Owner-User, Redevelopment, or Pro-Forma Lease Up

Brand New Roof and HVAC System

High Traffic Location (42,300 VPD)

OFFERING MEMORANDUM

Centerville Professional Building

401 W Centerville Rd
Garland, TX 75041

Disclaimer

Colliers International Brokerage Company ("Broker") has been retained as the exclusive advisor and broker for this offering.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

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Offering Summary

401 W Centerville Rd
Garland, TX 75041

The Ficke Team of Colliers is pleased to present the Centerville Professional Building, a 7,200 square foot medical/ professional office asset located at 401 W Centerville Rd in Garland, Texas. Situated on approximately 0.76 acres with ~40 parking spaces, the property offers strong visibility along a major thoroughfare with traffic counts exceeding 42,300 vehicles per day. The building is currently 50% occupied and configured into multiple suites, allowing for flexibility across a wide range of medical, office, or service-oriented uses. The asset has seen recent capital improvements including a new roof and HVAC system, minimizing near-term capital expenditures and enhancing its positioning for lease-up or repositioning.

The investment offers a unique combination of in-place income and value-add upside, with a mix of tenancy that includes a nationally recognized Edward Jones location alongside local medical tenancy. The existing rent roll provides interim cash flow through NNN leases while maintaining below-market rental rates, creating a clear path to NOI growth through lease-up or mark-to-market adjustments. With 3,600 square feet currently available and additional flexibility through potential lease restructuring or buyout, investors can execute on multiple strategies including stabilization, owner-user conversion, or repositioning the asset to a higher and better use.

Located within the Dallas-Fort Worth metroplex, the property benefits from strong surrounding demographics including a population of over 340,000 residents within a 5-mile radius, average household incomes exceeding $100,000, and a dense base of over 11,000 businesses supporting local demand. Garland continues to see steady economic activity driven by its proximity to major employment hubs, transportation corridors, and ongoing redevelopment initiatives. This offering presents investors and users the opportunity to acquire a well-located infill asset with multiple paths to create value, whether through lease-up, redevelopment, or long-term hold with improved cash flow.

Asking Price	Price Per Sqft
$1,332,000	**$185/Sqft**

Property Profile & Investment Highlights

Property Name	Centerville Professional Building
Property Address	401 W Centerville Rd Garland, TX 75041
Rentable Square Feet (RSF)	7,200
% Occupied	50.00%
Office Space Available (RSF)	3,600
Lot Size (Acres)	0.76
FAR	0.23
Year Built	1972
Divisible Suites	6
Parking Spaces	+/- 40
Office Class	B
Current Avg. Base Rental Rate ($/SF)	$10.75
Building Use	Medical/Professional Use

Multiple Exit Strategies

Investor, owner-user, or developer play depending on execution.

Value-Add Lease-Up Opportunity

50% occupied with clear upside through lease-up.

In-Place Cash Flow

NNN leases provide passive income during stabilization.

Credit Tenant – Edward Jones

National tenant anchors rent roll with stable income.

High Traffic Location (42,300 VPD)

Strong visibility and access along major corridor.

Recent Capital Improvements

New roof and HVAC limit near-term CapEx.

Rental Upside

Below-market rents allow for NOI growth.

