

12925 LBJ FREEWAY GARLAND, TX

12925 LYNDON B JOHNSON FWY
GARLAND, TX 75041

FOR LEASE



PROPERTY SUMMARY

This property allows users to vertically integrate their operation under one roof! It consists of office space, showroom with floor to ceiling windows, warehouse with 26' ft clearance and secured outdoor storage. Its location is ideal with maximum exposure as it is frontage is on 635 Highway and soon to be even more visibility by its almost completed 1.74 billion expansion by Texas Dot that will significantly increase traffic counts.

- 12,721 sq ft Showroom/Office
- 770 sq ft Mezzanine
- 9,207 sq ft Warehouse 26' ft clearance with Sprinklers
- Outdoor Secure Storage
- Floor to Ceiling Windows in Showroom
- Incredible Visibility from 635 Highway

Building SqFt	22,698 SqFt
Year Built	1973
Lot Size (acres)	1.30
Parcel ID	26346500010010000
Zoning Type	Commercial
County	Dallas



CRISTAL GONZALEZ

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3131 Turtle Creek Blvd, 5th Floor
Dallas, TX 75219

Office: 214-350-0400

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
--	Commercial/Flex	\$ 13.00 SF/Yr	NNN	22,698 SF	Negotiable



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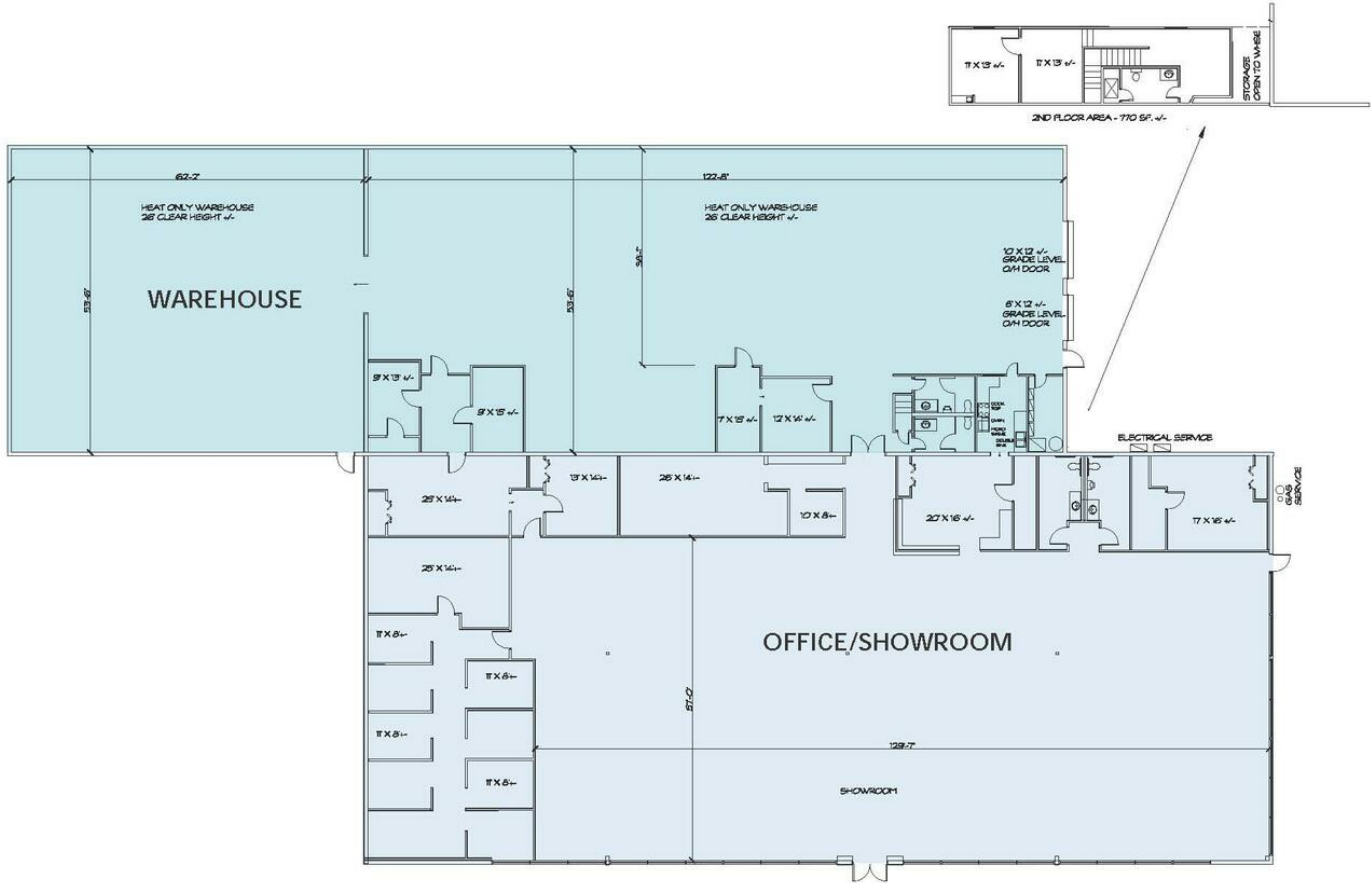
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FLOOR PLAN



