



CHASE

County Tax Office

Garland Police Department

The Draper
155 Units

Garland High School
2,481 Students

GARLAND
Municipal Court

GARLAND
City of Garland

±7.52 AC GROSS | ±3.97 AC NET

LAND FOR SALE

Garland, Texas

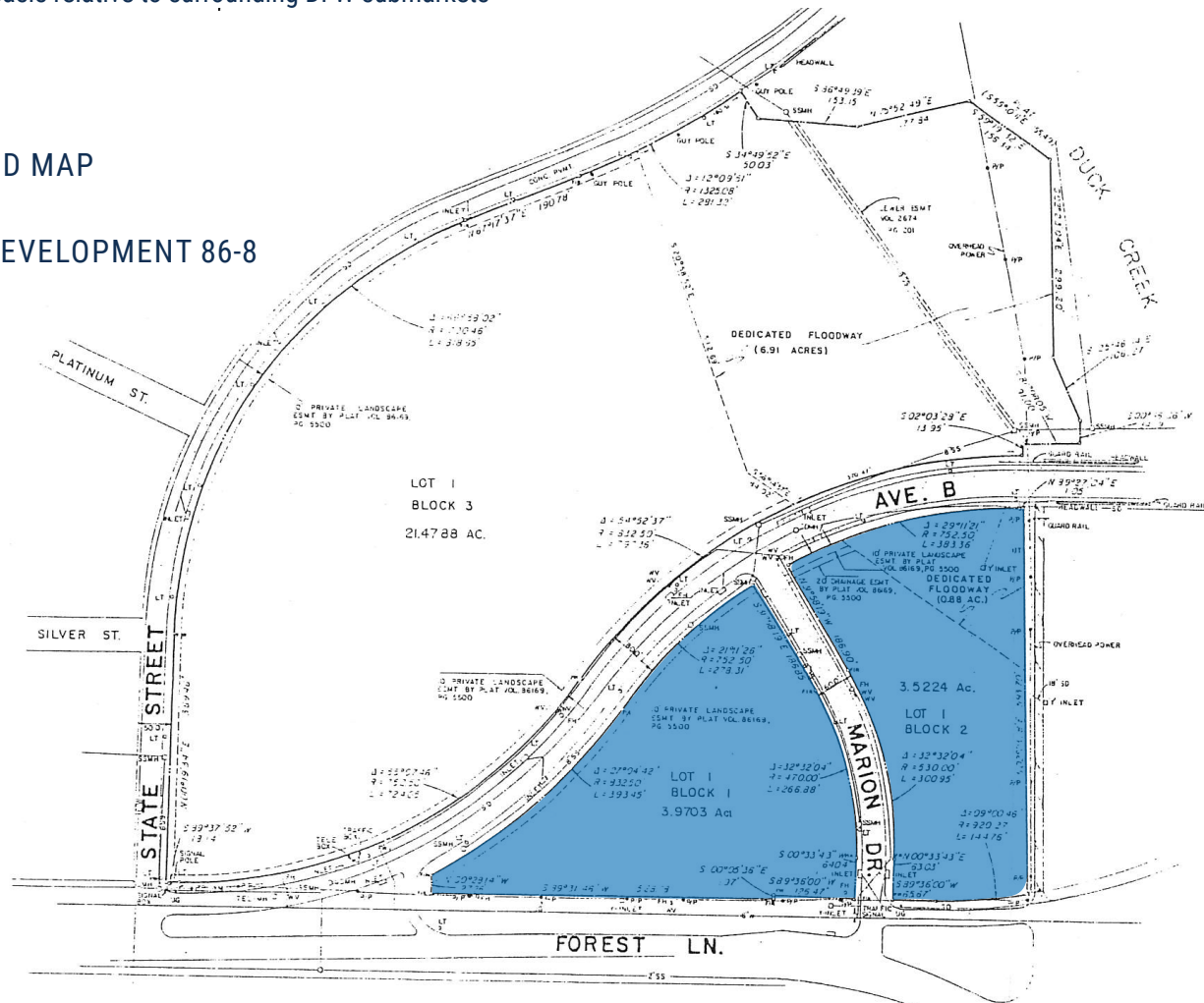
DALLAS MSA

EXECUTIVE SUMMARY

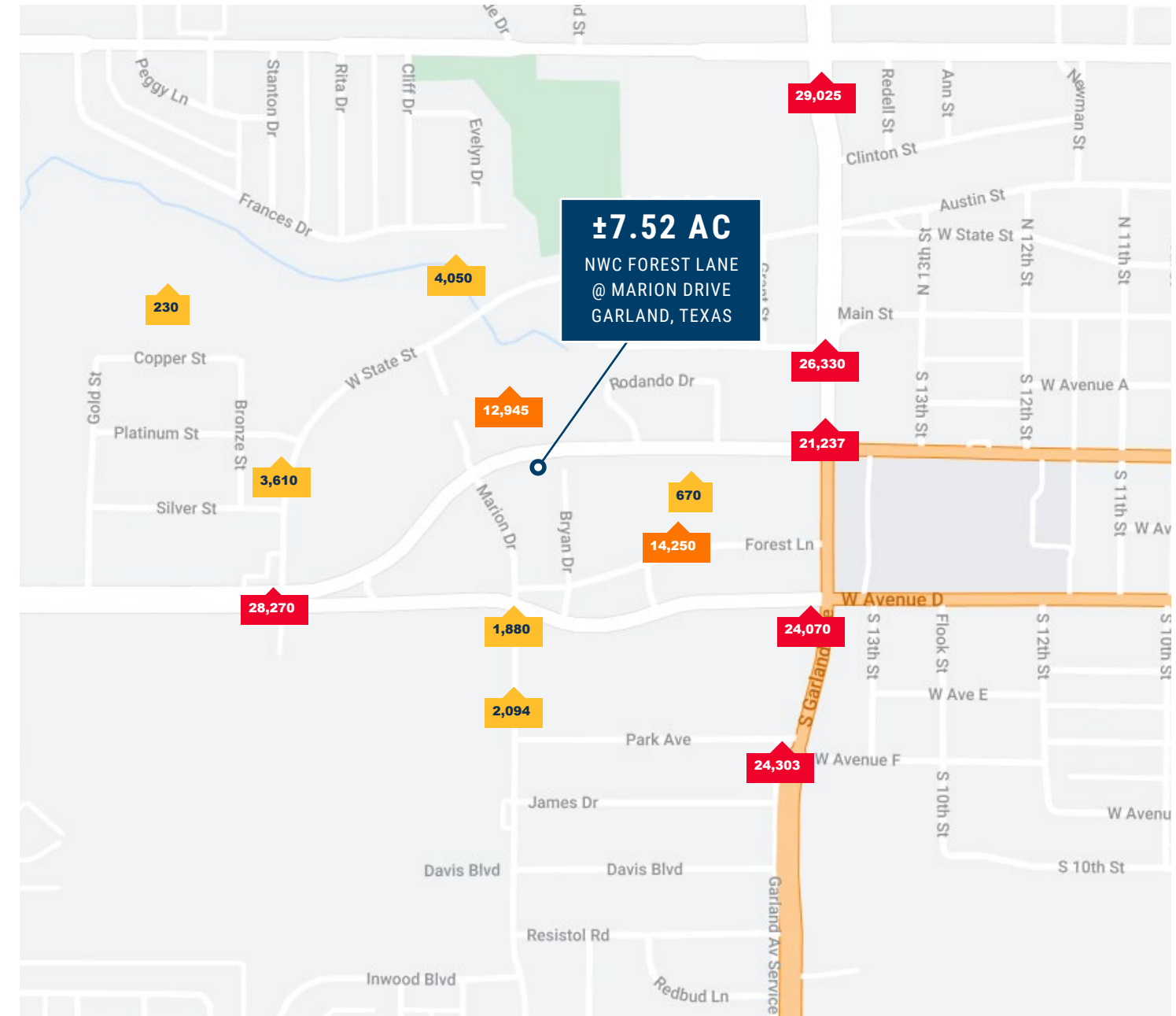
- This opportunity allows investors and developers to capitalize on Garland's urban scale, workforce demand, and affordability gap while positioning a multifamily or mixed-use project in a supply-constrained market with durable long-term fundamentals.
- Garland offers the scale of a major city, the accessibility developers demand, and the demographic profile that supports long-term residential and mixed-use success
- Strong demographic support for rental housing
- Attractive basis compared to core Dallas & northern suburb
- Strong workforce and renter demand
- Attractive cost basis relative to surrounding DFW submarkets

FEMA FLOOD MAP

PLANNED DEVELOPMENT 86-8



TRAFFIC COUNT MAP



Source: ESRI

STRATEGICALLY LOCATED TRACT

established infill corridor with existing infrastructure

**±7.52 ACRES OR
~327,571 SF**

commercial-zoned land with multifamily rezoning potential

CITY SUPPORTIVE
of redevelopment and adaptive reuse

Average Daily Traffic Volume

- Up to 6,000 vehicles per day
- 6,001 – 15,000
- 15,001 – 30,000
- 30,001 – 50,000
- 50,001 - 100,000

