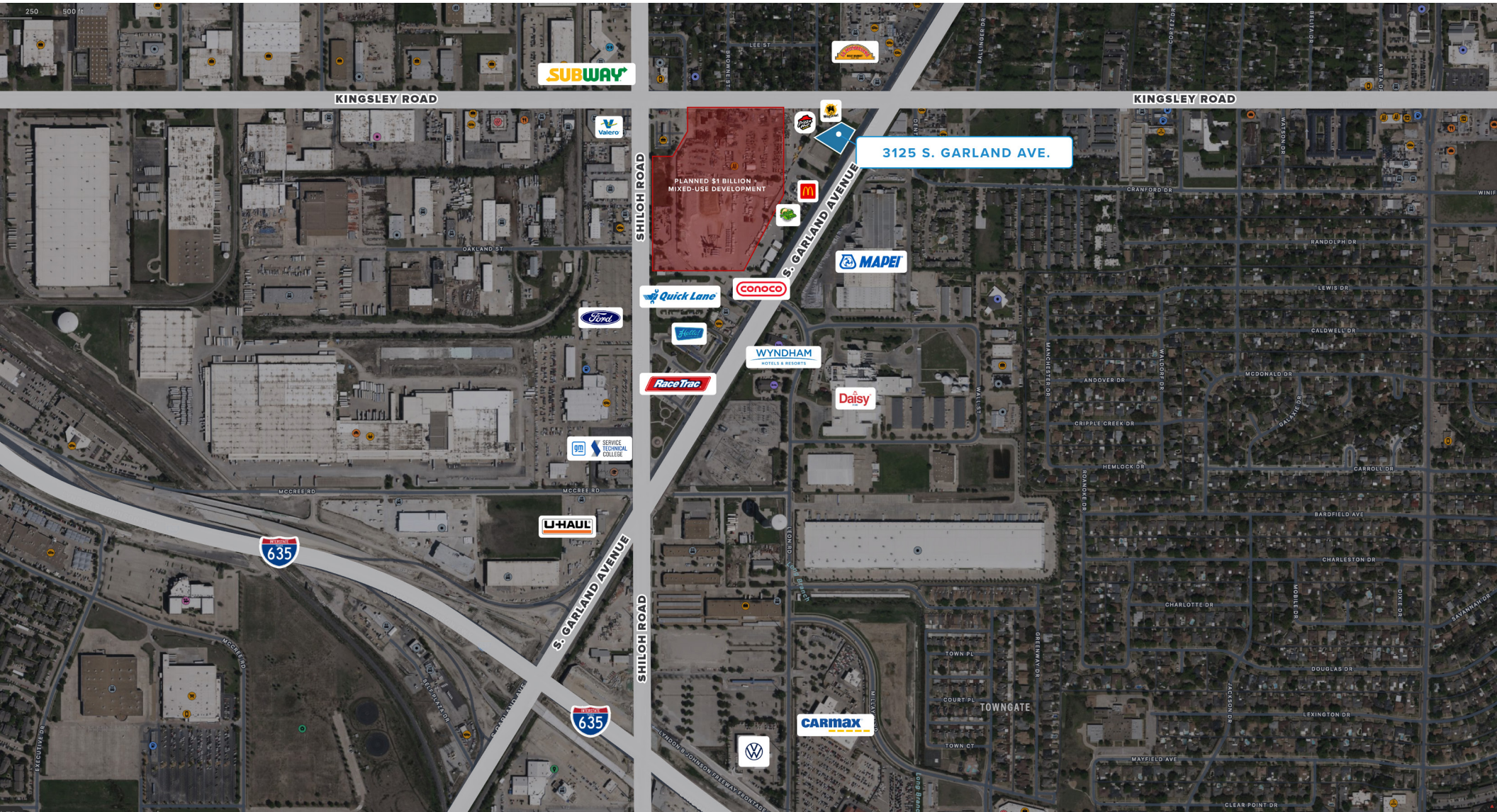
Beyond its economic and infrastructural strengths, Garland is a community-focused city that values the well-being and engagement of its residents. Year-round events and festivals foster a strong sense of belonging. The city’s commitment to growth and sustainability is reflected in ongoing projects aimed at enhancing urban living. For investors and businesses, Garland presents a dynamic and supportive environment, offering ample opportunities for success.

