

FOR SALE - COMMERCIAL DEVELOPMENT & PAD SITES

4780 N. PRESIDENT GEORGE BUSH HWY | GARLAND (DALLAS METRO), TEXAS 75040
(PRESIDENT GEORGE BUSH HWY & E. BRAND RD)

**FREEWAY PAD SITES
FOR SALE**



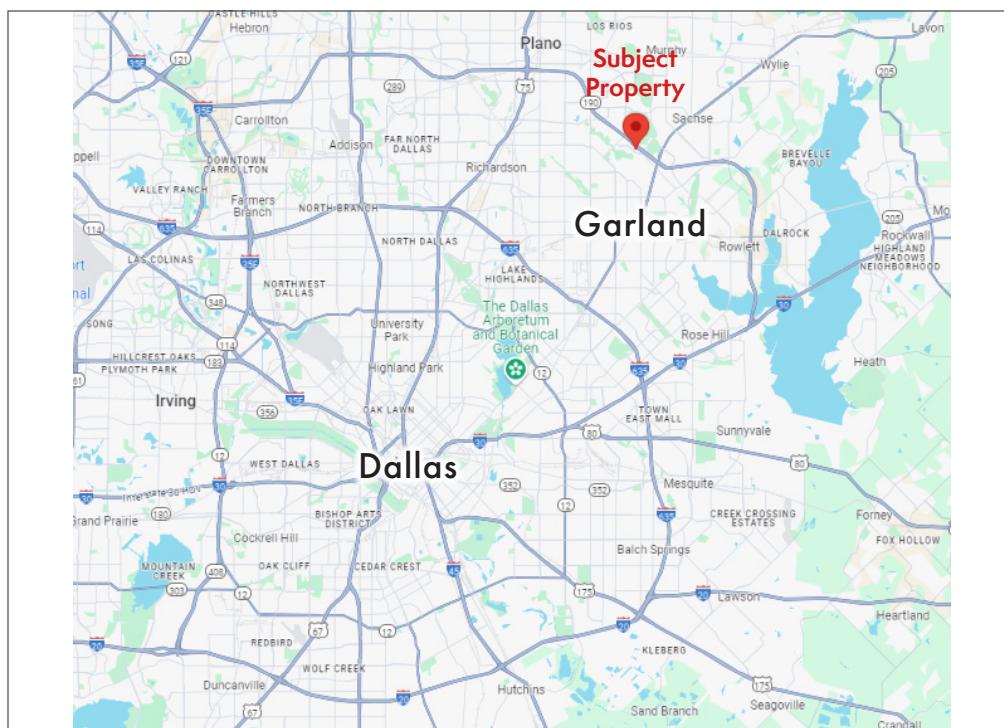
JESSICA GIBSON | Owner
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602.770.7145

CIA commercial
investment
advisors

CIA BROKERAGE COMPANY

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In Association with Texas Designated Broker: Paul Blackburn | Blackburn Properties | License # 376821



KRAFT HEINZ COMPANY- GARLAND, TEXAS

Distance: 6 miles

Campus Site: 50 acres

Square Footage: 266,000 plant

Employment: 1,222 team members;

Operations: Third-largest food and beverage company in North America and the fifth-largest food and beverage company in the world, with eight \$1 billion+ brands. Kraft's Garland facility manufactures products including Lunchables, Oscar Meyer Naturals, Kraft barbecue sauce and Velveeta Skillets, with plant distribution reaching across the country. It's one of three food industry firms with Garland operations. The other two are U.S. Food Service and Daisy Brand.

AREA RETAILERS (10-MI)

Walmart, Target, Sam's Club, Academy Sports + Outdoors, Office Depot, PetSmart, Lifetime Fitness, Wells Fargo, Capital One, Michael's, Bank of America, Holiday Inn, Care Now Urgent Care, Hyatt Place

HIGHER EDUCATION

9 miles from University of Texas at Dallas - 29,543 students

18 miles from Southern Methodist University - 11,643 students

CONTACT BROKER FOR ASKING PRICE



LOCATION

State Highway 190 + US 78
(Dallas Metro)



