

FOR SALE



Peggy Lane Medical Building

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Garland, TX 75042



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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. eXp Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial 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 eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

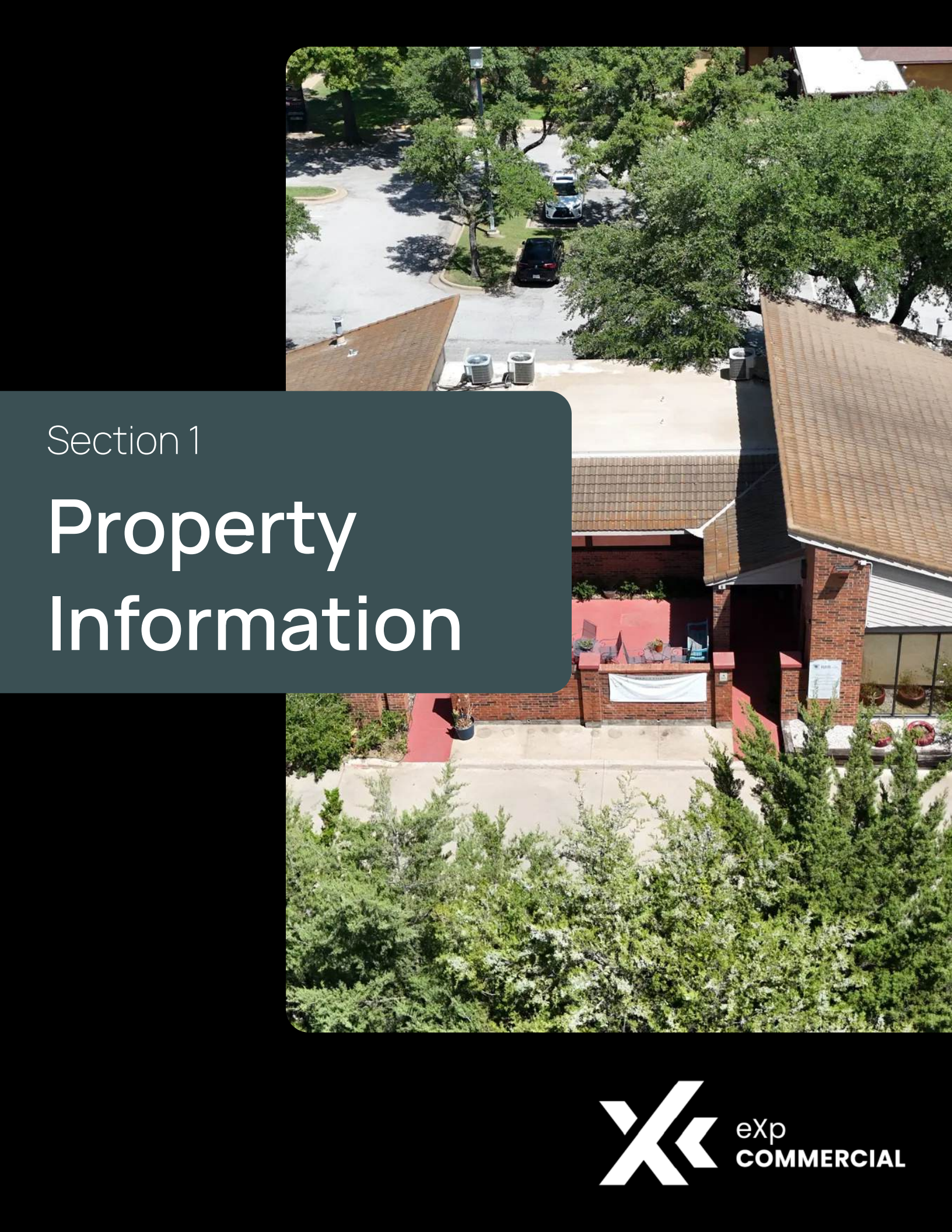
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An aerial photograph of a commercial property. In the foreground, there is a large, dense evergreen tree. Behind it is a brick building with a red-painted lower section and a white banner hanging from it. To the left of the building is a parking lot with a black car and a silver car. The background is filled with more trees and a clear sky.

