

FREE STANDING RESTAURANT FOR LEASE

3317 W WALNUT ST, GARLAND, TX 75042



VIDEO

PROPERTY DESCRIPTION

- Free standing restaurant with ample parking
- Pylon sign available
- Has grease trap, cooler, freezer, and vent a hood

LOCATION DESCRIPTION

- The property is located at heavily trafficked intersection of N Jupiter Rd (32,800 VPD) and W Walnut St (20,000 VPD).
- Surrounded by a dense population of 163,000+ within 3 miles.
- Daytime population in excess of 180,000+ within 3 mi. due to strong area employment from Baylor Medical Center, Kraft Foods, US Foods, L3 Communications.
- Area traffic generators include Chilangos Tacos, New Truong Nguyen supermarket, Hiep Thai market, El Rancho Supermercado, Auto Zone, Family Dollar, Crazy Hot Deals, and more.

CAMERON MAI

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214.597.7153

OFFERING SUMMARY

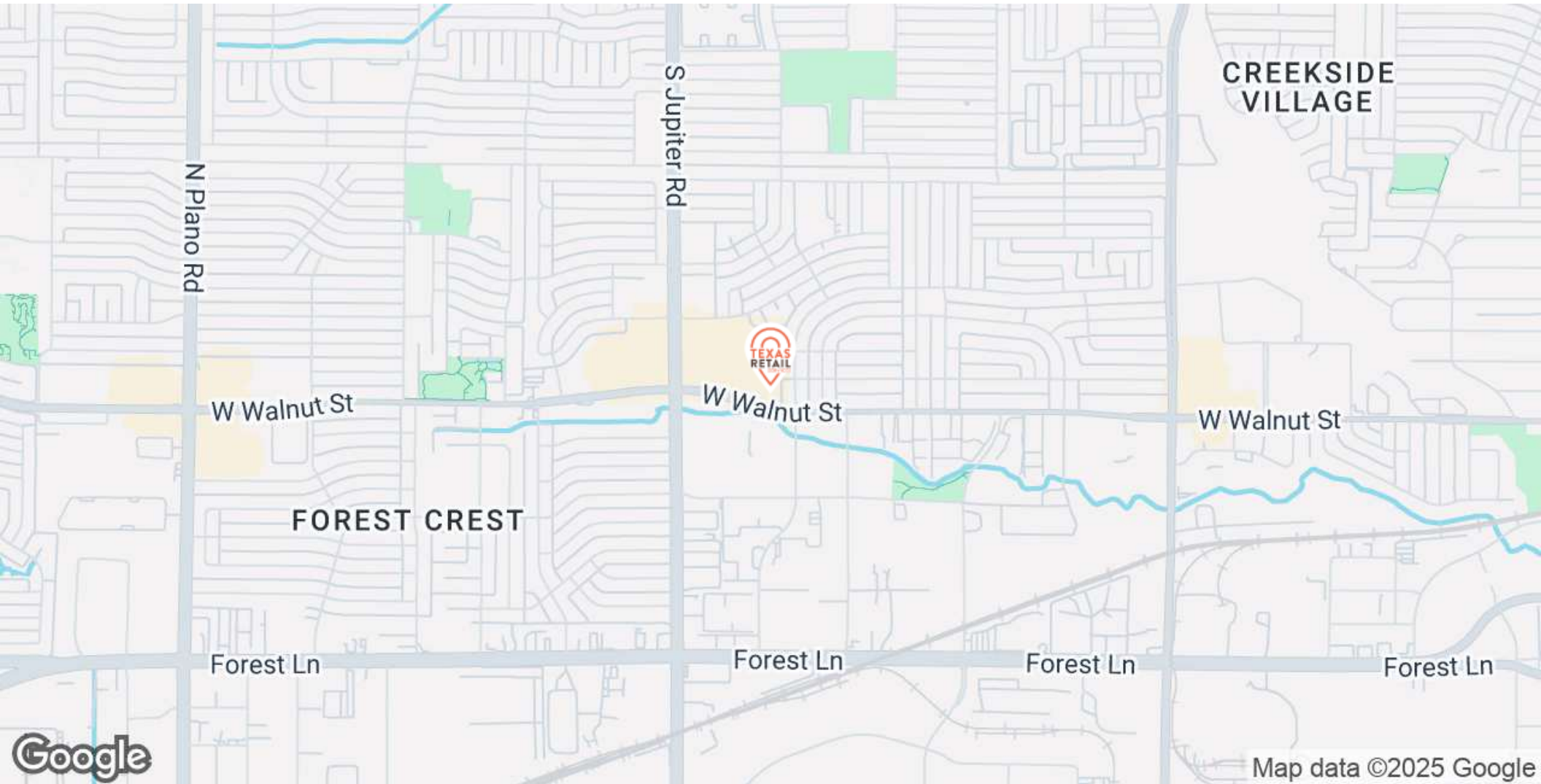
Lease Rate:	Negotiable
Available SF:	4,523 SF
Lot Size:	31,085 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,991	59,762	148,543
Total Population	21,373	163,648	387,925
Average HH Income	\$60,080	\$65,435	\$76,558



