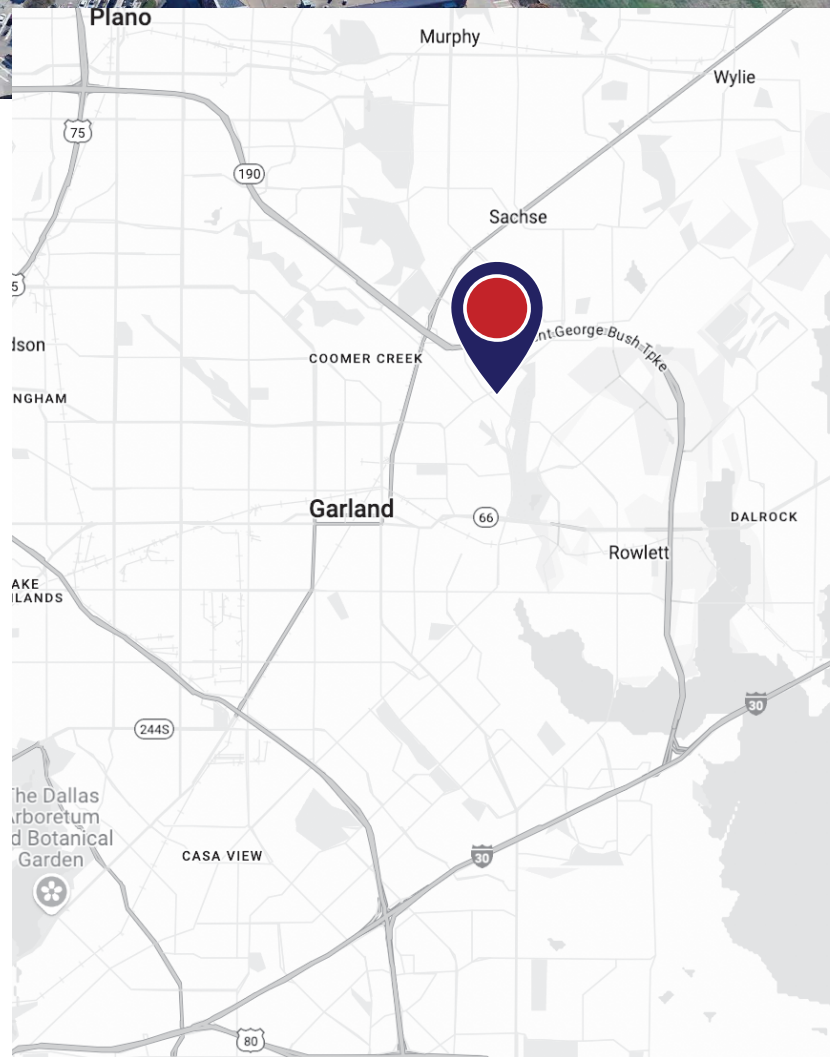




## Site Details

- 11,644 square foot building
- Building features drive thru and loading dock
- 1.75 acre site with substantial parking
- 251 FT frontage on Pleasant Valley Rd
- 26 miles from Dallas
- Easy site ingress/egress on corner lot
- Convenient access to Firewheel Town Center shopping and amenities

• <b>Vehicle Count:</b>	
Pleasant Valley Rd	<b>13.1 K</b>
Firewheel Pkwy	<b>28.7 K</b>











GARLAND, TEXAS

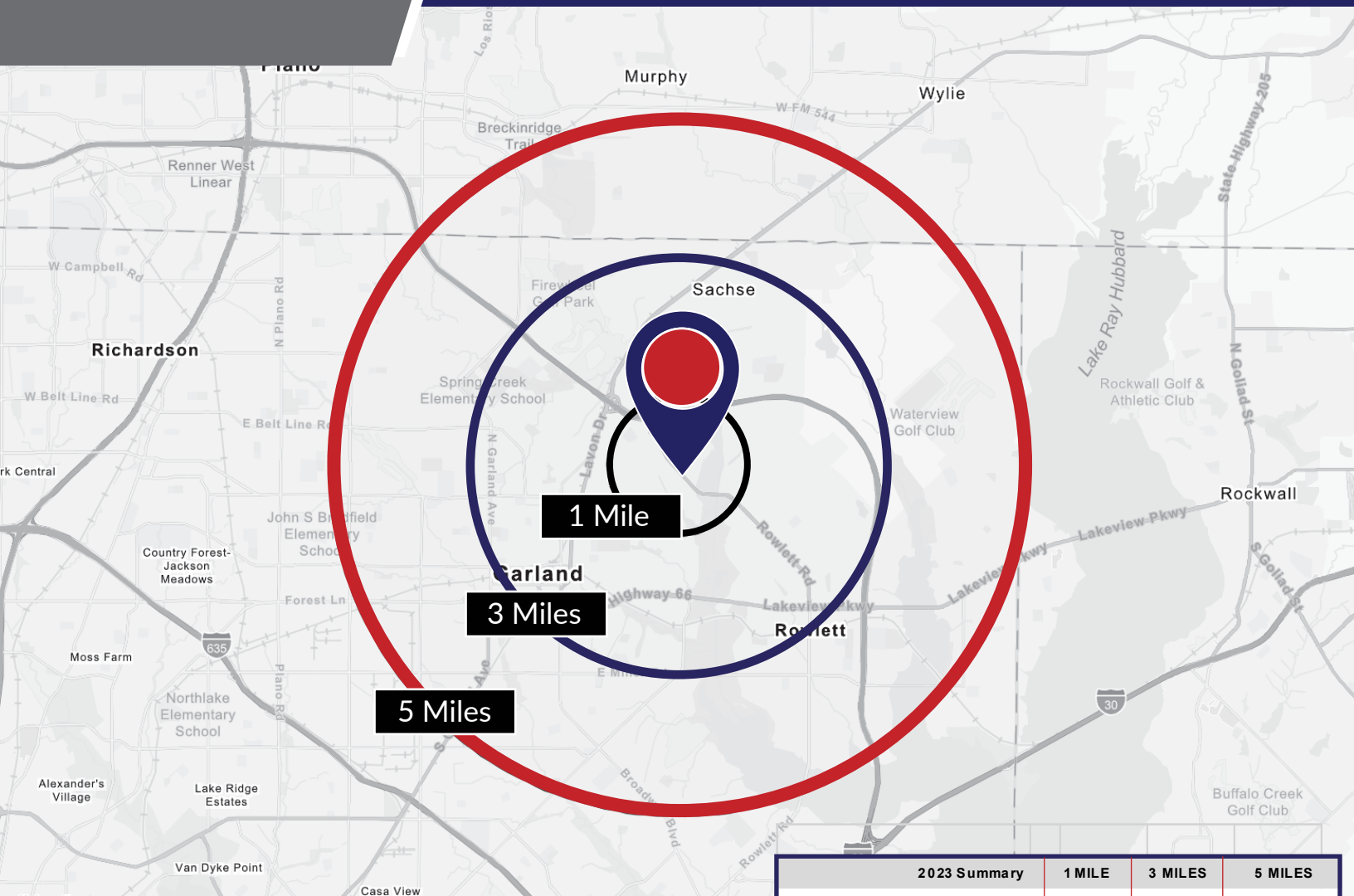
Garland, Texas, is a dynamic and growing suburb located just northeast of Dallas, providing residents with a blend of suburban comfort and proximity to urban amenities. As part of the Dallas-Fort Worth metroplex, Garland enjoys easy access to major highways and the DART public transit system, making Dallas's vibrant job market and cultural attractions conveniently reachable within about a 20-minute drive.

