



525 E OATES GARLAND, TX

525 E Oates Road Garland, TX 75043





# PROPERTY SUMMARY

Offering Price	\$1,199,000.00
CAP Rate	18.97%
NOI	\$227,400.00
Building SqFt	2,990 SqFt
Year Built	1978
Lot Size (acres)	0.51
Parcel ID	60179500000340100
Zoning Type	Commercial Retail
County	Dallas
Frontage	0.00 Ft
Coordinates	32.912624, -96.63888329999999
Lot Size (SF)	22,132.00 SqFt

# INVESTMENT SUMMARY

Great business opportunity to own a successful restaurant in a busy location. The seller is ready to retire and spend more time with family. The seller has been in the restaurant business for 40+ years. The seller's business is currently working based off 'word of mouth' and repeat customers alone (zero online presence). The opportunities are endless and this successful business has so much room for growth. The building has potential for a bar and drive thru. There are several nearby developments coming soon: new apartments, new waterpark, and more. There are 25 apartment complexes alone with multiple brand new apartment complexes within a 3 mile radius for potential customers. 60 apartment complexes within a 5 mile radius. Sale includes all furnishings: the dining tables, dining chairs, booths, cooking equipment, all you need for a quick turn around! There are so many more details to share



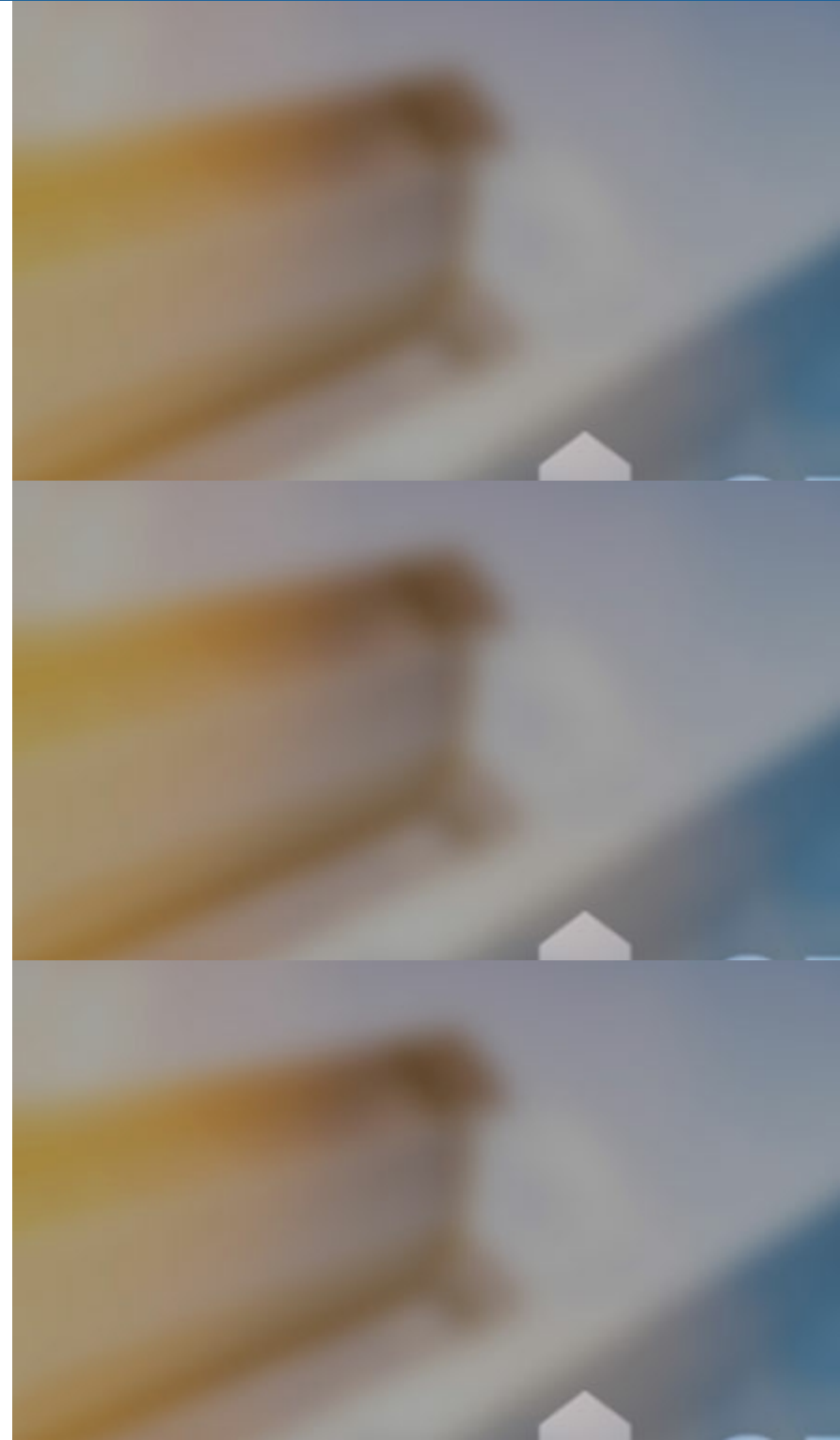


# INVESTMENT HIGHLIGHTS



# LOCATION HIGHLIGHTS

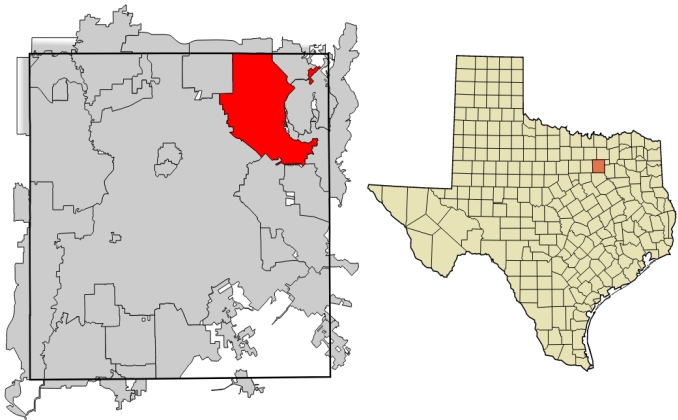
- Excellent Visibility from 525 E. Oates and Surrounding Businesses.
- Located in a busy retail area, surrounded by national retail brands including: Quick Trip Gas Stations, Walmart Supercenter, Dutchbros Coffee, Exxon , and many others.
- Major local employers include: United States Post Office, South Garland Library, and many more .
- Strategically located at the major intersection of Broadway with over 4,581 Cars Per Day.





# ABOUT GARLAND

Garland is a city in the U.S. state of Texas, located within Dallas County with portions extending into Collin and Rockwall counties. It is located northeast of Dallas and is a part of the Dallas–Fort Worth metroplex. In 2020, it had a population of 246,018, making it the 93rd-most populous city in the United States and the 13th-most populous city in Texas.