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
2023 Total Population	14,767	160,255	405,157
2028 Total Population	14,319	157,863	406,495
2023 Total Households	4,328	59,258	151,056
2028 Total Households	4,215	58,477	152,664
2023 Daytime Population	20,755	156,516	440,583
2023 Daytime Population (Workers)	12,357	78,340	245,729
2023 Average Household Income	\$60,101	\$82,220	\$91,833
2023 Median Household Income	\$41,538	\$54,601	\$59,695

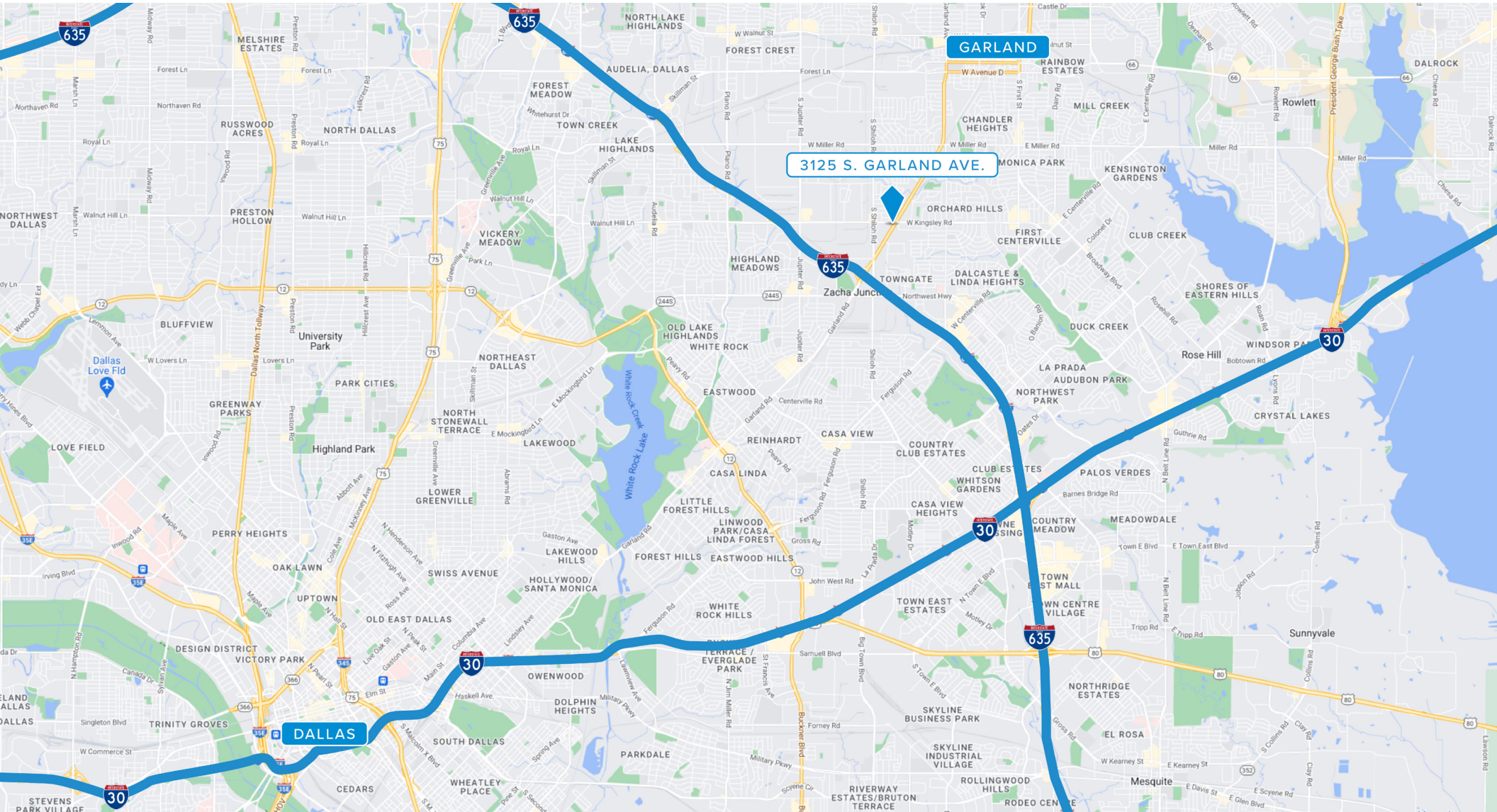
PROPERTY HIGHLIGHTS
Located near Highway 635
Approx 20 minute drive from Lake Ray Hubbard, 15 minute drive from White Rock Lake, and 20 minutes from Downtown Dallas
High traffic counts from S Garland Avenue, Kingsley Boulevard and Shiloh Road













## Information About Brokerage Services

*Texas law requires all real estate licensees 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
<u>Fran Fischer</u>	<u>0537070</u>	<u>info@RogerHealy.com</u>	<u>(214)368-4663</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Philip Askeroth</u>	<u>0746131</u>	<u>Philip@RogersHealy.com</u>	<u>(917)609-3040</u>
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](http://www.trec.texas.gov)

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