

# 3320 LAVON DR - FOR LEASE

GARLAND, TX 75040- MEDICAL/BANK/RETAIL SPACE AVAILABLE



Ahmed Omar – Broker || M: 214.491.8068 || E: [ahmed@go-regroup.com](mailto:ahmed@go-regroup.com)  
Sadaf Syed – Agent || M: 972.210.5981 || E: [sadaf@go-regroup.com](mailto:sadaf@go-regroup.com)





Originally built in 1998 as a Chase Bank, this 3,658 SF free-standing building has been converted into a medical clinic but retains all the infrastructure and visibility to support retail or other commercial uses. Located on a ±1.35-acre hard-corner site at TX-78/Lavon Dr (±47,000 VPD) and President George Bush Turnpike (±87,000 VPD), the property offers unmatched exposure in one of Garland's most dynamic growth corridors.

## Highlights Include:

- **Former Bank / Medical Clinic Conversion:** Existing clinic build-out with reception, exam rooms, and offices; adaptable for medical, retail, financial, or other commercial users.
- **High-Visibility Hard Corner:** Approximately 192' of frontage on TX-78 and 275' on PGBT, capturing combined traffic counts over 134,000 VPD.
- **Drive-Thru Capability:** Bank infrastructure remains in place, creating unique options for retail, QSR, or pharmacy use.
- **Convenient Parking:** A large on-site parking lot provides ample space for both clients and staff, ensuring easy access at all times.
- **Site Size:** ±1.35 acres with professional landscaping and excellent ingress/egress.
- **Privacy & Security:** Designed with discretion in mind, the layout supports a secure setting that allows you to focus on what matters most - your work and your clients.
- **Surrounding Growth:** Adjacent to new multifamily developments and close to Firewheel Town Center, schools, and established retail.

This is a rare chance to acquire a high-visibility hard-corner asset with proven medical use and the flexibility for retail, restaurant/QSR, financial, or other professional services. Its location, demographics, and infrastructure make it a prime choice for both operators and investors seeking a presence in the Garland submarket.

**3320 LAVON DR GARLAND, TX 75040**

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Lease Price

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\$26/SQF

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± 3,684 SQF  
SPACE AVAILABLE

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± 1.35 AC  
Land Acres

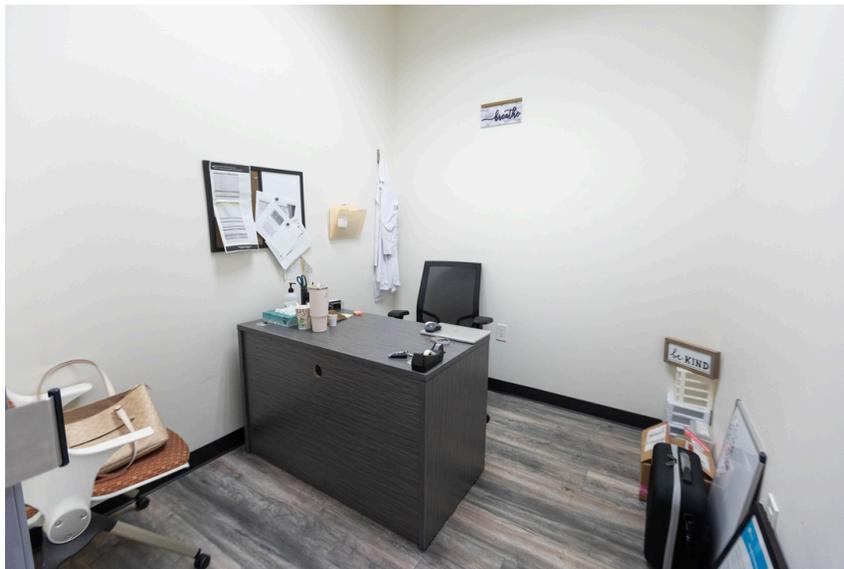
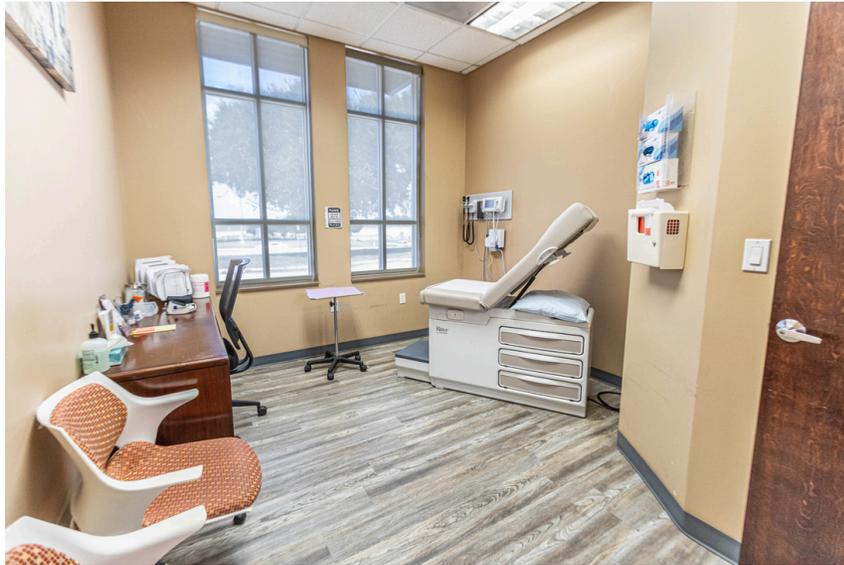
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Medical/Retail/Bank

