



Sachse High School

Man Forest High School

- Firewheel Town Center**
- BARNES & NOBLE
 - DSW
 - KIRKLAND'S
 - OLD NAVY
 - LOFT ULTA
 - SONIC
 - Columbia
 - FRIDAYS
 - CHICO'S
 - HOLLISTER
 - carter's
 - WHITE
 - BLACK
 - AMERICAN EAGLE OUTFITTERS
 - VICTORIA'S SECRET
 - LANE BRYANT
 - GNC
 - EXPRESS
 - FIVE BELOW
 - M
 - W

SITE

46,906 AADT '22
Lavon Dr

88,978 AADT '22

FOR SUBLEASE

Jr. Anchor Box Available - Firewheel Town Center

305 Prairie Clover Dr | Garland, TX



Jr. Anchor Box Available - Firewheel Town Center

305 Prairie Clover Dr | Garland, TX



18,031 SF

Available

01/31/32

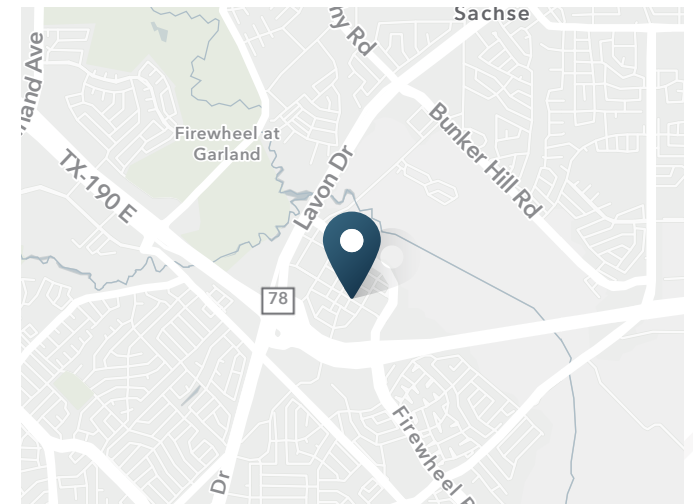
Lease Expiration Date

Contact
Broker

Rate

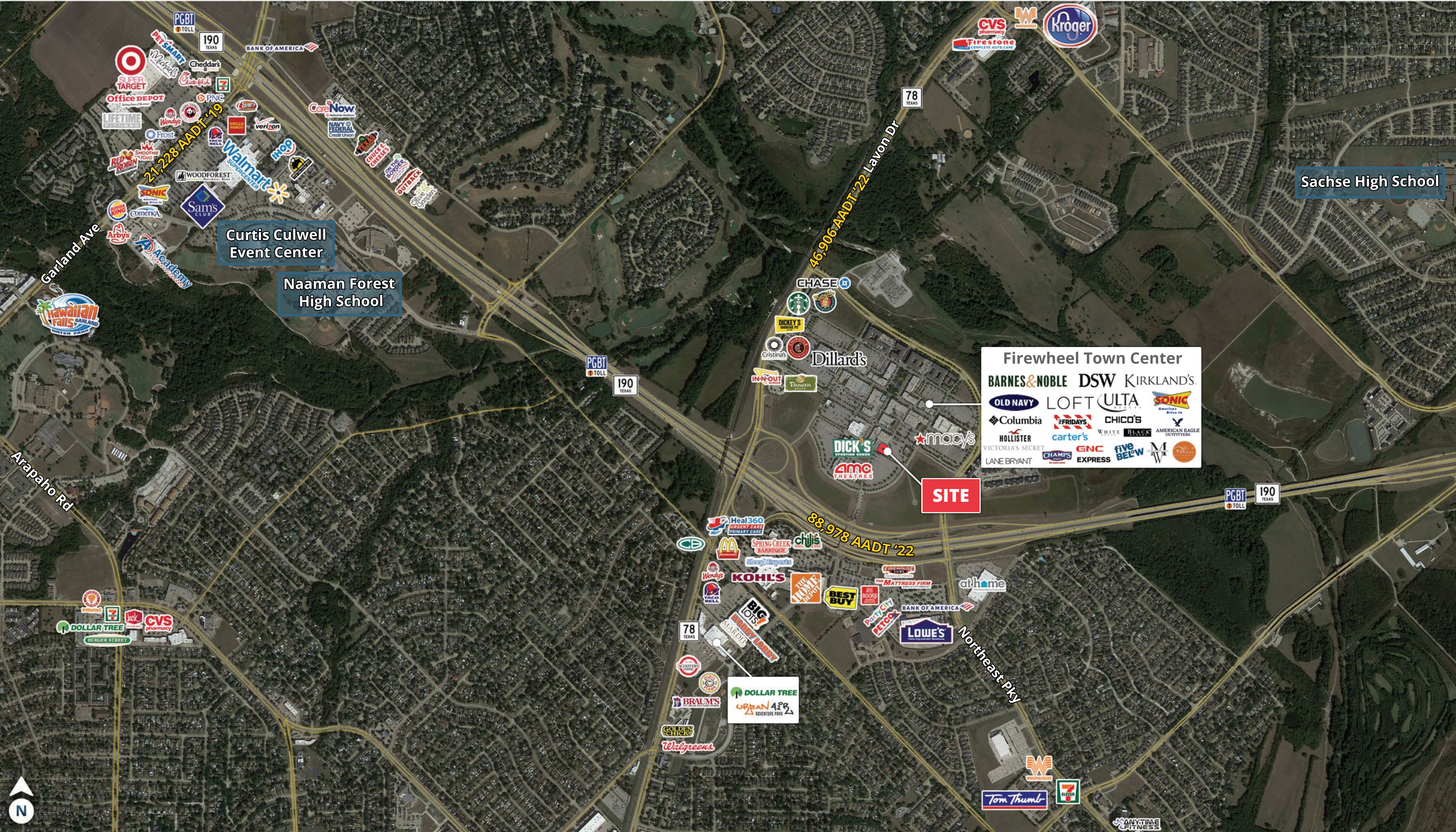
ABOUT THE PROPERTY

- Firewheel Town Center is the premier outdoor shopping, dining, and entertainment destination in the North Garland area offering unique experiences and a distinct main street style shopping adventure.
- Featuring over 110 stores, which range from women's apparel to sporting goods, Firewheel is a one-stop shop for all your shopping needs located on the corner of the President George Bush Tollway and Hwy 78.
- Firewheel Town Center the perfect destination for visitors looking to shop, dine, relax and spend time with friends and family.



Firewheel Town Center

Garland, TX



Curtis Culwell
Event Center

Naaman Forest
High School

Sachse High School

Firewheel Town Center

BARNES & NOBLE DSW KIRKLAND'S
OLD NAVY LOFT ULTRA SONIC
Columbia FRIDAYS CHICO'S
HOLLISTER carter's WHITE BLACK AMERICAN EAGLE
VICTORIA'S SECRET CHAMPS EXPRESS GNC five BELOW

