

625 W CENTERVILLE RD GARLAND, TX 75041

625 W Centerville Rd | Garland, TX

OFFERING MEMORANDUM



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625 W Centerville Rd Garland, TX 75041

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	625 W Centerville Rd Garland TX 75041
COUNTY	Dallas
MARKET	Garland
SUBMARKET	Dalcastle Heights
BUILDING SF	11,805 SF
NET RENTABLE AREA (SF)	10,124
LAND ACRES	1.14
LAND SF	49,782 SF
YEAR BUILT	1983
APN	0840000101R00
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,200,000
PRICE PSF	\$217.31

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	18,583	143,662	342,787
2025 Median HH Income	\$71,885	\$68,668	\$73,523
2025 Average HH Income	\$90,325	\$88,607	\$101,785

Investment Summary:

- ISL Commercial presents an exceptional opportunity to acquire and participate in the repositioning of a 13,292 SF Class B commercial facility located at 625 W Centerville Road, Garland, Texas.
The property is being strategically split, with approximately 11,805 SF available for sale, offering investors and owner-operators the ability to participate in both the capital completion and occupancy of a well-located asset in one of Dallas County's most active commercial corridors.
In order to execute this transaction the owner plans on sub dividing the parcel to separate the entire building from the complex, the entire complex can be also sold, if that is the preferred method of purchase.
- The ownership seeks investment partners or owner-operators to contribute capital toward the completion of construction, positioning the asset for stabilization and immediate occupancy. With 51% of the property available, the project qualifies for SBA 504 or SBA 7(a) financing, enabling an owner-user to acquire the facility with favorable lending terms while generating supplemental income from leased space.

This opportunity combines strong intrinsic real estate fundamentals, institutional proximity, and a financing-friendly structure, making it ideal for medical, flex-industrial, or professional service users seeking a balance of occupancy and investment return.

02

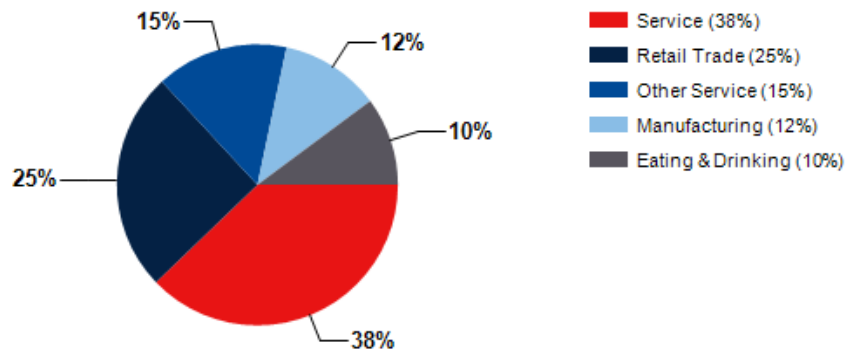
Location

- Location Summary
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times (Heat Map)

Location Summary:

- 625 W Centerville Road is strategically positioned in Garland, Texas, within the thriving Dallas–Fort Worth metroplex. The property benefits from high visibility along W Centerville Road with traffic counts of approximately 40,000 vehicles per day, providing strong exposure for tenants. Surrounding the site are major employers including Walmart, Amazon, UPS, USPS, Costco, and Garland ISD, which together anchor a strong labor base and steady consumer demand
- The property is located less than 20 minutes from Downtown Dallas and is supported by excellent regional connectivity through major thoroughfares including Northwest Highway and I-635. The area's demographics reflect a diverse and growing community with a 2025 median household income of \$71,885 within a 1-mile radius, rising to over \$73,000 within 5 miles

