

FOR LEASE

BOBTOWN RETAIL CENTER

429 I-30 | Garland, TX 75043



Molly MacEwan | Sean Kim

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

PRICE | \$26 - \$28 PSF + NNN (\$8.50 PSF)

PROPERTY AREA | 850—5,000 SF

TCN
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

- Join established tenants including Sigma Dental and Edropa Family Medicine Clinic
- Prime location just off I-30 for excellent visibility and accessibility
- Surrounded by new construction and growing residential density
- Strong traffic counts and area growth support long-term success

DEMOGRAPHICS

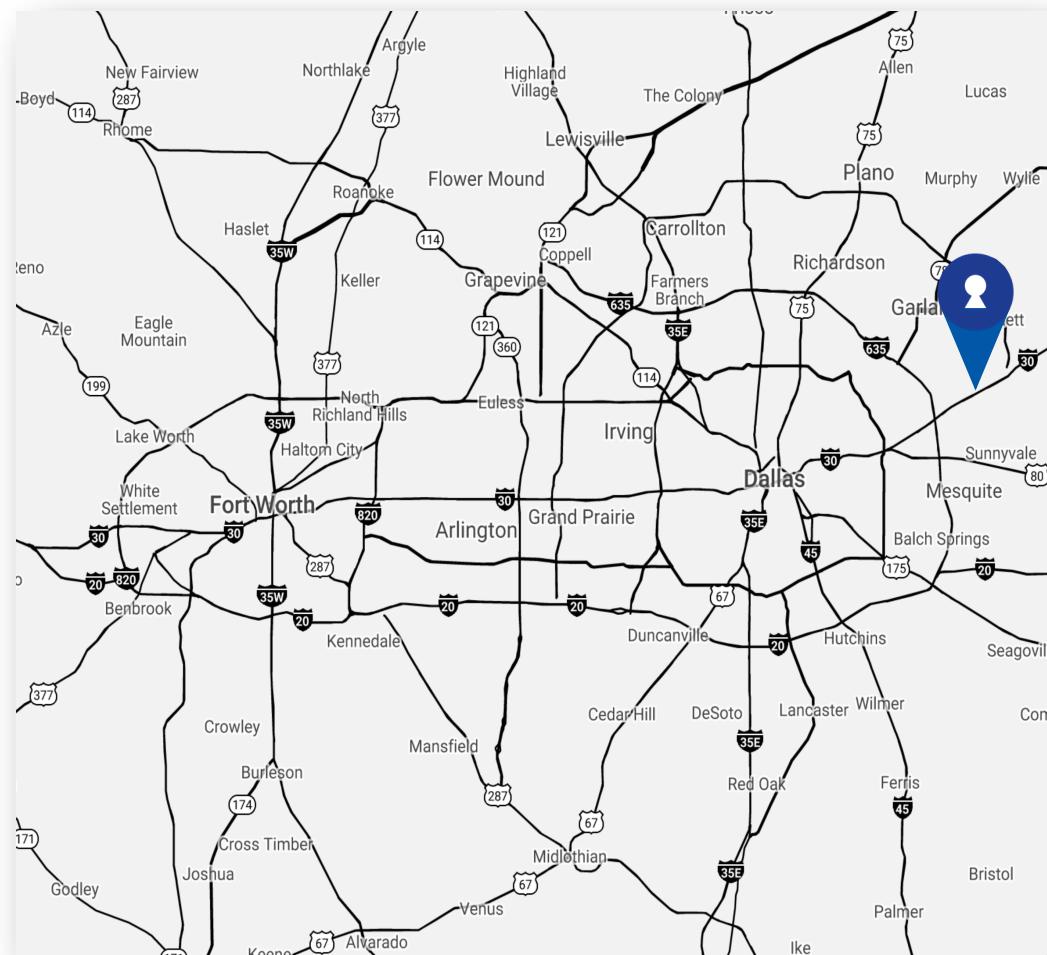
	1 MILE	3 MILE	5 MILE
POPULATION	12,331	97,955	261,380
DAYTIME POPULATION	10,632	76,130	211,023
AVG HH INCOME	\$67,237	\$76,673	\$74,747
POPULATION GROWTH 2025-2028	0.81%	0.63%	0.32%