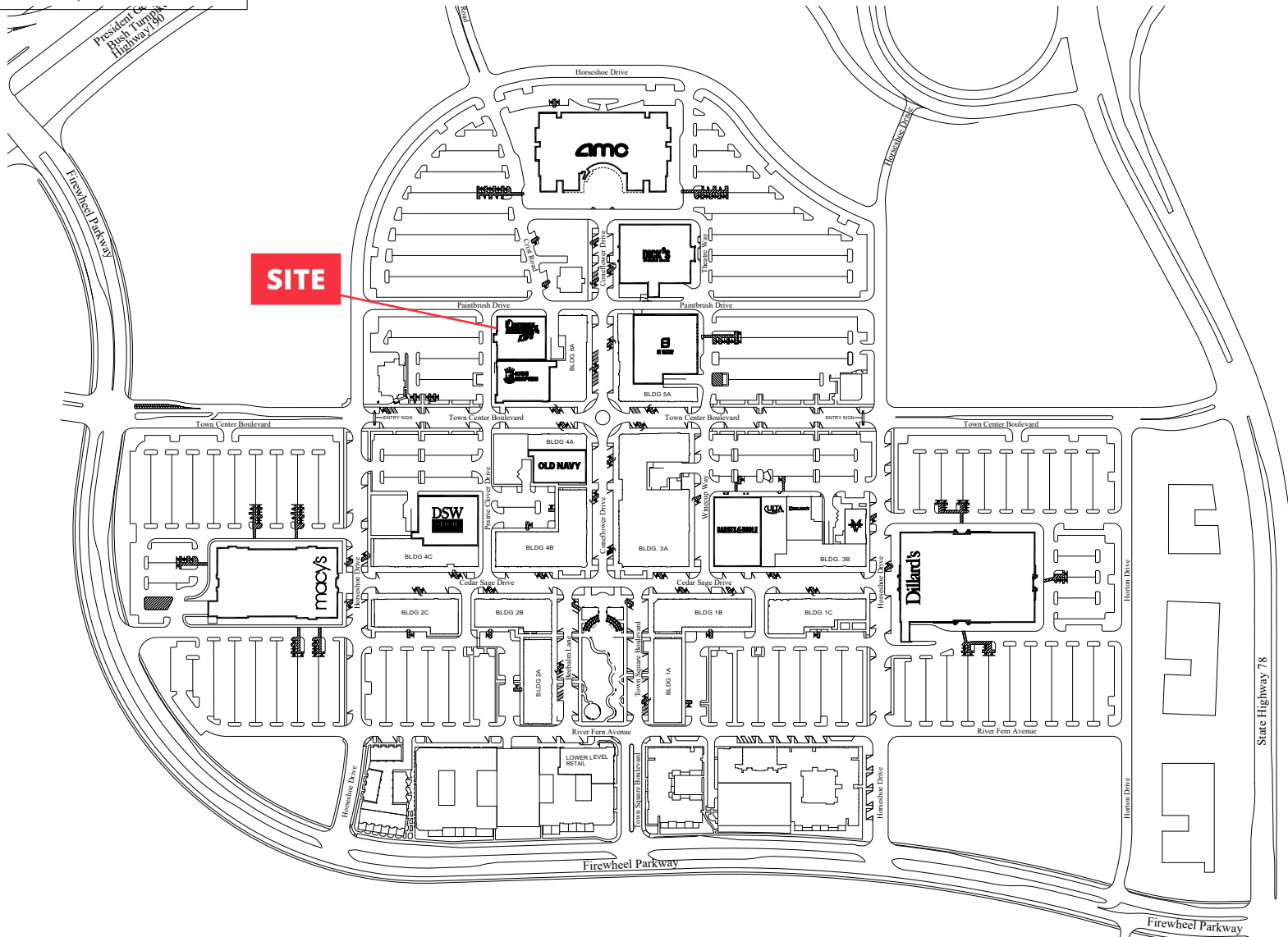
SITE

Site Plan

305 Prairie Clover Dr | Garland, TX



This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or stores will be as illustrated on this exhibit, or that any tenants which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify size, configuration and occupants of the Center at any time.