12925 Lyndon B Johnson Fwy, Garland, TX 75041-470

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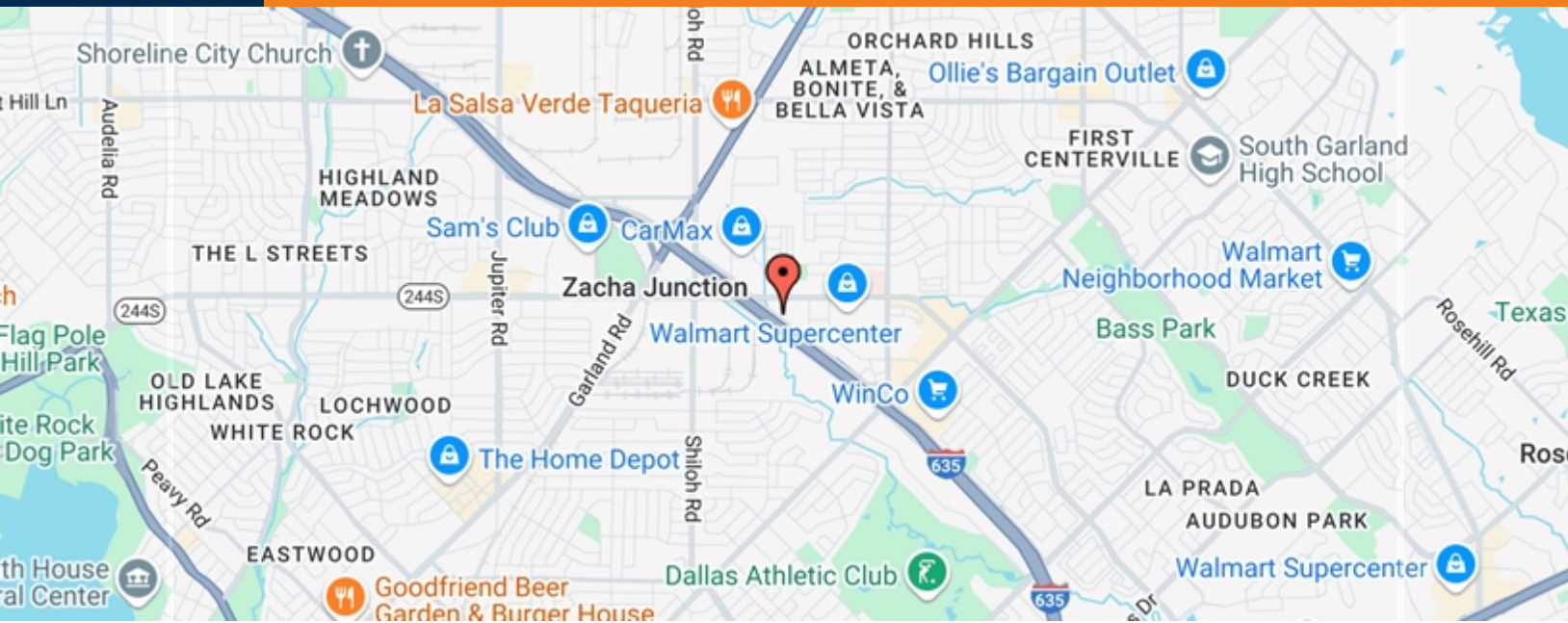
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,543	135,228	341,051
2010 Population	13,195	136,457	343,915
2024 Population	13,630	140,017	365,652
2029 Population	13,880	137,167	361,524
2024-2029 Growth Rate	0.36 %	-0.41 %	-0.23 %
2024 Daytime Population	13,993	117,954	313,536