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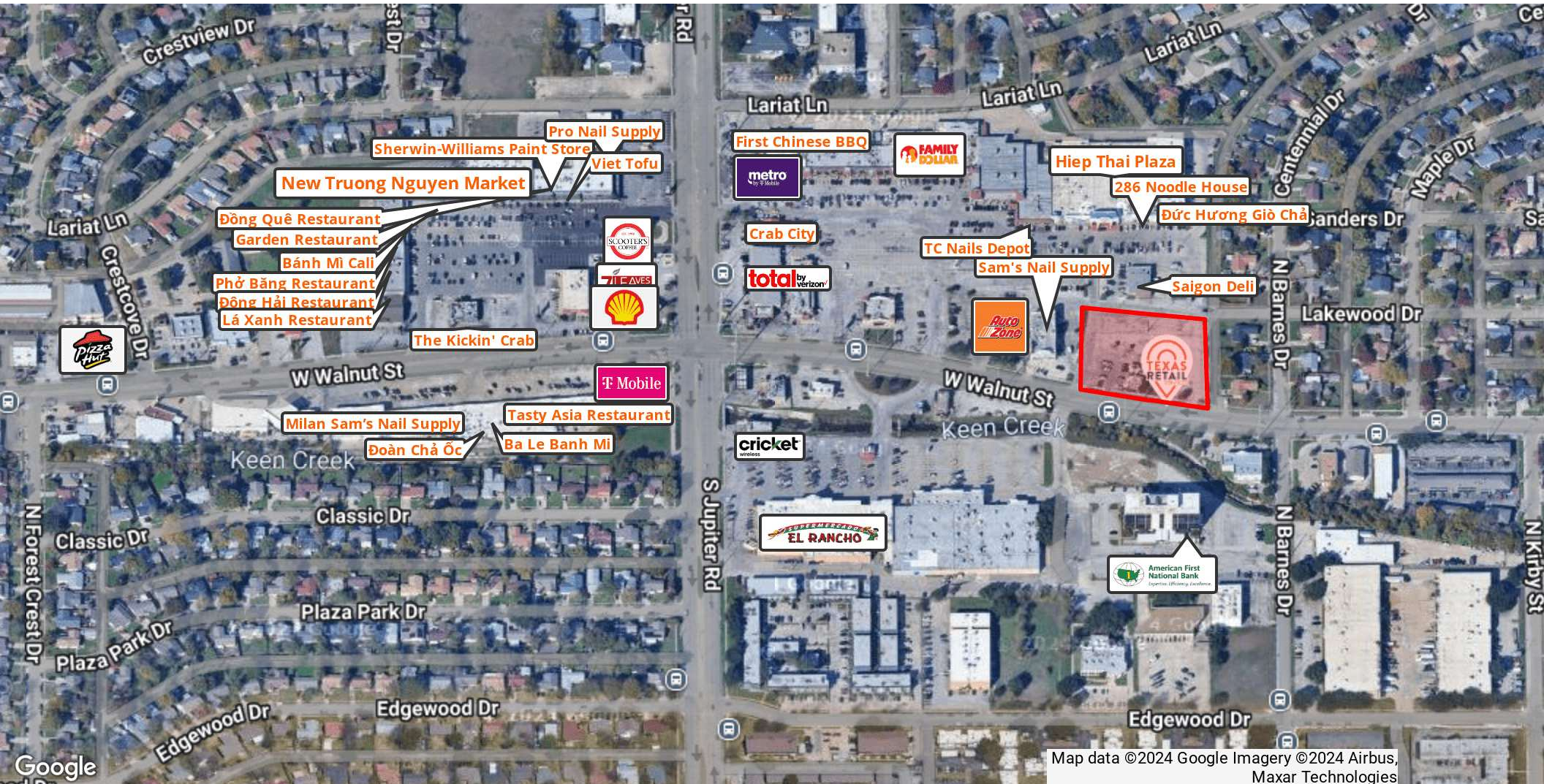