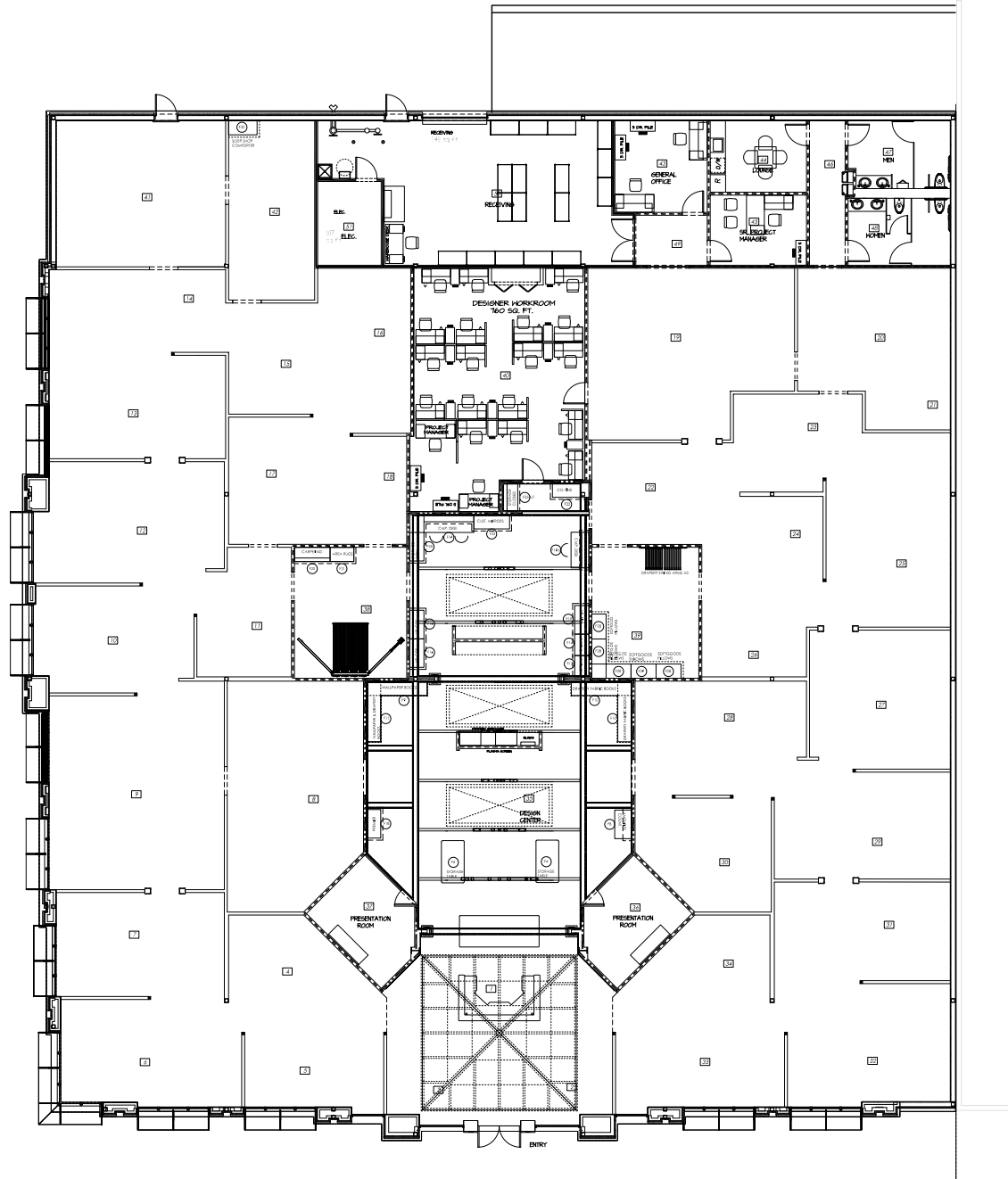
Current Web Site Plan

Firewheel Town Center
245 Cedar Sage Drive, Suite 200
Garland, TX 75040
CORP # 1308



Floor Plan

305 Prairie Clover Dr | Garland, TX



GARLAND, TEXAS

**18,247 TOTAL SQ.FT.
15,778 DISPLAY SQ.FT.**

DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2023 Estimated Population	8,266	102,084	281,080
2028 Projected Population	9,250	107,765	288,623
Projected Annual Growth Rate 2023 to 2028	2.27%	1.09%	0.53%

Daytime Population

	1 mile	3 miles	5 miles
2023 Daytime Population	9,050	78,632	230,914
Workers	5,426	30,114	95,522
Residents	3,624	48,518	135,392

Income

	1 mile	3 miles	5 miles
2023 Est. Average Household Income	\$113,479	\$115,261	\$115,043
2023 Est. Median Household Income	\$86,075	\$83,705	\$84,441

Households & Growth

	1 mile	3 miles	5 miles
2023 Estimated Households	3,375	34,576	95,101
2028 Estimated Households	3,840	36,535	98,273
Projected Annual Growth Rate 2023 to 2028	2.62%	1.11%	0.66%

Race & Ethnicity

	1 mile	3 miles	5 miles
2023 Est. White	39%	41%	40%
2023 Est. Black or African American	18%	15%	14%
2023 Est. Asian or Pacific Islander	22%	19%	17%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	7%	11%	13%
2023 Est. Hispanic	20%	27%	31%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri