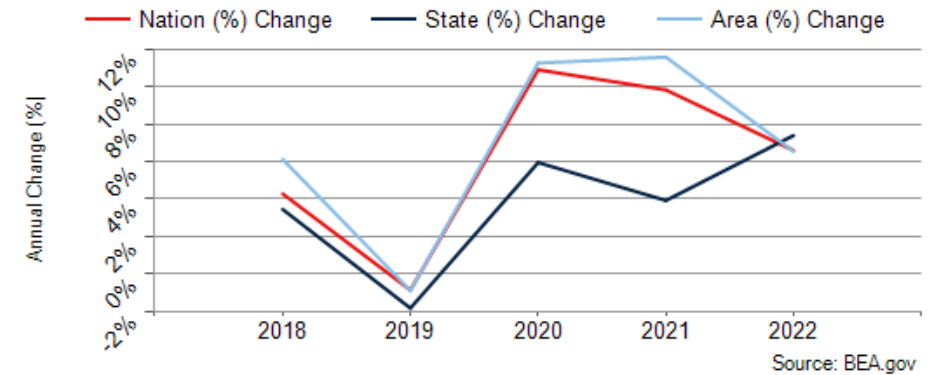
Major Industries by Employee Count



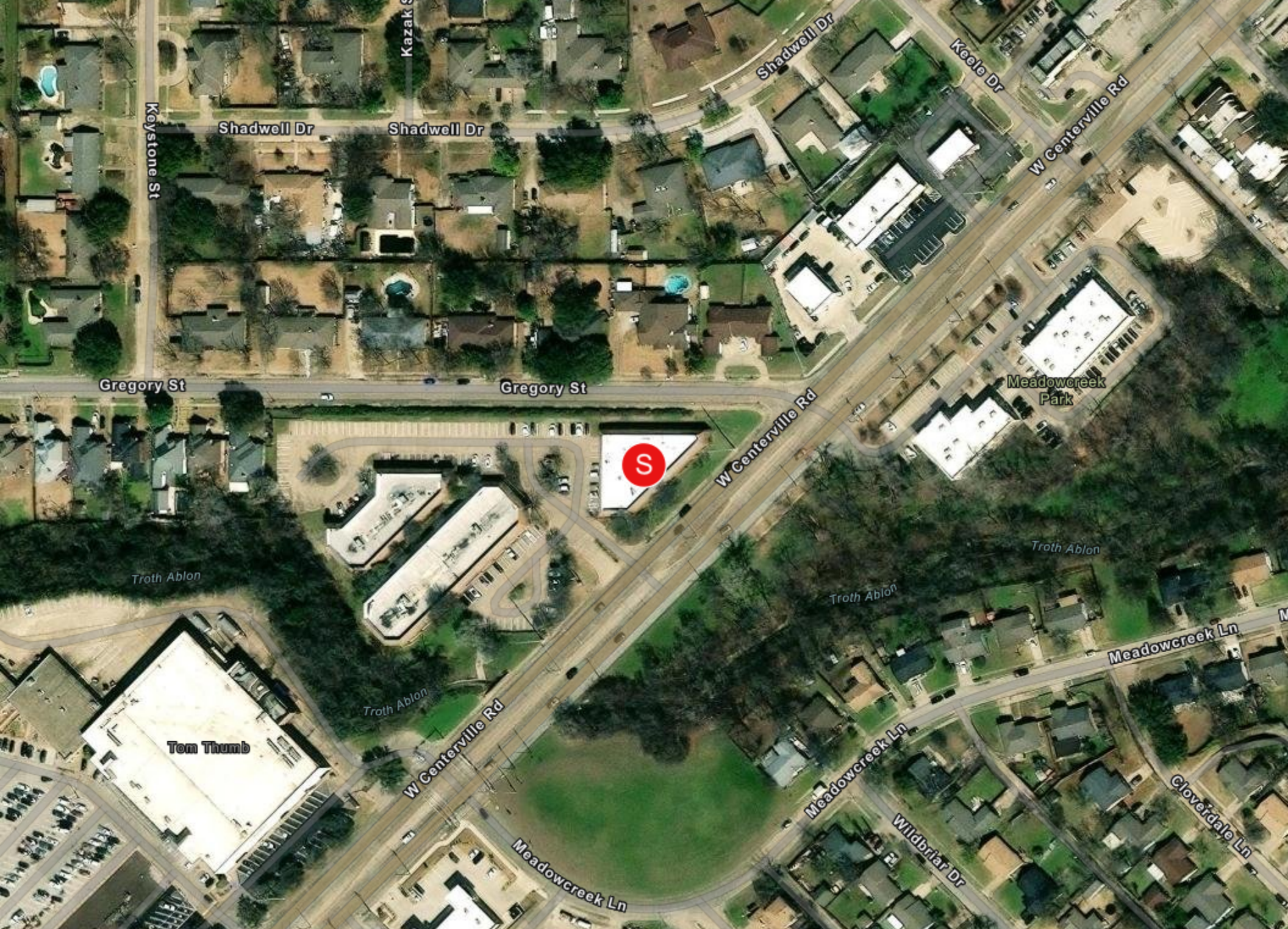
Largest Employers

Garland Independent School District	7,425
City of Garland	2,000
Kraft Foods	796
US Food Service	520
Epiroc Drilling Solutions	460
SilverLine Window	425
Hatco (Resistol)	390
L3-Communication	350