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	343	4,129	11,038
\$15000-24999	274	3,338	9,290
\$25000-34999	540	5,548	14,488
\$35000-49999	893	6,802	18,143
\$50000-74999	533	8,021	21,940
\$75000-99999	529	6,330	15,587
\$100000-149999	686	7,291	18,760
\$150000-199999	345	3,420	9,441
\$200000 or greater	305	3,784	12,187
Median HH Income	\$ 56,460	\$ 61,795	\$ 61,930
Average HH Income	\$ 87,460	\$ 90,800	\$ 95,757

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,503	50,255	128,144
2010 Total Households	4,359	47,728	124,120
2024 Total Households	4,448	48,664	130,874
2029 Total Households	4,642	48,136	130,610
2024 Average Household Size	3.04	2.86	2.78
2024 Owner Occupied Housing	2,123	27,430	67,165
2029 Owner Occupied Housing	2,181	28,029	68,867
2024 Renter Occupied Housing	2,325	21,234	63,709
2029 Renter Occupied Housing	2,460	20,106	61,743
2024 Vacant Housing	313	3,270	9,474
2024 Total Housing	4,761	51,934	140,348

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CITY OF GARLAND

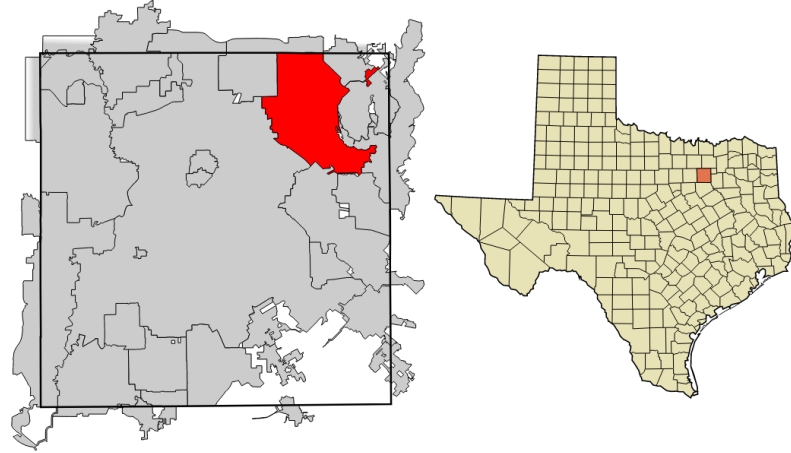
COUNTY DALLAS

AREA

CITY 57.2 SQ MI
LAND 57.1 SQ MI
WATER 0.1 SQ MI
ELEVATION 551 FT

POPULATION

POPULATION 246,018
DENSITY AUTO SQ MI

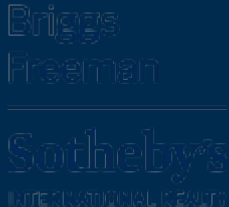


ABOUT GARLAND

Garland is a city in the U.S. state of Texas, located within Dallas County with portions extending into Collin and Rockwall counties. It is located northeast of Dallas and is a part of the Dallas-Fort Worth metroplex. In 2020, it had a population of 246,018, making it the 93rd-most populous city in the United States and the 13th-most populous city in Texas.



