



105 Commercial St, Garland, TX 75040

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THE SPACE

Location	105 Commercial St Garland, TX 75040
County	Dallas County
APN	26-21550-006-001-0100
Cross Street	E State Street
Traffic Count	20,000
Sq Ft	2,700 SF
Lease Rate	\$12.00 PSF (Yearly)
Lease Type	NNN

HIGHLIGHTS

- Dock High Door
- Great for an Emerging Business
- Great for an Owner User
- Industrial Use Accepted
- Easy Move in Timelines

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,670	126,006	321,207

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$91,673	\$102,842	\$107,148

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,104	40,350	110,738

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	2,700
LAND SF	5,907
LAND ACRES	.14
YEAR BUILT	1963
ZONING TYPE	Industrial Warehouse
BUILDING CLASS	B
LOCATION CLASS	B+
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	Square
DOCK HIGH DOORS	1
FENCED YARD	Yes
OFFICE SF	300

NEIGHBORING PROPERTIES

NORTH	1st Street
SOUTH	E Ave B
EAST	Walnut Street
WEST	E State Street

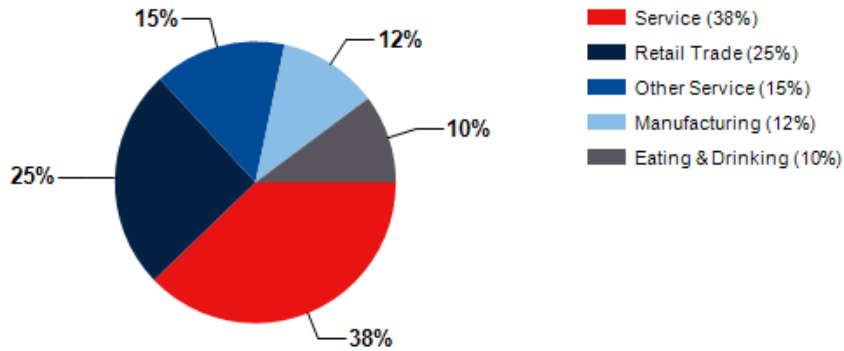
MECHANICAL

HVAC	Office Only
FIRE SPRINKLERS	N/A
ELECTRICAL / POWER	200
LIGHTING	Good

Location Summary:

- Positioned just off State Highway 66 in the heart of Downtown Garland, 212 Garvon Street offers a prime setting for emerging enterprises. Surrounded by strong household incomes, established employers, and growing commercial activity, the property provides exceptional access, visibility, and affordability—making it an ideal launch point for small businesses seeking long-term growth in the DFW Metroplex.