Dallas County GDP Trend

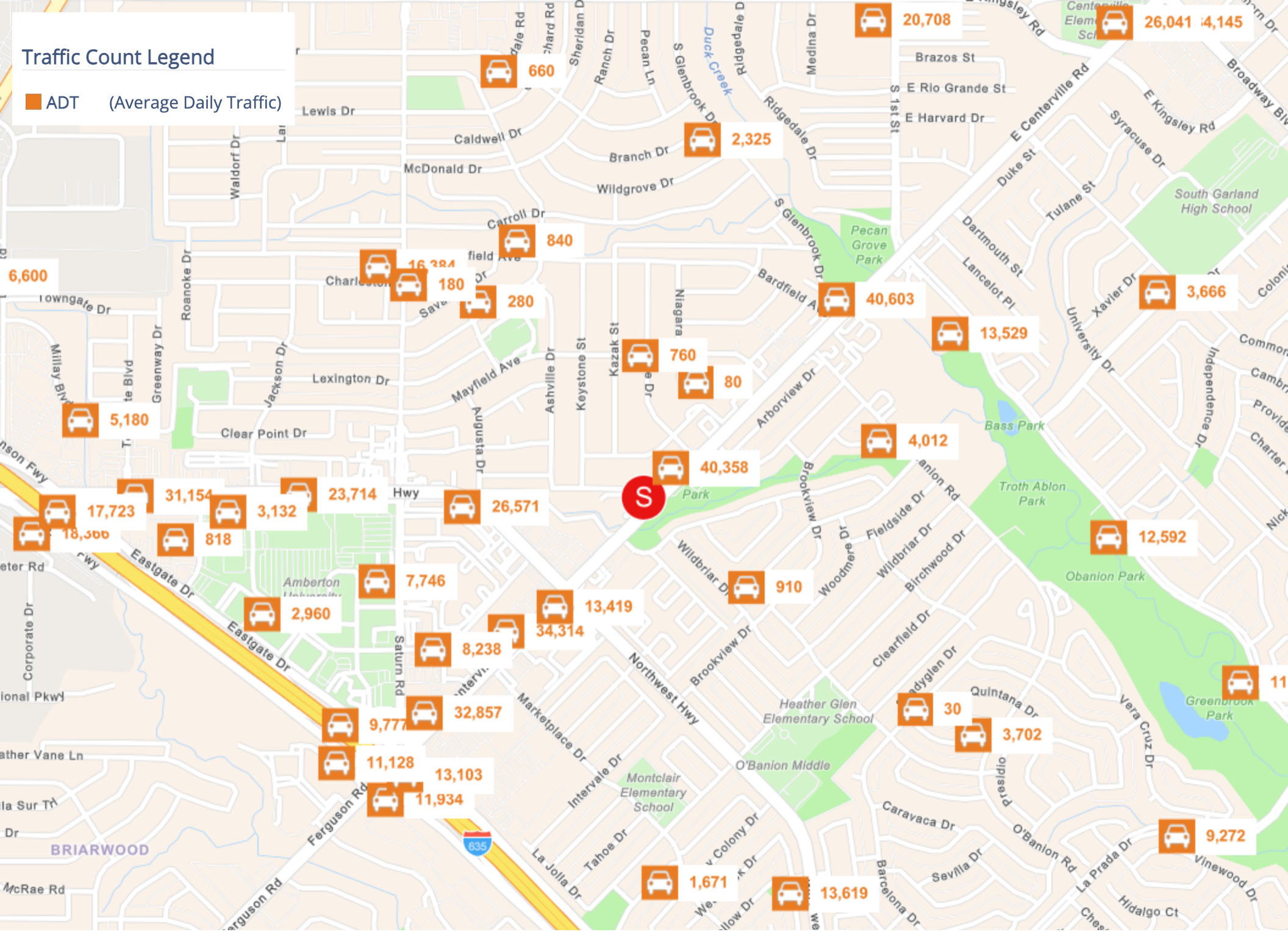


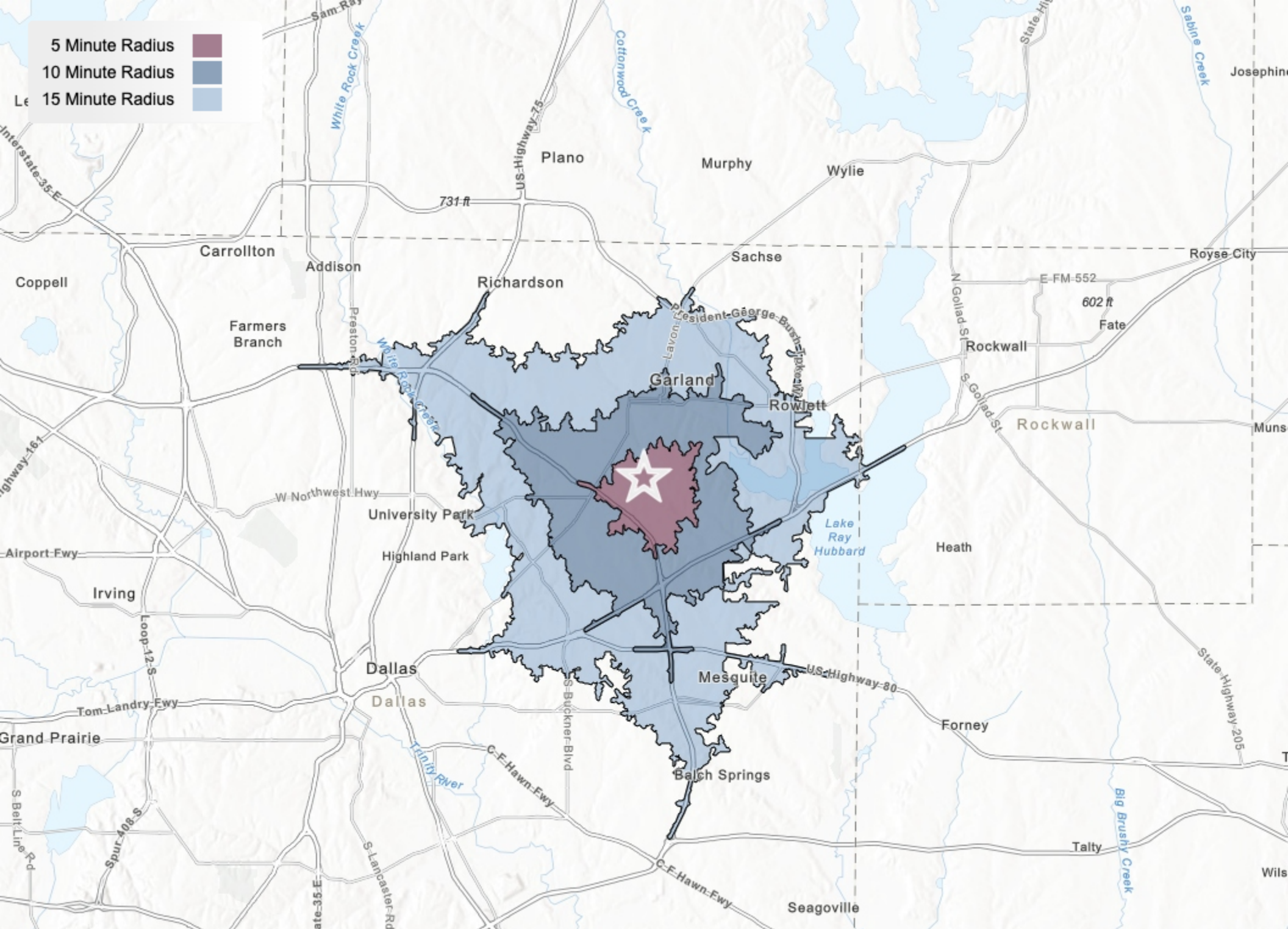




Traffic Count Legend

ADT (Average Daily Traffic)





03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	11,805
NET RENTABLE AREA (SF)	10,124
LAND SF	49,782
LAND ACRES	1.14
YEAR BUILT	1983
# OF PARCELS	1
ZONING TYPE	Office
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
TRAFFIC COUNTS	40000
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1
ADA COMPLIANT	Yes
ELEVATOR	No
CEILING HEIGHT	12

NEIGHBORING PROPERTIES

NORTH	Bradford Str
SOUTH	W Centerville
EAST	W Centerville
WEST	Northwest Highway

MECHANICAL

HVAC	Good
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Yes
LIGHTING	Good

CONSTRUCTION

FOUNDATION	Good
FRAMING	Brick
EXTERIOR	Brick
PARKING SURFACE	Great
ROOF	New
WINDOWS	Great

TENANT INFORMATION