*STDB.com 2025

TRAFFIC COUNT

151,000 VPD at I-30 & Bobtown Rd

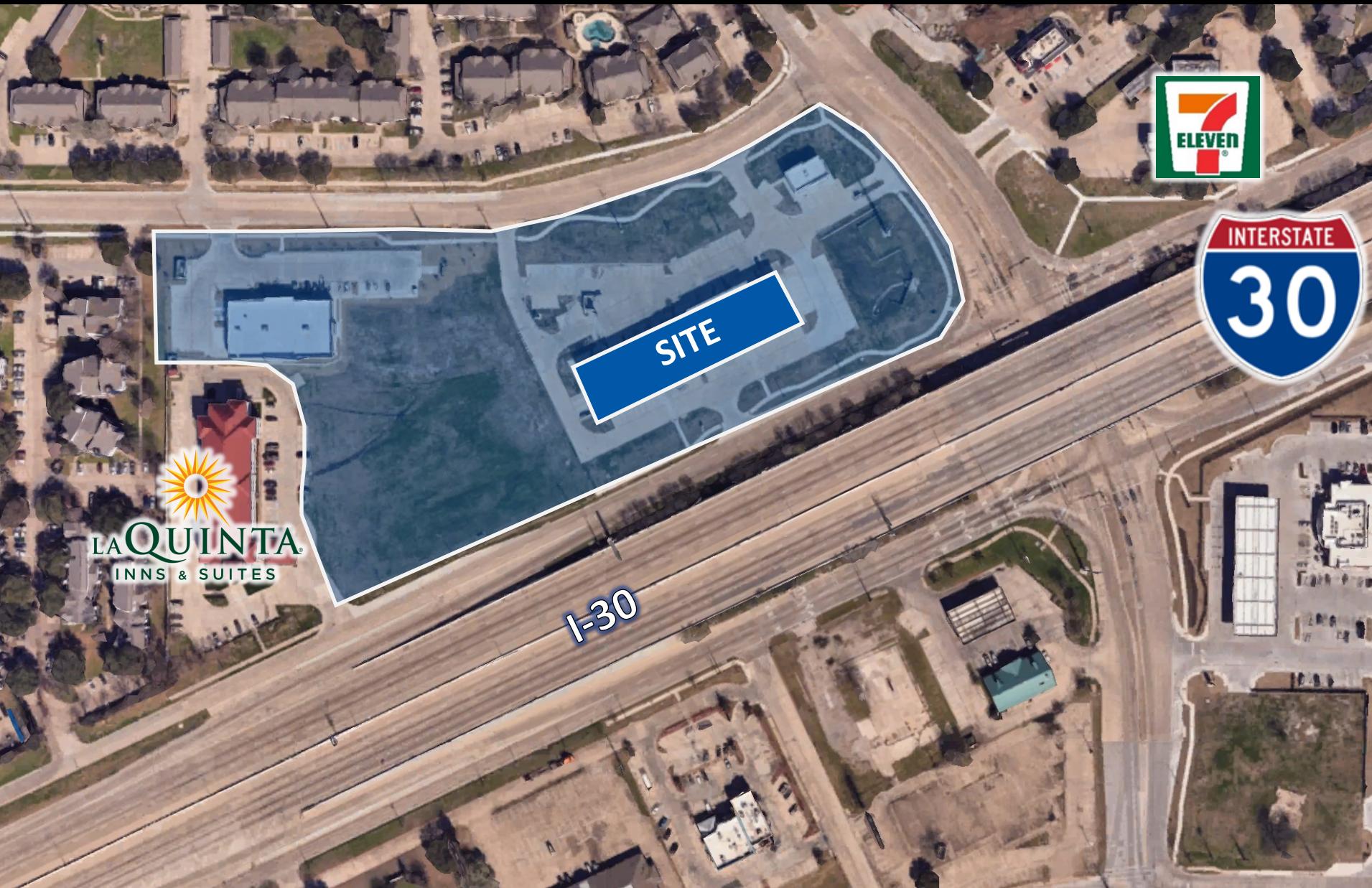
The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.





Google Maps

The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.



Google Maps

The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.

