

INFORMATION PACKAGE



EBG
EUREKA BUSINESS GROUP



FOR LEASE

**1435-1437 W Kingsley Rd,
Garland, TX 75041**

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Retail

Executive Summary



FOR LEASE: Great Retail Space in a Busy Garland Intersection

Two shell retail spaces are available for lease at the northwest corner of Saturn Road and Kingsley Road in Garland, Texas. Unit 1437 (986SF) and Unit 1435 (1,123) SF of shell space with TI allowance available, suitable for retail stores, office spaces, or restaurants. The property is located in a densely populated area with a median household income of \$55,906 and over 126,000 residents within a 3-mile radius.

The location benefits from traffic volumes of 16,191 vehicles per day on Kingsley Road and 16,391 vehicles per day on Saturn Road. The property's corner position and recent 2025 renovation provide good visibility within an established retail corridor. The surrounding area features a relatively young population with a median age of 34 years and a diverse demographic mix.

Both units are available for immediate occupancy. The shell condition with TI allowance offers flexibility to configure the space according to tenant requirements. For more information or to schedule a viewing, please contact the listing broker.

Call to Schedule a Tour
(903) 600-0616



The Property

1435-1437 W Kingsley Rd,
Garland, TX 75041

Address: 1435-1437 W Kingsley Rd, Garland, TX 75041

Available Unit:

- Unit 1437: 986SF
- Unit 1435: 1,123SF

Year Renovated: 2025

Zoning: Retail/Commercial

Condition: Shell. TI Allowance Available

Availability: Immediate

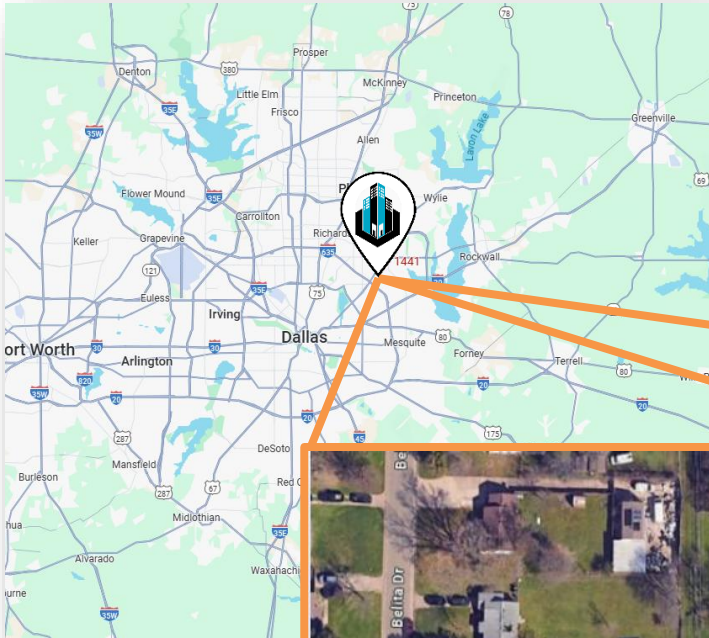
Asking Rent: **Contact Broker**



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Location

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→ **1435-1437 W. Kingsley Rd,
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The Market

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Dallas-Fort Worth Market Summary

1435-1445 W Kingsley Rd

As the market navigates the second half of 2025, Dallas-Fort Worth continues to demonstrate resilience in the retail segment despite earlier setbacks. A series of major move-outs at the start of the year caused net absorption to turn negative for the first time since the start of the pandemic. This, paired with a nationally leading construction pipeline, caused vacancies to expand by 25 basis points within a quarter. 25Q2 was more of a return to form for this market, seeing tenant demand pick back up and meet new supply, significantly slowing down the rate of expansion into the current quarter.

Although move-outs did have a large impact on the market, Dallas-Fort Worth has been able to maintain a top spot in terms of net absorption from a national perspective, in league with other high-growth markets in Texas. New inventory in growing parts of the market and new availabilities in mature submarkets are all key drivers for this positive activity. Build-to-suit projects for national chains or owner-occupied projects for brands like H-E-B are major drivers of new construction.