SIZE

Lot 3 ±4.35 acres

Will split into smaller tracts 436 ft. deep

Lot 1 SOLD- National Pre-School

Lot 2 SOLD- Medical

Lot 3 ±4.35 acres

\$22 PSF



ZONING

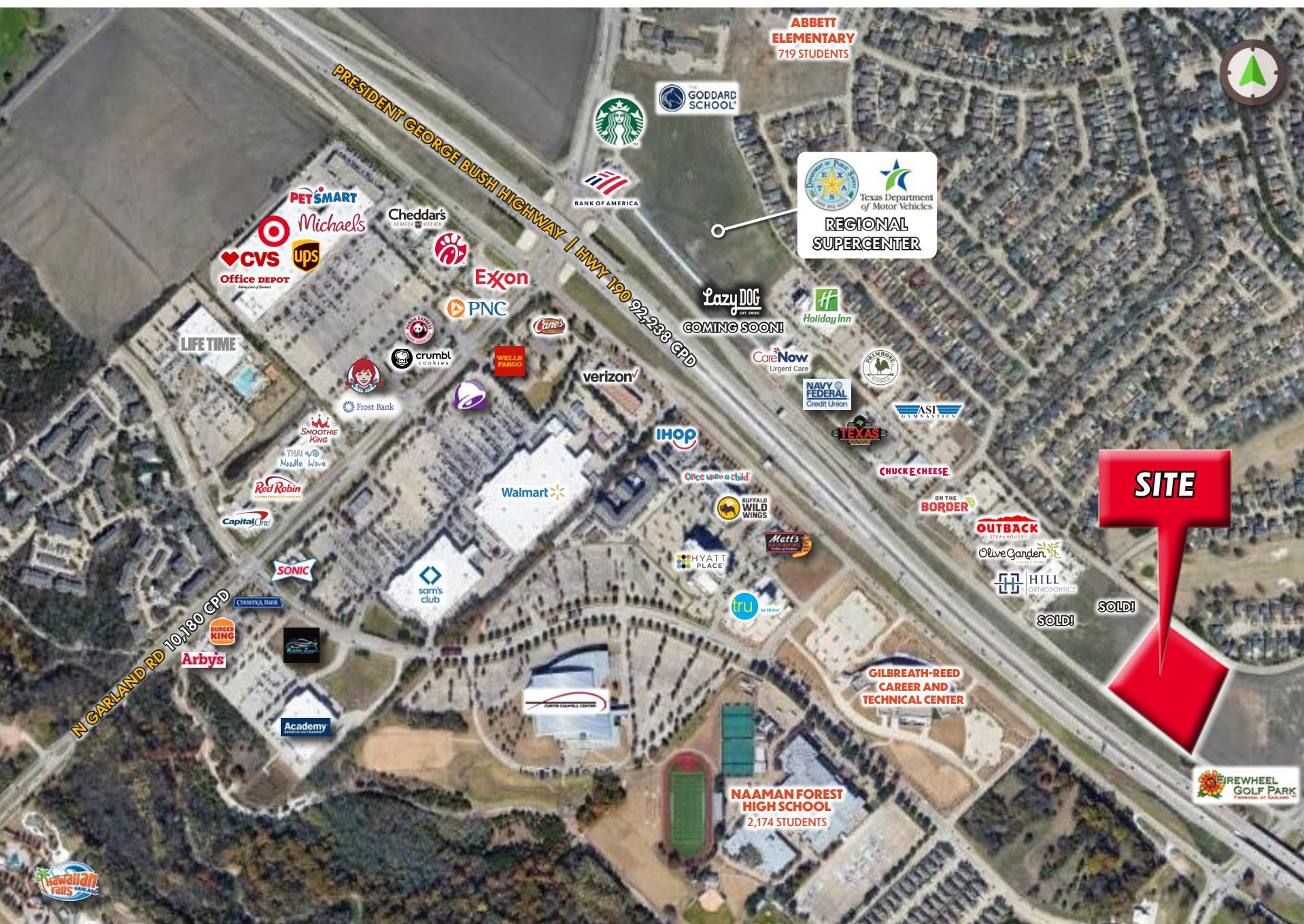
CR Community Retail (City of Garland)



TRAFFIC COUNTS

92,238 CPD

HWY 190



SITE

SOLD!



CONFIDENTIALITY AGREEMENT

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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

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602.770.7145
jess@ciadvisor.com

PAUL BLACKBURN
Texas Designated Broker
License # 376821





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:
 - 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.

CIA Brokerage Company	9004841	jess@ciadvisor.com	972 630 6000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul K. Blackburn	376821	pkb@blackburnproperties.com	210 828 7654
Designated Broker of Firm	License No.	Email	Phone
Paul K. Blackburn	376821	pkb@blackburnproperties.com	210 828 7654
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

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