Garland has witnessed steady population growth, reflecting its appeal to families and professionals alike. According to recent census data, Garland's population is on the rise, driven by its affordable housing, robust local economy, and diverse community. The city offers a variety of recreational activities, including numerous parks, cultural arts, and community events, which contribute to its quality of life. This growth is supported by a strong economic base, with a mix of businesses that range from manufacturing to retail, further bolstering its status as a desirable place to live within the greater Dallas area.

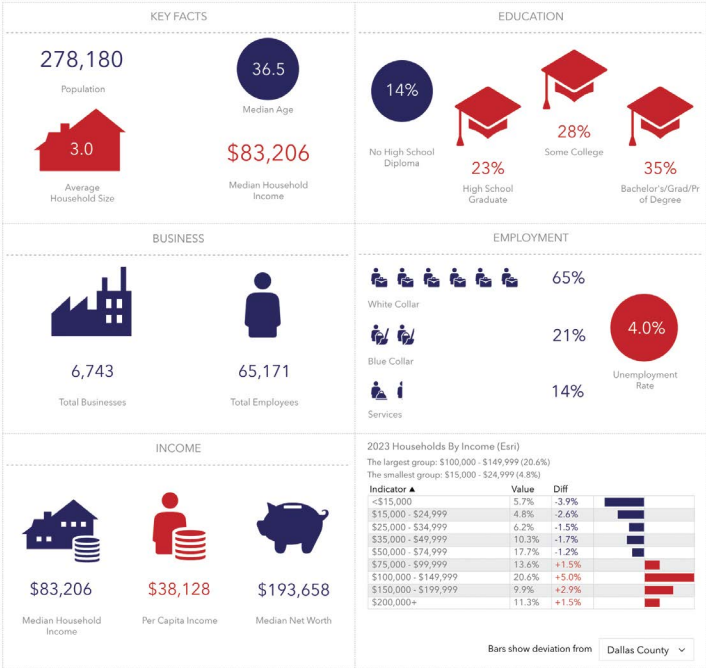
TOP 10 EMPLOYERS

COMPANY	EMPLOYEES
Kraft Foods	1,222
Sherwin Williams	636
Epiroc Drilling Solutions	525
US Food Service	520
Anderson Windows	425
Arrow Fabricated Tubing	340
General Dynamics	329
Bass Pro Shops	300
Plastipak Packaging	279
BearCom	250

\*Sourced from <https://garlandtx.gov>



5-MILE SUMMARY



2023 Summary	1 MILE	3 MILES	5 MILES
Population	11,743	93,149	278,180
Households	3,742	30,730	93,013
Families	3,009	24,804	72,498
Average Household Size	3.12	3.02	2.98
Owner Occupied Housing Units	2,836	23,270	63,843
Renter Occupied Housing Units	906	7,460	29,170
Median Age	36.3	36.5	36.5
Median Household Income	\$79,798	\$82,416	\$83,206
Average Household Income	\$102,800	\$108,700	\$113,899
2028 Summary	1 MILE	3 MILES	5 MILES
Population	12,008	98,633	285,029
Households	3,840	32,711	95,716
Families	3,093	26,493	74,961
Average Household Size	3.11	3.01	2.97
Owner Occupied Housing Units	2,826	23,711	65,292
Renter Occupied Housing Units	1,014	9,000	30,424
Median Age	38.0	37.5	37.1
Median Household Income	\$91,053	\$94,841	\$95,016
Average Household Income	\$117,870	\$124,087	\$129,201