LEASE TYPE	NNN
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ITEMS CORRESPONDING TO SCHEDULE B

No Schedule B items.

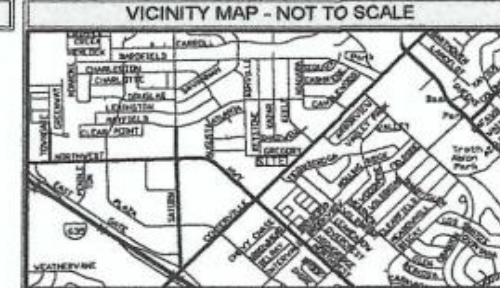
LEGEND OF SYMBOLS & ABBREVIATIONS

N. North	CO-Clean Out	• Bolland
S. South	EM-Electric Meter	+ Fire Hydrant
E. East	GI-Grate Inlet	⊥ Flag
W. West	HW-Headwall	⊥ Light Pole
Degrees	IRF-Iron Rod Found	⊥ Overhang
° Feet or Minutes	IRB-Iron Rod Set	⊥ Power Pole
" Inches or Seconds	MSN-Monument Sign	⊥ Sanitary Sewer
Sq. Square	OE-Overhead Electric	⊥ Sign
Ft. Feet	TBK-Telephone Box	⊥ Water Valve
Vol. Volume	TPD-Telephone Pedestal	
Pg. Page	TRA-Transformer	
	TMR-Telephone Marker	
	WM-Water Meter	
	XS-"X" Set	
	--- ROW/Adjoining Boundary	
	--- Boundary	
	--- Easement	

ZONING INFORMATION

The surveyor was not provided with zoning information pursuant to Table A Item 5.

