

# PRICE REDUCED!

## FOR SALE - RESTAURANT | OFFICE | RETAIL | DRIVE THRU SITE 5290 GEORGE BUSH HWY | GARLAND, TEXAS 75044 (PRESIDENT GEORGE BUSH HWY & N GARLAND RD)



**RETAIL STRIP CENTER**

**THE GODDARD SCHOOL**

**PAD 1  
1.421 ACRES**

**BANK OF AMERICA**

**\*RELOCATION SITE\***

**TEXAS DEPARTMENT OF MOTOR VEHICLES**

**REGIONAL SUPERCENTER**

**FUTURE RETAIL/RESTAURANT**

**STARBUCKS** (SOLD)

**LEGEND**

**STATE HIGHWAY NO. 190B**  
PRESIDENT GEORGE BUSH HWY

**WOOD CREEK LINE**

**DEER BROOK ROAD**

**POINT OF BEGINNING**

**STATE OF TEXAS**

**COUNTY OF DALLAS**

**FILED FOR RECORD**  
IN THE OFFICE RECORDS OF  
DALLAS COUNTY  
ON 05/11/2024 2:55:27 PM  
IN THE PLAT RECORDS

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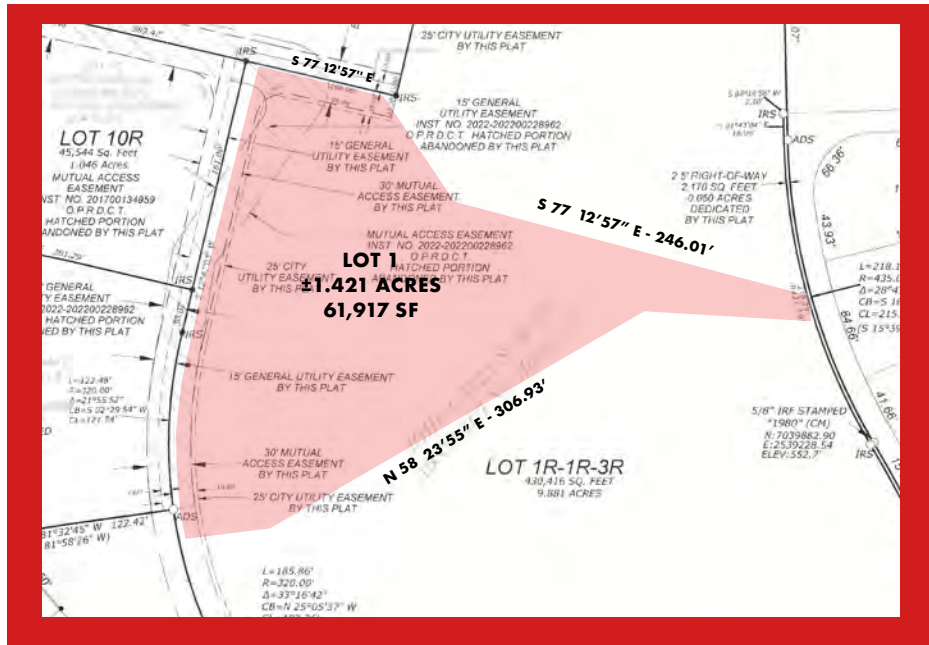
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**CIA BROKERAGE COMPANY**

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In Association with Texas Designated Broker: Paul Blackburn | Blackburn Properties | License # 376821



