

**SEC 1202 EAST I-30 & PENINSULA WAY
GARLAND, TX 75043**

RANGE
REALTY ADVISORS

**EMBREE HILL
APARTMENTS
± 139 UNITS**

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PROPERTY OVERVIEW



LOCATION

SEC of 1202 East I-30 & Peninsula Way
Garland, TX 75043



ACREAGE

Gross: ± 0.46
Net: ± 0.46



ZONING

Planned Development (MF)



FUTURE LAND USE

Compact Neighborhood



UTILITIES

Water: On Site
Sewer: On Site



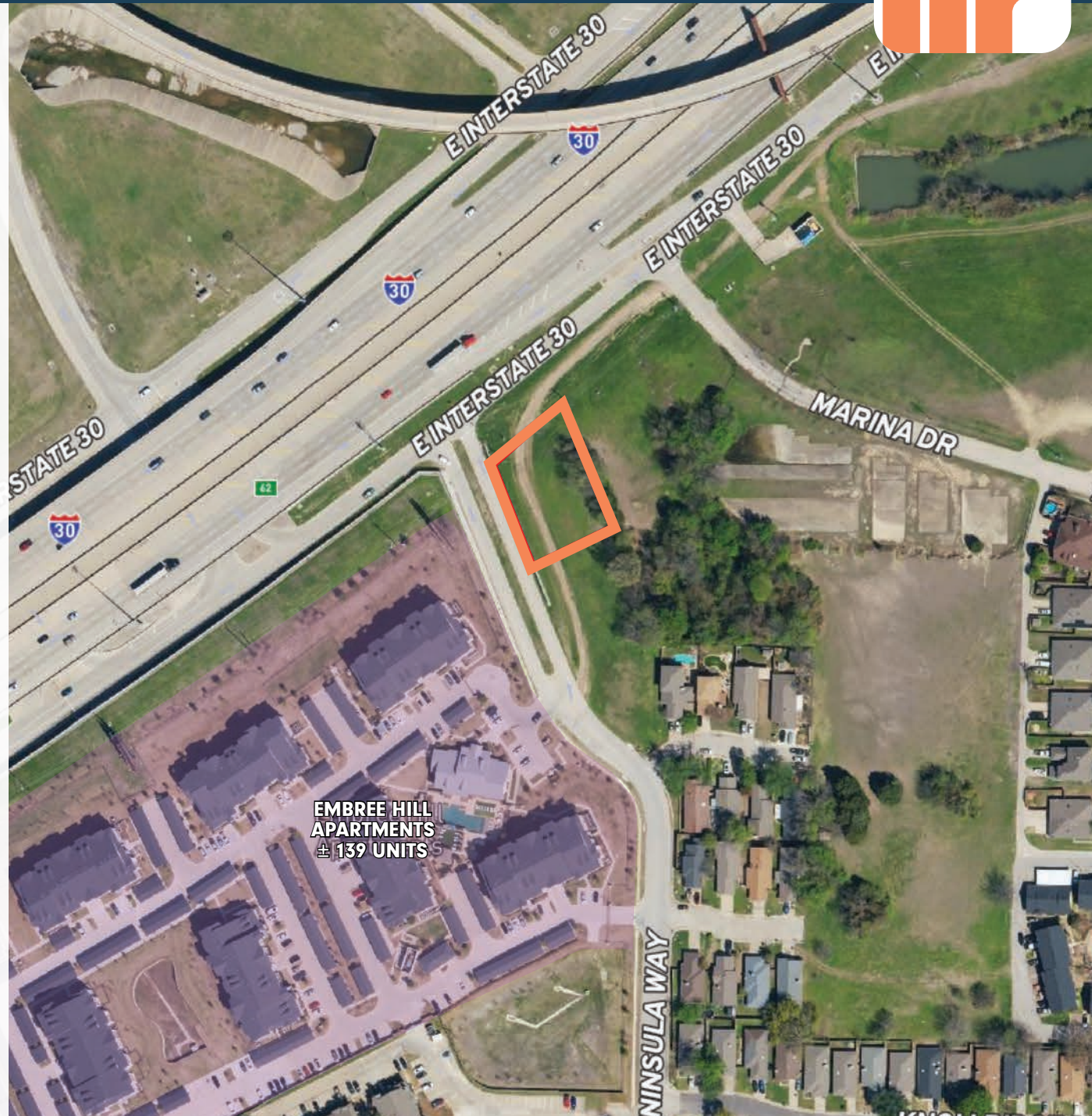
ISD

Garland ISD



VPD

Peninsula Way: ± 727
I-30: $\pm 6,712$



EMBREE HILL
APARTMENTS
 ± 139 UNITS



SPRINGFIELD ESTATES
± 1,481 LOTS

LAKEHILL
± 169 LOTS



STEADHAM ELEMENTARY SCHOOL
± 448 STUDENTS

LAKEVIEW MEADOWS
± 320 LOTS

DALROCK ESTATES
± 442 LOTS



DORIS GULLINS-LAKE POINTE ELEMENTARY SCHOOL
± 601 STUDENTS

LAKESHORE PARK
± 309 LOTS

THE PENINSULA
± 860 LOTS

LAKESIDE VILLAGE
± 140 LOTS

TURTLE COVE
± 229 LOTS

LAKESIDE VILLAGE
± 392 LOTS

HIGHLAND MEADOWS
± 197 LOTS

LYDEN PARK
± 330 LOTS

RIDGECREST
± 368 LOTS



ROWLETT HIGH SCHOOL
± 2,587 STUDENTS

VINEYARDS
± 163 LOTS

BAYSIDE BY MERITAGE
± 62 SF LOTS

SUNSET LANDING AT BAYSIDE
± 181 TH

SUNSET LANDING AT BAYSIDE
± 52 CONDOS RETAIL

SUNSET LANDING AT BAYSIDE
± 115 LOTS

BAYSIDE BY BEAZER
± 140 TH LOTS

THE MANSIONS AT BAYSIDE
± 404 UNITS

REVEAL AT BAYSIDE
± 404 UNITS



AVALON BAYSIDE PROPOSED MF & RETAIL

ABLON AT HARBOR VILLAGE
± 375 UNITS

HARBOR HILL
± 265 UNITS

WILLOW RIDGE
± 570 LOTS

QUAIL CREEK
± 649 LOTS

CREEK VALLEY
± 136 LOTS

WEST SHORE
± 158 LOTS

COUNTRY CLUB PARK
± 167 LOTS

CLUB HILL
± 338 LOTS

CLUB CREEK
± 194 LOTS

LAKESIDE MEADOWS
± 233 LOTS

EMERALD LAKE
± 196 LOTS

THE SHORES OF EASTERN HILLS
± 427 LOTS

MEADOWCREEK
± 593 LOTS

GREENBROOK
± 577 LOTS

BROADWAY MEADOWCREEK
± 128 UNITS

TRAIL VALLEY
± 279 LOTS

MISSION FAIRWAYS
± 352 UNITS

HILLS OF PALOS VERDES
± 154 UNITS

PALOS VERDES
± 1,036 LOTS

MEADOWDALE