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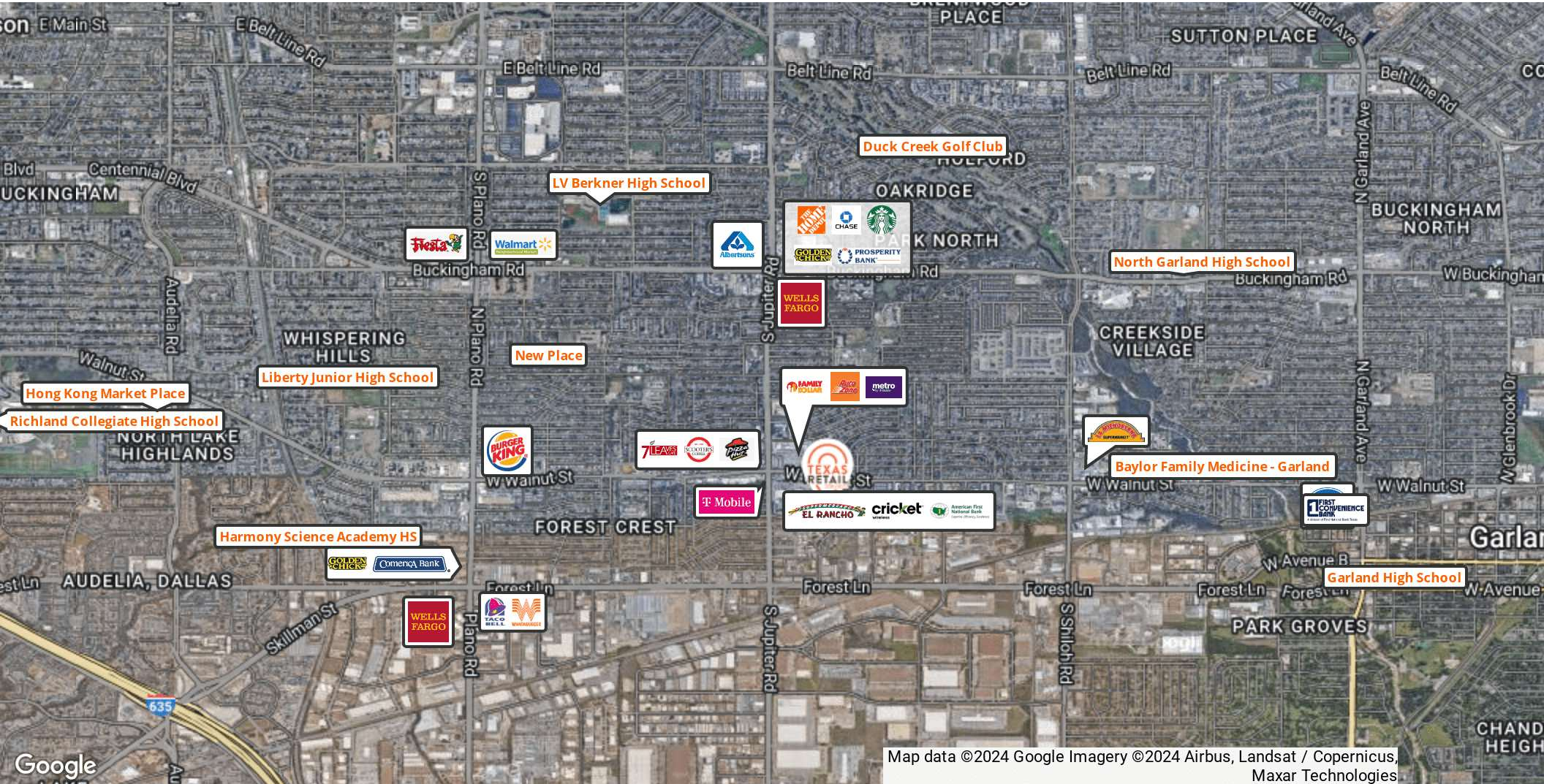
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