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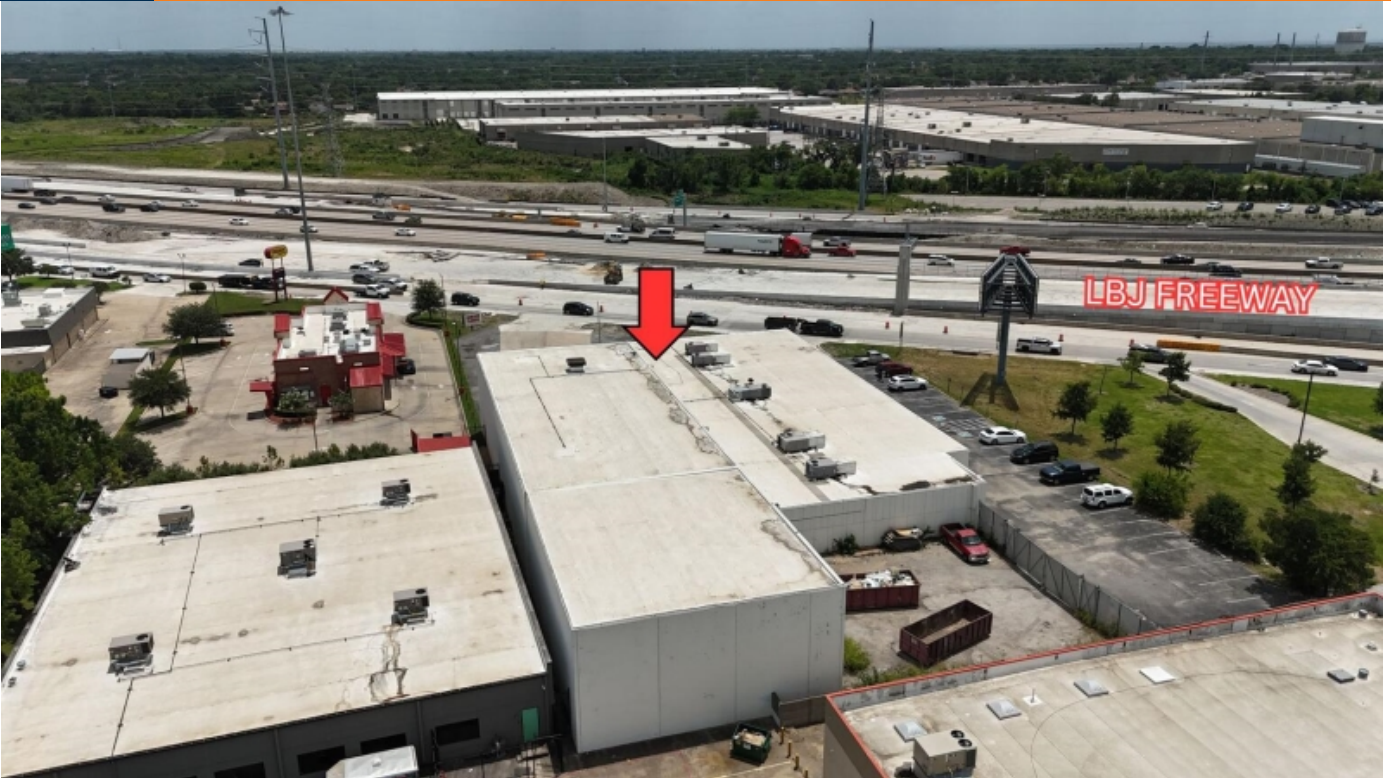


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