A Strategic North Texas Location with Mixed-Use or Multifamily Upside

- Garland, Texas is one of the largest and most established cities in the Dallas–Fort Worth Metroplex, offering a compelling blend of scale, affordability, infrastructure, and long-term growth. Located just northeast of Downtown Dallas, Garland benefits from immediate access to major regional corridors including I-635, SH-78, and President George Bush Turnpike, providing seamless connectivity throughout DFW.
- With a population exceeding 250,000 residents, Garland supports a deep and diverse workforce and continues to attract residents seeking attainable housing options near employment centers. The City has made targeted investments in infrastructure, redevelopment initiatives, and economic development programs designed to encourage private investment and modern development.
- The subject 7.5-acre site, currently zoned commercial, presents a rare opportunity for multifamily or mixed-use rezoning in a market characterized by strong rental demand and limited infill land availability. Garland’s demographic profile, proximity to major employment nodes, and renter-friendly age distribution support long-term multifamily fundamentals.
- The City’s diverse employment base, combined with a median age in the mid-30s and a growing renter population, creates favorable conditions for multifamily development. Housing affordability constraints in surrounding submarkets continue to push demand toward Garland, supporting strong absorption fundamentals for both workforce and market-rate multifamily product.
- Garland’s sizeable renter population, limited existing multifamily supply, and stable occupancy fundamentals create a compelling environment for multifamily development. The subject 7.5-acre commercial site offers an opportunity to introduce new residential product in an established infill market with durable housing demand.



