



VIDEOS

### Property Highlights

- Restaurant/Retail Space Available
- Frontage on I-635 / LBJ Freeway
- Located amid Garland's most trafficked retail nodes with excellent visibility from I-635 / LBJ Freeway
- Shadow-Anchored by Walmart
- Access from the I-635 Service Road and from Marketplace Drive
- Call for Pricing

### Traffic Counts

I-635/LBJ Fwy: 187,783 VPD  
Centerville Rd: 41,004 VPD  
Year: 2023 | Source: TXDOT

[www.TheGatess.com](http://www.TheGatess.com)

### 2024 Demographics



#### Total Population

1-mile	3-miles	5-miles
19,972	143,436	349,707



#### Daytime Population

1-mile	3-miles	5-miles
15,640	114,723	307,313



#### Households

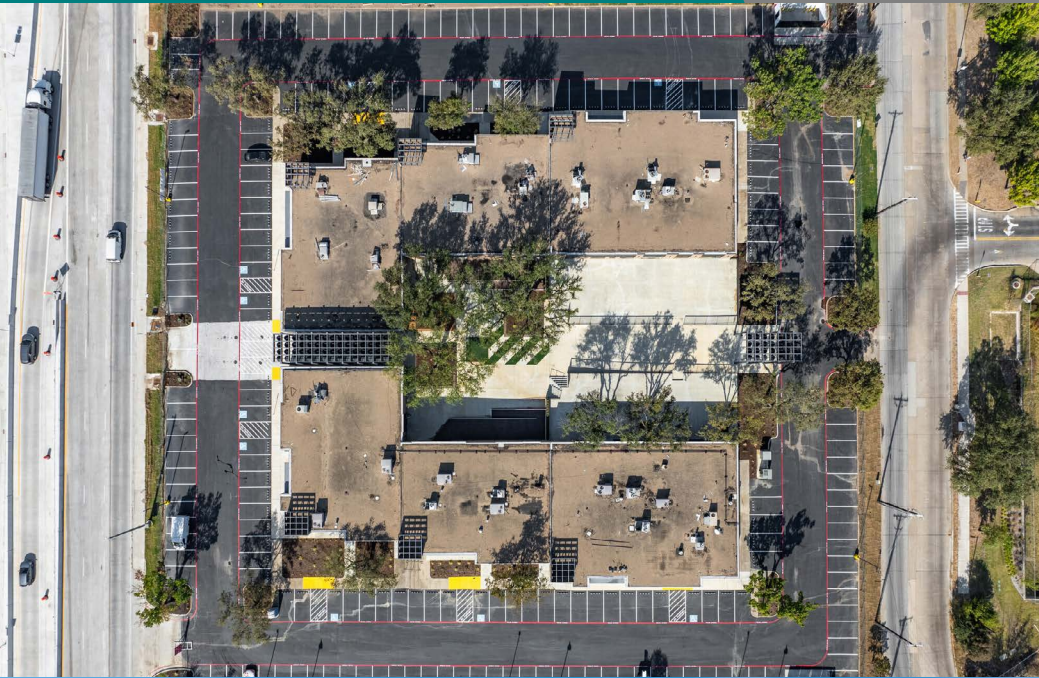
1-mile	3-miles	5-miles
6,972	49,398	123,929