Section 1

Property Information

Property Summary

FOR SALE



PROPERTY DESCRIPTION

Unlock the potential of this prime commercial property in Garland, TX. Boasting a 3,150 SF building with 2 units, this well-maintained asset provides a compelling opportunity for office or medical investors. Built in 1982 and zoned CO, the property offers versatility and potential for various business uses. With a long-standing tenant of 30 years, this investment presents stability and reliability. Strategically located in the desirable Garland area, this property promises accessibility and visibility for a wide range of businesses. Whether seeking a dynamic office space or a convenient medical facility, this property caters to diverse investor needs. Embrace the possibilities and envision the future growth and success opportunities that this property holds for your venture.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	2
Lot Size:	14,887 SF
Building Size:	3,150 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	192	927	4,695
Total Population	623	2,989	15,082
Average HH Income	\$74,944	\$73,149	\$79,785

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LOCATION DESCRIPTION

Discover the vibrant potential of Garland, TX. Just a short distance from major business hubs, this thriving city offers a strategic location for office building investors. Enjoy access to a diverse talent pool, with close proximity to notable attractions like the historic Downtown Garland Square and Hawaiian Falls Waterpark. The area also boasts a range of dining options, from local favorites to well-known chains. Additionally, the property is conveniently situated near the VA, providing essential services for the community. With excellent transport links and a growing economy, the location presents a compelling opportunity for commercial investment. Explore the possibilities and envision the future success of your venture in this dynamic locale.