VICINITY MAP - NOT TO SCALE



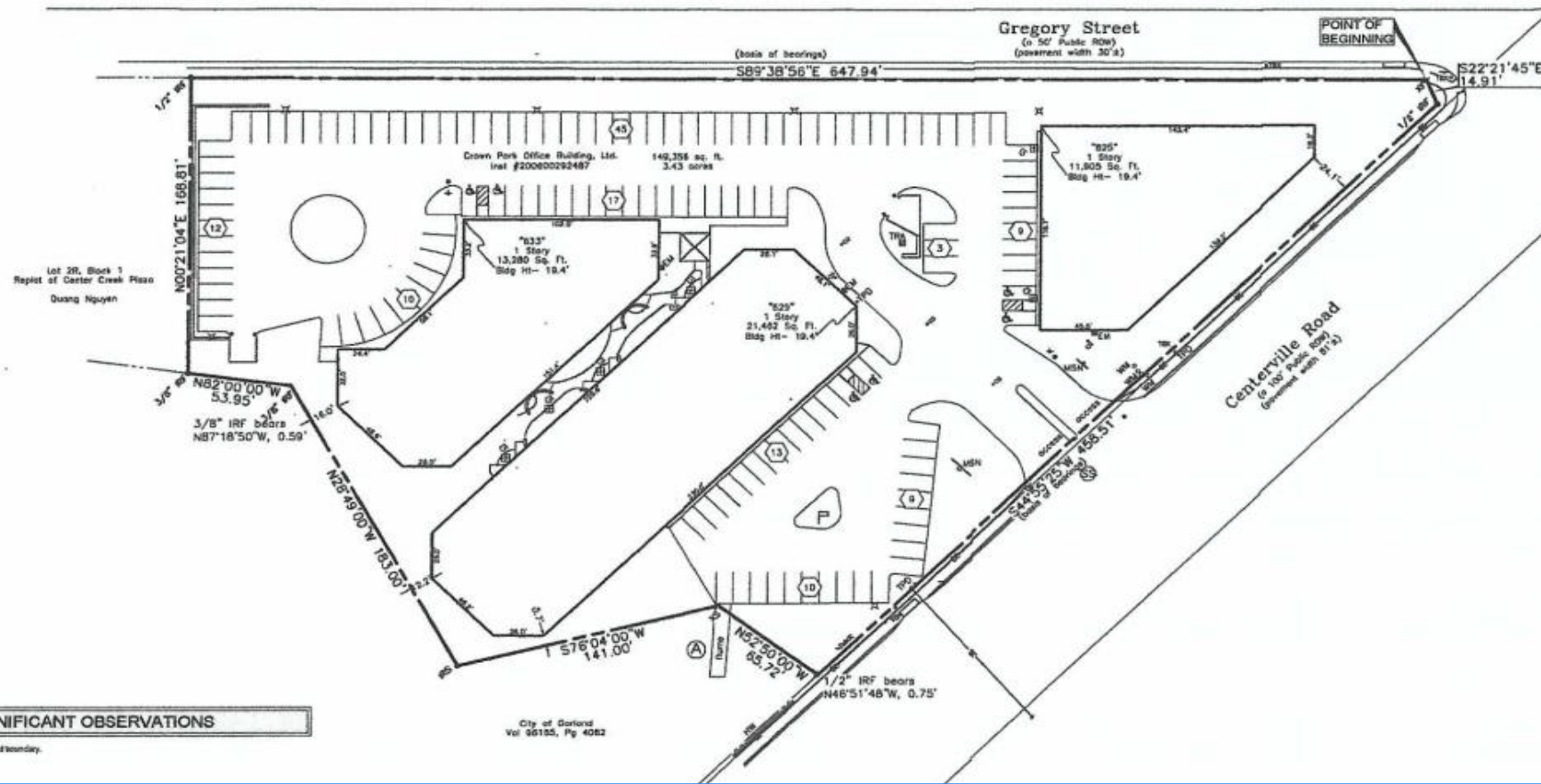
MISCELLANEOUS NOTES

- M1: Bearings are based on the northwesterly right-of-way line of a tract of land described in deed to the Transcontinental Realty Investors, recorded in Instrument No. 20060029437 of the Official Public Records of Dallas County, Texas.
- M2: Unless shown herein are based on above ground observations.
- M3: At the time this survey was performed, no observable evidence of changes in street right-of-way lines, other completed or proposed and available from the controlling jurisdiction, street or sidewalk construction or repair; location of easements and utility easements; earth moving, building construction or building additions or the site being used as a solid waste dump, dump or sanitary landfill were found.
- M4: The property has direct access and abuts to Centerville Road and abuts to Gregory Street, both public right-of-ways, as shown.