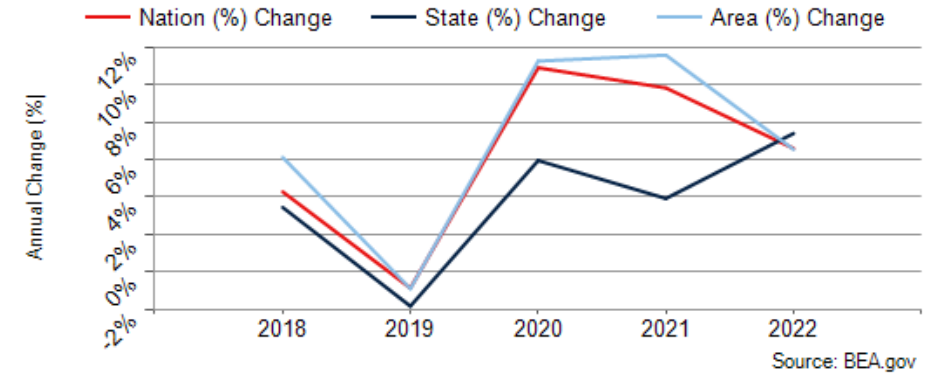
Major Industries by Employee Count

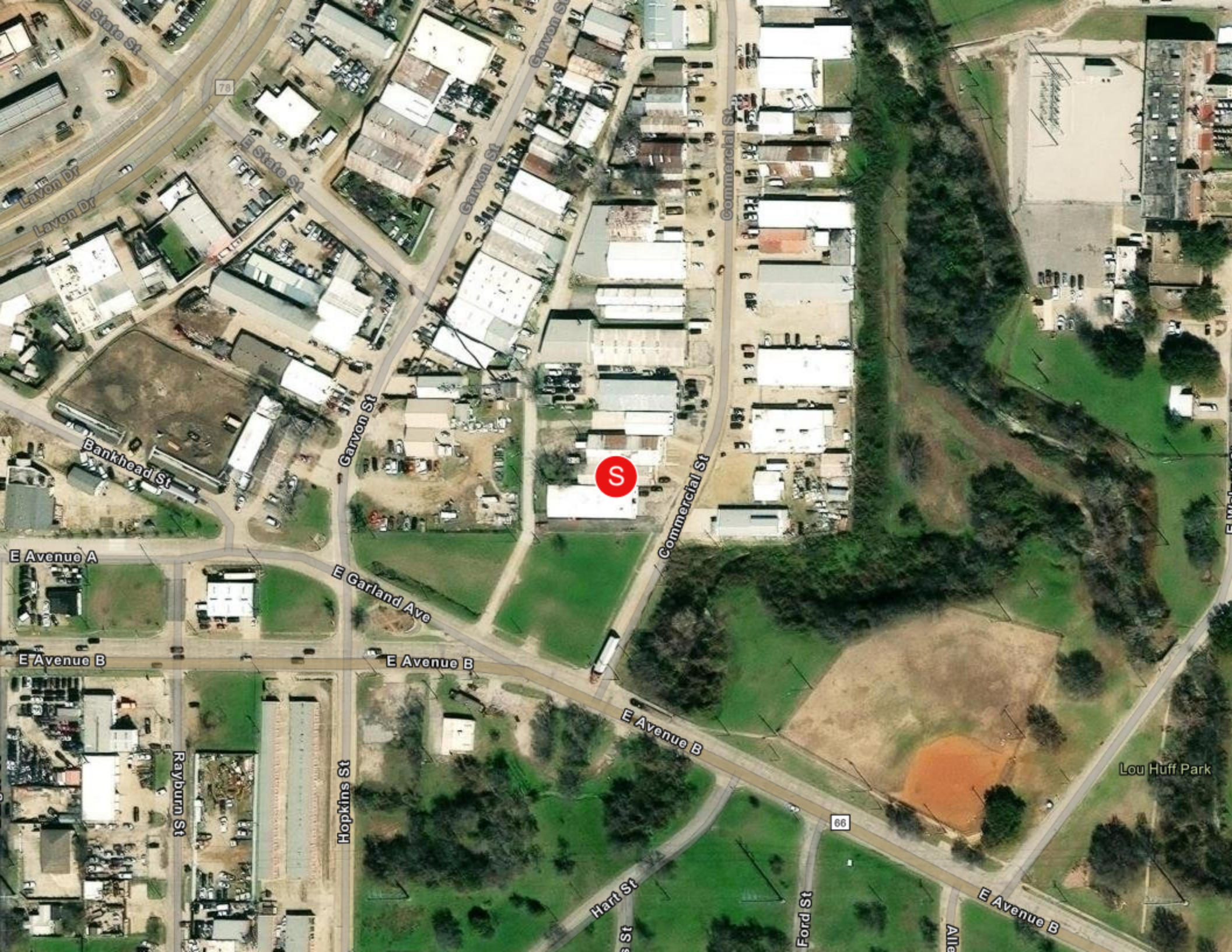


Largest Employers

Garland Independent School District	7,425
City of Garland	2,000
Kraft Heinz Company	796
US Food Service	520
Epiroc Drilling Solutions	460
SilverLine Window	425
Hatco (Resistol)	390
L3 Communications	350

