



**NORTHSTAR PLAZA** | 1400-1564 W BUCKINGHAM RD, GARLAND, TX 75042

**Features**

Northstar Plaza offers excellent visibility and a prime location at the intersection of Buckingham Road and Garland Avenue, two of the trade area's most heavily traveled thoroughfares. ALDI grocery store anchors the center with ample parking throughout. [northstarplaza.com](http://northstarplaza.com)

**FOR LEASE**

**TOTAL SF:** 84,055  
**AVAILABLE SF:** 16,770  
**MIN CONTIGUOUS SF:** 400  
**MAX CONTIGUOUS SF:** 6,000  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$4.29 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
W Buckingham Road	35,514 VPD	Total Population		21,617	141,567	352,544
N Garland Avenue	21,262 VPD	Total Households		7,152	47,997	130,346
		Average Household Income		\$91,398	\$95,654	\$106,187
		Total Daytime Population		14,819	131,277	369,751

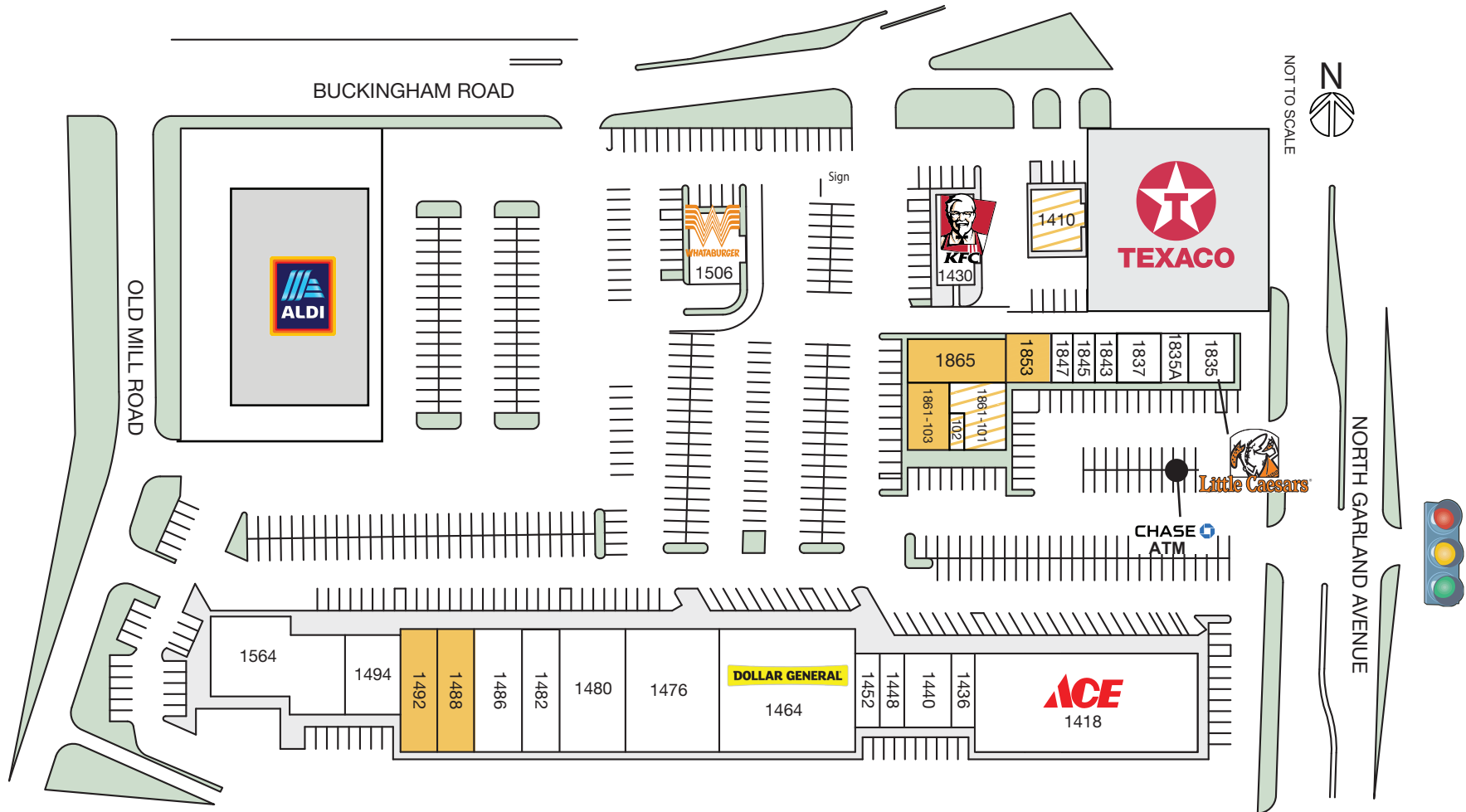
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**Area Retailers & Businesses**