- M5: The addresses of "625", "629" and "633" were observed on the buildings as shown.
- M6: Surveyor has Professional Liability Insurance in the amount of \$1,000,000.

Total Parking

128 Regular Parking Spaces
6 Handicap Parking Spaces
134 Total Parking Spaces

SCALE : 1" = 40'



SIGNIFICANT OBSERVATIONS

A: Flume extends 41.2' beyond boundary.

Survey

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04

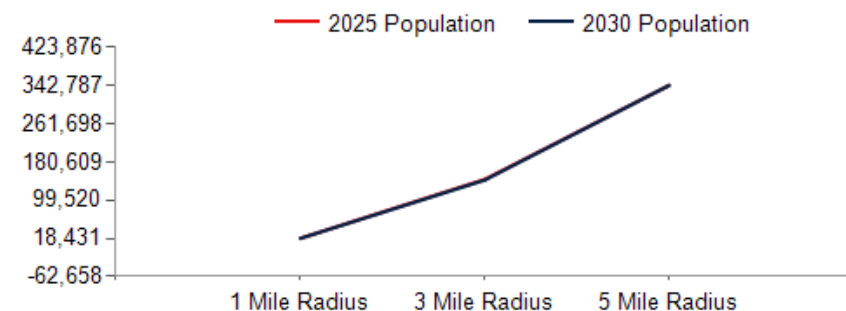
Demographics

General Demographics

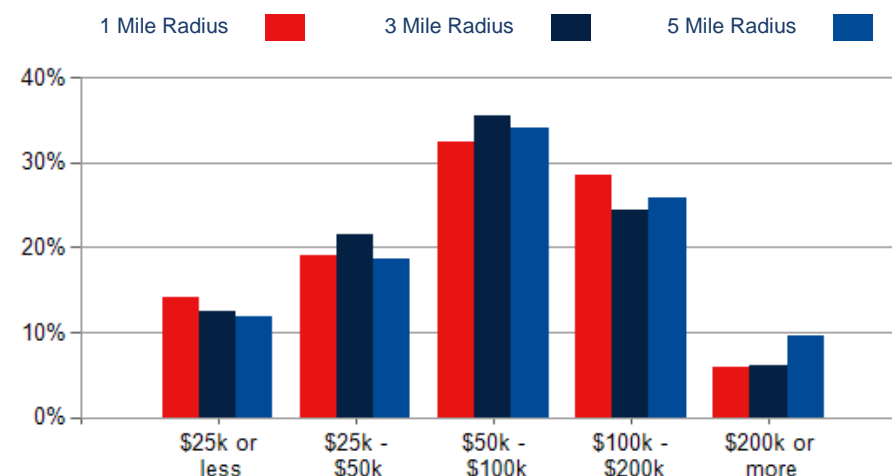
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,649	132,762	314,530
2010 Population	17,318	137,734	324,161
2025 Population	18,583	143,662	342,787
2030 Population	18,431	142,170	342,783
2025 African American	2,992	21,481	56,650
2025 American Indian	304	2,299	4,792
2025 Asian	453	5,771	19,782
2025 Hispanic	10,306	82,800	167,820
2025 Other Race	5,136	39,065	77,248
2025 White	5,936	45,854	120,514
2025 Multiracial	3,744	29,094	63,569
2025-2030: Population: Growth Rate	-0.80%	-1.05%	0.00%