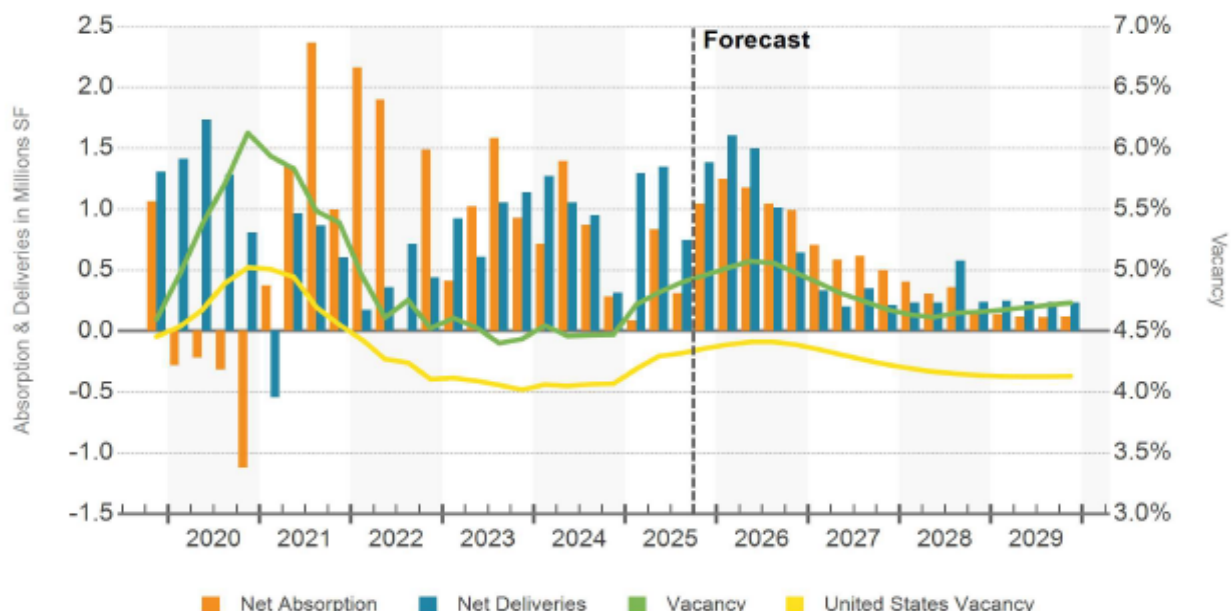
This presents a challenge for retailers looking to enter the market without developing their own real estate. Less than 20% of the 6.9 million SF that is currently under construction is available for lease. Asking rents for these

new properties can also vary wildly depending on where in the market a property is and what kind of retail it falls under, with grocery-anchored developments typically seeing the highest premium. The price of land is also a key determinant of what starting rents for a region look like. In areas like Collin County, where a majority of recent and current construction takes place, starting rents are typically between \$40/SF and \$45/SF. Other parts of the market can handle a lower starting basis, which could range between \$30/SF and \$35/SF.

The balance of risks is slightly weighted to the downside for the remainder of 2025 and beyond. The effects of escalating tariffs could hurt both shoppers, who are increasingly displaying heightened price sensitivity, and the local labor market, which has already observed a slowdown over the last year.

While Dallas-Fort Worth is no longer the top metropolitan area for total population growth, it remains in the number one spot for domestic in-migration, serving as a moderate upside for this market's growing consumer base. The last year of population gain from this segment was relatively subdued compared to the peak in 2022, but international migration has largely stepped in to fill this gap over the last two years.

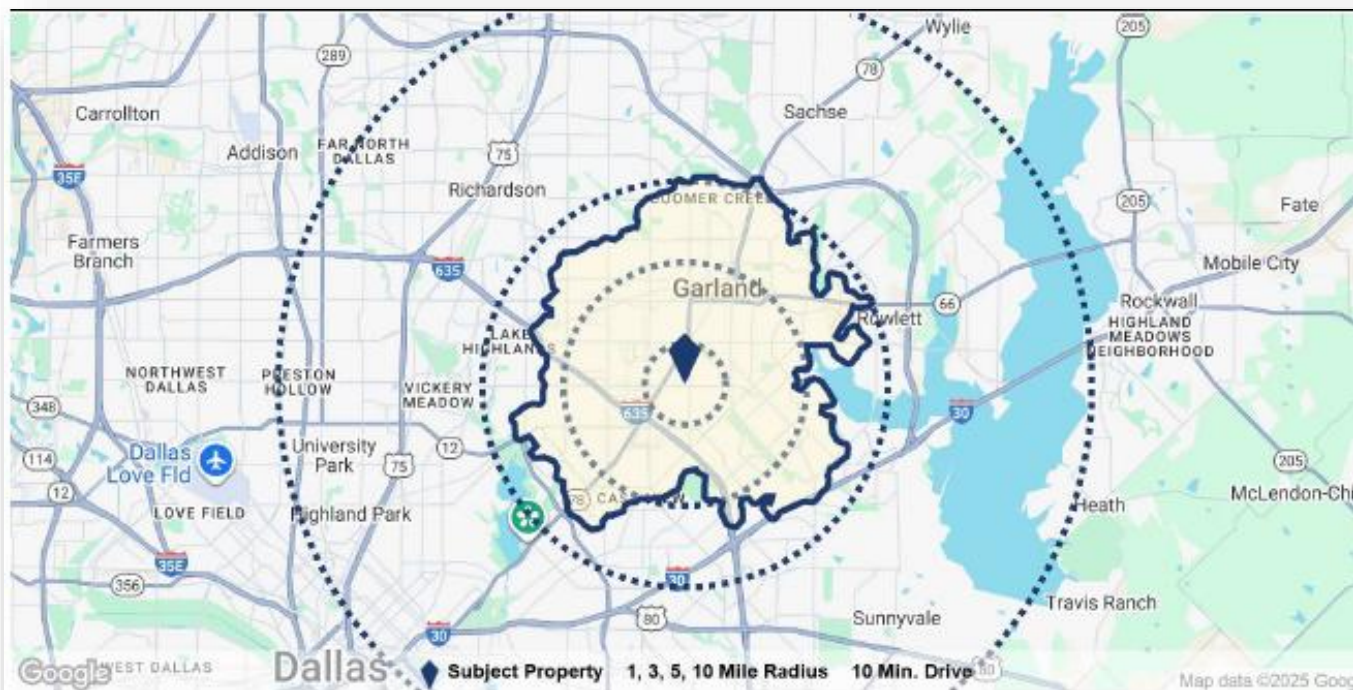
NET ABSORPTION, NET DELIVERIES & VACANCY



