



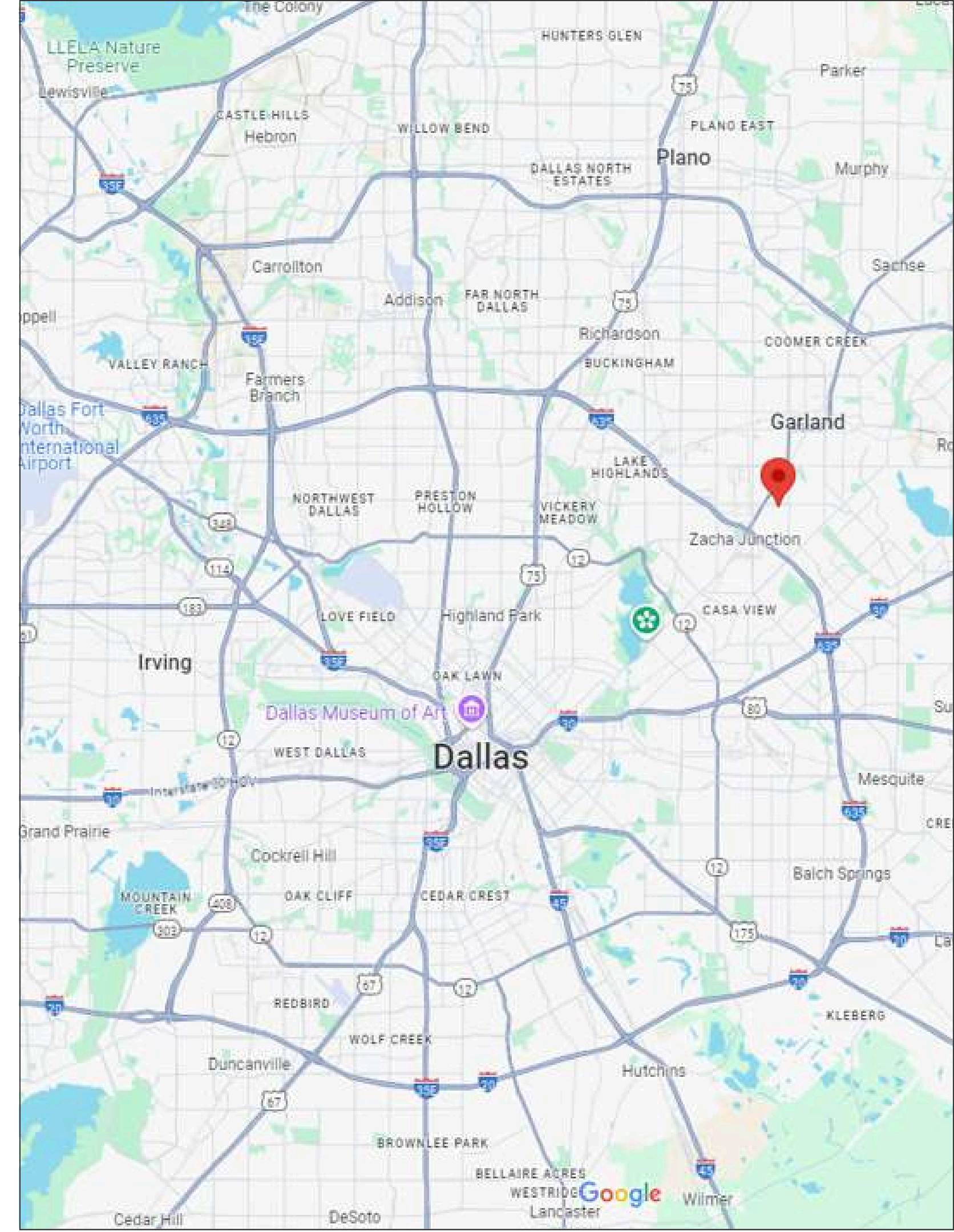
**Versatile Flex Suites Along  
Industrious Garland Corridor**