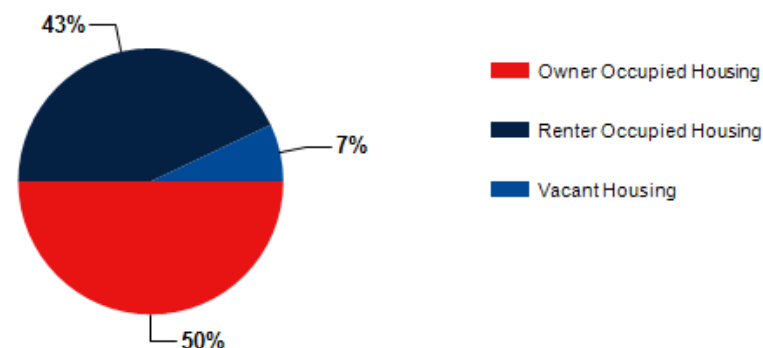
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	435	3,338	7,809
\$15,000-\$24,999	472	2,783	6,484
\$25,000-\$34,999	479	4,285	8,701
\$35,000-\$49,999	753	6,224	13,627
\$50,000-\$74,999	1,225	9,889	24,643
\$75,000-\$99,999	875	7,386	16,317
\$100,000-\$149,999	1,298	8,596	21,270
\$150,000-\$199,999	551	3,298	9,784
\$200,000 or greater	378	2,943	11,515
Median HH Income	\$71,885	\$68,668	\$73,523
Average HH Income	\$90,325	\$88,607	\$101,785



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

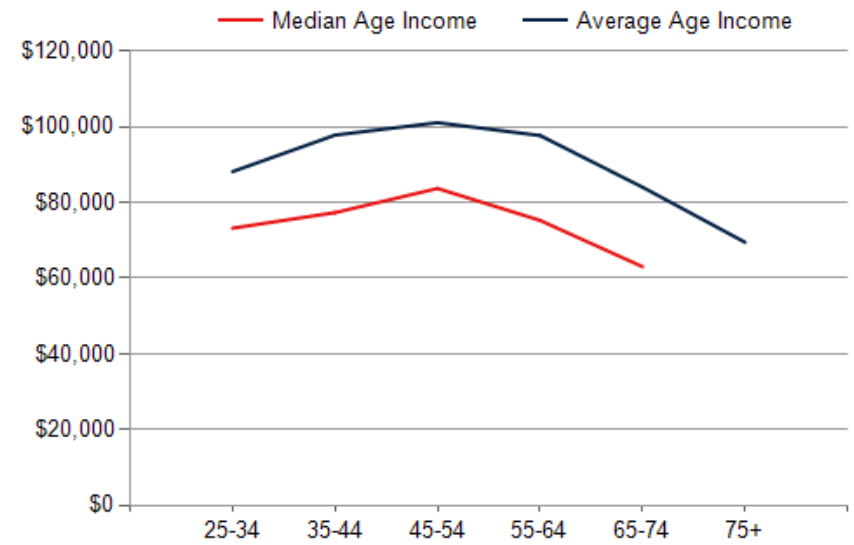
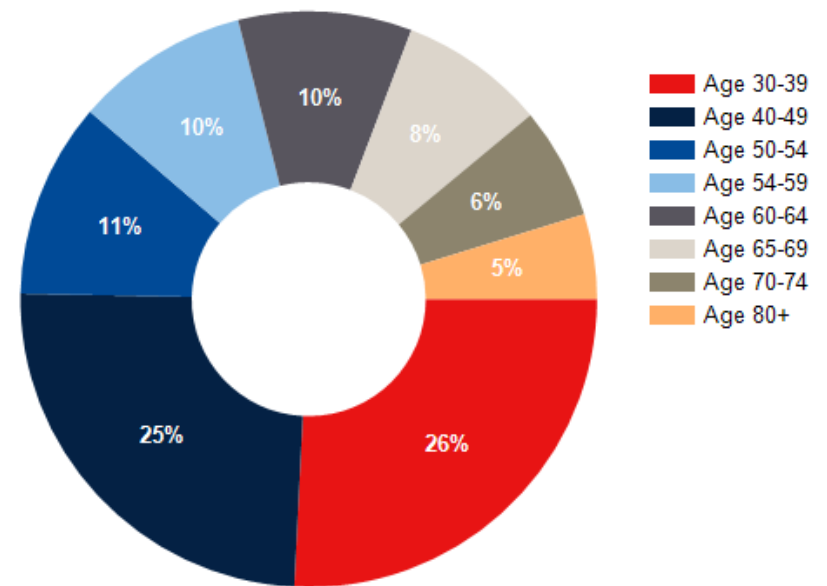


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,317	10,417	24,633
2025 Population Age 35-39	1,295	9,838	23,934
2025 Population Age 40-44	1,268	9,624	23,478
2025 Population Age 45-49	1,213	9,032	21,225
2025 Population Age 50-54	1,111	8,763	20,912
2025 Population Age 55-59	989	7,726	18,872
2025 Population Age 60-64	986	7,233	18,300
2025 Population Age 65-69	827	6,485	16,349
2025 Population Age 70-74	634	4,874	12,519
2025 Population Age 75-79	483	3,709	9,059
2025 Population Age 80-84	284	2,428	5,440
2025 Population Age 85+	313	2,204	4,836
2025 Population Age 18+	14,093	108,925	260,324
2025 Median Age	35	35	36
2030 Median Age	36	36	37