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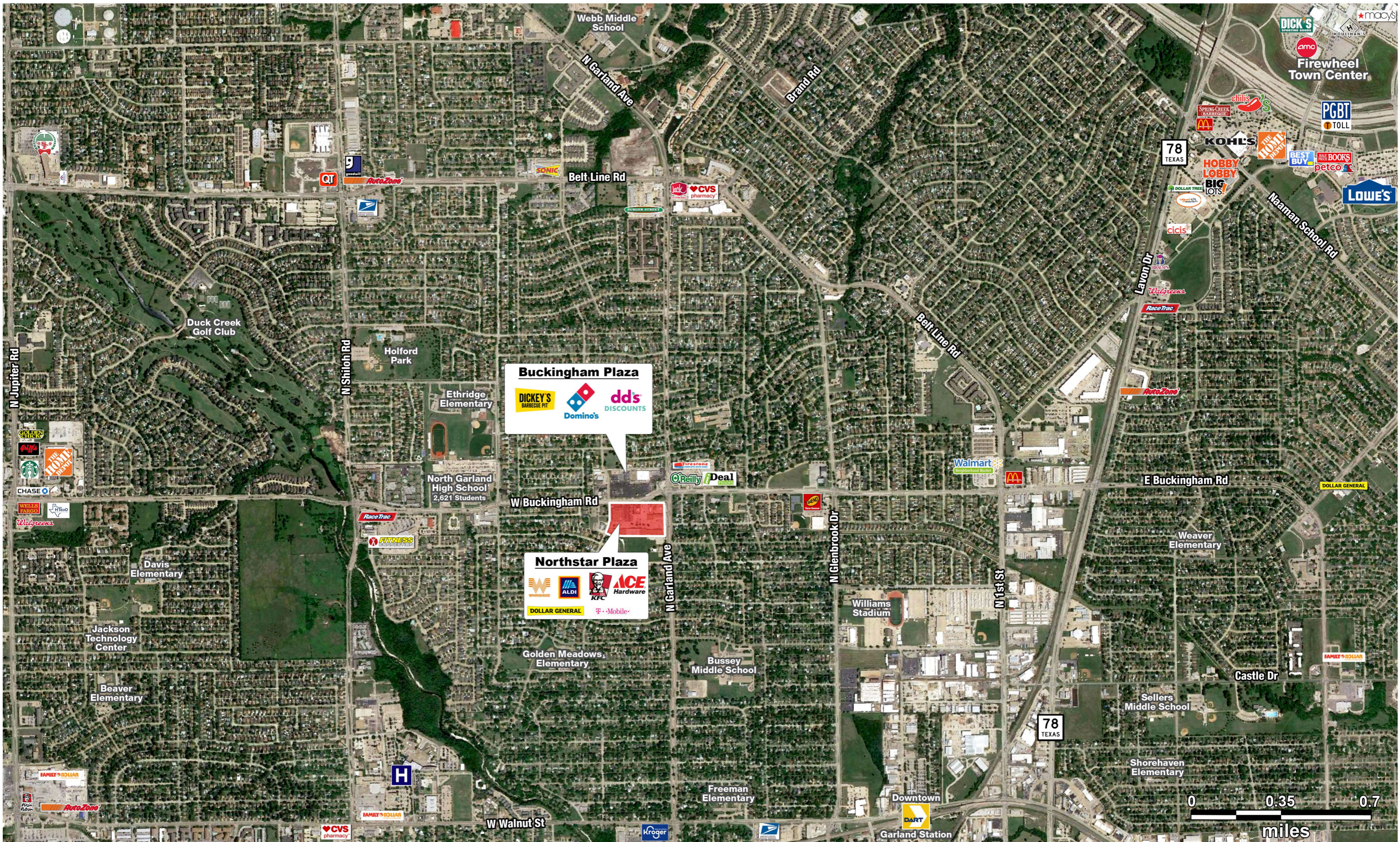


Available Space	
1410*	2,000 sf
1488	3,000 sf
1492	3,000 sf
1853	1,600 sf
1861-101*	2,000 sf
1861-102*	400 sf
1861-103	2,480 sf
1865	2,290 sf

Current Tenants					
1410	Crazy Catfish 2,000 sf	1480	Del Rancho Mexican Restaurant 6,050 sf	1835A	Fruti Paeteria 992 sf
1418	Ace Hardware 14,400 sf	1486	Furniture Empire 4,950 sf	1837	Medicos Family Clinic 1,200 sf
1430	KFC 3,000 sf	1494	Battle Axe Barbell 4,500 sf	1843	Northstar Tailor Shop 640 sf
1436	Schugga Bear Creations 870 sf	1506	Whataburger 2,430 sf	1845	Endless Barbershop 800 sf
1440	Lovely Nails 3,000 sf	1564	Dallas Automotive 5,525 sf	1847	Allstate Insurance 800 sf
1448	Northstar Foot Spa 1,040 sf	1835	Little Caesar's Pizza 1,408 sf	1861-101	New Image Bridal & Hair 2,000 sf
1452	Nutrition with a Twist 1,050 sf			1861-102	Beauty Barn 400 sf
1464	Dollar General 10,100 sf				
1476	Smile Magic 7,000sf				

\*Occupied but Available

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



# 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.



## 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 on 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.

## 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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