2734 W Kingsley Rd, Garland, TX 75041

# PROPERTY PROFILE

**2734 W Kingsley Rd  
Garland, TX 75041**

- ✔ **Building Size:** 86,620 sq ft building situated on 5.54 acres
- ✔ **Available Space:** ~ 488 - 5,484 sq ft; 5,484 sq ft max contiguous
- ✔ **Rental Rate:** Available upon request
- ✔ **Year Built:** 1972
- ✔ **Zoning:** PD 84-116
- ✔ **Parking:** 305 Surface spaces are available; Ratio of 3.52:1,000 SF
- ✔ **Clear Height:** ~ 16' clear







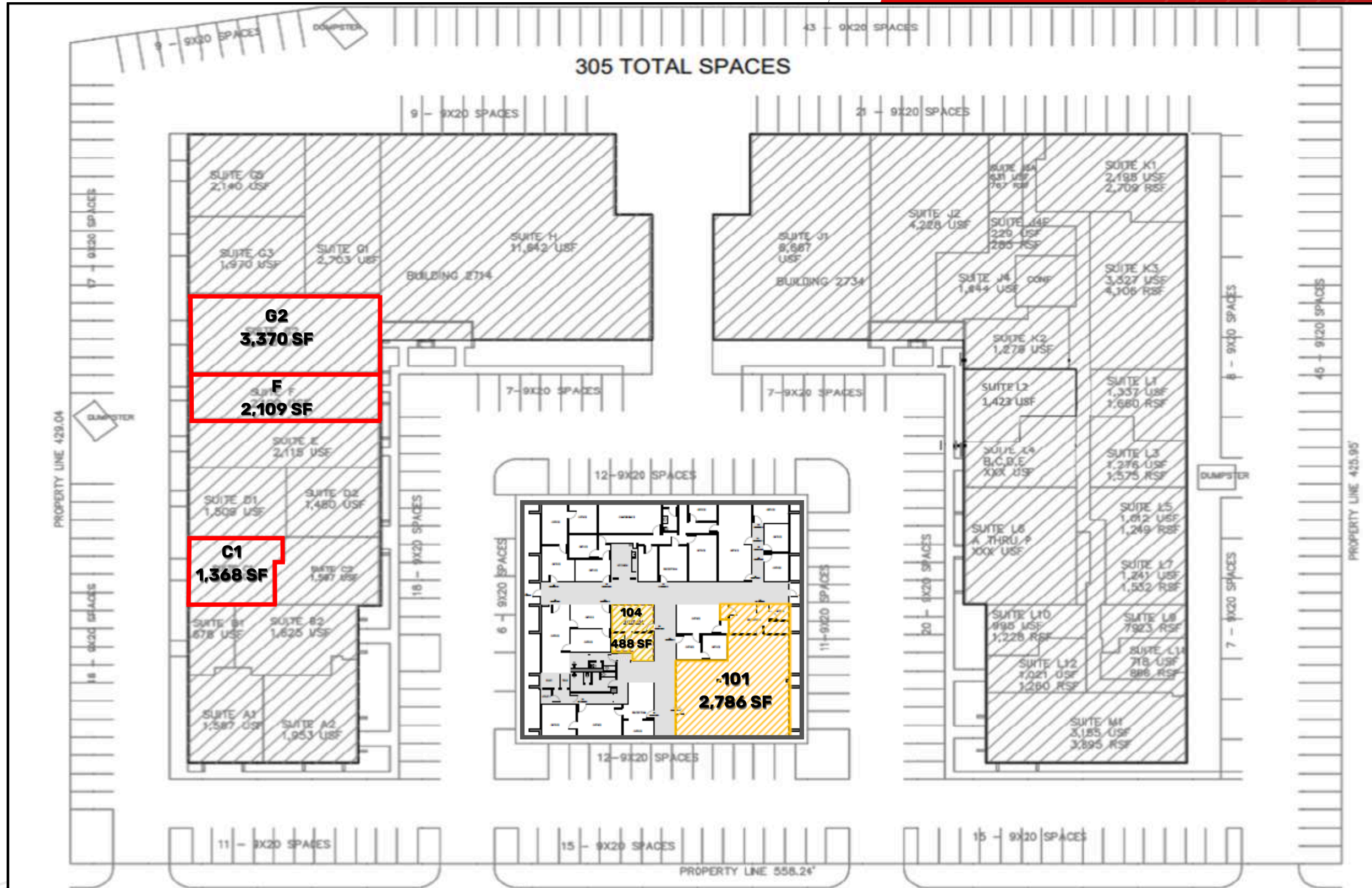
# PROPERTY HIGHLIGHTS

**2734 W Kingsley Rd  
Garland, TX 75041**

- ✓ **Highly visible and accessible** from W Kingsley Rd; **quick access to the I-635**
- ✓ **Flexible, multi-purpose space** that can be used for variety of business uses and needs, including office, showroom, light manufacturing, retail, and special purposes (ie. church)