### NEARBY RETAILERS

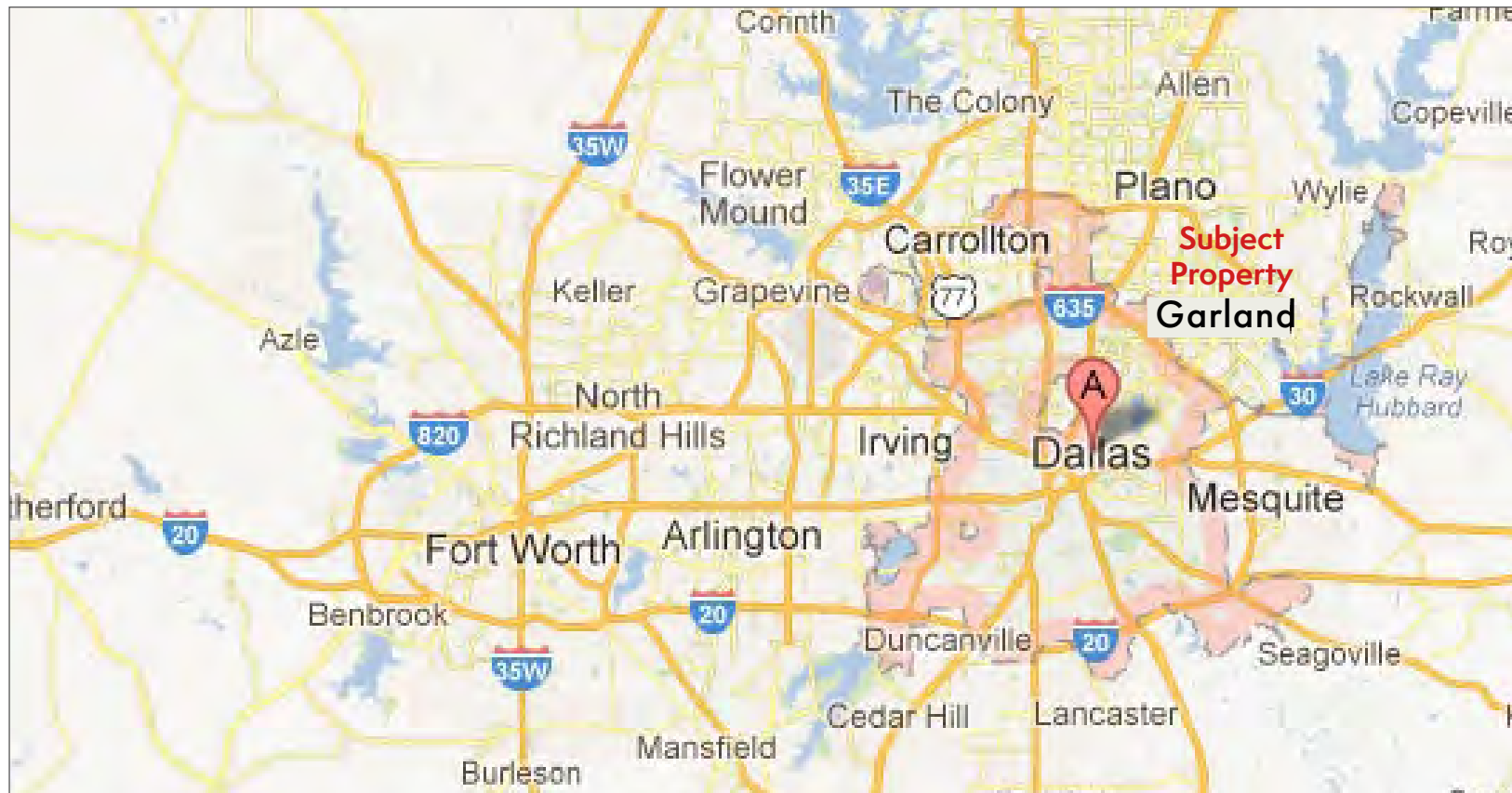


JOIN THE NEW REGIONAL DMV - Over 1,400 appointments a day!



### HIGHLIGHTS

- Potential Drive Thru Opportunity, Restaurant or Medical
- At the Intersection of Garland Ave & State HWY 190
- Adjacent to President George Bush Turnpike
- High Traffic & Very Dense Demographics
- Garland is the Fastest Growing Community in Texas!
- Adjacent to the new Regional DMV Super Center



**KRAFT HEINZ COMPANY-GARLAND, TEXAS**

**Distance:** 6 miles

**Campus Site:** 50 acres

**Square Footage:** 266,000 plant

**Employment:** 1,222 team members;

**Operations:** Third-largest food and beverage company in North America and the fifth-largest food and beverage company in the world, with eight \$1 billion+ brands. Kraft's Garland facility manufactures products including Lunchables, Oscar Meyer Naturals, Kraft barbecue sauce and Velveeta Skillet, with plant distribution reaching across the country. It's one of three food industry firms with Garland operations. The other two are U.S. Food Service and Daisy Brand.

Adjacent to the newest **Regional DMV** in the State with over 1400 appointments daily!