Dallas County GDP Trend





S

Lou Huff Park

E State St

Layon Dr

Bankhead St

E Avenue A

E Avenue B

Rayburn St

Hopkins St

Hart St

Ford St

E Avenue B

78

66

E Garland Ave

E Avenue B

E Avenue B

Carvon St

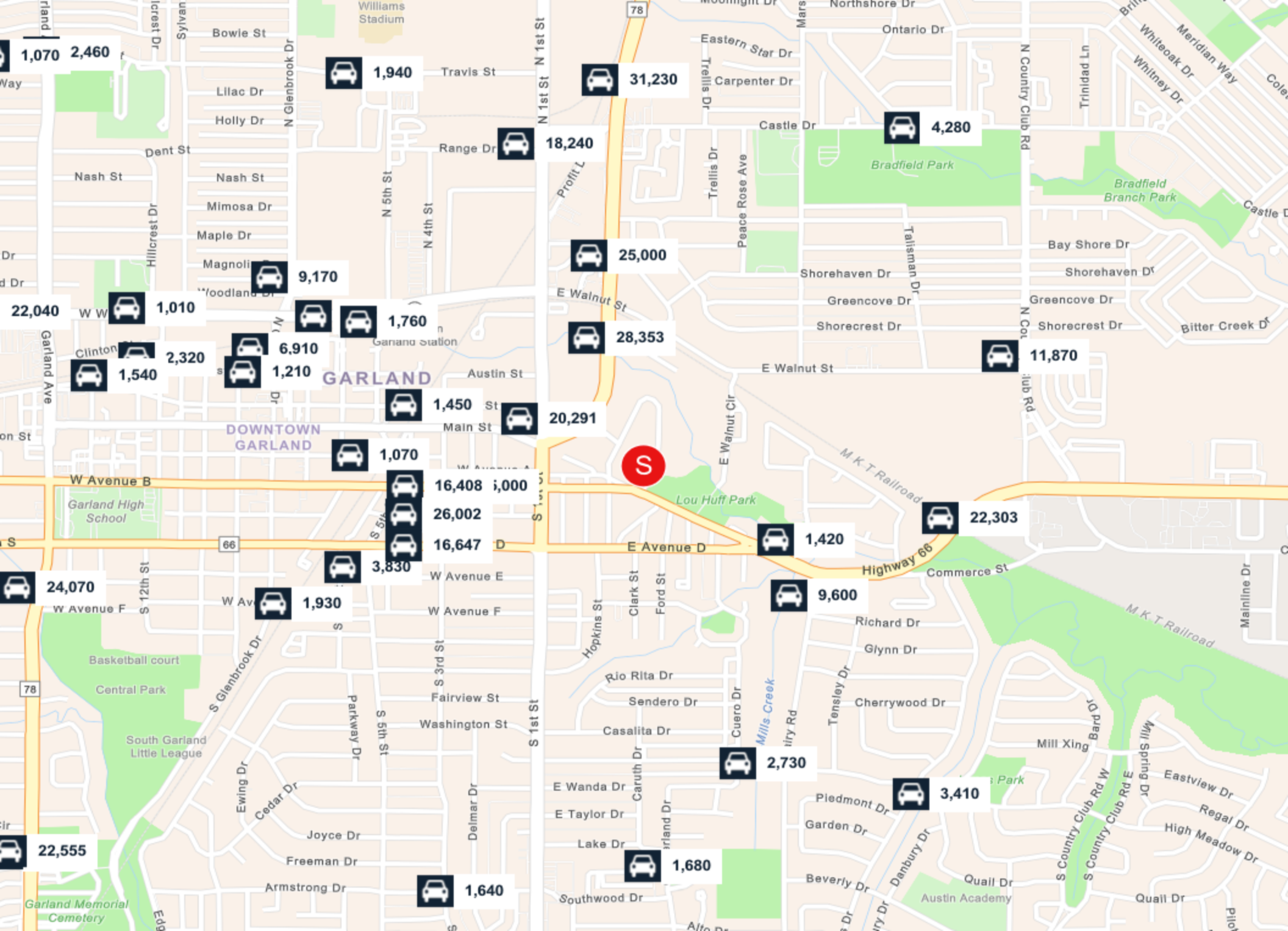
Carvon St

Carvon St

Commercial St

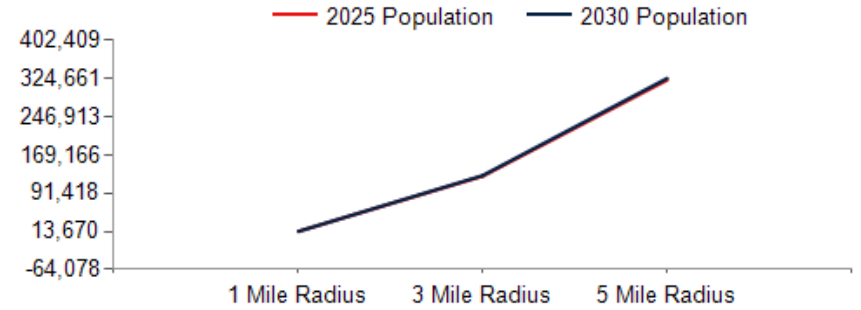
Commercial St

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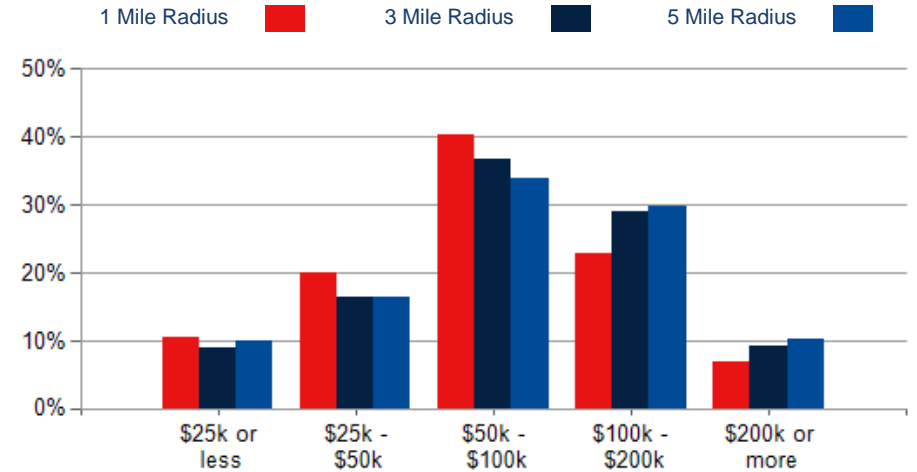


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,659	114,333	270,846
2010 Population	13,200	118,493	288,547
2025 Population	13,670	126,006	321,207
2030 Population	13,688	127,217	324,661
2025 African American	1,690	14,794	51,085
2025 American Indian	264	1,917	4,016