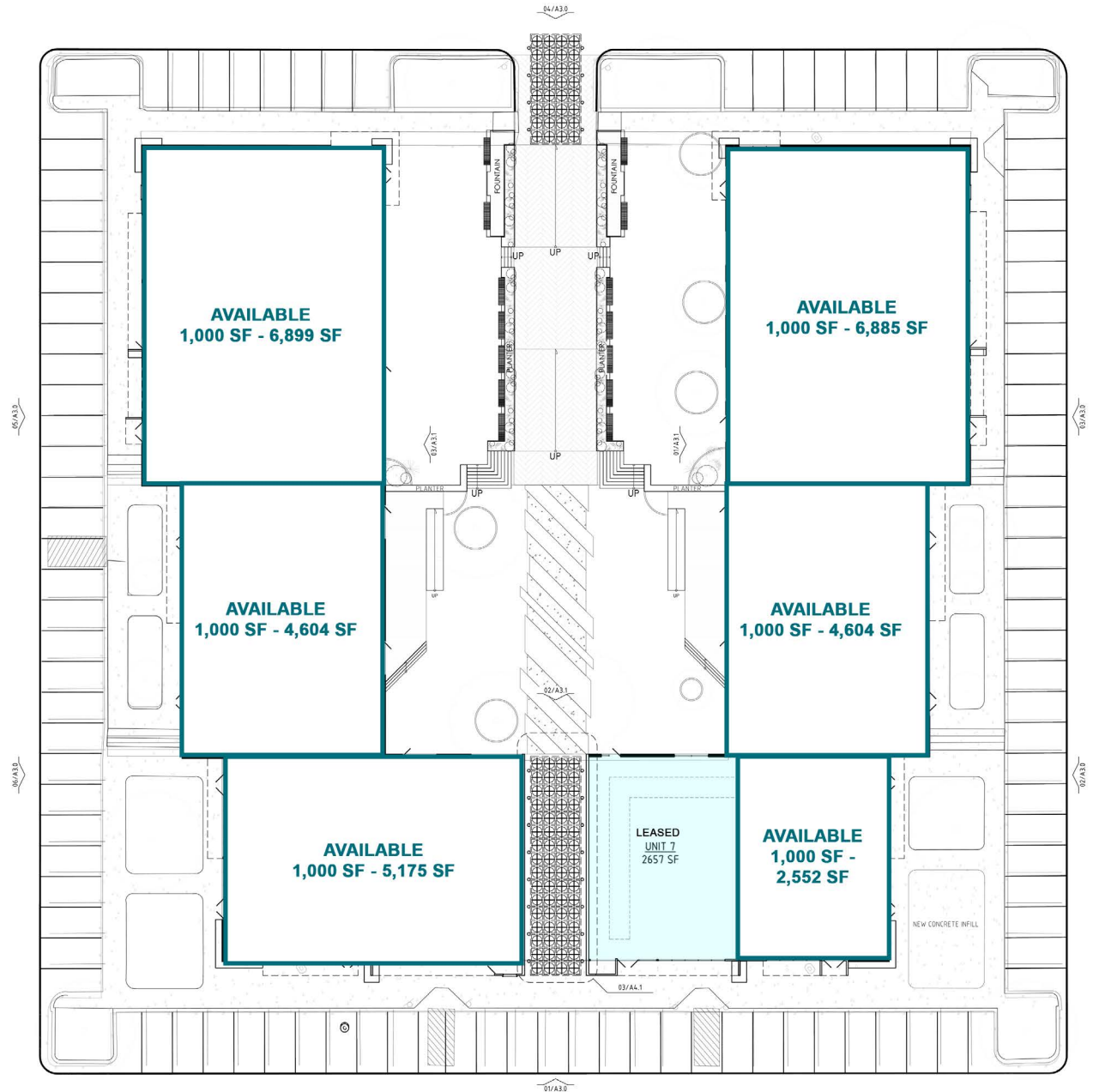


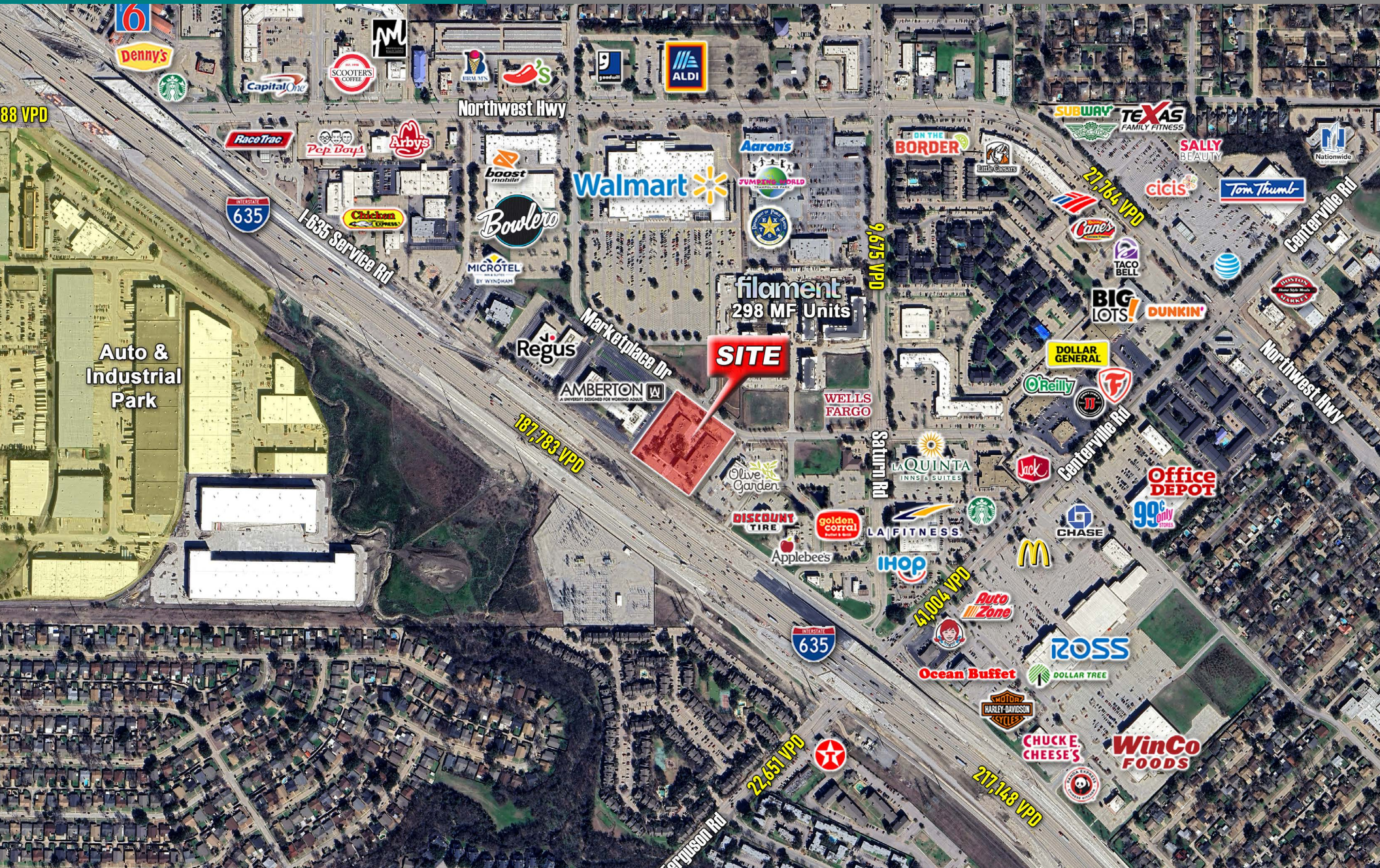
#### Average Household