Population
250,000+



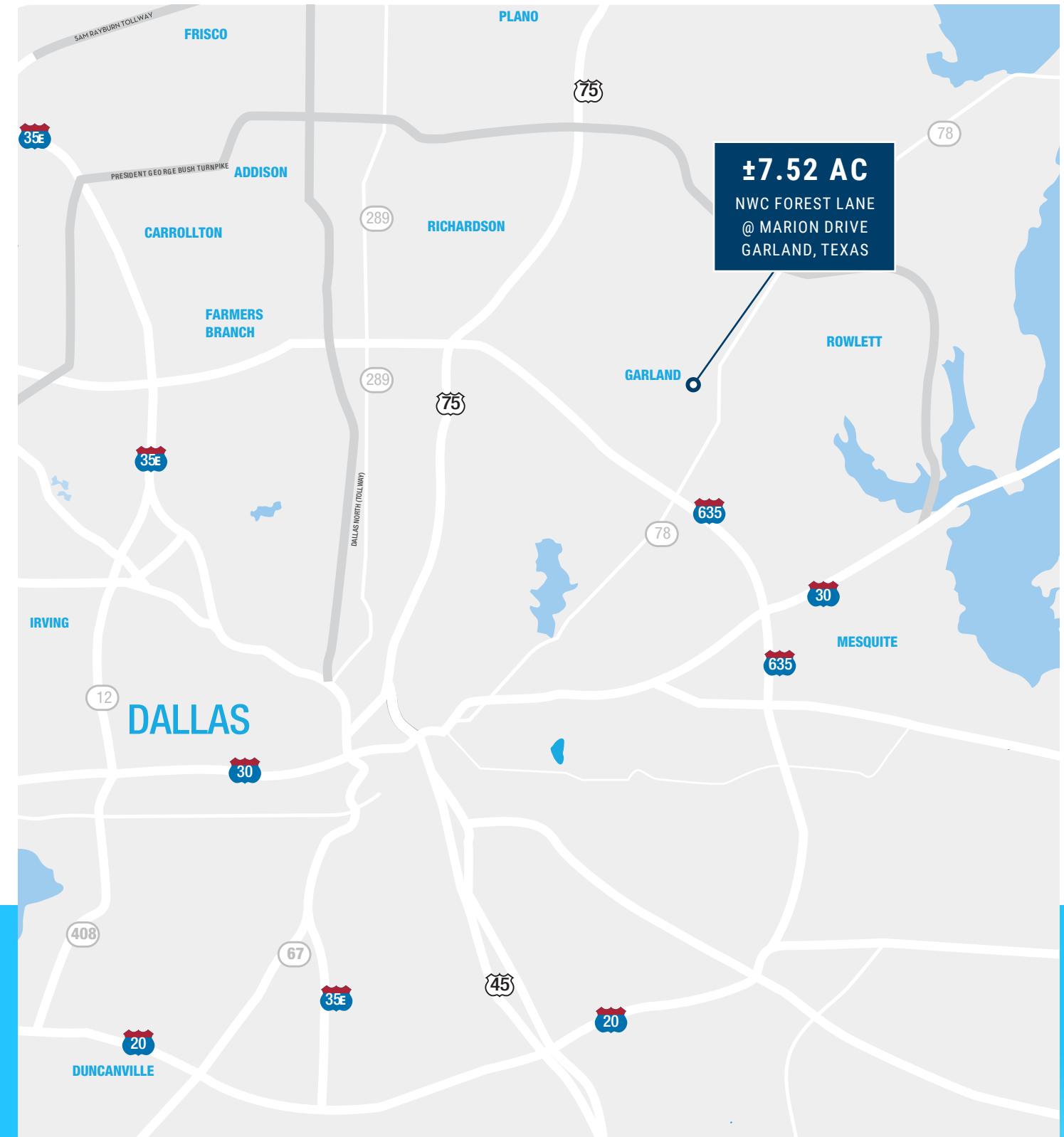
Median Age
~35



Median Household Income
~\$70K+



Employment Drivers
Manufacturing, Logistics, Healthcare,
Education, Professional Services



GARLAND, TEXAS OVERVIEW



373,79
5 MILE POPULATION
+29% 2020-2025

9 MILLION
DFW POPULATION
+8.3% 2020-2025

1,251,273 MILLION
COLLIN COUNTY POPULATION
+16.7% 2020-2025

123,509
5 MILE CIVILIAN
POPULATION 16+ IN LABOR
FORCE

\$76,654
MEDIAN
HOUSEHOLD INCOME

\$38,082
PER CAPITA
INCOME

\$323,840
MEDIAN
HOME PRICE

Garland is a **pro-business community** in a **pro-business state**.



No Corporate
Income Tax



No Personal
Income Tax



Right-To-Work State



Business-Friendly
Regulatory System



Nimble, responsive local
government that delivers
excellent service

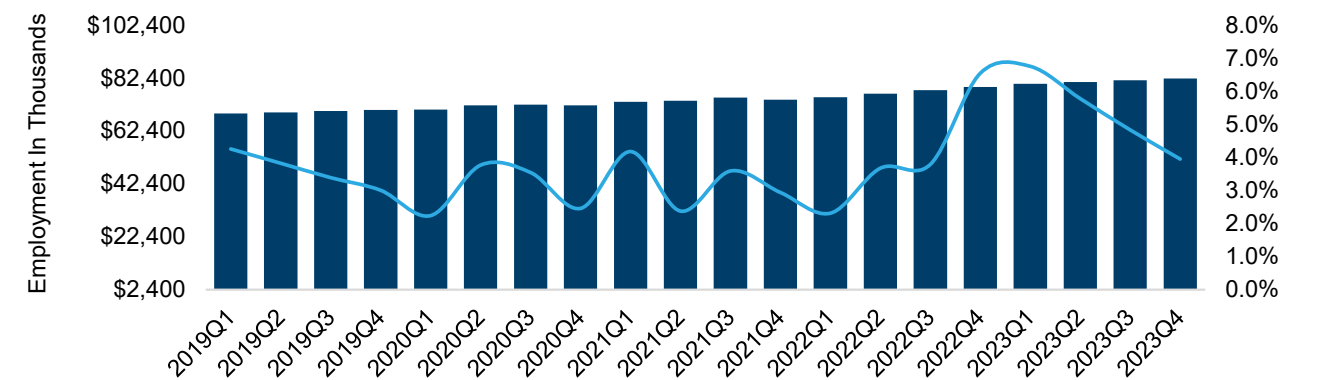
FORTH WORTH MULTIFAMILY MARKET

Following the pandemic, median household income experienced the highest growth, though the pace has since eased to 4.0% year over year growth in the fourth quarter of 2023. The most recent data available shows median household income at \$82,312 per year. This strong income growth, combined with a robust local economy, is fueling demand for multifamily housing.