2025 Asian	361	13,325	40,642
2025 Hispanic	9,694	64,473	133,690
2025 Other Race	4,590	29,304	60,113
2025 White	3,276	41,630	109,911
2025 Multiracial	3,480	24,965	55,231
2025-2030: Population: Growth Rate	0.15%	0.95%	1.05%

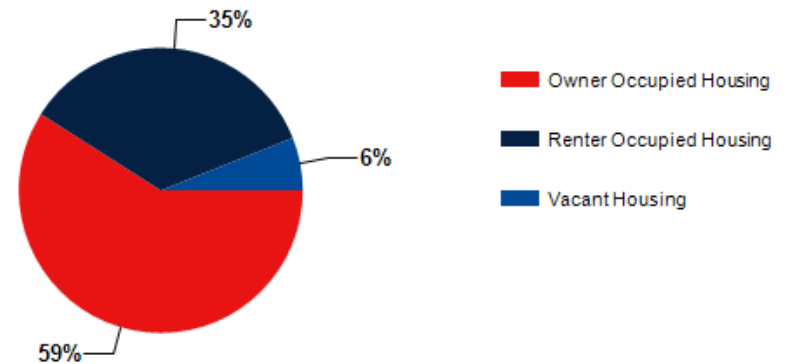
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	233	1,842	5,695
\$15,000-\$24,999	194	1,799	5,239
\$25,000-\$34,999	303	2,325	6,846
\$35,000-\$49,999	513	4,309	11,214
\$50,000-\$74,999	938	8,520	22,063
\$75,000-\$99,999	711	6,257	15,431
\$100,000-\$149,999	722	8,393	22,275
\$150,000-\$199,999	212	3,251	10,574
\$200,000 or greater	277	3,654	11,401
Median HH Income	\$70,986	\$79,279	\$80,610
Average HH Income	\$91,673	\$102,842	\$107,148