- ✓ **On-site, *highly-rated chef-driven cafe & kitchen*** providing a convenient daily food option
- ✓ **Managed, leased, and meticulously maintained** by on-site management
- ✓ **Plentiful parking** front and back of property
- ✓ **Large grade-level loading doors** for ease of distribution and storage

# Site Plan

2734 W Kingsley Rd, Garland, TX 75041



W Kingsley Rd



# AVAILABLE SUITE DETAILS

## Square Footage Available: 488 - 5,484 sq ft

- Suite 104: ~ 488 sq ft (office)
- Suite C1: ~ 1,368 sq ft (office)
- Suite 101: ~ 2,786 sq ft (office)
- Suite F: ~ 2,140 sq ft (office / warehouse)
- Suite G2: ~ 3,344 sq ft (office / warehouse)
  - F & G2 can be combined for ~ 5,484 sq ft

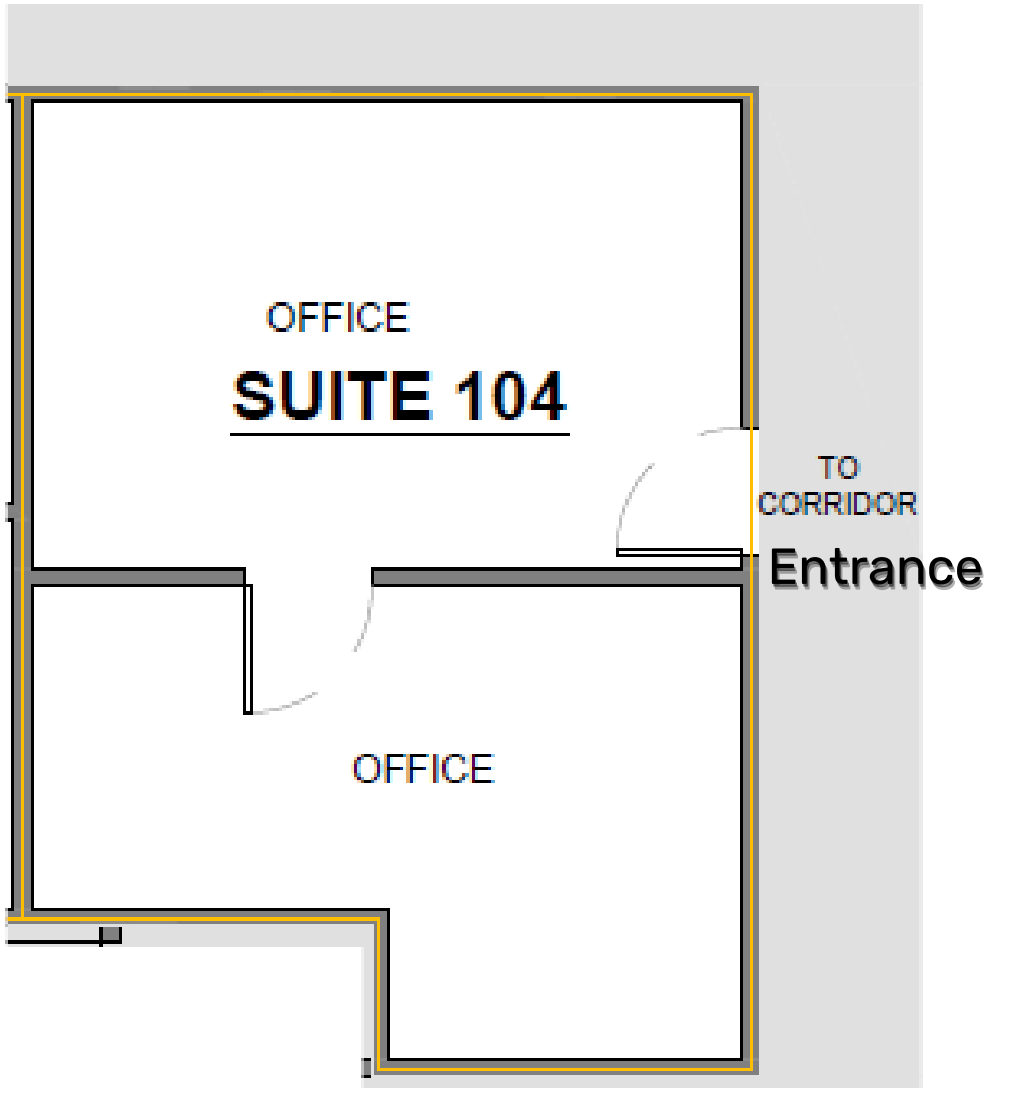
## Space Features:

