

COMMERCIAL DIVISION

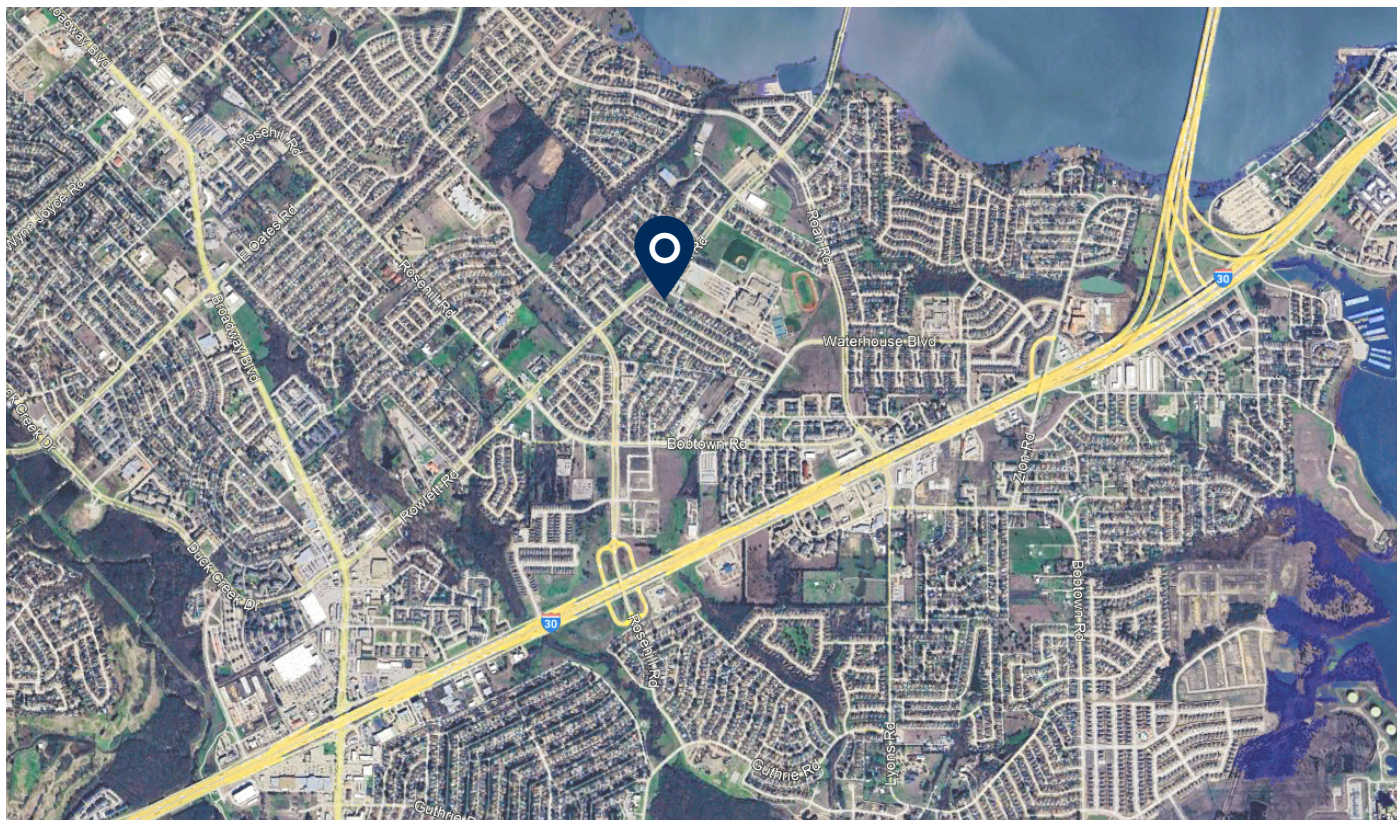
Briggs
Freeman

Sotheby's
INTERNATIONAL REALTY

1.41 ACRES OF LAND

3110 HAYMAN DRIVE
GARLAND, TEXAS



**LOCATION**

3110 Hayman Drive
Garland, Texas

AVAILABLE LAND

± 1.41 ACRES
61,420 SF

ZONING

CR - Community Retail District

TRAFFIC COUNTS

Rowlett Rd/Deville Cir: 14,563 VPD
Hayman Dr: 2,969 VPD
Roan Rd/Wiltshire Dr: 14,969 VPD

PRICE

\$695,000 (\$11/SF, \$490k/ACRE)

BY THE NUMBERS**Average Household Income**

1-mile	3-miles	5-miles
\$92,574	\$89,258	\$85,823

Population (2024)