TCN
WORLDWIDE
REAL ESTATE SERVICES

429 E I-30 | 4

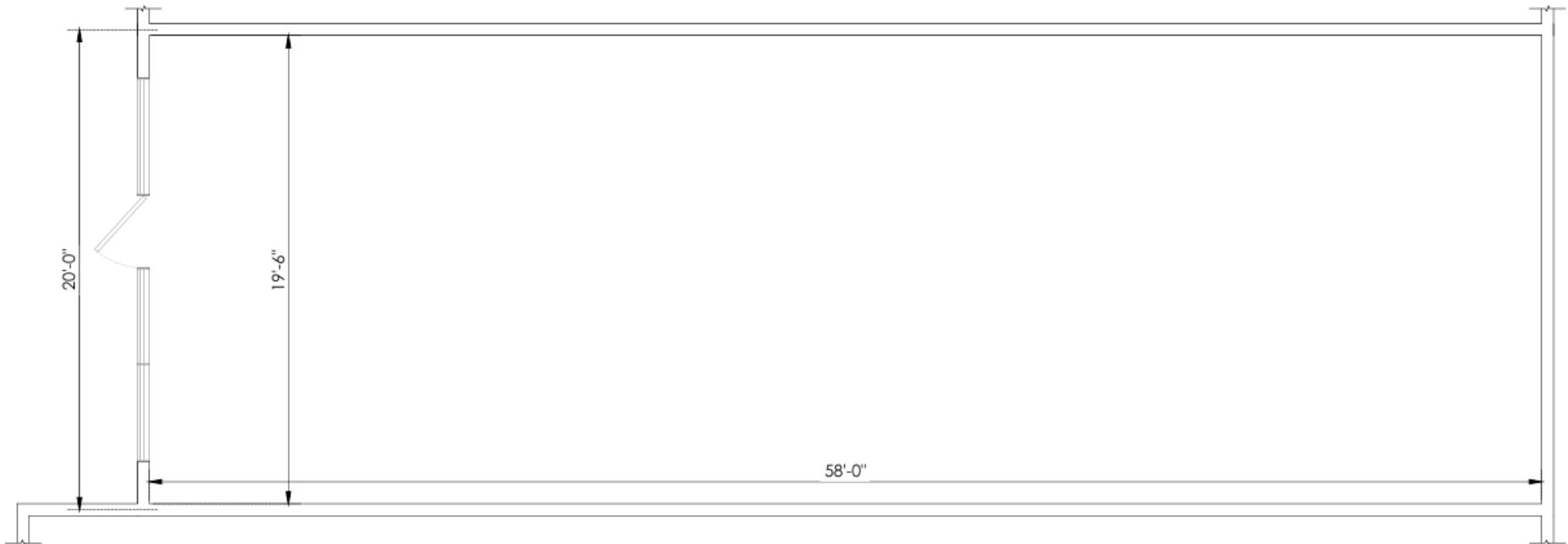
BUILDING I

SUITE	TENANT	SF
SUITE 1	AVAILABLE	1,609
SUITE 2	AVAILABLE	1,606
SUITE 3	AVAILABLE	1,169
SUITE 4	AVAILABLE	1,124
SUITE 5	AVAILABLE (Nail Salon permits in place)	1,169
SUITE 6 & 7	C-Store	
SUITE 8	Hair Salon—Opening soon	
SUITE 9	Donut Shop	
SUITE 10	AVAILABLE	1,270
SUITE 11	AVAILABLE	1,221
SUITE 12	AVAILABLE	850
SUITE 13	Dentist	
SUITE 14	Family Doctor	

BUILDING II

SUITE	TENANT	SF
Building II	Vape Shop	

SUITE 5—1,169 SF—Permits in place for a nail salon





COMMERCE

250+ Major Companies & Headquarters
 70+ announced in 2020 & 2021 to Expand or Relocate to DFW



50%
LOWER COST OF LIVING
 With a lower cost of living than the top three U.S. Metros.

+7.2%
EMPLOYMENT GROWTH
 With a year over year gain of 277,600 jobs as of July 2022

HIGHER EDUCATION

Four
Research 1
 Universities



30 Higher Education Institutions
 15 Major Universities Including:

#1 in the country for 3-year job growth (185,600 jobs)
#1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)
 BLS, Dec. 2021

4 Global 500 Companies
 Fortune, 2021
9 World's Most Admired Companies
 Fortune, 2022
22 Fortune 500 Companies



DFW AREA GROWTH



4TH LARGEST METRO IN U.S.

OVER 200 CITIES

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations



HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

INFORMATION ON BROKERAGE SERVICES



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.

2-10-2025



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 or 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 or. 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 or 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.

Vision Commercial RE DFW LC	9006752	info@visioncommercial.com	817.803.3287
Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1