



EASTGATE BUSINESS PARK

📍 1720 - 1780 Northwest Hwy, Garland, TX 75041

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QUICK FACTS

 36,458 SF
Total Square Feet

 1.45 AC
Lot Size

 1981
Year Built

HIGHLIGHTS

- **Suite 140 - 2,260 SF 2nd Gen Retail**
- **Suite 125 - 2,419 SF 2nd Gen Office w/ Warehouse and Roll-Up Door**
- **Suite 120 - 2,560 SF (Can Combine to 4,979 SF)**
- Northwest Hwy Frontage Next to Walmart
- Easy Access to I-635, I-30 and I-75
- Ample On-Site Parking
- Recently Renovated Interior/Exterior Including Landscaping
- Monument Signage Available

AREA RETAILERS



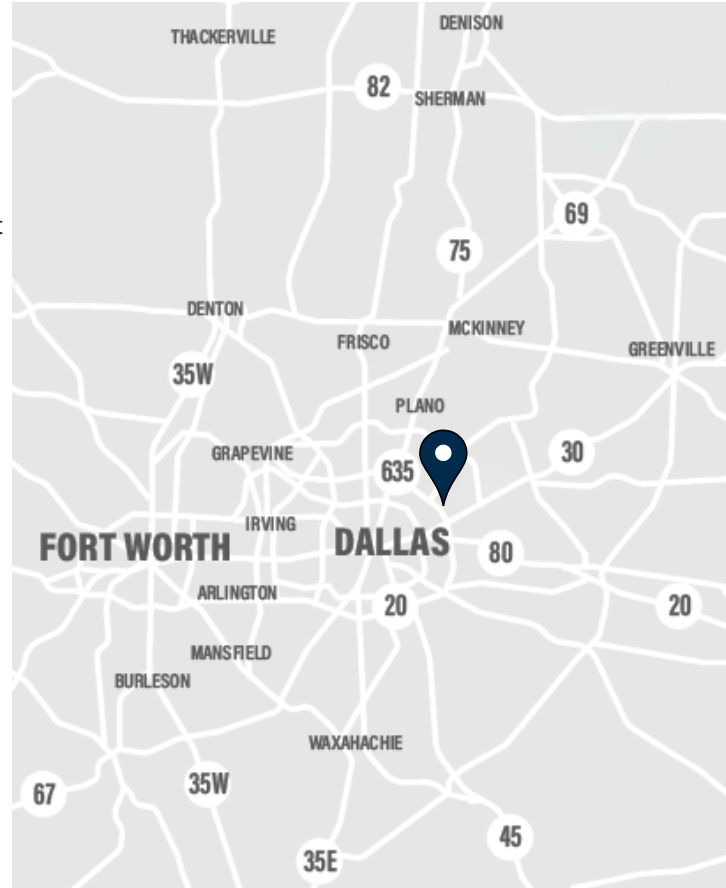
TRAFFIC COUNTS

 **NORTHWEST HWY** 30,724 VPD ('25)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	15,377	135,893	352,868
Average HH Inc	\$70,680	\$75,749	\$80,295
Households	5,165	46,123	124,384

**2024 CoStar Estimates*



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NORTHWEST HIGHWAY

PENDLETON DRIVE

MARKETPLACE DRIVE

TSSL Dental

2,260 SF
Suite 140

RUSSELL GRAY

2,419 SF
Suite 125

2,560 SF
Suite 120

SOBADOR

Perla
REALTY

Supreme HR
SERVICE

Mattress 4Ever

Spectrum

boost
mobile

HEMBREE
Care

UNITED FUTURE
Care Center

PURE
HEALTHCARE

UPCI



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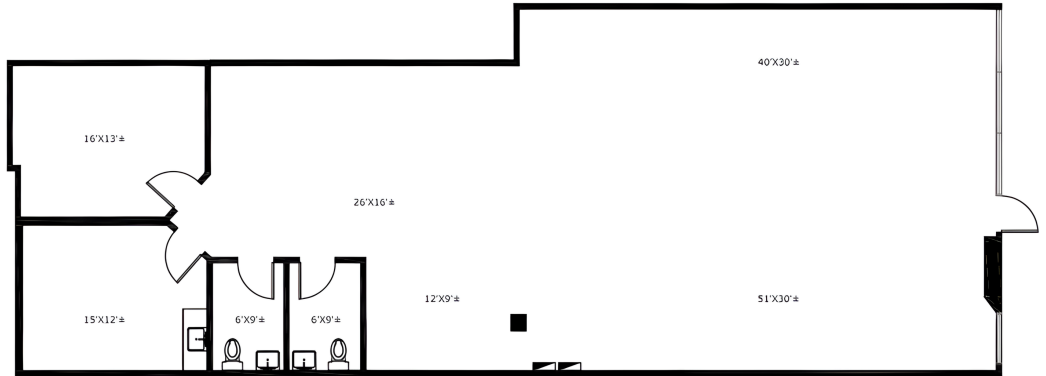
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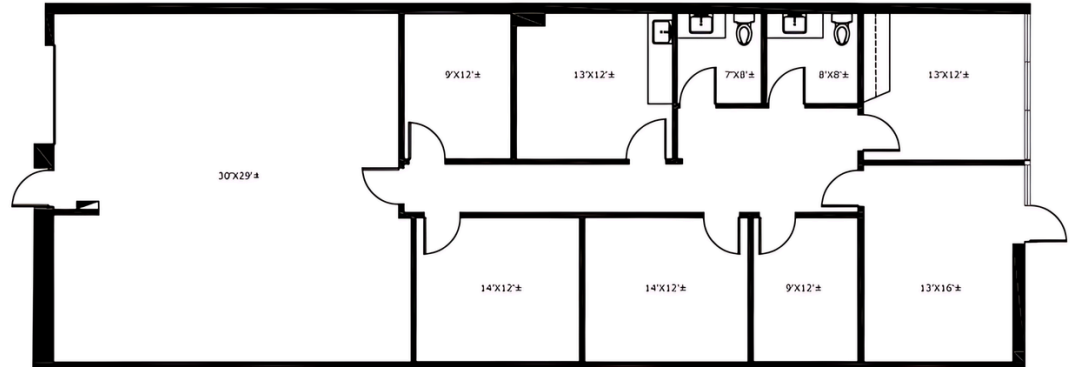
Suite 140
2,260 SF



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Suite 125
2,419 SF



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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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

Structure Commercial, Ltd. 9001178 eric@structurecommercial.com 214-373-8300

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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