- Versatile flex space that can be optimized for a variety of business uses and needs
- Front-loaded office, back-loaded warehouse
- 10' wide grade-level loading doors
- Chef-driven cafe serving the property



# Floor Plan

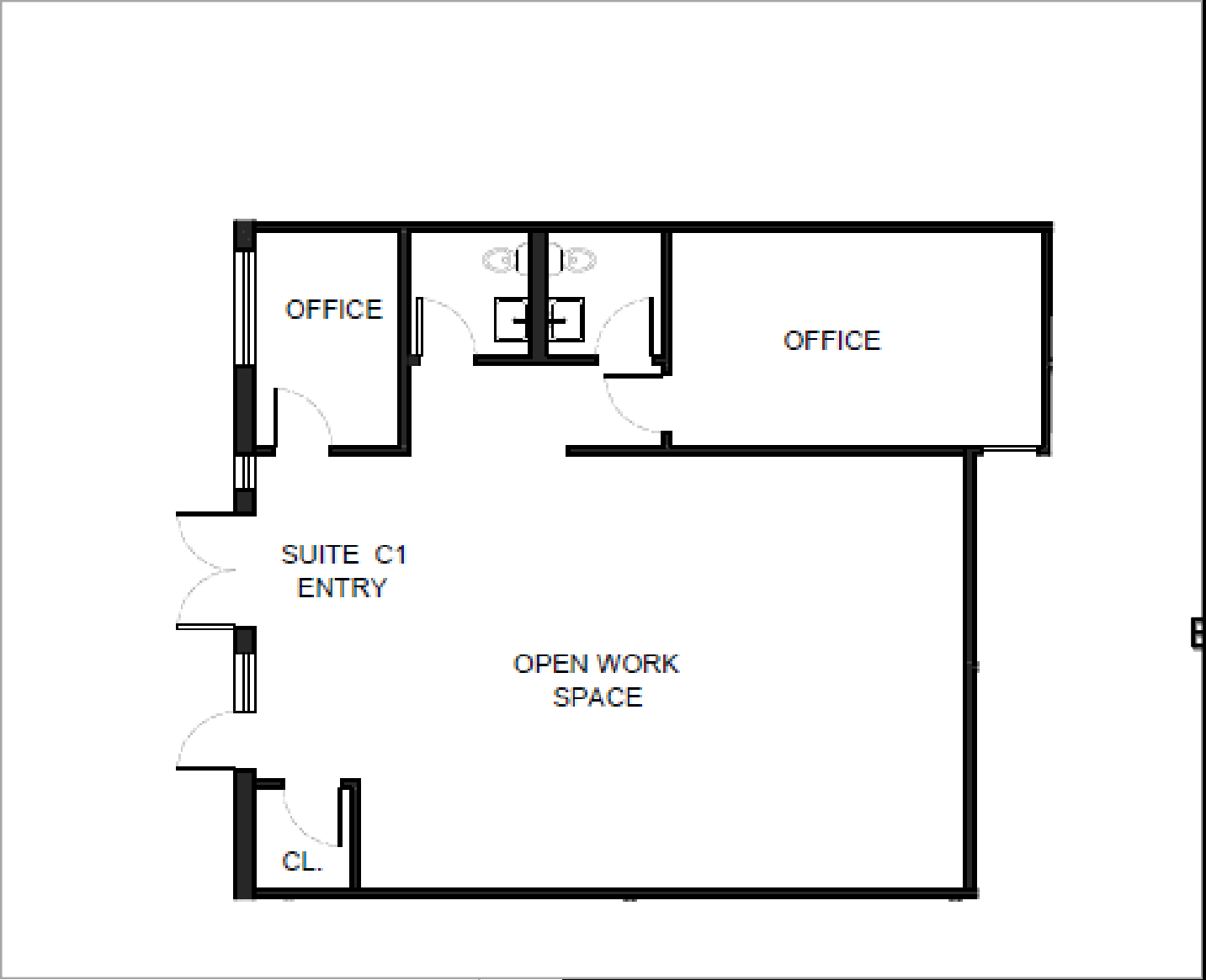
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**W Kingsley Rd Suite 104**