**AREA RETAILERS (10-MI)**

Walmart, Target, Sam's Club, Academy Sports + Outdoors, Office Depot, PetSmart, Lifetime Fitness, Wells Fargo, Capital One, Michael's, Bank of America, Holiday Inn, Care Now Urgent Care, Hyatt Place

**HIGHER EDUCATION**

9 miles from **University of Texas at Dallas** - 29,543 students

18 miles from **Southern Methodist University** - 11,643 students



**LOCATION**

5290 GEORGE BUSH HWY  
GARLAND, TEXAS 75044  
Dallas, Metro, Texas



**PAD 1**

1.421 Acres  
\$18.00 psf  
\$1,114,000

\*Buyer to reimburse Seller for its pro-rata share of Utilities, Storm, Water & Sewer at closing.



**POPULATION**

91,009	272,816
3-MI	5-MI



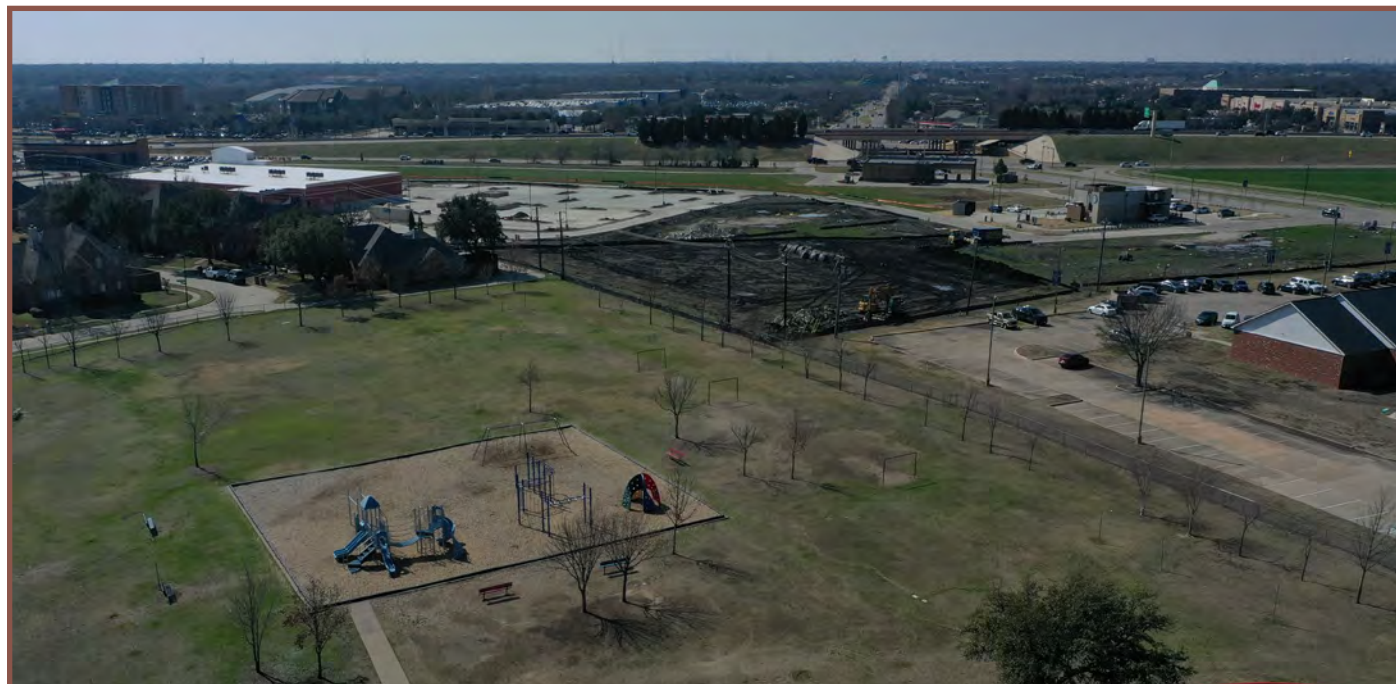
**ZONING**

CR Community Retail (City of Garland)