Flexible Medical/Office Use

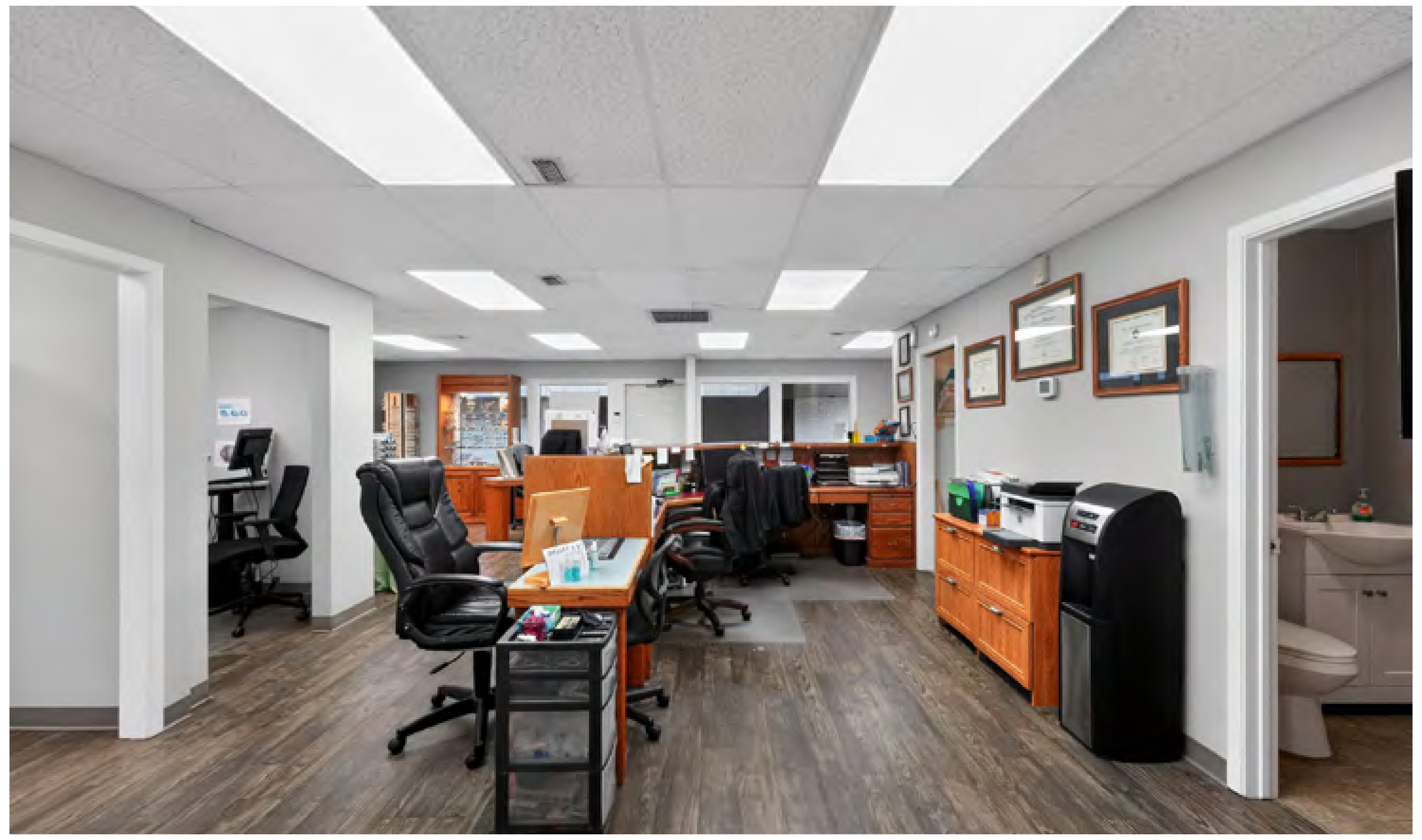
Situated on ~0.76 acres with ~40 parking spaces, supporting a wide range of medical or professional uses.

Exterior Photography





Interior Photography



Local Market Overview

Garland, Texas has a diversified economy shaped by its role in the Dallas–Fort Worth metroplex and its strong manufacturing roots. The city supports jobs across manufacturing, logistics, healthcare, education, and public utilities, and it has focused on redeveloping older industrial areas and attracting cost-conscious businesses seeking proximity to major transportation networks.

Demographics in a 5-Mile Radius

$102,375
Average Household Income

27%
Undergraduate Enrollment

$305,083
Median Home Value

28%
College Educated

340,080
Current Total Population

11,670
Total Businesses

118,349
Current Total Households

113,545
Total Employees

Tenant Overview & Lease Summary

Edward Jones is a long-established American financial services firm that specializes in personalized investment advice and long-term wealth management for individual investors, families, and small-business owners. Founded in 1922 and headquartered in the St. Louis, Missouri area, the firm operates a distinctive branch-office model with more than 15,000 locations across the United States and Canada, allowing financial advisors to work closely within the communities they serve. Edward Jones offers a broad range of services, including retirement planning, investment management, insurance and annuities, college savings strategies, and estate planning support, with a strong emphasis on one-to-one relationships rather than transactional investing. The firm is privately held, owned by current and retired employees, and oversees more than $2 trillion in client assets, making it one of the largest wealth-management firms in North America while remaining focused on face-to-face, goal-based financial guidance

Lease Information | Edward Jones	
Tenant	Edward Jones
Suite	4
Lease Type	NNN
CAM Cap	3.5% on Controllable Expenses; 10% Management Fee Cap of Total CAM
Rentable Square Feet	1,200
% Share of SF	16.67%
Lease Commencement	3/1/2025
Lease Expiration	2/28/2030
Lease Term Remaining	3.87
Lease Term Total	5.00
Options	One (1) 5-Year Renewal
Tenant Responsibility	CAM, TAX, INS
Base Rental Rate ($/SF)	$12.00
Annual Base Rental Rate	$14,400
Estimated Additional NNN Rent	$5,100
Total Rental Amount	$19,500