# Floor Plan

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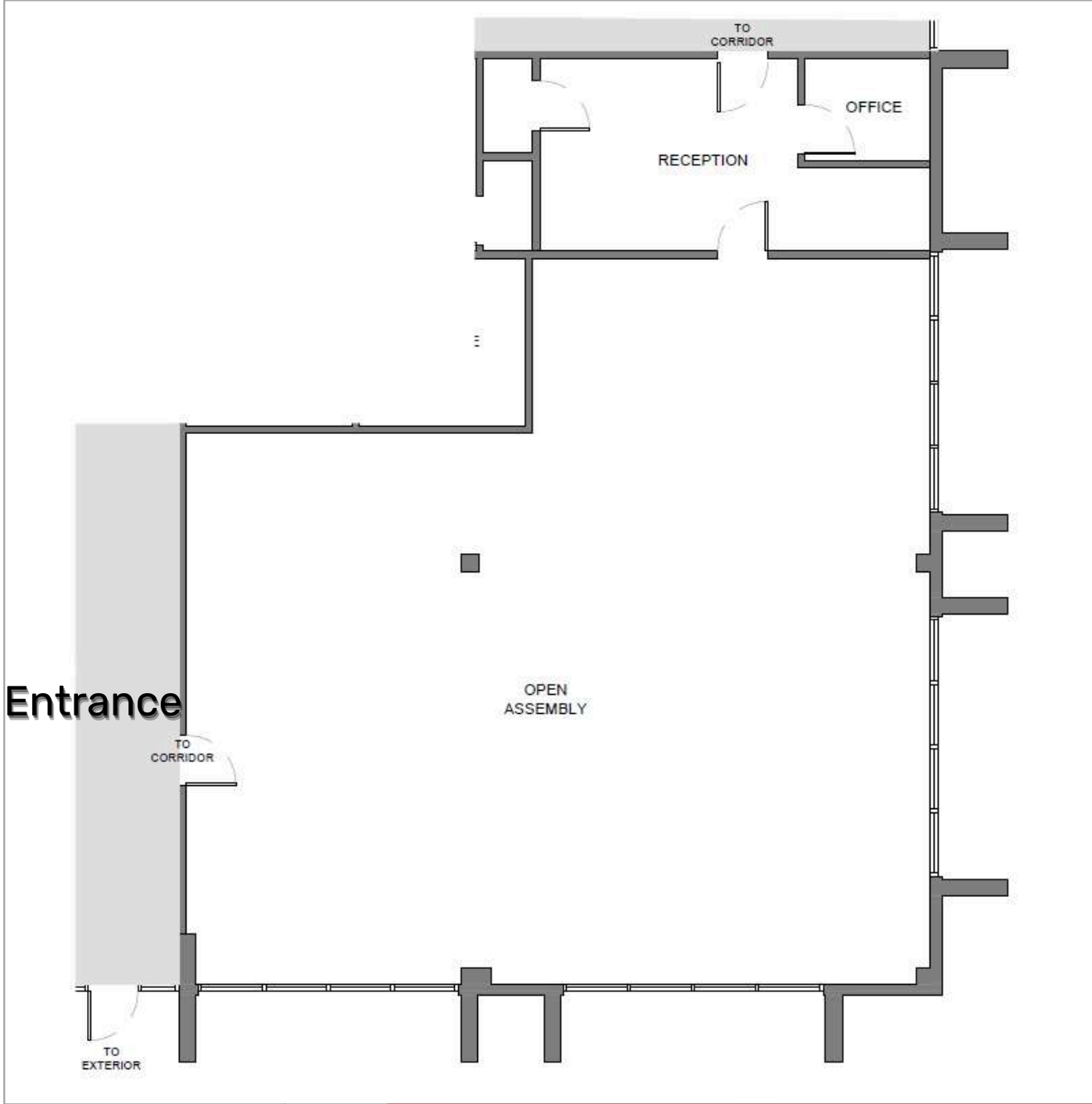