**TRAFFIC COUNTS**

42,254 CPD	16,597 CPD
HWY 190	N Garland Ave



**LEGEND**

- 1/4" = 1' CONTROLLING HOISTWAY
- 3/4" = 3/4" 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 3/8" = 3/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/4" = 1/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/8" = 1/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/16" = 1/16" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/32" = 1/32" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/64" = 1/64" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/128" = 1/128" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/256" = 1/256" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/512" = 1/512" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/1024" = 1/1024" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/2048" = 1/2048" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/4096" = 1/4096" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/8192" = 1/8192" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/16384" = 1/16384" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/32768" = 1/32768" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/65536" = 1/65536" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/131072" = 1/131072" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/262144" = 1/262144" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/524288" = 1/524288" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/1048576" = 1/1048576" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/2097152" = 1/2097152" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/4194304" = 1/4194304" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/8388608" = 1/8388608" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/16777216" = 1/16777216" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/33554432" = 1/33554432" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/67108864" = 1/67108864" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/134217728" = 1/134217728" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/268435456" = 1/268435456" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/536870912" = 1/536870912" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
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- 1/16615365990933688884444444801536" = 1/16615365990933688884444444801536" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/33230731981867777778888888963072" = 1/33230731981867777778888888963072" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/66461463963735555557777777926144" = 1/66461463963735555557777777926144" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
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- 1/53169171170588444444444442111552" = 1/53169171170588444444444442111552" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
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- 1/850706738729415111111111113777824" = 1/850706738729415111111111113777824" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/170141347545823022222222227555648" = 1/170141347545823022222222227555648" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
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- 1/21778092546535108844444444967344" = 1/21778092546535108844444444967344" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/43556185093070217688888889934688" = 1/43556185093070217688888889934688" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/87112370186140435377777779869376" = 1/8711237018614043537777779869376" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/174224703722280870755555559738752" = 1/174224703722280870755555559738752" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/348449407444561741511111119477504" = 1/348449407444561741511111119477504" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/696898814891123483022222238955008" = 1/69689881489112348302222238955008" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/139379763778224666564444477910016" = 1/139379763778224666564444477910016" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/27875952755644933311288888155820032" = 1/27875952755644933311288888155820032" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/55751905511289866622577777311640064" = 1/5575190551128986662257777311640064" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/111503811025777733977355556233280128" = 1/11150381102577773397735556233280128" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/223007622051555479554711111246656256" = 1/223007622051555479554711111246656256" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/446015244103111899090223544222513" = 1/446015244103111899090223544222513" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/8920304882062237777789980448885266" = 1/8920304882062237777789980448885266" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/17840609641244455555799608977771032" = 1/17840609641244455555799608977771032" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/3568121928248891111115980179554064" = 1/3568121928248891111115980179554064" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/7136243856497782222239603511118096" = 1/7136243856497782222239603511118096" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/1427248712995564444479200702237184" = 1/1427248712995564444479200702237184" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/285449743911112888881840014044736" = 1/285449743911112888881840014044736" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/57089948782222577777368002809472" = 1/57089948782222577777368002809472" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/114179897644441155557360056189444" = 1/114179897644441155557360056189444" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/2283597952888822311111472011388888" = 1/2283597952888822311111472011388888" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/456719590577774422222944022777777" = 1/456719590577774422222944022777777" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
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- 1/182687762311119777773776011111111" = 1/182687762311119777773776011111111" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/36537552462222395555755202222222" = 1/36537552462222395555755202222222" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/73075104924444791111150404444444" = 1/73075104924444791111150404444444" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND
- 1/14615020968888

FUTURE RETAIL COMING SOON - FALL 2026!



NOW OPEN

THE  
**GODDARD SCHOOL**<sup>®</sup>  
FOR EARLY CHILDHOOD DEVELOPMENT



**THE UNIVERSITY OF TEXAS AT DALLAS**  
29,866 STUDENTS

**CITYLINE DFW**

A mixed-use development located in Richardson offering a combination of residential, office, retail & entertainment with more than 2,200 luxury apartments, town homes & houses; up to 3 million sq ft of office space; a 148-room Aloft Hotel; one-acre CityLine Plaza; 17-acre Fox Creek Park & 3.5-acre CityLine Park.



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**TEXAS INSTRUMENTS**  
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THE HENDRY 399 UNITS



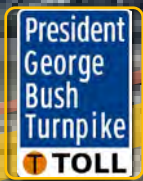
**target**



**Michaels**



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**Cheddar's**  
SCRATCH KITCHEN

**PRESIDENT GEORGE BUSH TPKE (TOLL RD) | 89,597 CPD**

**N GARLAND AVE | 10,428 CPD**



**BANK OF AMERICA**

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**fellowship**  
NORTH GARLAND BAPTIST