± 692 LOTS

SAVOY OF GARLAND
± 144 UNITS

BROADWAY COMMONS
± 352 UNITS

OAKS
± 1,156 LOTS

LAKEVIEW CENTENNIAL HIGH SCHOOL
± 2,404 STUDENTS

LAKEVIEW GOLF & YACHT CLUB
± 1,227 LOTS

HARBOR POINT
± 143 LOTS

ROWLETT ELEMENTARY SCHOOL
± 525 STUDENTS

MAGNOLIA SPRINGS
± 133 LOTS

HARBORSIDE ESTATES
± 323 LOTS

HERFURTH ELEMENTARY SCHOOL
± 471 STUDENTS

THE MANSIONS ON THE LAKE
± 484 UNITS

WESTWOOD SHORES
± 610 LOTS

TOLER BAY
± 228 LOTS

RIDGECOVE
± 145 LOTS

TOLER RIDGE
± 425 LOTS

SHORES OF WELLINGTON
± 306 LOTS

CANDLESTICK COVE
± 131 LOTS

FAULKNER POINT
± 140 UNITS

HILPARD'S RIDGE
± 96 UNITS

WESTDALE LAKE
± 270 UNITS

LAND MARK AT LAKE VILLAGE WEST
± 294 UNITS

ANCHOR POINT
± 162 LOTS

HIGHCREST
± 172 LOTS

LAKE CREST PARK
± 285 LOTS

CYPRESS COVE
± 85 LOTS

LYONS CREST
± 139 LOTS

PECAN PARK
± 249 LOTS

RUSTIC OAKS
± 199 LOTS

TOLER ELEMENTARY SCHOOL
± 474 STUDENTS

LAKEVIEW MEADOWS
± 24 LOTS

CLUB ESTATES
± 53 LOTS



PROPOSED PG&T EXTENSION



MARKET OVERVIEW



SUMMARY

GARLAND IS COMMITTED TO FOSTERING HIGH-QUALITY DEVELOPMENT THAT IMPROVES THE LIVES OF ITS RESIDENTS, ENHANCES NEIGHBORHOODS, AND SUPPORTS THE LOCAL BUSINESS COMMUNITY. MOREOVER, THROUGH STRATEGIC PLANNING, THE CITY DIRECTS ITS LIMITED PUBLIC RESOURCES TOWARDS SPECIFIC AREAS TO ENCOURAGE BOTH NEW DEVELOPMENT AND THE REVITALIZATION OF EXISTING ONES

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2023 POPULATION	8,739	52,611	161,907
2028 POPULATION	8,646	52,695	161,872
POP. GROWTH 2010-2023	0.9%	1.6%	0.9%
2023 TOTAL HOUSEHOLDS	3,759	19,554	57,536
MEDIAN HOUSE HOLDS INCOME	\$50,149	\$71,710	\$77,310
2023 TOTAL BUSINESSES	98	870	4,084
2023 TOTAL EMPLOYMENT	840	7,245	34,313



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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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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____