## CITY OF GARLAND

COUNTY	DALLAS
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## AREA

CITY	57.2 SQ MI
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LAND	57.1 SQ MI
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WATER	0.1 SQ MI
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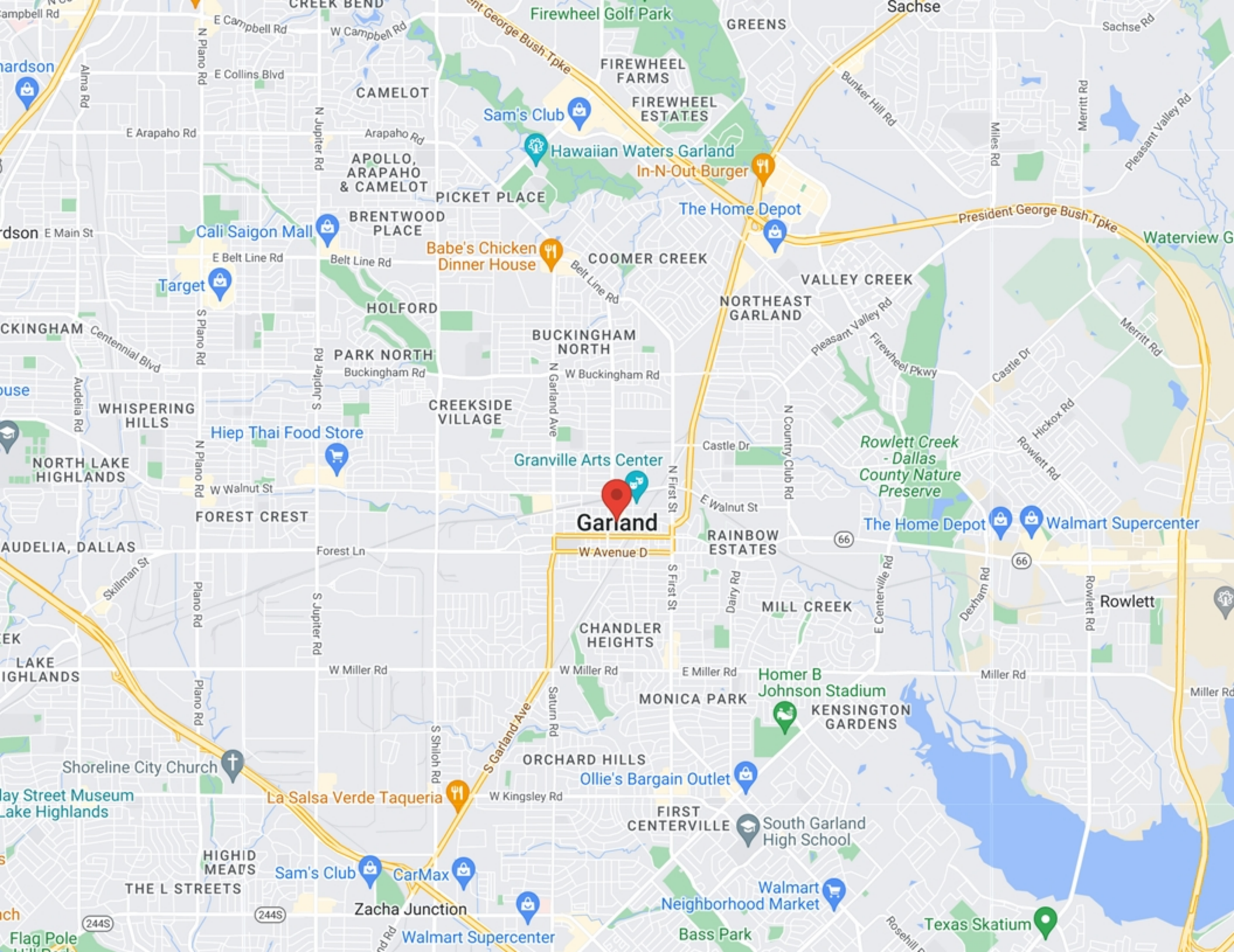
ELEVATION	551 FT
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## POPULATION

POPULATION	246,018
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DENSITY	AUTO SQ MI
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Garland

Granville Arts Center

CHANDLER HEIGHTS

ORCHARD HILLS

MONICA PARK

NORTHEAST GARLAND

BUCKINGHAM NORTH

PARK NORTH

BRENTWOOD PLACE

APOLLO, ARAPAHO & CAMELOT

CAMELOT

FIREWHEEL FARMS  
FIREWHEEL ESTATES

Hawaiian Waters Garland

In-N-Out Burger

Babe's Chicken  
Dinner House

Cali Saigon Mall

Target

FOREST CREST

Hiep Thai Food Store

NORTH LAKE HIGHLANDS

WHISPERING HILLS

CKINGHAM

Rowlett Creek - Dallas  
County Nature Preserve

The Home Depot

Walmart Supercenter

Rowlett

MILL CREEK

Homer B Johnson Stadium  
KENSINGTON GARDENS

Ollie's Bargain Outlet

FIRST CENTERVILLE  
South Garland High School

Walmart  
Neighborhood Market

Texas Skatium

Sam's Club

CarMax

Zacha Junction

Walmart Supercenter

244S

244S

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PLEASE CONTACT THE STANDARD REAL ESTATE ADVISOR FOR MORE DETAILS.

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