PAD 1

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FUTURE RETAIL



**TEXAS**  
Department of Motor Vehicles

**REGIONAL SUPERCENTER**



**THE GODDARD SCHOOL**  
FOR EARLY CHILDHOOD DEVELOPMENT



SPRING CREEK  
ELEMENTARY  
678 STUDENTS

WEBB  
MIDDLE SCHOOL  
934 STUDENTS



N PRESIDENT GEORGE BUSH HWY (EB) | 11,643 CPD

PRESIDENT GEORGE BUSH TPKE (TOLL RD) | 89,597 CPD

N PRESIDENT GEORGE BUSH HWY (WB) | 11,288 CPD



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PAD 1





**FIREWHEEL TOWN CENTER**  
A BRICK WALL

Anchored by Dillard's, Macy's, Dick's Sporting Goods & AMC Theatres with key tenants such as Columbia, Aeropostale, American Eagle, Old Navy, Francesca's, Loft, Five Below, DSW, Ulta Beauty, Barnes & Noble

Olive Garden  
CareNow Urgent Care  
**OUTBACK STEAKHOUSE**  
ON THE BORDER  
CHUCK E. CHEESE

President George Bush Turnpike  
TOLL

190 TEXAS

**GILBREATH-REED CAREER & TECHNICAL CENTER**

tru by Hilton

**NAAMAN FOREST HIGH SCHOOL**  
2,079 STUDENTS

Primrose Schools

Holiday Inn

Once Upon a Child

HYATT PLACE

TEXAS  
Texas Department of Motor Vehicles  
**REGIONAL SUPERCENTER**

Lazy DOG  
EAT. DRINK.

190 TEXAS

N PRESIDENT GEORGE BUSH HWY (EB) | 11,643 CPD  
PRESIDENT GEORGE BUSH TPKE (TOLL RD)  
89,597 CPD

N PRESIDENT GEORGE BUSH HWY (WB)  
11,288 CPD

THE GODDARD SCHOOL  
FOR EARLY CHILDHOOD DEVELOPMENT

PAD 1

\*SOLD\*  
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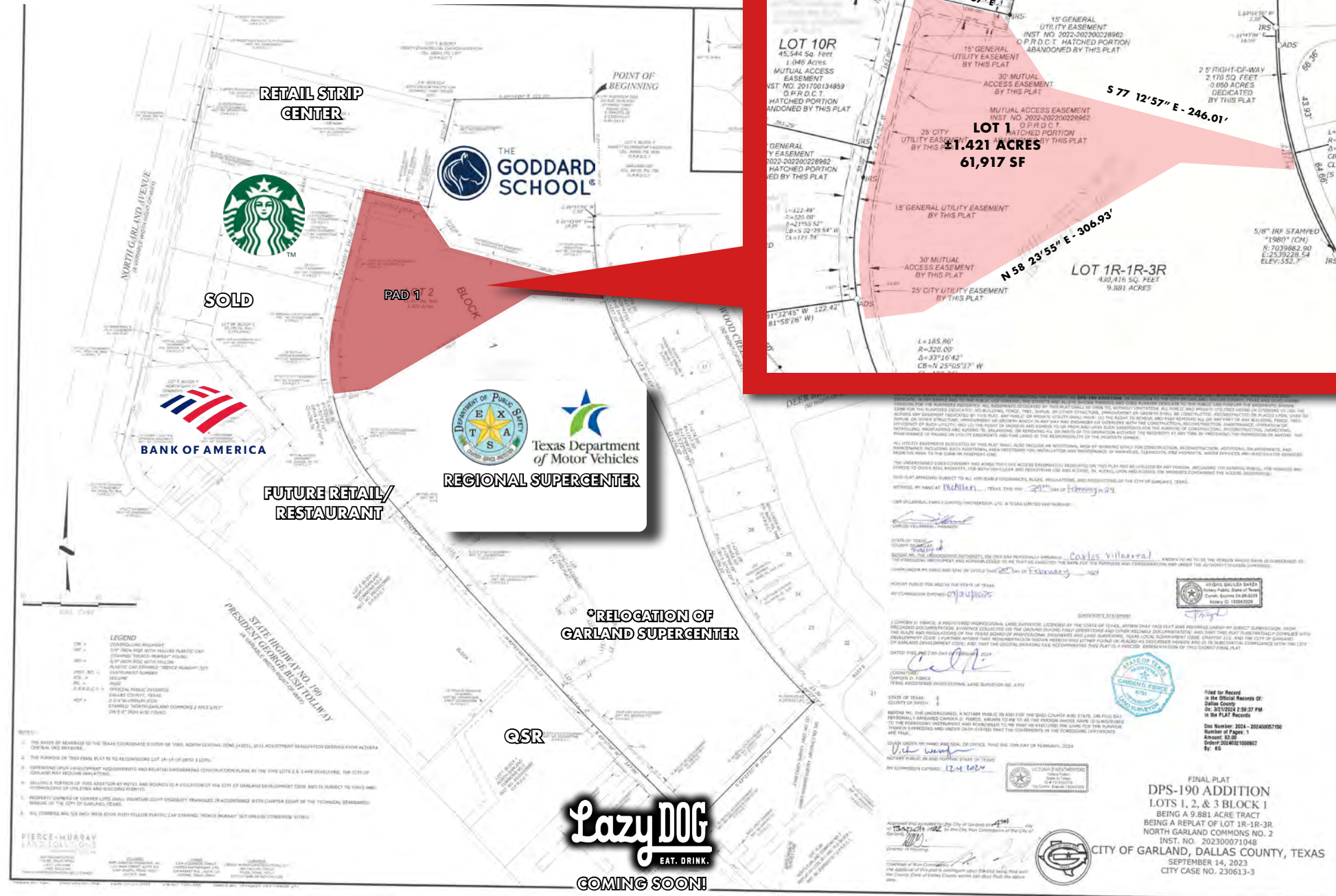
Starbucks