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Complete Highlights

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Additional Photos

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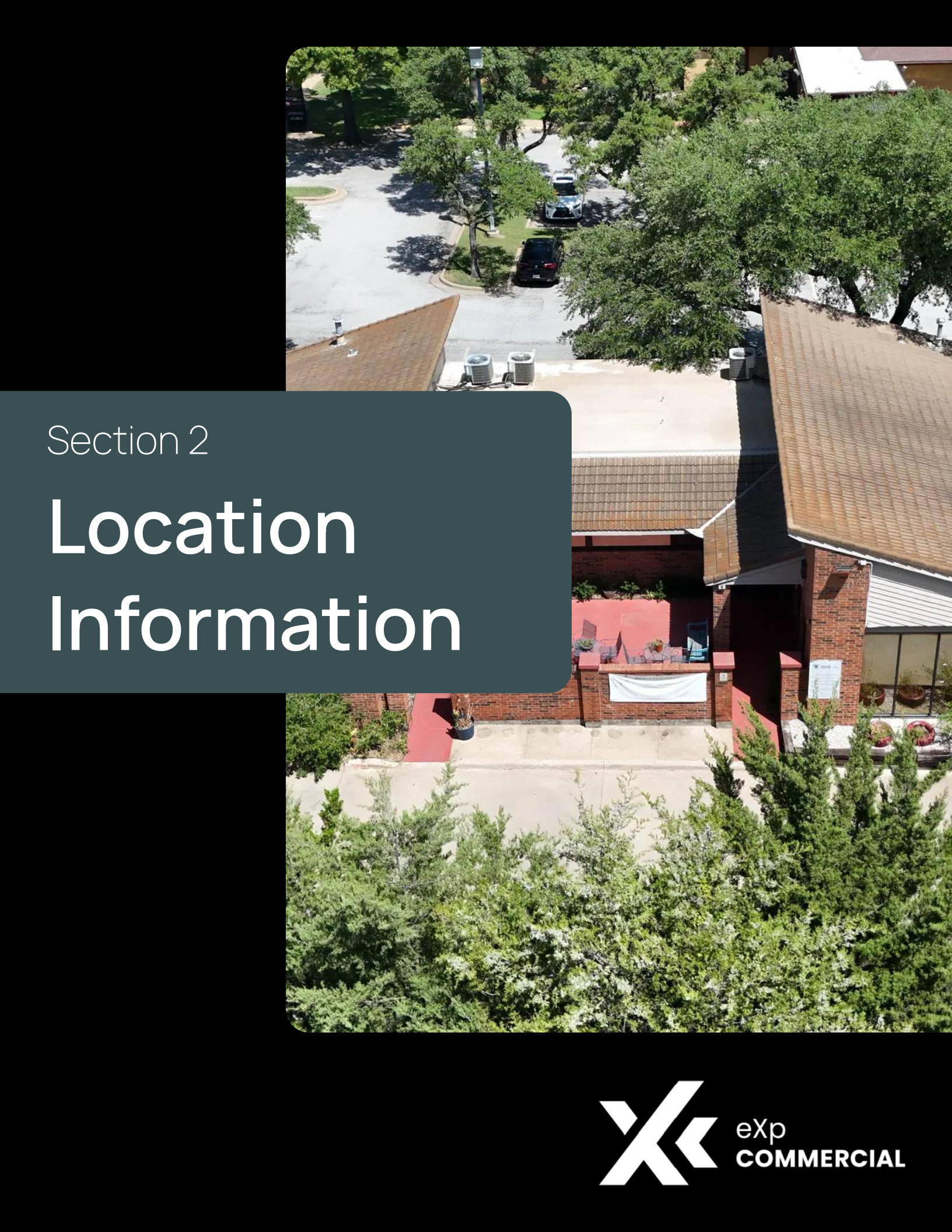
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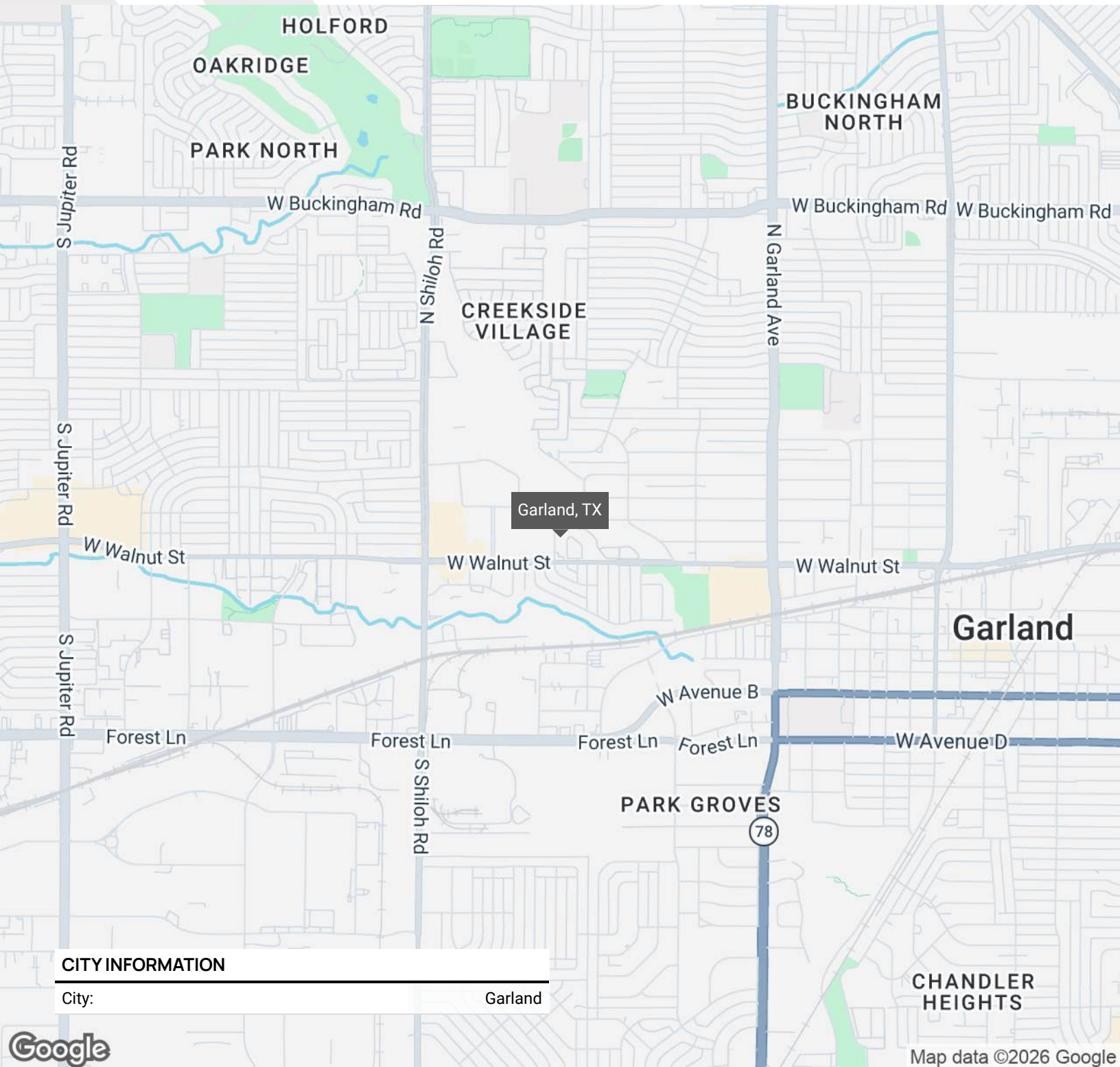