Income

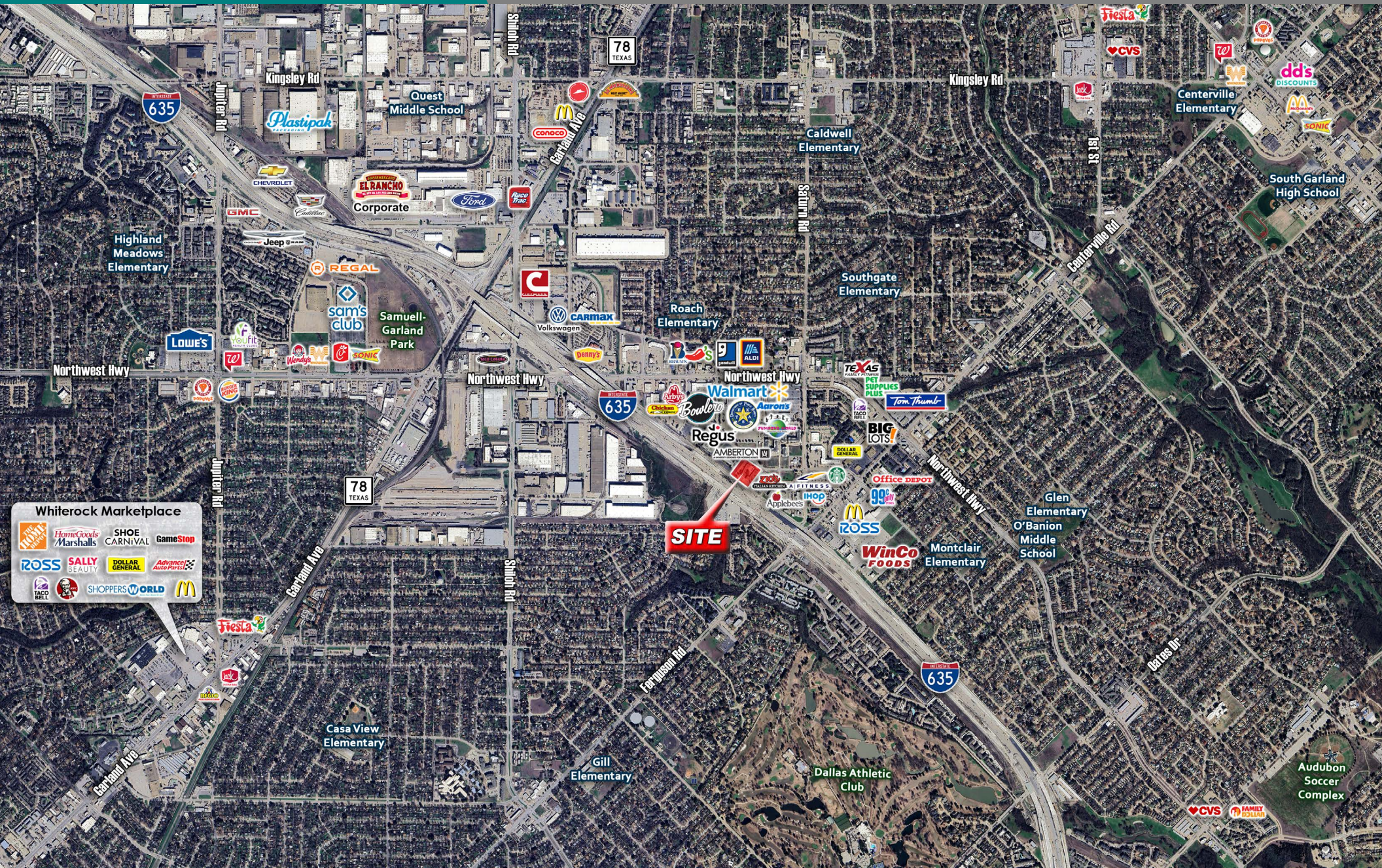
1-mile	3-miles	5-miles
\$77,653	\$86,687	\$96,320











