



3517-3557 MILLER PARK DR

 Garland, TX 75042

TROY MORGAN, CCIM

214-466-1543

TROY@STRUCTURECOMMERCIAL.COM

# 3517-3557 MILLER PARK DR

Garland, TX 75042

## QUICK FACTS

 32,775 SF <b>TOTAL SQUARE FEET</b>	 1.29 AC <b>LOT SIZE</b>	 1967 <b>YEAR BUILT</b>	 MI <b>ZONING</b>
 12 Grade Level <b>LOADING</b>	 100% <b>HVAC</b>	 240V 3 Phase <b>POWER</b>	 12' Office 16' Warehouse <b>CLEAR HEIGHT</b>

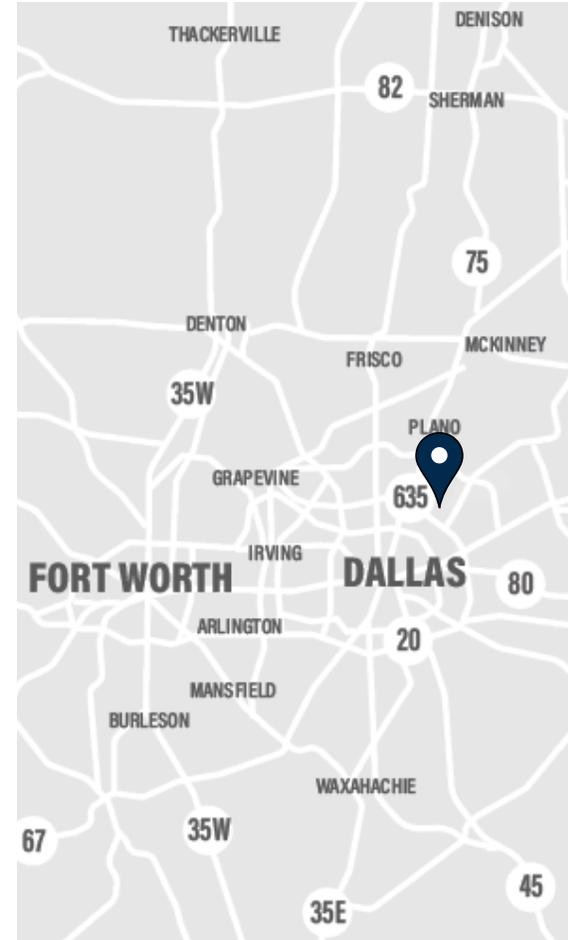
## HIGHLIGHTS

- For Sale- **\$4,095,000 (\$125/SF)**
- Essentially Vacant, 100% HVAC Flex Property Suitable for Single Tenant or Multi-Tenant Occupancy
- 13 Suites Ranging Between 1,700 - 3,800 SF
- Each Individually Metered w/ a Roll-up Door, Office, & 2 RR's
- Tilt Wall Construction w/ Brick Veneer
- New Roof < 3 Years Old (TPO)
- Detached Loading Dock
- 55 Parking Spaces

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,962	155,957	419,757
Average HH Inc	\$61,945	\$88,860	\$94,074
Households	1,481	57,490	157,507