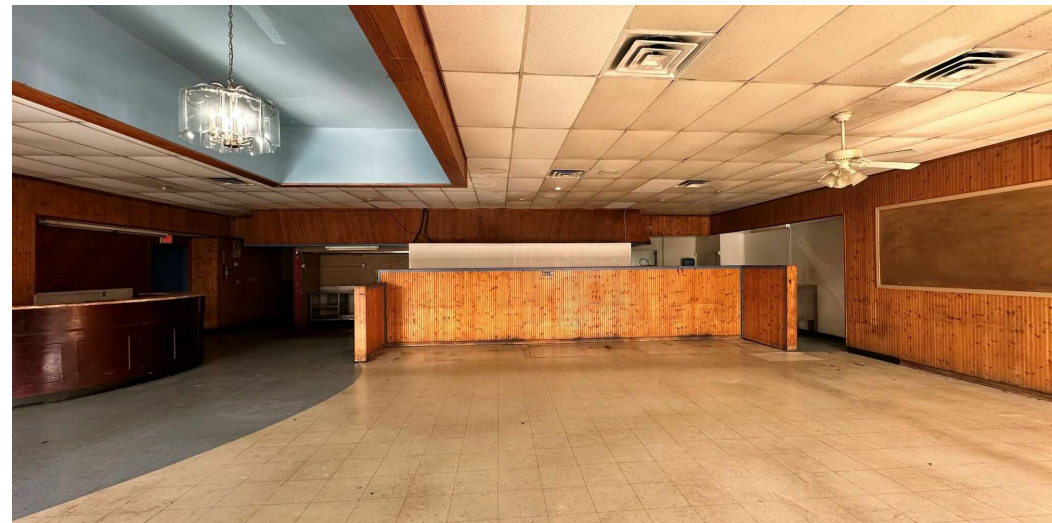
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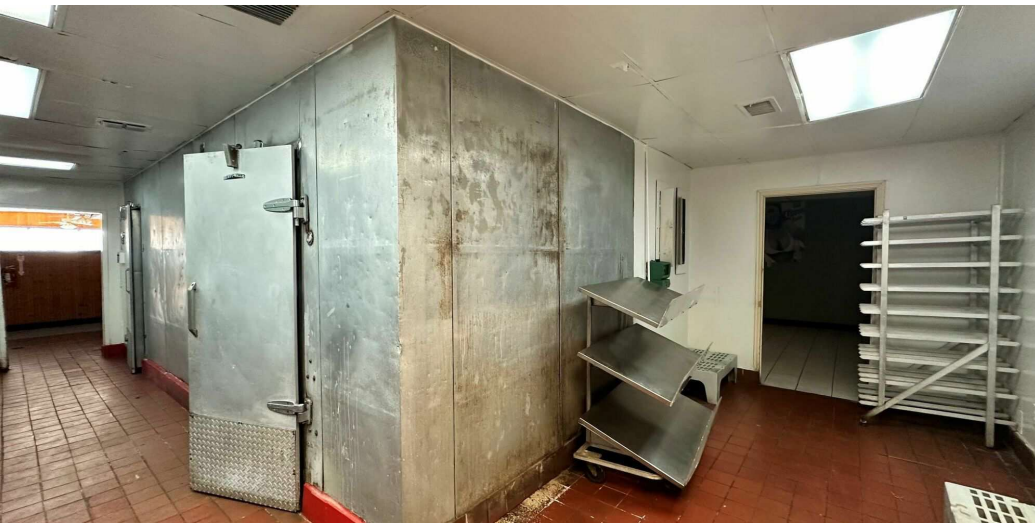