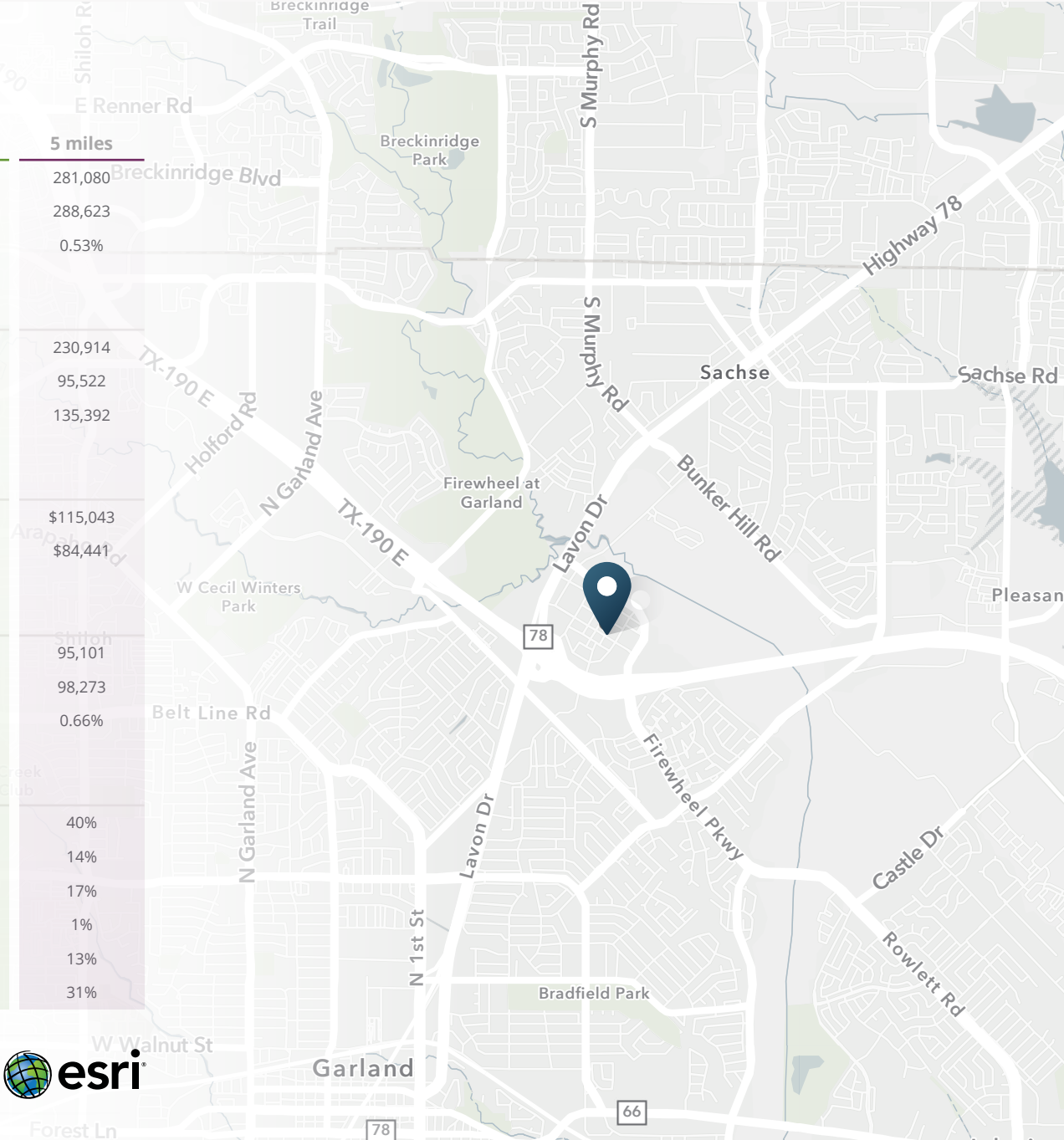


Forest Ln

W Walnut St

Garland

Lakeview



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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