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# DEMOGRAPHICS



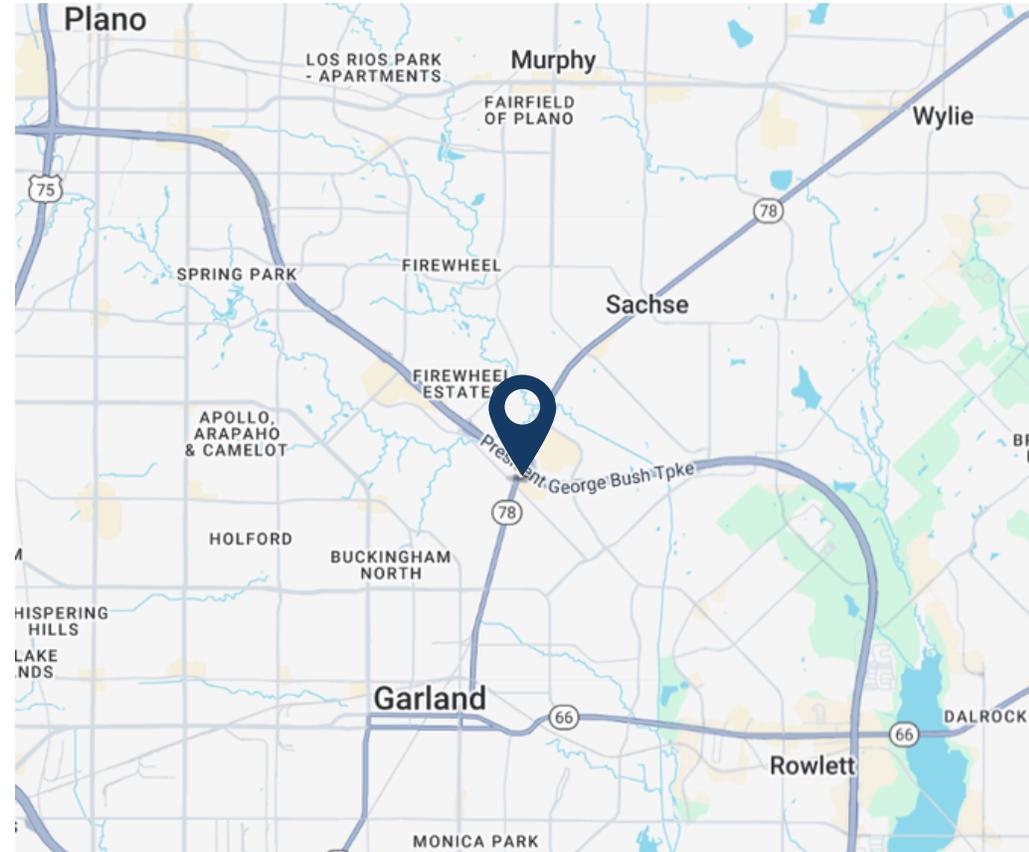
2024 Summary	2 Mile	5 Miles	10 Miles
Population	42,731	273,553	1,048,163
Households	14,305	90,807	381,337
Businesses	1,523	9,931	49,058
Median Household Income	\$78,183	\$81,703	\$73,386
Average Household Income	\$101,366	\$104,785	\$100,661

 **9,931**  
TOTAL  
BUSINESSES (5Mi)

 **\$3,178,340,673**  
TOTAL CONSUMER  
SPENDING (5mi)

 **44,626**  
LAVON DR  
NAAMAN SCHOOL  
RD N (VPD)

 **25 Miles**  
DISTANCE TO DFW INT'L  
AIRPORT





This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 3320 Lavon Dr (the “Property”). This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and GO Real Estate Group. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or GO Real Estate Group, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or GO Real Estate Group. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or GO Real Estate Group.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to GO Real Estate Group.

# 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.

## 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.

GO Real Estate Group  
Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9014284  
License No.

admin@go-regroup.com  
Email

214-326-0856  
Phone

Ahmed Omar  
Designated Broker of Firm

0677126  
License No.

ahmed@go-regroup.com  
Email

214-491-8068  
Phone

Sadaf Syed  
Sales Agent/Associate's Name

0823309  
License No.

sadaf@go-regroup.com  
Email

972-210-5981  
Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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Date