

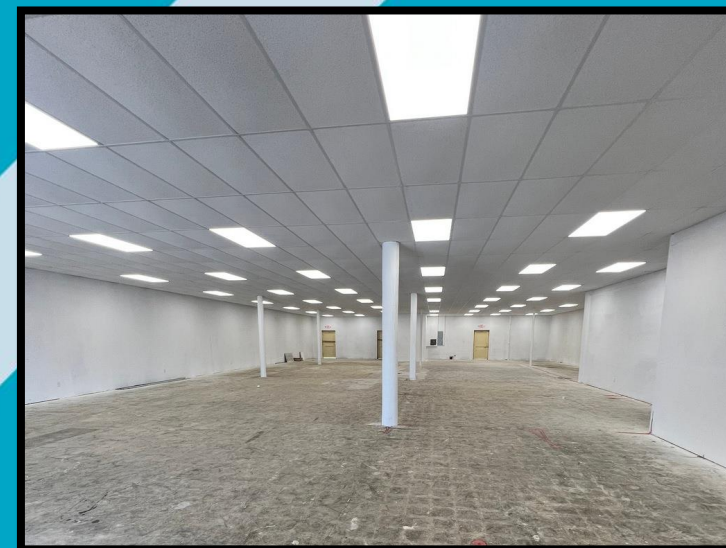


EBG

EUREKA BUSINESS GROUP

3160 Saturn Rd -230A Garland, TX

5,100SF Retail Space



Joseph Gozlan | E: Joseph@EBGTexas.com
| O: (903) 600-0616 | M: (469) 443-6336

LEASE Package

All materials and information received or derived from Eureka Business Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eureka Business Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eureka Business Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group 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, businesses and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

FOR LEASE: Great Retail Space in Vibrant Garland, TX Shopping Center

Seize this outstanding leasing opportunity at the intersection of Saturn and Kingsley Rd in the heart of Garland, TX. Ideally situated in a densely populated area, this 5,100SF retail space is available for immediate occupancy and ready to bring your business vision to life.

This open plan retail space is part of a busy shopping center, offering flexibility for a variety of business types including retail stores, office spaces, or restaurants.

The building is equipped with central heat & air, ensuring a comfortable shopping experience for your customers all year round. The property also benefits from ample parking, providing a convenient shopping destination for local and visiting customers.

With traffic volumes of 18,345 VPD on Kingsley and 15,060 VPD on Saturn, your business will enjoy high visibility and exposure, attracting a steady stream of potential customers.

Competitive modified gross lease terms are on offer, with both the term and the tenant improvements budget open for negotiation to best suit your business needs.

If you're looking for an accessible, high-traffic retail space in a thriving community, look no further. Contact us today to learn more about this exclusive leasing opportunity or to schedule a viewing. Don't miss out on this chance to locate your business in the heart of Garland, TX!