**W Kingsley Rd Suite C1**



# Floor Plan

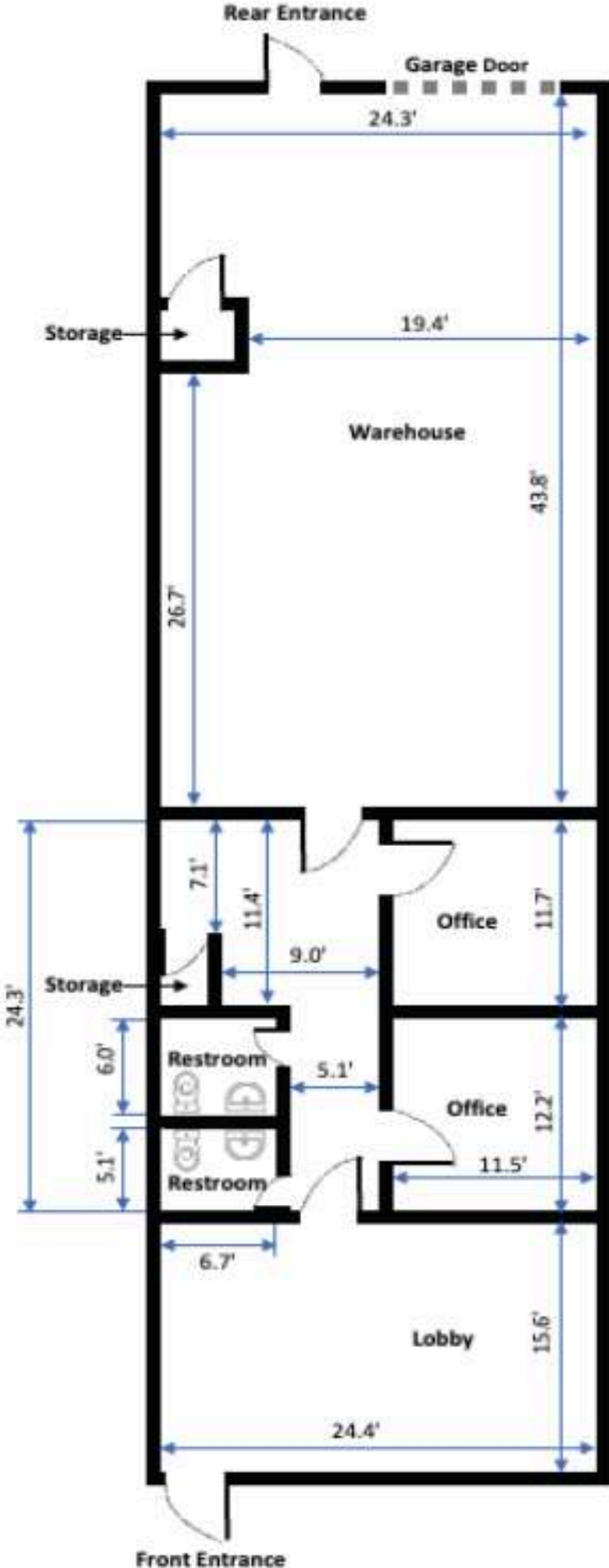
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**W Kingsley Rd Suite 101**