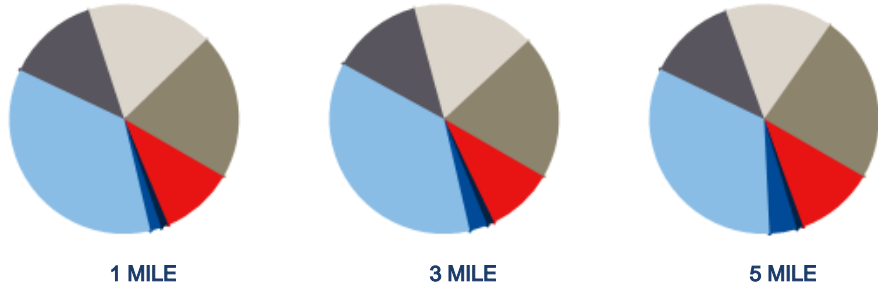
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,209	\$72,138	\$74,449
Average Household Income 25-34	\$88,159	\$86,834	\$94,036
Median Household Income 35-44	\$77,324	\$76,813	\$85,072
Average Household Income 35-44	\$97,817	\$100,395	\$118,444
Median Household Income 45-54	\$83,712	\$78,132	\$85,789
Average Household Income 45-54	\$101,112	\$98,780	\$116,388
Median Household Income 55-64	\$75,277	\$72,563	\$80,039
Average Household Income 55-64	\$97,710	\$94,622	\$111,672
Median Household Income 65-74	\$63,019	\$57,495	\$62,619
Average Household Income 65-74	\$84,040	\$80,083	\$90,176
Average Household Income 75+	\$69,486	\$64,356	\$69,869

Population By Age



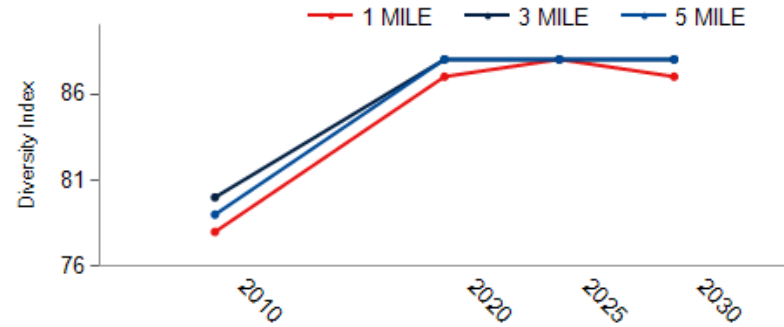
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	88	88
Diversity Index (current year)	88	88	88
Diversity Index (2020)	87	88	88
Diversity Index (2010)	78	80	79

POPULATION BY RACE



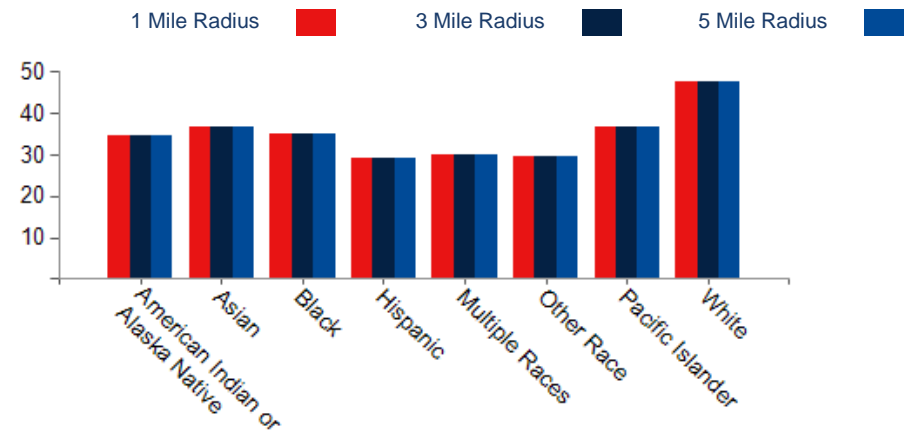
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	10%	9%	11%
American Indian	1%	1%	1%
Asian	2%	3%	4%
Hispanic	36%	37%	33%
Multiracial	13%	13%	12%
Other Race	18%	17%	15%
White	21%	20%	24%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	35	33
Median Asian Age	37	39	40
Median Black Age	35	34	34
Median Hispanic Age	29	29	29
Median Multiple Races Age	30	31	31
Median Other Race Age	30	30	30
Median Pacific Islander Age	37	33	34
Median White Age	48	45	44

2025 MEDIAN AGE BY RACE



05

Company Profile

Advisor Profile



Oren Stephen
Principal

Oren Stephen
Principal

AGENTS

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

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