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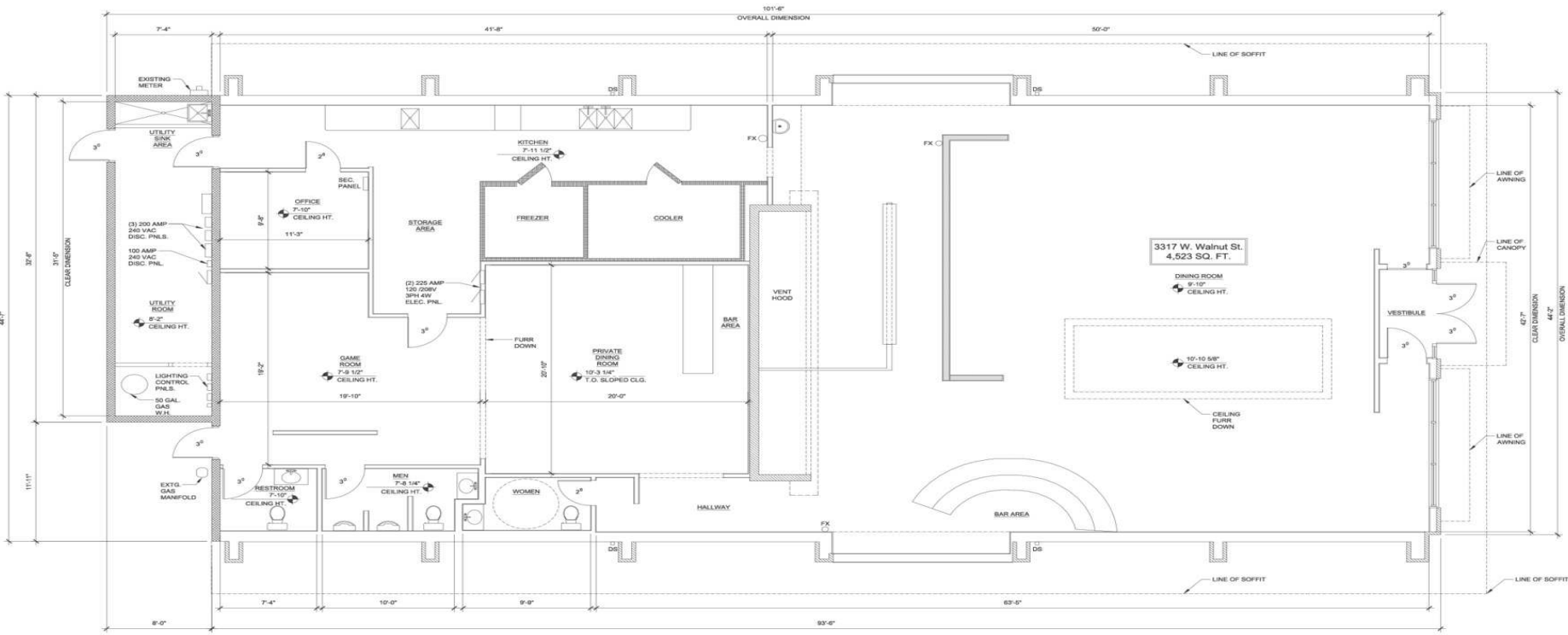