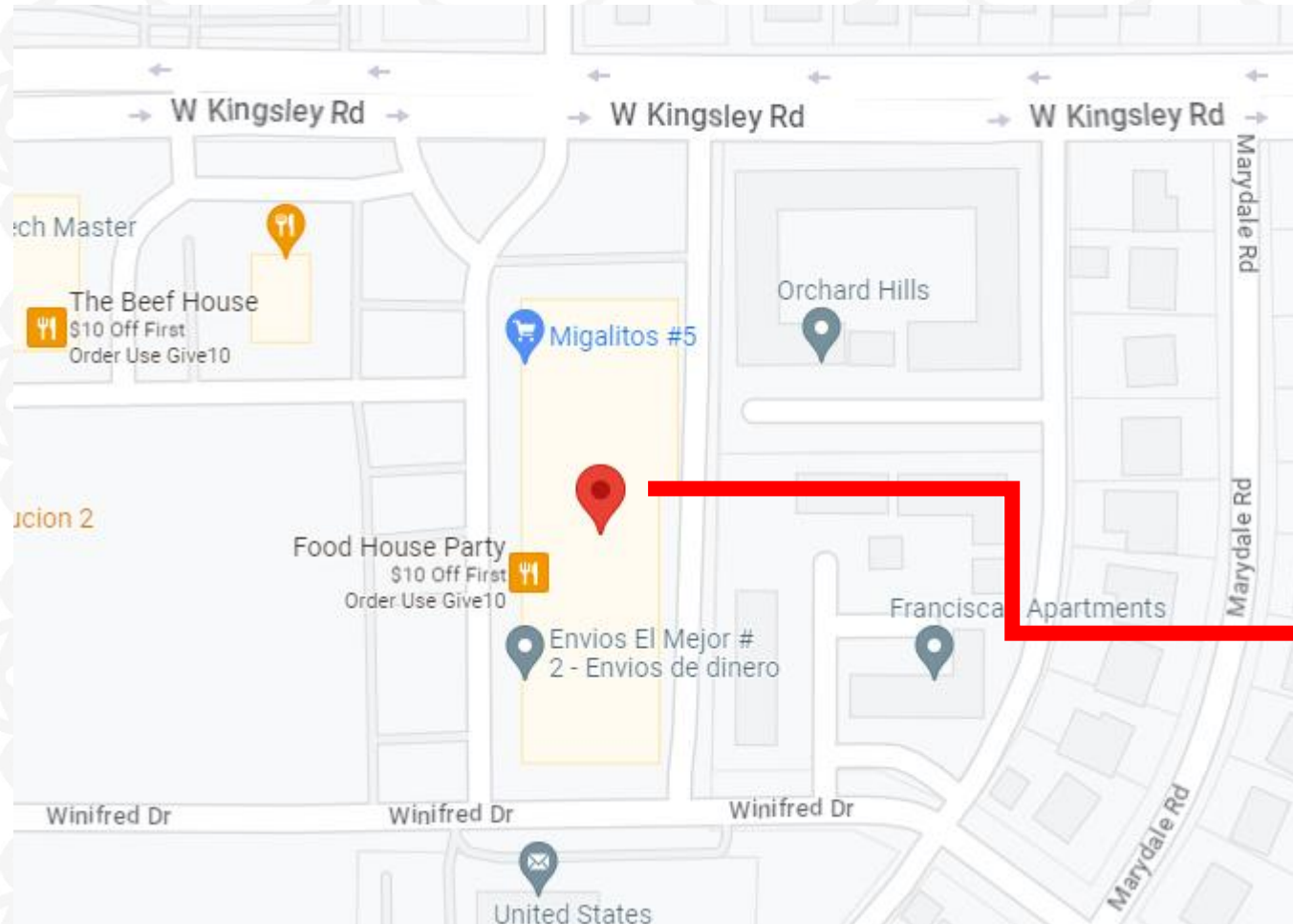
Joseph Gozlan | Joseph@EBGTexas.com | (469) 443-6336

| Property Profile | |
|------------------|--|
| Available SF: | 5,100SF |
| Type: | Retail |
| Secondary Type: | Shopping Center |
| Year Built: | 1980 |
| Entries: | 2 Front, 2 Back |
| Bathrooms: | 2 Stalls |
| Street Type: | Primary |
| Visible Signage: | Available |
| HVAC: | Central Heat & Air |
| Traffic: | Kingsley: 18,345 VPD Saturn: 15,060 VPD |

- **Street Address:**
3160 Saturn Rd STE 230A, Garland, TX
- **Usage: Retail/Office/Restaurant, etc.**
- **Parking:** Ample parking spaces available
- **Traffic: Kingsley: 18,345 VPD | Saturn: 15,060 VPD**
- **Term:** Negotiable
- **Rent:** \$11/SF-\$14/SF Modified Gross
- **Tenant Improvements Budget:** Negotiable
- **Available:** Immediately