2025 Household Income



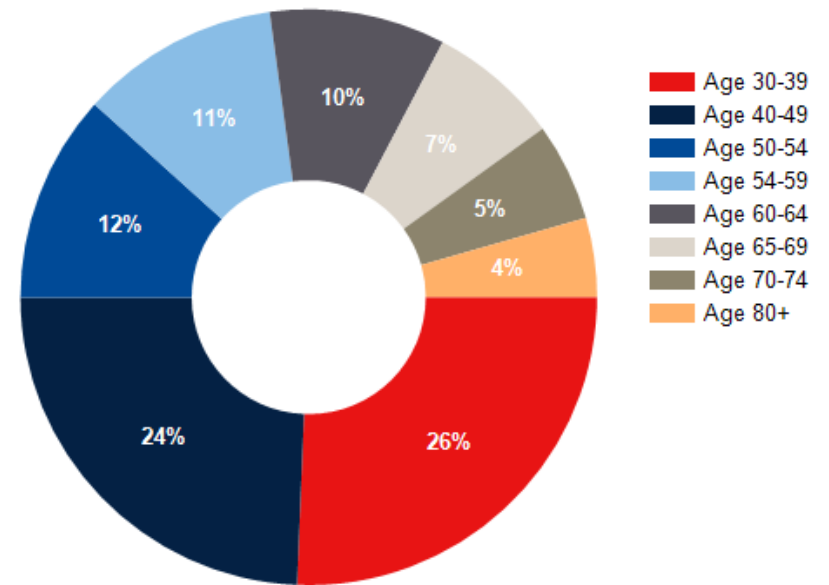
2025 Own vs. Rent - 1 Mile Radius



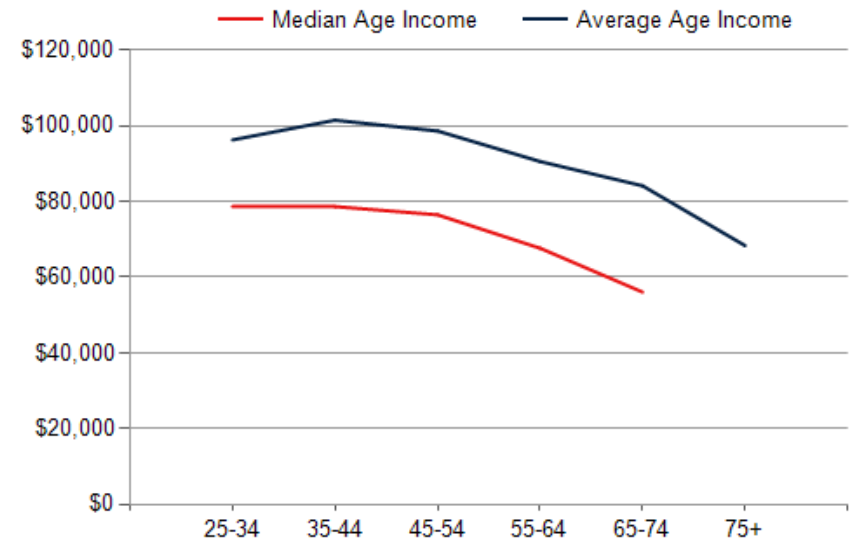
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,035	8,754	23,318
2025 Population Age 35-39	822	8,186	22,152
2025 Population Age 40-44	909	8,145	21,471
2025 Population Age 45-49	853	7,906	19,796
2025 Population Age 50-54	847	7,930	20,280
2025 Population Age 55-59	808	7,551	18,758
2025 Population Age 60-64	714	7,276	18,432
2025 Population Age 65-69	533	6,309	16,179
2025 Population Age 70-74	398	4,840	12,446
2025 Population Age 75-79	322	3,630	9,198
2025 Population Age 80-84	158	2,183	5,424
2025 Population Age 85+	125	1,680	3,934
2025 Population Age 18+	10,412	97,190	248,197
2025 Median Age	33	37	37
2030 Median Age	35	38	38