# Floor Plan

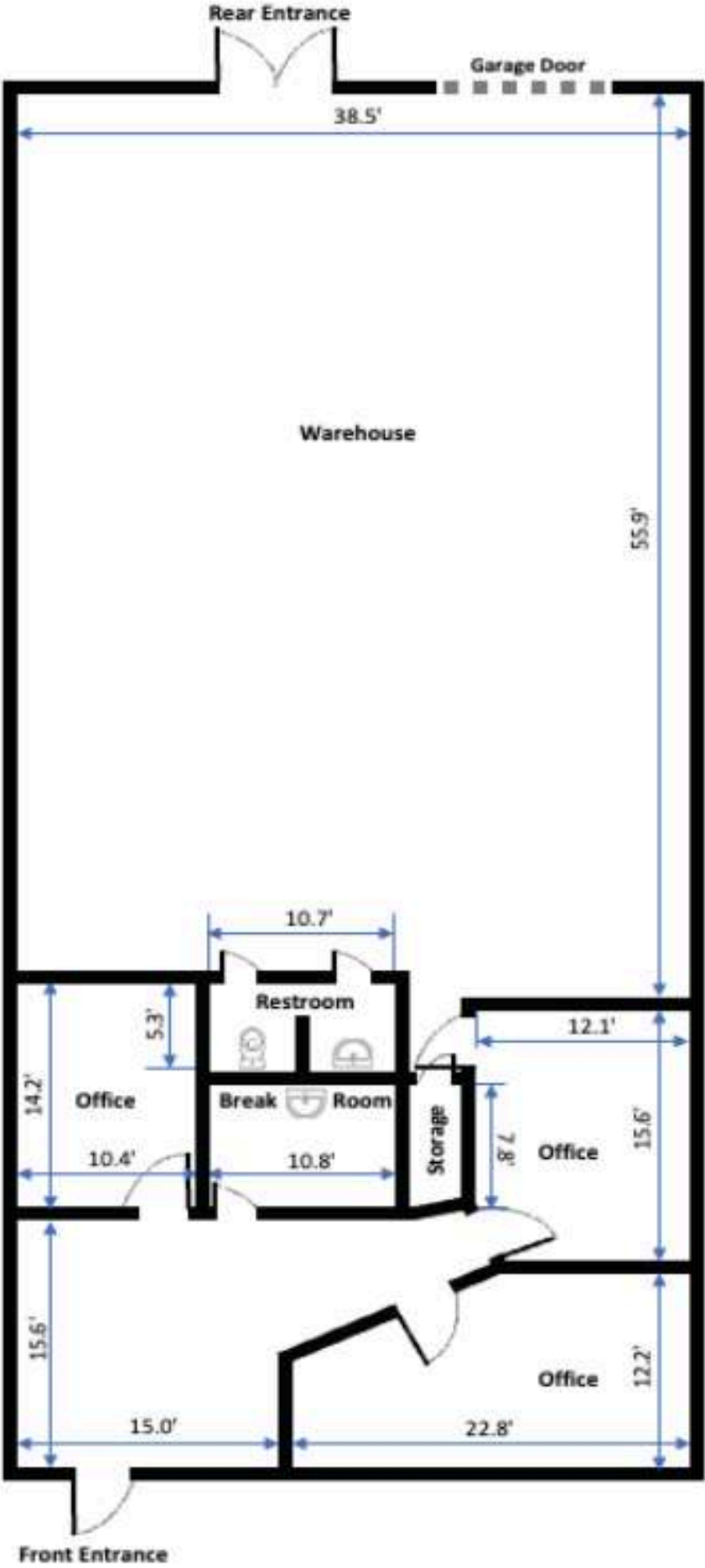
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W Kingsley Rd Suite F

# Floor Plan

2734 W Kingsley Rd, Garland, TX 75041



W Kingsley Rd Suite G2

# 2734 W Kingsley Rd Garland, TX 75041

View facing North

Distance to:

