

Leadership - Garland

N Shiloh Rd | 20,586 VPD

LOT 3R
.8454 acres
Available

Legend Oaks
REAL ESTATE & DEVELOPMENT
GARLAND

LOT 5
1.18 acres
Available

LOT 4
.9956 acres
Available



Belt Line Rd | 22,682 VPD

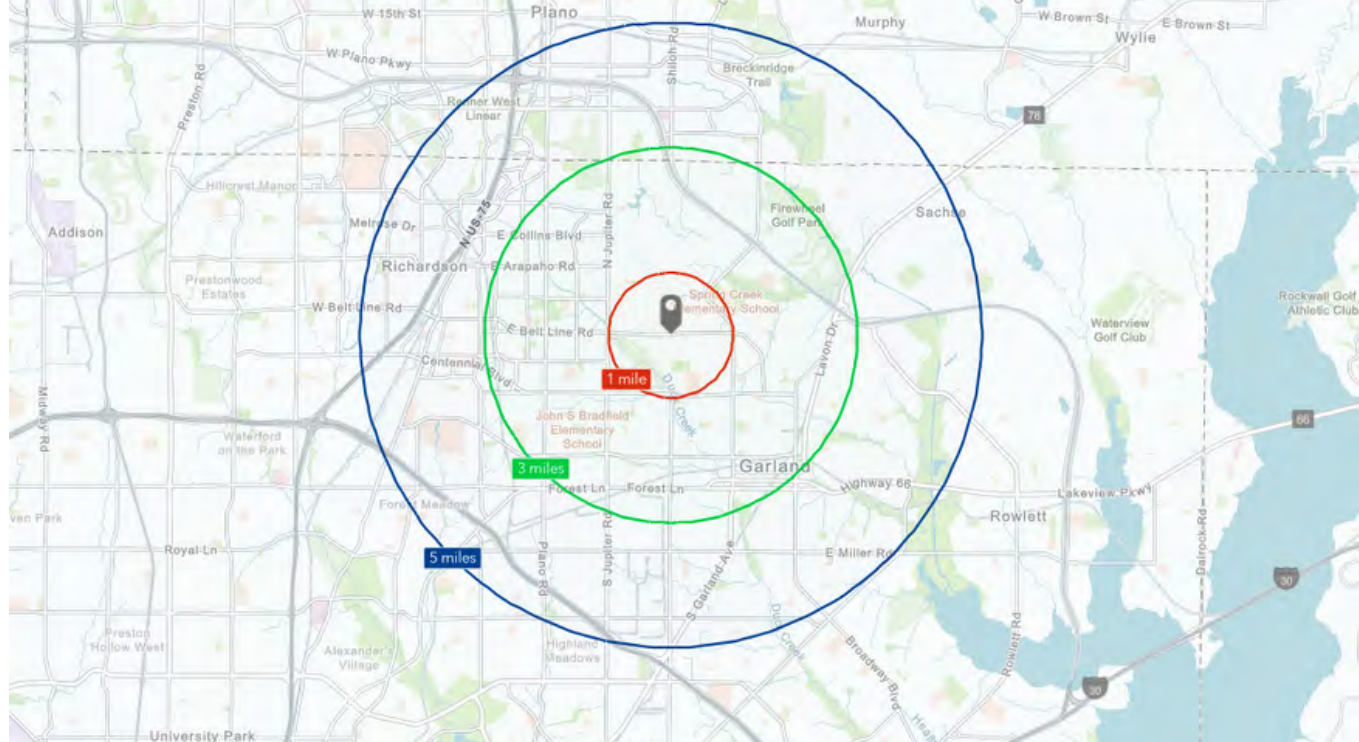
Pads Available

NWQ Belt Line Rd & Shiloh Rd |
Garland, TX 75044

 JLL SEE A BRIGHTER WAY

Property Highlights

- Zoned Community Retail:
Potential for QSR, Retail, & Office
- Water, Sanitary, and Detention on Site
- Conveniently Located with Easy Access in a Densely Populated Residential Neighborhood