Section 2

Location Information

Regional Map

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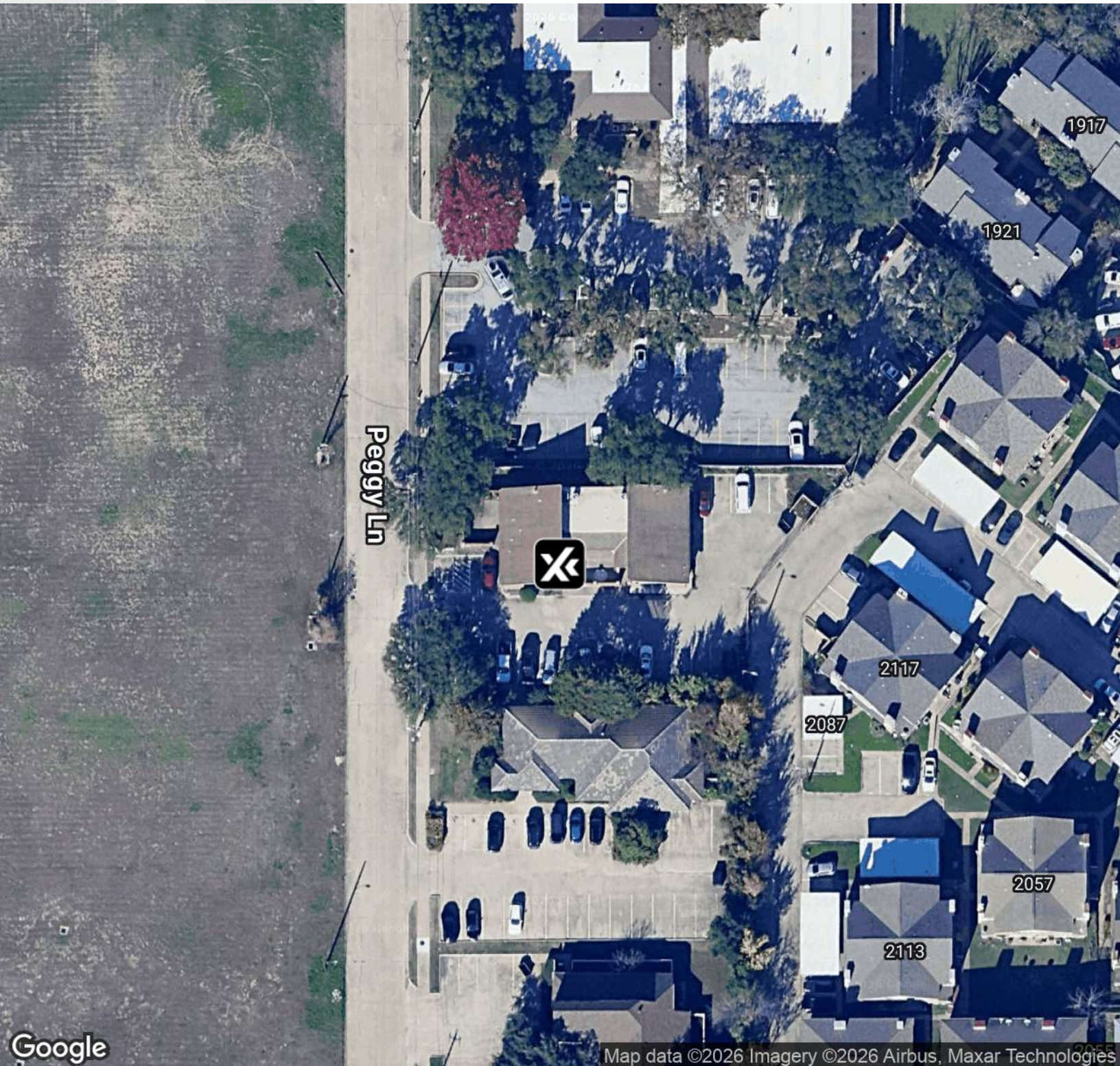
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Location Map