*\*2024 CoStar Estimates*



3517-3557 MILLER PARK DR

Garland, TX 75042



3517-3557 MILLER PARK DR

Garland, TX 75042



3517-3557 MILLER PARK DR

📍 Garland, TX 75042



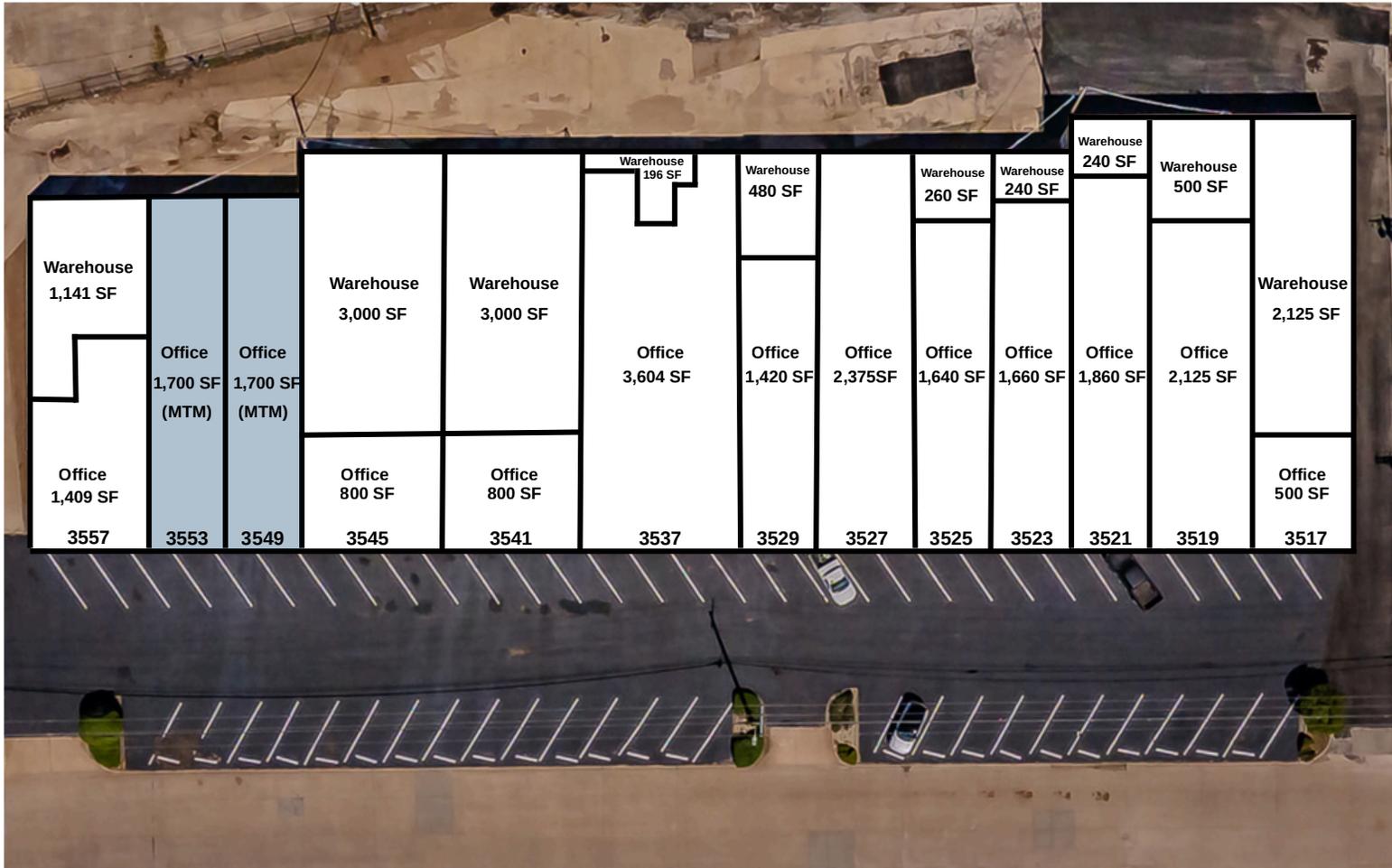
TROY MORGAN, CCIM

214-466-1543

TROY@STRUCTURECOMMERCIAL.COM

# 3517-3557 MILLER PARK DR

📍 Garland, TX 75042



Warehouse 1,141 SF	Office 1,700 SF (MTM)	Office 1,700 SF (MTM)	Warehouse 3,000 SF	Warehouse 3,000 SF	Warehouse 196 SF	Warehouse 480 SF	Office 2,375 SF	Warehouse 260 SF	Warehouse 240 SF	Warehouse 240 SF	Warehouse 500 SF	Warehouse 2,125 SF
Office 1,409 SF					Office 3,604 SF			Office 1,420 SF	Office 1,640 SF	Office 1,660 SF	Office 1,860 SF	
3557	3553	3549	3545	3541	3537	3529	3527	3525	3523	3521	3519	3517

## MARKET SUMMARY

**NORTHEAST DALLAS/GARLAND INDUSTRIAL SUBMARKET**

Located just off Jupiter Rd, the subject property sits about 2.5 miles from I-635 and is located within the Northeast Dallas/Garland submarket, containing a massive 59 million square feet of industrial space. In Q3 2025, the vacancy rate stood in line with the national average at 6.8 percent as supply outpaced contracting demand during the trailing 12 months. Across all property sizes in the submarket, rents grew at an annual rate of 3.4 percent, more than twice the national average. With 1.2 million square feet under construction in Northeast Dallas/Garland, demand will largely be in the driver's seat of vacancies and rents for the foreseeable future.

**KEY INDICATORS**

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	40,339,111	8.2%	\$0.74	11.1%	564,063	68,640	1,281,298
Specialized Industrial	9,705,128	3.2%	\$0.92	4.4%	(59,585)	0	230,000
Flex	9,684,365	4.4%	\$1.03	5.6%	(38,250)	0	0
<b>Submarket</b>	<b>59,728,604</b>	<b>6.8%</b>	<b>\$0.82</b>	<b>9.1%</b>	<b>466,228</b>	<b>68,640</b>	<b>1,511,298</b>
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	2.6% (YOY)	7.7%	6.9%	13.8%	2004 Q4	1.9%	2022 Q4
Net Absorption SF	244K	529,128	1,033,154	3,036,564	1999 Q3	(1,527,202)	2003 Q4
Deliveries SF	1.9M	607,670	1,225,672	1,817,508	1999 Q4	0	2016 Q4
Market Asking Rent Growth	3.4%	3.7%	4.4%	10.3%	2022 Q4	-2.0%	2003 Q4
Sales Volume	\$196M	\$72.8M	N/A	\$291.2M	2019 Q4	\$1.6M	2021 Q1



# 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.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Structure Commercial, Ltd. 9001178 eric@structurecommercial.com 214-373-8300

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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](http://www.trec.texas.gov)  
IABS 1-1