Population By Age

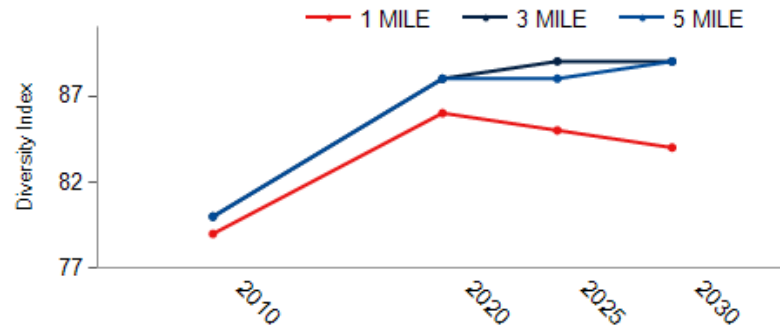


2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,665	\$83,169	\$80,537
Average Household Income 25-34	\$96,275	\$102,124	\$101,119
Median Household Income 35-44	\$78,651	\$91,936	\$93,488
Average Household Income 35-44	\$101,487	\$117,697	\$121,576
Median Household Income 45-54	\$76,480	\$93,210	\$96,874
Average Household Income 45-54	\$98,630	\$118,110	\$123,193
Median Household Income 55-64	\$67,657	\$85,475	\$91,056
Average Household Income 55-64	\$90,580	\$109,161	\$117,333
Median Household Income 65-74	\$56,055	\$65,734	\$69,441
Average Household Income 65-74	\$84,157	\$88,932	\$95,802
Average Household Income 75+	\$68,345	\$70,090	\$72,219

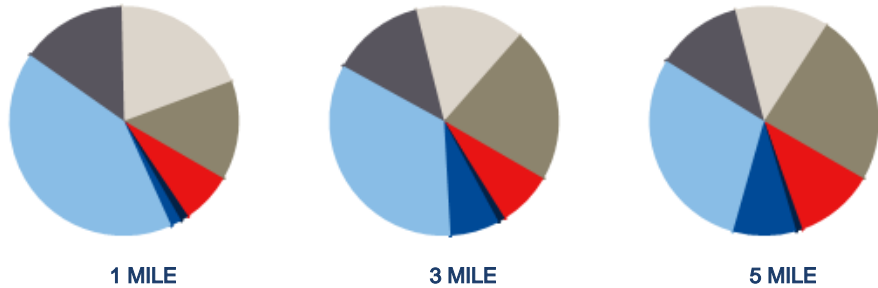


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	85	89	89
Diversity Index (current year)	85	89	89
Diversity Index (2020)	86	88	88
Diversity Index (2010)	79	80	80

POPULATION DIVERSITY



POPULATION BY RACE

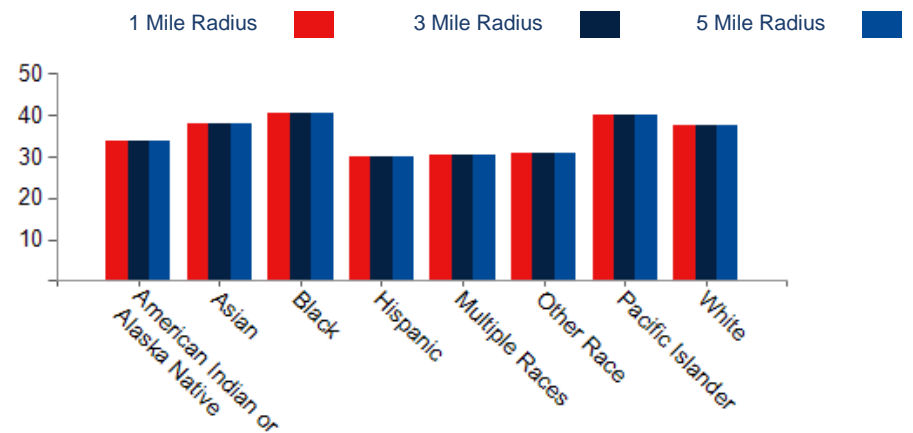


2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	7%	8%	11%
American Indian	1%	1%	1%
Asian	2%	7%	9%
Hispanic	42%	34%	29%
Multiracial	15%	13%	12%
Other Race	20%	15%	13%
White	14%	22%	24%

2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	35	34
Median Asian Age	38	40	39
Median Black Age	40	38	35
Median Hispanic Age	30	30	30
Median Multiple Races Age	31	31	31
Median Other Race Age	31	30	30
Median Pacific Islander Age	40	37	35
Median White Age	38	46	46

2025 MEDIAN AGE BY RACE





Oren Stephen
Principal

AGENTS

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Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

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Exclusively Marketed by:

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