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Demographics

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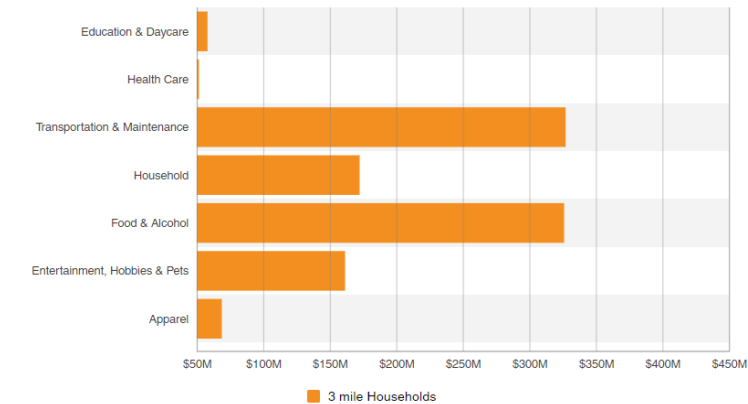
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	16,023	126,158	370,538	1,192,706	240,004
5 Yr Growth	-1.8%	-1.5%	-1.3%	1.6%	2.2%
Median Age	34	34	35	35	36
5 Yr Forecast	36	36	37	37	37
White / Black / Hispanic	35% / 7% / 64%	31% / 14% / 58%	34% / 19% / 44%	42% / 17% / 35%	34% / 15% / 49%
5 Yr Forecast	35% / 7% / 64%	31% / 14% / 59%	34% / 19% / 44%	43% / 17% / 34%	34% / 15% / 49%
Employment	2,691	50,912	112,856	552,915	123,457
Buying Power	\$321.4M	\$2.3B	\$7.6B	\$30.9B	\$5.7B
5 Yr Growth	-3.0%	-2.7%	-2.4%	1.0%	3.5%
College Graduates	12.9%	16.2%	22.5%	34.4%	26.3%
Household					
Households	4,916	41,527	129,573	448,941	80,838
5 Yr Growth	-2.1%	-1.7%	-1.4%	1.6%	2.2%
Median Household Income	\$65,371	\$55,906	\$58,379	\$68,747	\$69,985
5 Yr Forecast	\$64,754	\$55,353	\$57,759	\$68,363	\$70,859
Average Household Income	\$85,965	\$73,441	\$80,118	\$98,966	\$91,739
5 Yr Forecast	\$85,885	\$73,889	\$80,227	\$99,211	\$93,292
% High Income (>\$75K)	42%	35%	37%	46%	46%
Housing					
Median Home Value	\$210,894	\$196,740	\$234,167	\$292,942	\$275,506
Median Year Built	1964	1970	1975	1980	1973
Owner / Renter Occupied	63% / 37%	52% / 48%	52% / 48%	49% / 51%	56% / 44%