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Aerial Map

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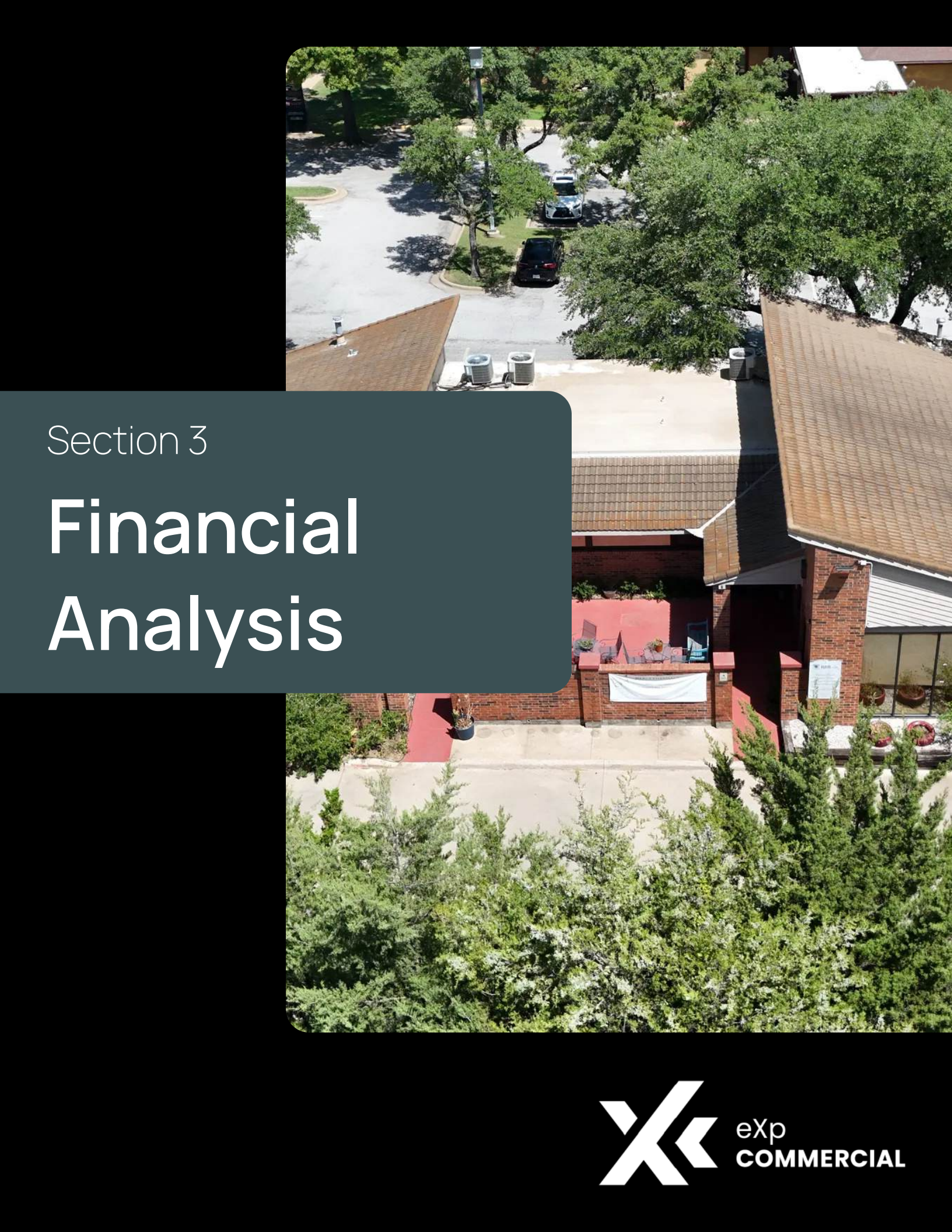
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Section 3

Financial Analysis

Financial Summary

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INVESTMENT OVERVIEW

Asking Price	\$816,000	Building Size	3,150 SF
Price Per SF	\$259.05	Number of Units	2

OPERATING DATA

Current Monthly Rent	\$4,750
Annual Gross Rental Income	\$57,000
Property Taxes	(\$12,000)
Insurance	(\$9,000)
Maintenance	(\$2,000)
Total Operating Expenses	(\$23,000)
Net Operating Income (NOI)	\$34,000

INVESTMENT METRICS

Capitalization Rate	4.17%	Expense Ratio	40.35%
Gross Rent Multiplier	14.32x	Monthly NOI	\$2,833

FINANCING DATA

Financing	Buyer to obtain	Loan Terms	Subject to lender approval
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Financial figures are estimates based on information provided by ownership and are subject to buyer verification.
NOI excludes vacancy, management fees, utilities, capital reserves, and other expenses not provided.