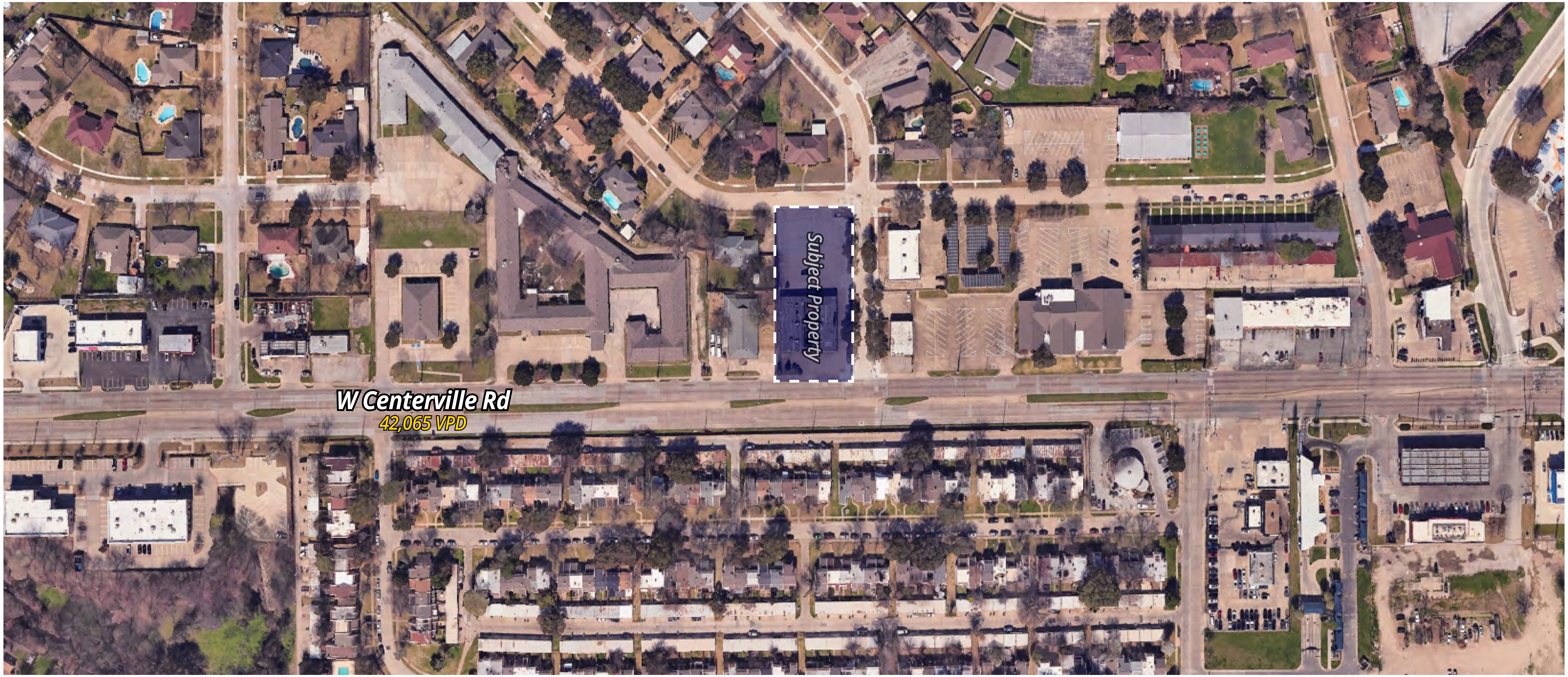
Tenant Overview & Lease Summary

Garland Family Eye Care

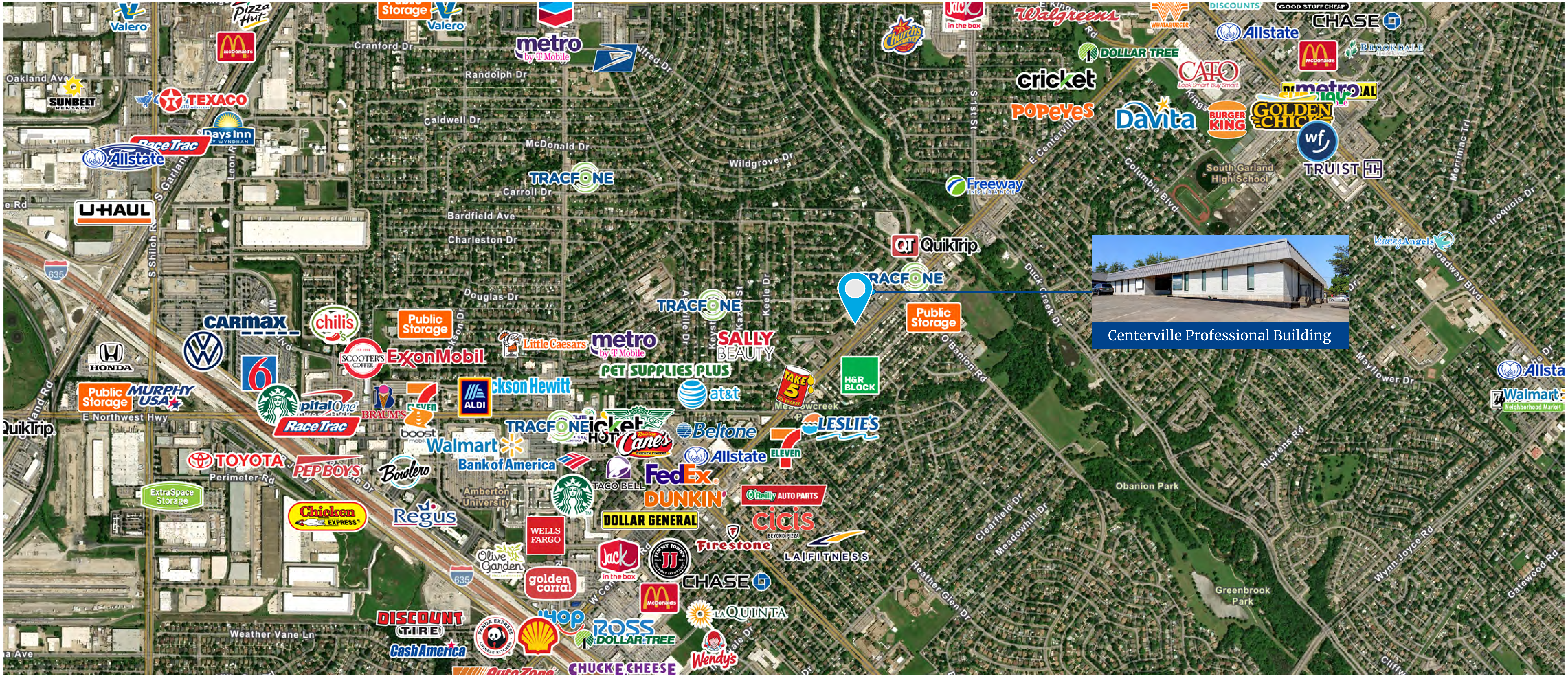
Garland Family Eye Care is a long-established optometry practice in Garland, Texas, providing comprehensive eye care for patients of all ages. Located at 401 W. Centerville Road, the practice offers routine eye exams, medical eye care, and same-day eyewear services, with a particular focus on personalized, family-friendly care. The clinic is led by Dr. Brad Wemhoener, a therapeutic optometrist and glaucoma specialist with more than 20 years of experience serving the Garland community. In addition to vision correction, Garland Family Eye Care treats medical conditions such as glaucoma, diabetes-related eye issues, allergies, and eye emergencies, and is known locally for attentive service, modern diagnostic technology, and a wide selection of frames and contact lens options.

Lease Information | Garland Family Eye Care	
Tenant	Garland Family Eye Care
Suite	5 & 6
Lease Type	NNN
Rentable Square Feet	2,400
% Share of SF	33.33%
Lease Commencement	1990s
Lease Expiration	Month-to-Month
Tenant Responsibility	CAM, TAX, INS
Base Rental Rate ($/SF)	$9.50
Annual Base Rental Rate	$22,800.00

Parcel Overview



Aerial Overview



Pricing

Sale Price

$1,332,000

($185/SF)

Please contact our Investment Sales Team for questions or more information.

Offering Instructions

Offers should be submitted via email to:
Geoff.Ficke@colliers.com, **Zack.Ficke@colliers.com,**
& William.Paredes@colliers.com
Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

Colliers

Accelerating success.

Reach out to get started.

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