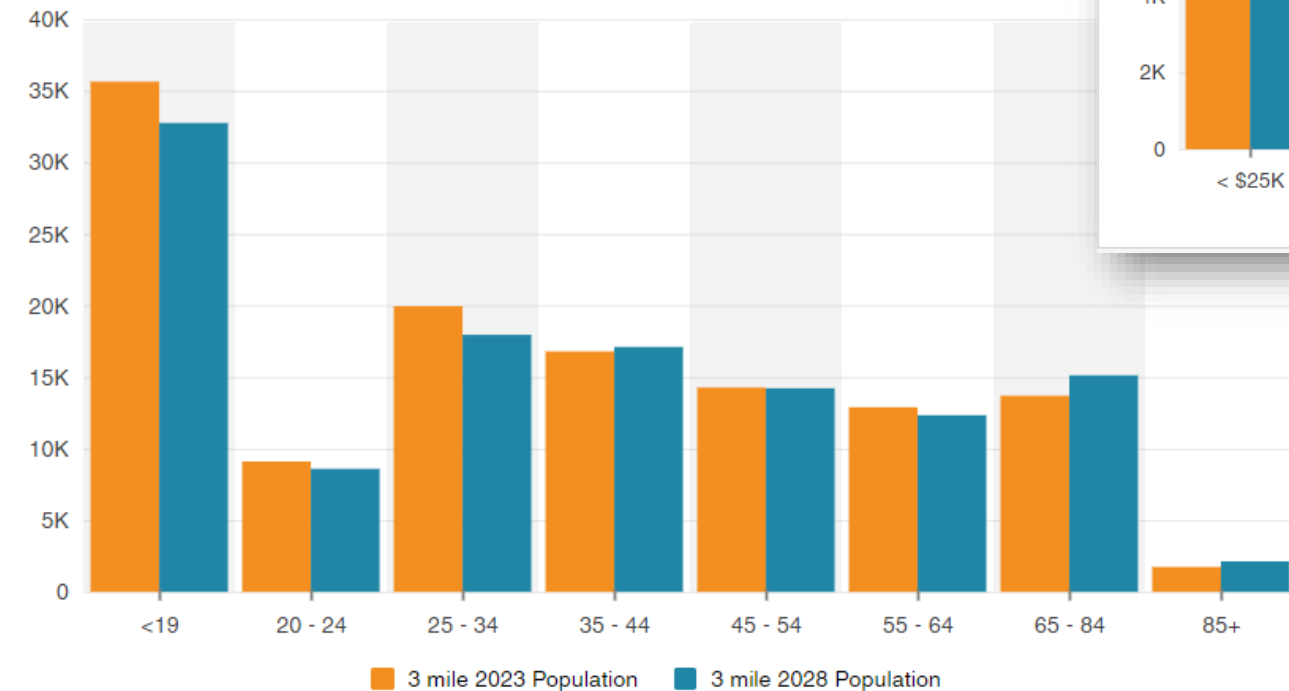




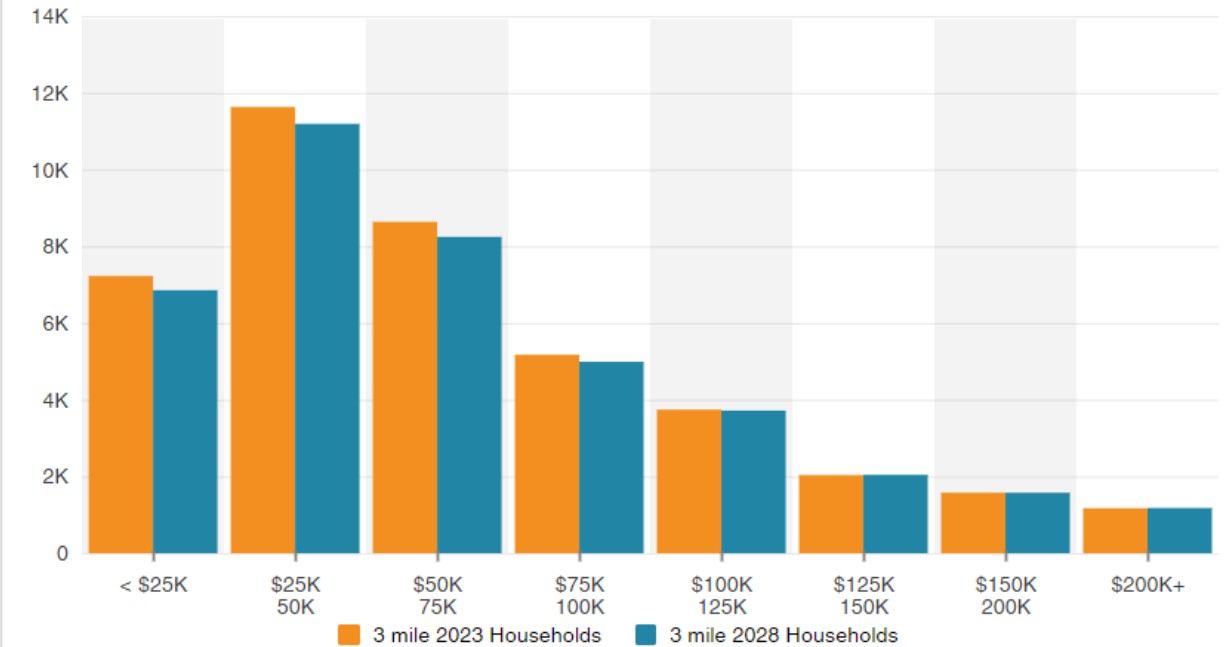


**3160 Saturn Rd
#230A, Garland, TX
75041**

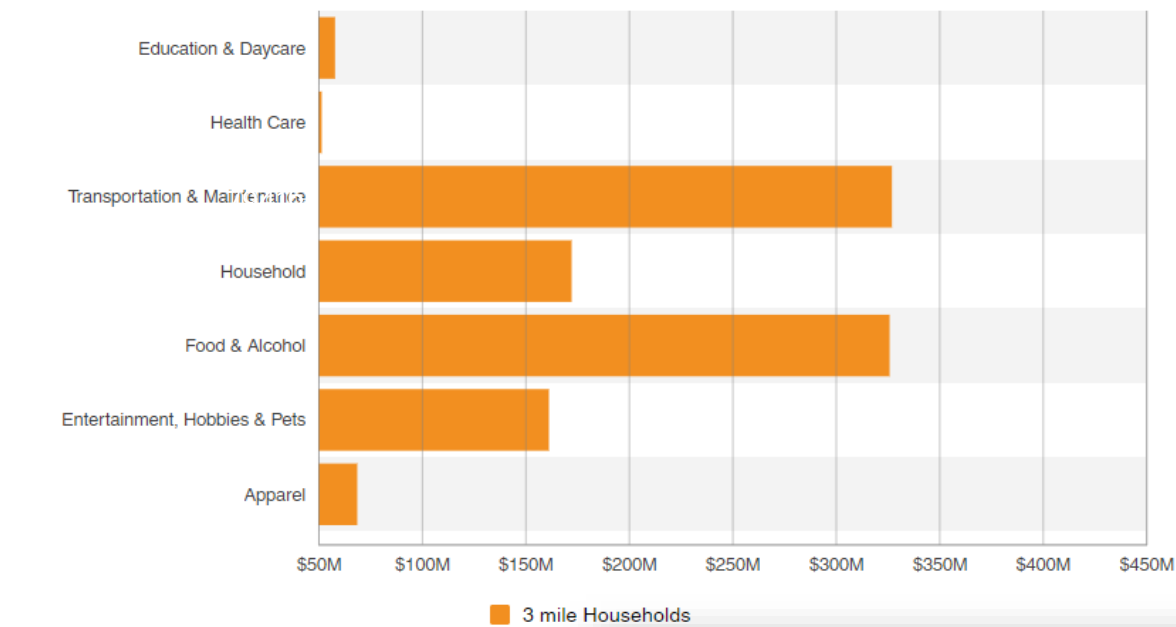
Population By Age



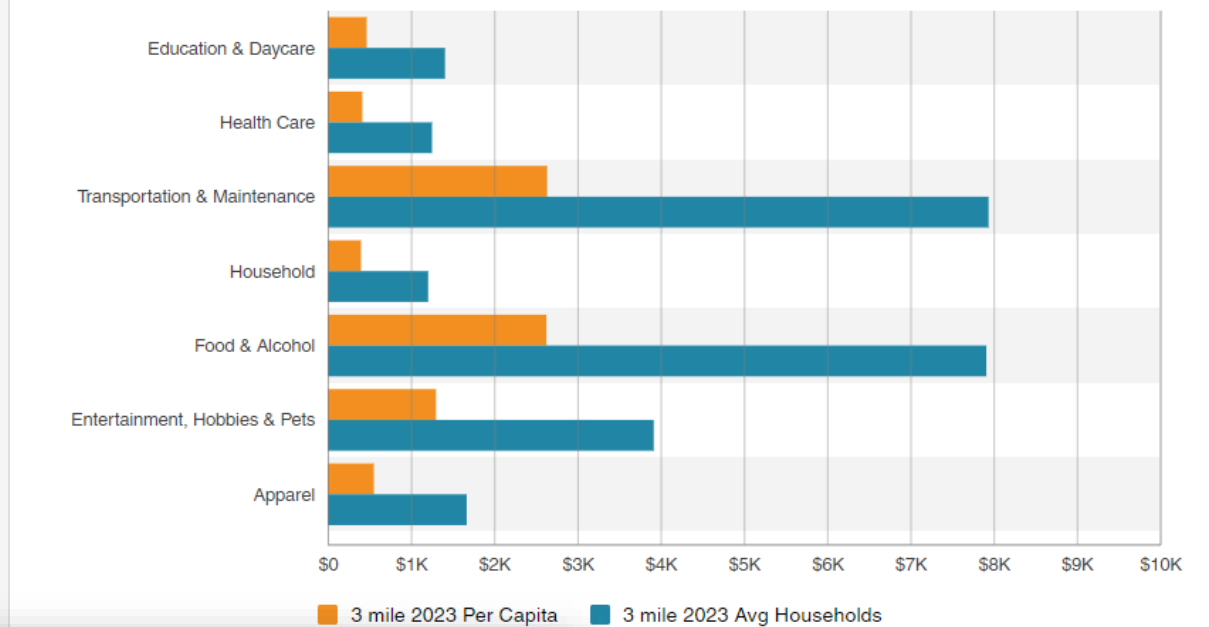
Household Income



Consumer Spending



Per Capita & Avg Household Spending



Population

| | 1 mile | 3 mile | 5 mile |
|-----------------------------|--------|---------|---------|
| 2010 Population | 15,818 | 125,811 | 354,915 |
| 2023 Population | 16,006 | 124,106 | 353,507 |
| 2028 Population Projection | 15,576 | 120,214 | 342,917 |
| Median Age | 34.3 | 33.7 | 34.8 |
| Bachelor's Degree or Higher | 14% | 17% | 22% |



EBG

EUREKA BUSINESS GROUP

JOSEPH GOZLAN



Joseph@EBGTexas.com



(903) 600-0616



(469) 443-6336



Contact

INFORMATION ABOUT BROKER SERVICES

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.

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.

| | | | |
|--|----------------|--------------------------|-------------------|
| <u>Margarita Gozlan Derjavetz</u> | <u>0579999</u> | <u>Rita@EBGTexas.com</u> | <u>4692869200</u> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |

| | | | |
|---------------------------|-------------|-------|-------|
| _____ | _____ | _____ | _____ |
| Designated Broker of Firm | License No. | Email | Phone |

| | | | |
|------------------------------|----------------|----------------------------|-------------------|
| <u>Joseph Gozlan</u> | <u>0593483</u> | <u>Joseph@EBGTexas.com</u> | <u>4694436336</u> |
| Sales Agent/Associate's Name | License No. | Email | Phone |