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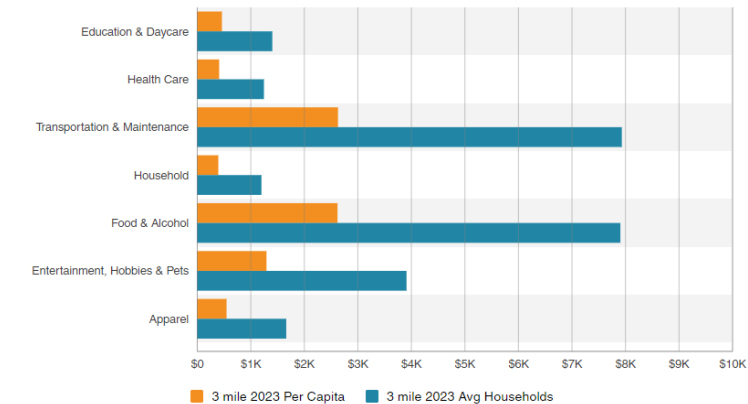
Demographics

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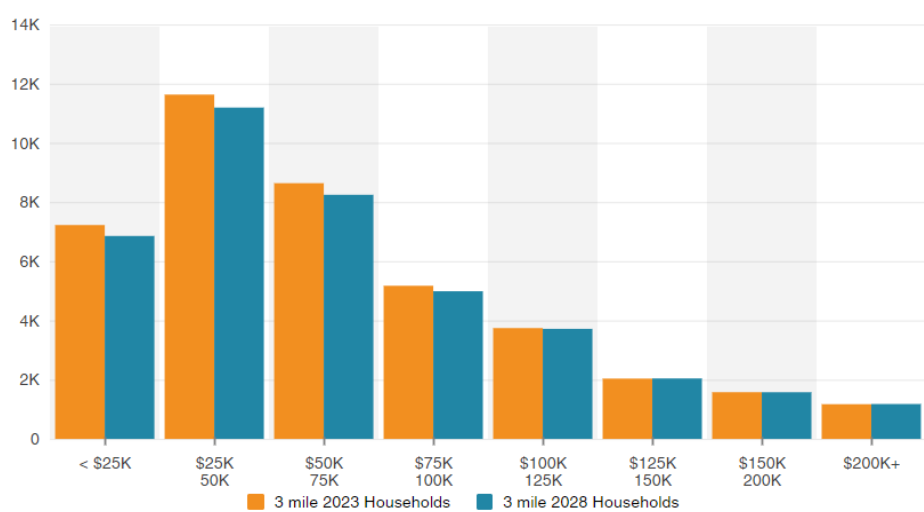
Consumer Spending



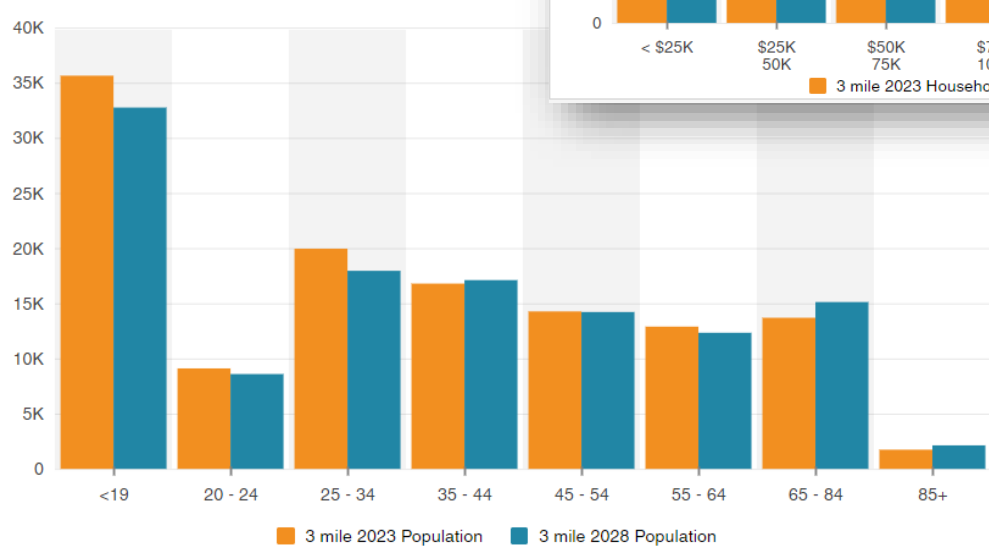
Per Capita & Avg Household Spending



Household Income



Population By Age



Contact



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Our Services



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest 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 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.

<u>Joseph Gozlan</u>	<u>0593483</u>	<u>Joseph@EBGTexas.com</u>	<u>(903)600-0616</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
<u>Designated Broker of Firm</u>	<u>LicenseNo.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>LicenseNo.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>LicenseNo.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	