\*SOLD\*  
FUTURE RETAIL

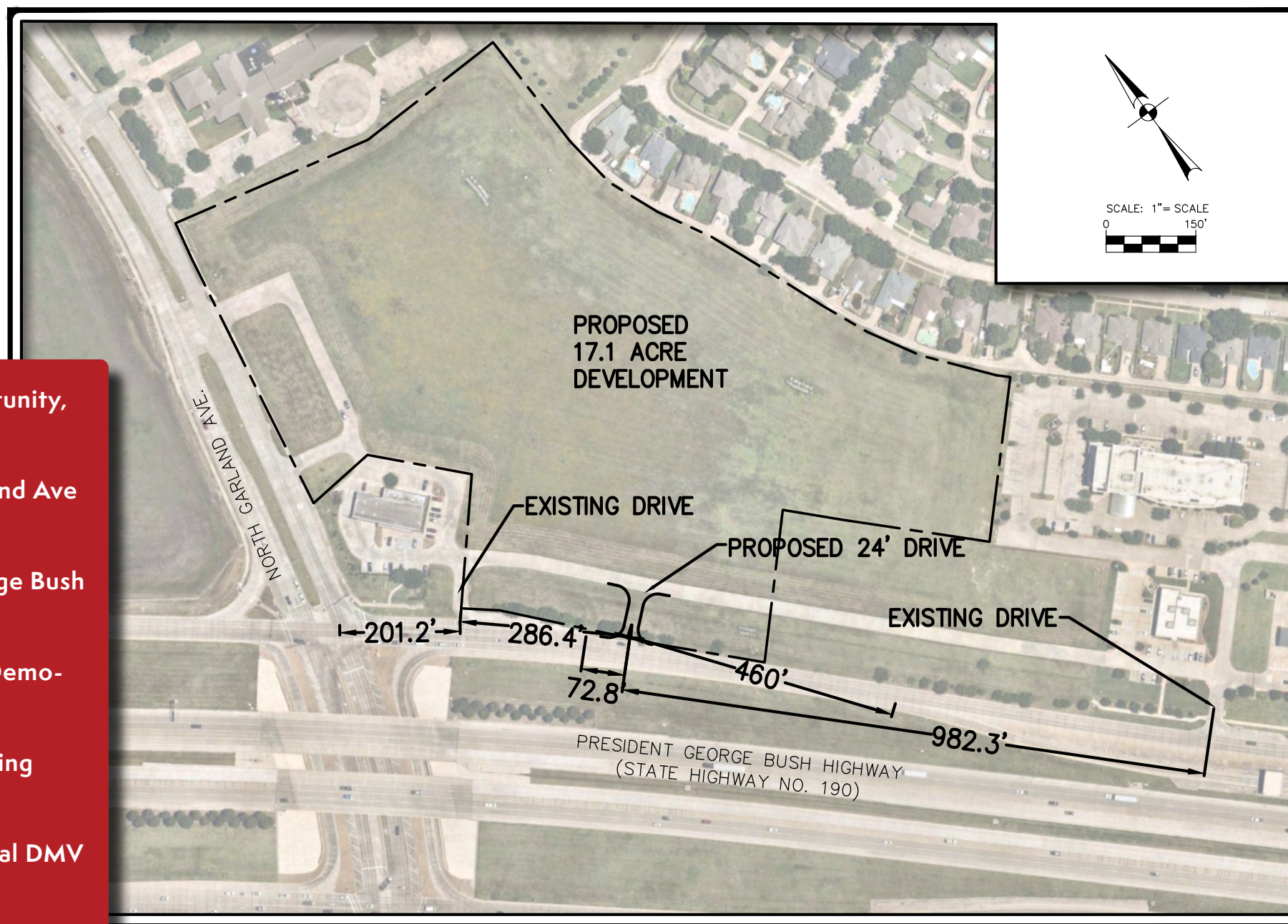
N GARLAND AVE  
10,428 CPD







Proposed Access Drive From President George Bush Highway (State HWY 190)



- Potential Drive Thru Opportunity, Restaurant or Medical
- At the Intersection of Garland Ave & State HWY 190
- Adjacent to President George Bush Turnpike
- High Traffic & Very Dense Demographics
- Garland is the Fastest Growing Community in Texas!
- Adjacent to the new Regional DMV Super Center

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FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
 6500 WEST HWY. 201, FORT WORTH, TX 76116 | 817.352.3888  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS - #00012432000000000000

17.1 ACRE COMERCIAL TRACT  
 GARLAND, TEXAS  
 TXDOT CONCEPT PLAN

JOB NO. 6135201  
 DATE AUG 22  
 DESIGNER LWF  
 CHECKED BWO  
 DRAWN LWF  
 SHEET 1 of 1

**Garland** is the 3rd largest city in Texas’s Dallas County, located northeast of Dallas & is part of the Dallas-Fort Worth metroplex.

Garland is a culturally diverse city with rich history, urban appeal, natural resources and pure Texas charisma. Garland has many natural gems, including acres of parks, widespread hike-and-bike trails, **Lake Ray Hubbard**, and **Firewheel Golf Course**. Garland is also home to **John Comer Skatepark**, the second largest skatepark in the state.

Garland’s diverse workforce has specialized skills for the nation’s fastest-growing industries – healthcare, renewable technology, and wireless communications – as well as Garland’s historic foundation in manufacturing and fabrication. In the highly desirable and low vacancy industrial manufacturing hub of North Texas, venture capitalists and startups are finding new ways to build Garland.