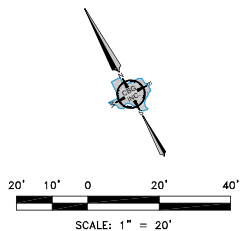
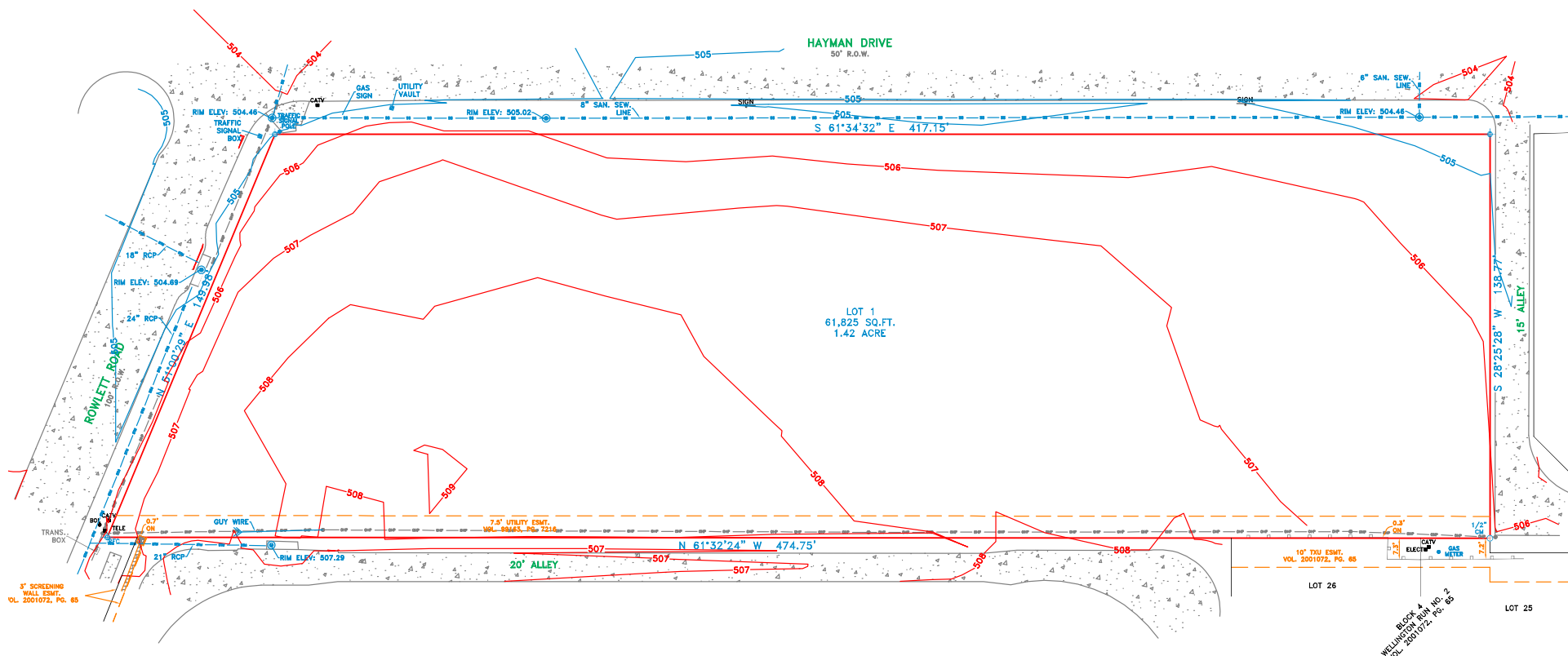
1-mile	3-miles	5-miles
11,846	79,062	221,962

Population Growth (Projected 2024-2029)

1-mile	3-miles	5-miles
- 0.1%	- 0.2%	- 0.2%

HIGHLIGHTS

- Strategic corner location for high visibility
- Flexible retail zoning for diverse business opportunities
- High-traffic corridor with high school, grocery, and retail for enhanced exposure
- Utilities connected for immediate development readiness
- Large local population base with disposable income for steady customer engagement
- Convenient interstate access for efficient connectivity
- Infill opportunity within established commercial corridor
- Seller financing available to support competitive, high-value market investment

**SURVEYOR'S CERTIFICATE**

This survey is made relying on information provided by Lawyers III GP# 11-1538-190381700084-HE. The undersigned Registered Professional Surveyor, Guido Construction, Lawyers Title Company, and Fidelity National Title property description set forth hereon were prepared from an actual Drive described in Volume 76131, Page 24, and shown hereon; (b) direction; (c) all monuments shown hereon actually existed on the material thereof are correctly shown; (d) except as shown hereon, I observable protrusions therefrom, there are no observable discrepancies; (e) the size, location and type of improvements, are shown hereon and setback from the Property lines the distances indicated; (f) the shown; (g) the Property has apparent access to and from a public labeled and platted hereon; (h) the boundaries, dimensions and other accuracy standards of the State of Texas; (i) the Property is located in a Flood Plain or in an identified "Flood Zone Area" as defined by H (Flood Insurance Rate Map No. 48113C0380L, with a date of 07/07/2017).

The surveyor expressly understands and agrees that G. Guido, Const Insurance Company are entitled to rely on this survey as having been prepared by the Texas Society of Professional Surveyors Standards and Specification Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes other than use shall not be the responsibility of the undersigned.

Executed this 5th day of September, 2017.

Byron Connolly





LISTING TEAM

SCOTT BUMPAS

214.402.2007

sbumpas@briggsfreeman.com

MICHAEL HAMER

214.499.3973

mhamer@briggsfreeman.com

CHRISTOPHER DUNCAN

214.405.3087

cduncan@briggsfreeman.com

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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.

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.

Briggs Freeman Sotheby's International Realty Licensed Broker/Broker Firm Name	287843 License No.	briggsfreeman@briggsfreeman.com Email	214.350.0400 Phone
Angela B Thornhill Designated Broker of Firm	471312 License No.	broker@briggsfreeman.com Email	214.350.0400 Phone
Scott Bumpas Licensed Supervisor of Sales Agent/Associate	328098 License No.	sbumpas@briggsfreeman.com Email	214.402.2007 Phone
Christopher Duncan Sales Agent/Associate's Name	779008 License No.	cduncan@briggsfreeman.com Email	214.405.3087 Phone