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RETAIL PROPERTY FOR LEASE

3317 W WALNUT ST, GARLAND, TX 75042

C:\Project Work Files\Visa Property Company\Walnut Plaza - Garland Texas\Drawings\Leasing\Lease Plan\143-06-01 3317 W Walnut Street Leasing Plan 01-01.dwg - Plotted on: Jan 10, 2024 - 11:17pm



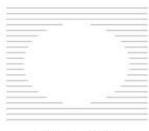
3317 W. WALNUT STREET LEASING PLAN
143-06-01 3317 W. Walnut Street Leasing Plan 01-01



PHONE: 214-597-0465
EMAIL: kmaim@trsservices.com
ISSUED
10-11-23
1-11-24

NOT FOR CONSTRUCTION
THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
KONSTANTINOS SOTIROPOULOS
TEXAS REGISTRATION NO. 15270

Walnut Plaza
3317 W. Walnut Street
Garland, Texas 75042
Lease Outline Drawing



Project No. 143.06.01

SHEET
LP

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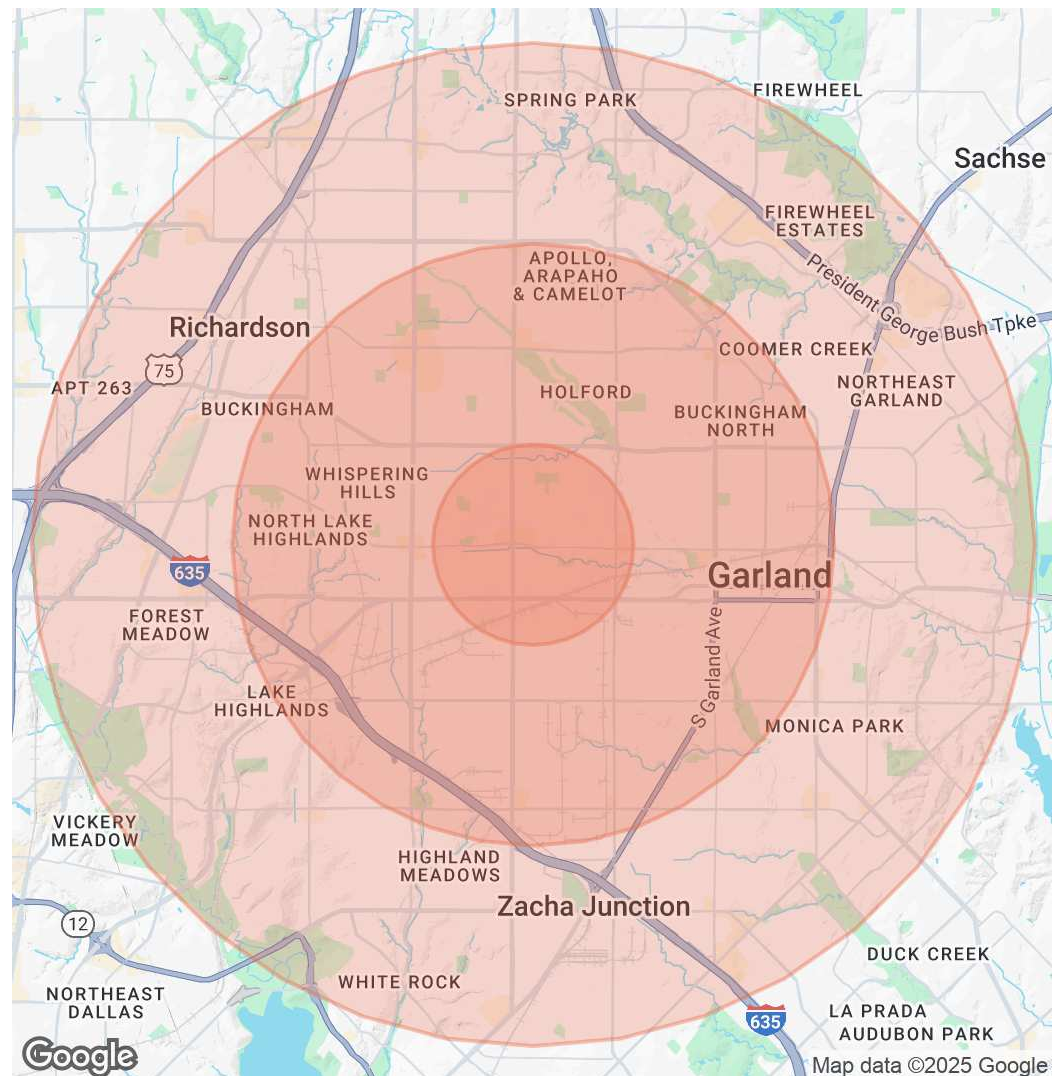
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,373	163,648	387,925
Average Age	31.0	34.5	35.4
Average Age (Male)	30.2	33.5	34.8
Average Age (Female)	31.9	35.1	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,991	59,762	148,543
# of Persons per HH	3.6	2.7	2.6
Average HH Income	\$60,080	\$65,435	\$76,558
Average House Value	\$117,600	\$157,893	\$187,254

2020 American Community Survey (ACS)



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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.



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 on 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.

Texas Retail Services, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Cameron Mai

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

9011998

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Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date