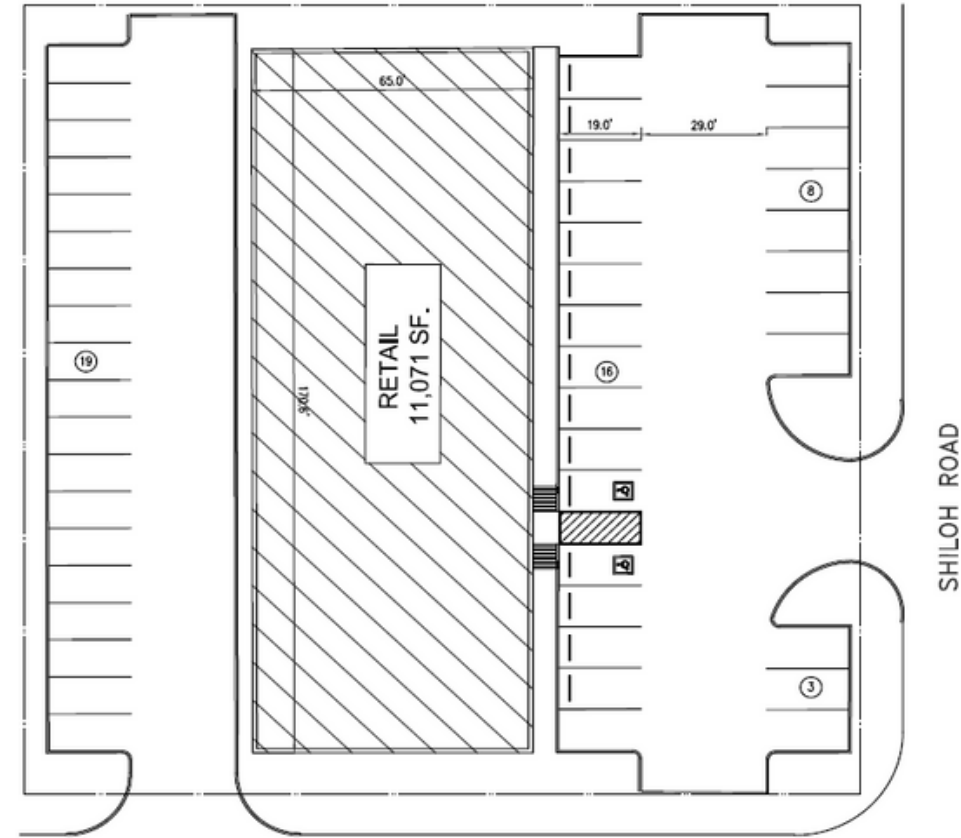
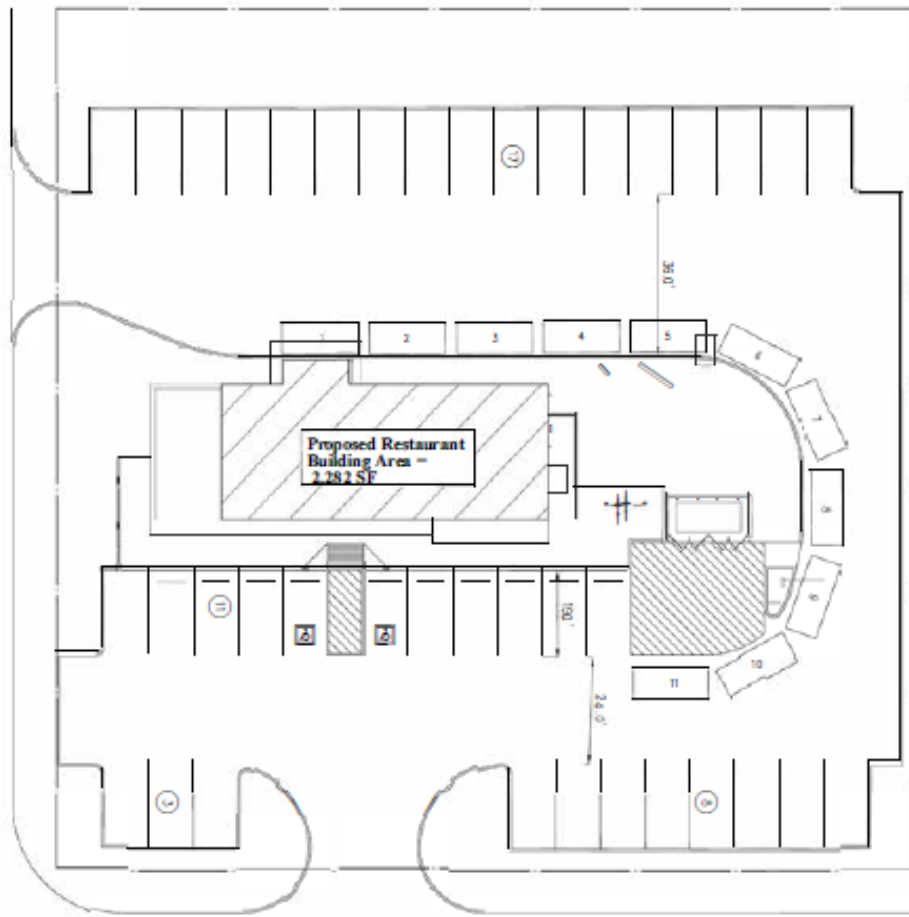


Demographics

	1 mile	3 miles	5 miles
Estimated population	21,383	134,635	340,274
Estimated households	7,562	47,590	127,046
Estimated daytime population	2,917	49,274	176,014
Est. Average HH income	\$94,778	\$110,816	\$114,485
Traffic counts	Belt Line Rd: +/- 25,682 VPD	N Shiloh Rd: +/- 21,032 VPD	

Availability

- Lot 3R: .8454 AC
- Lot 4: .9956 AC
- Lot 5: 1.18 AC



Conceptual Layouts: Lot 3R



Champions at International Leadership - Garland

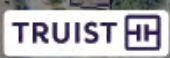


Children's Dental Care of Garland



Spring Creek Church

United Christian Church



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.8454 acres
Available

LOT 4
.9956 acres
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LOT 5
1.18 acres
Available



N Shiloh Rd | 20,586 VPD

Belt Line Rd | 22,220 VPD

N Shiloh Rd | 21,032 VPD

Belt Line Rd | 22,682 VPD

Aerial

 SEE A BRIGHTER WAY

Thank you

About JLL

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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.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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