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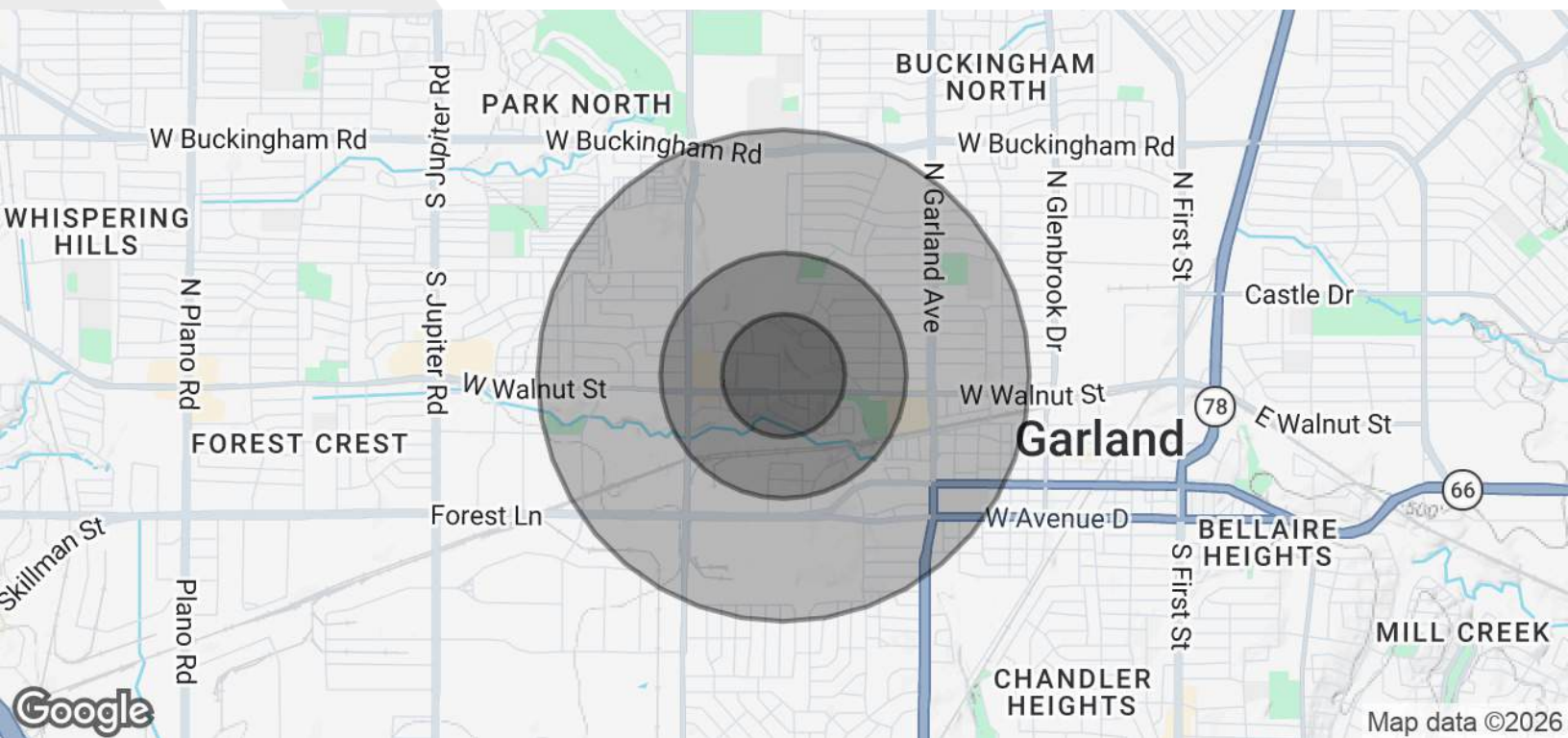


Section 4

Demographics

Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	623	2,989	15,082
Average Age	34.8	35.3	33.8
Average Age (Male)	42.9	39.8	36
Average Age (Female)	29.4	32.3	32.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	192	927	4,695
# of Persons per HH	3.2	3.2	3.2
Average HH Income	\$74,944	\$73,149	\$79,785
Average House Value	\$314,798	\$245,723	\$231,286

2023 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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date