- 635 Freeway - 5 minutes
- Downtown Garland - 10 minutes
- Dallas Fort-Worth Airport (DFW) - 30 minutes
- Love Field Airport (DAL) - 35 minutes



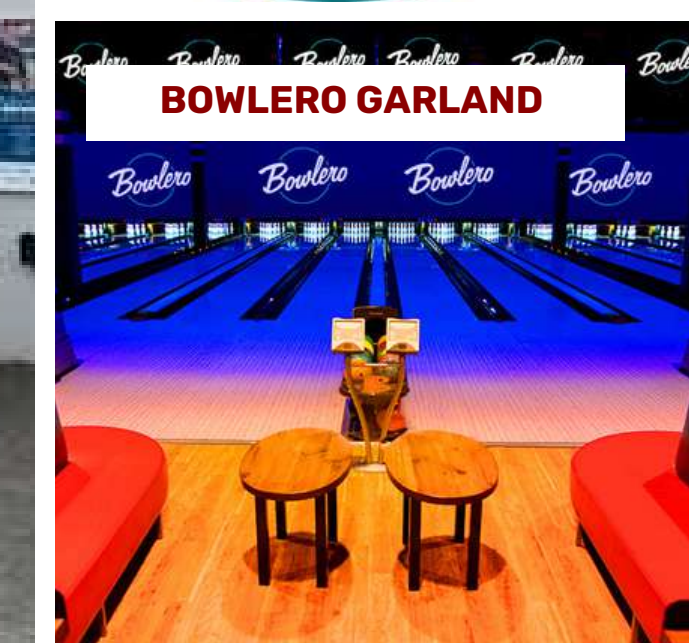
# 2734 W Kingsley Rd Garland, TX 75041

View facing South

Distance to:

- Downtown Dallas - 35 minutes
- Legacy West, Plano - 45 minutes
- AT&T Stadium - 35 miles
- City of Fort Worth - 45 miles






Nestled in the industrious city of Garland, rich in history and culture, this prime location offers an array of Texas-sized opportunities for businesses seeking growth and success. Since its founding as a pioneer town in 1891, Garland has evolved into the third largest city in Dallas County, blending a vibrant urban appeal with a rich tapestry of cultural diversity and history. Strategically positioned just 10 minutes from Downtown Garland and surrounded by a bustling industrial region, 2734 W Kingsley Rd stands at the crossroads of trade and service-oriented businesses. This accessibility not only enhances visibility for your business but also provides a strong customer base eager to engage with local enterprises.


With only a 5-minute drive to the I-635 freeway, the location ensures seamless access to the interstate, connecting you effortlessly to the City of Dallas and the wider DFW metroplex. This prime positioning makes 2734 W Kingsley Rd an attractive choice for businesses looking to expand and thrive in a dynamic and supportive environment. Embrace the opportunity to establish your business in Garland—where rich history meets modern enterprise and a spirit of pure Texas charisma inspires growth and innovation.





# 2734 KINGSLEY DEMOGRAPHICS

## The Community (3-Mile Radius)

 Population (2024 Est.): 129,286


 Median Age (2024 Est.): 32.80


 Average Household Income (2024 Est.) : \$81,905

 Households (2024 Est.): 44,428


 Population W/  
Bachelor's Degree: 14.67%

## Consumer Spending & Daytime Employment (1-Mile Radius)

 Total Daytime Employment: 8,768

 Largest Daytime Employment Sectors:

- Retail & Wholesale Trade:
  - # of Businesses: 181
  - # of Employees: 3,050
- Other Services:
  - # of Businesses: 118
  - # of Employees: 526

 Total Consumer Spending (1-Mile Radius): \$73,681,000:

- Food and Alcohol: \$21,776,000 (highest spending category)
- Transportation/Maintenance: \$20,943,000
- Entertainment & Hobbies: \$10,064,000



**2734 W Kingsley Rd  
Garland, TX 75041**

488 SF - 5,484 SF of Flex Space  
Office / Warehouse / Retail / Special Purpose

**Contact us for more information.**

**ProperTx Property Information**

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