More than 10 Fortune 500 and 100 businesses call Garland home: **Kraft Heinz Company**, **Sherwin Williams**, **Epiroc Drilling Solutions**, **U.S. Food Service**, **Andersen Windows**, **Arrow Fabricated Tubing**, **General Dynamics OTS**, **Plastipak Packaging**, **BearCom**, **Resistol Hats (HatCo)**, **Daisy Brand & Packaging Corp of America**

<b>POPULATION</b>	<b>1-MI</b>	<b>3-MI</b>	<b>5-MI</b>
Population	4,529	110,973	294,150
Est. Population (2029)	4,540	113,516	305,814
Census Population (2010)	4,203	99,691	254,195
<b>HOUSEHOLDS</b>	<b>1-MI</b>	<b>3-MI</b>	<b>5-MI</b>
Households	1,747	40,696	105,014
Projected Households (2029)	1,767	41,992	110,442
Census Households (2010)	1,665	34,944	84,563
<b>AVERAGE HH INCOME</b>	<b>1-MI</b>	<b>3-MI</b>	<b>5-MI</b>
Average Household Income	\$165,109	\$139,181	\$133,511
Projected Avg HH Income (2029)	\$167,270	\$145,863	\$140,524



# CONFIDENTIALITY AGREEMENT

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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

## FOR MORE INFORMATION:

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**JESSICA GIBSON** | *Owner*  
602.770.7145  
jess@ciadvisor.com

**PAUL BLACKBURN**  
Texas Designated Broker  
License # 376821





**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.*

11-2-2015



**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:
  - 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.

CIA Brokerage Company	9004841	jess@ciadvisor.com	972 630 6000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul K. Blackburn	376821	pkb@blackburnproperties.com	210 828 7654
Designated Broker of Firm	License No.	Email	Phone
Paul K. Blackburn	376821	pkb@blackburnproperties.com	210 828 7654
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0