**Whiterock Marketplace**

- HomeGoods
- Marshall's
- SHOE CARNIVAL
- GameStop
- ROSS
- SALLY BEAUTY
- DOLLAR GENERAL
- Advance Auto Parts
- SHOPPERS WORLD
- McDonald's

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>Population Summary</b>			
2010 Total Population	19,369	139,826	329,715
2020 Total Population	20,586	146,759	352,439
2020 Group Quarters	135	728	1,736
2024 Total Population	19,972	143,436	349,707
2024 Group Quarters	130	708	1,687
2029 Total Population	20,037	140,520	347,294
2024-2029 Annual Rate	0.07%	-0.41%	-0.14%
2024 Total Daytime Population	15,640	114,723	307,313
Workers	6,277	45,959	141,498
Residents	9,363	68,764	165,815
<b>Household Summary</b>			
2010 Households	6,655	48,439	117,895
2010 Average Household Size	2.90	2.88	2.79
2020 Total Households	7,152	50,443	124,527
2020 Average Household Size	2.86	2.89	2.82
2024 Households	6,972	49,398	123,929
2024 Average Household Size	2.85	2.89	2.81
2029 Households	7,110	48,861	124,213
2029 Average Household Size	2.80	2.86	2.78
2024-2029 Annual Rate	0.39%	-0.22%	0.05%
2010 Families	4,482	33,235	79,835
2010 Average Family Size	3.53	3.48	3.41
2024 Families	4,484	33,273	82,554
2024 Average Family Size	3.60	3.60	3.53
2029 Families	4,549	32,960	82,896
2029 Average Family Size	3.56	3.57	3.49
2024-2029 Annual Rate	0.29%	-0.19%	0.08%
<b>Housing Unit Summary</b>			
2000 Housing Units	8,515	52,014	125,378
Owner Occupied Housing Units	36.1%	55.9%	52.7%
Renter Occupied Housing Units	59.5%	40.7%	43.4%
Vacant Housing Units	4.4%	3.4%	3.9%
2010 Housing Units	7,611	52,871	129,319
Owner Occupied Housing Units	38.1%	52.3%	50.3%
Renter Occupied Housing Units	49.3%	39.3%	40.8%
Vacant Housing Units	12.6%	8.4%	8.8%
2020 Housing Units	7,720	53,701	133,009
Owner Occupied Housing Units	36.3%	50.8%	48.7%
Renter Occupied Housing Units	56.3%	43.1%	45.0%
Vacant Housing Units	7.1%	6.1%	6.4%
2024 Housing Units	7,552	52,672	132,400
Owner Occupied Housing Units	37.0%	51.7%	49.5%
Renter Occupied Housing Units	55.3%	42.1%	44.1%
Vacant Housing Units	7.7%	6.2%	6.4%
2029 Housing Units	7,808	53,079	134,411
Owner Occupied Housing Units	36.8%	52.5%	50.1%
Renter Occupied Housing Units	54.2%	39.6%	42.4%
Vacant Housing Units	8.9%	7.9%	7.6%
<b>2024 Households by Income</b>			
Household Income Base	6,972	49,398	123,929
<\$15,000	10.0%	8.7%	8.1%
\$15,000 - \$24,999	6.7%	6.9%	6.9%
\$25,000 - \$34,999	13.0%	11.7%	10.9%
\$35,000 - \$49,999	17.8%	14.7%	13.5%
\$50,000 - \$74,999	14.5%	16.8%	16.9%
\$75,000 - \$99,999	13.2%	13.1%	12.0%
\$100,000 - \$149,999	13.4%	14.9%	14.9%
\$150,000 - \$199,999	7.0%	6.6%	7.6%
\$200,000+	4.4%	6.7%	9.2%
Average Household Income	\$77,653	\$86,687	\$96,320



# 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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date