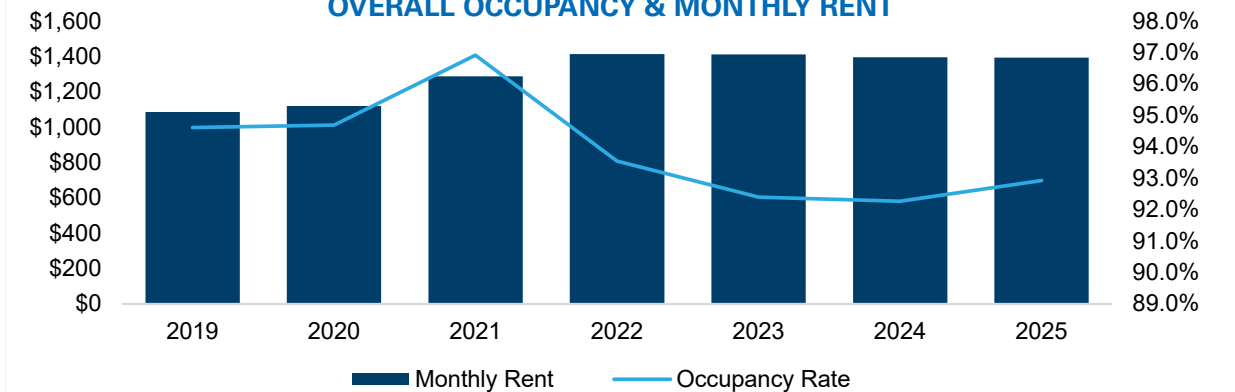
Market Snapshot Q4 2025	Inventory 248,589 Units
Overall Vacancy 92.9%	YTD Net Absorption 9,342 Units
2025 Deliveries 8,339 Units	Asking Rent \$1,394

Source: Newmark Research; Axiometrics; Moody's Analytics

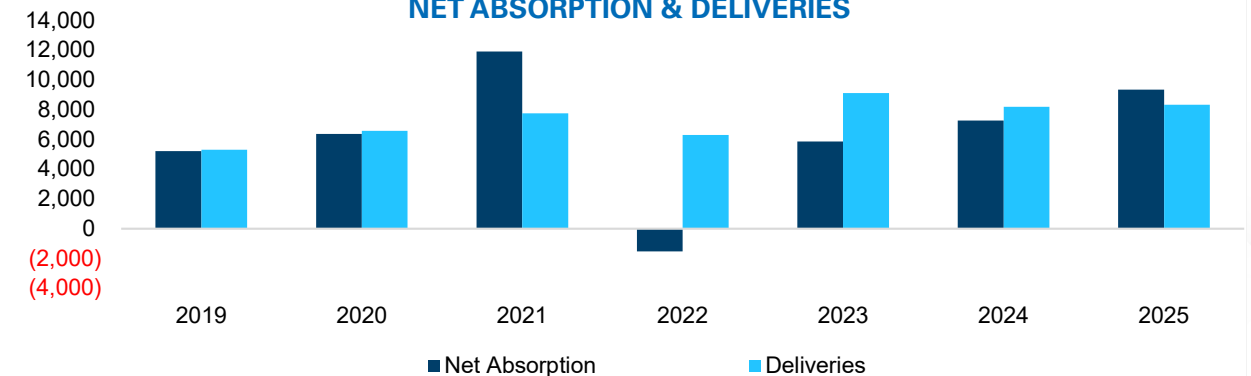
FORTH WORTH MEDIAN HOUSEHOLD INCOME GROWTH (LAST 5 YEARS)



OVERALL OCCUPANCY & MONTHLY RENT



NET ABSORPTION & DELIVERIES



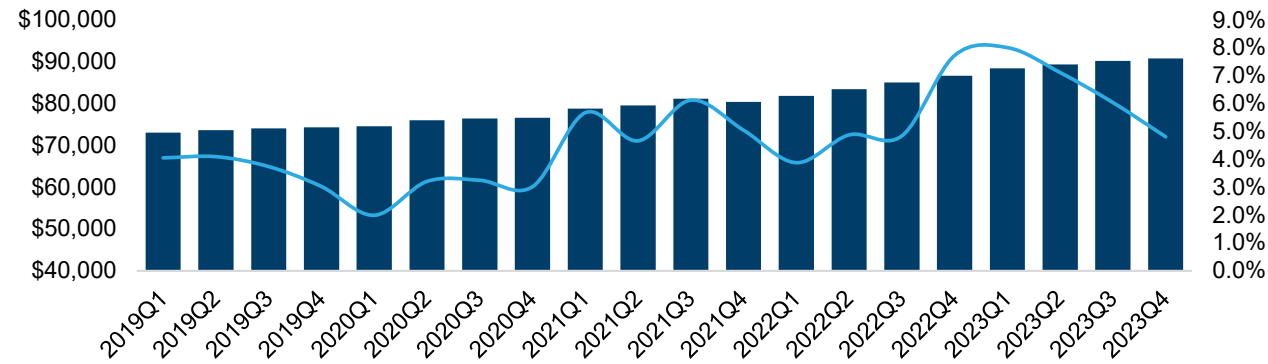
DALLAS MULTIFAMILY MARKET

Following the pandemic, median household income experienced the highest growth, though the pace has since eased to 4.8% year over year growth in the fourth quarter of 2023. The most recent data available shows median household income at \$90,882 per year. This strong income growth, combined with a robust local economy, is fueling demand for multifamily housing.

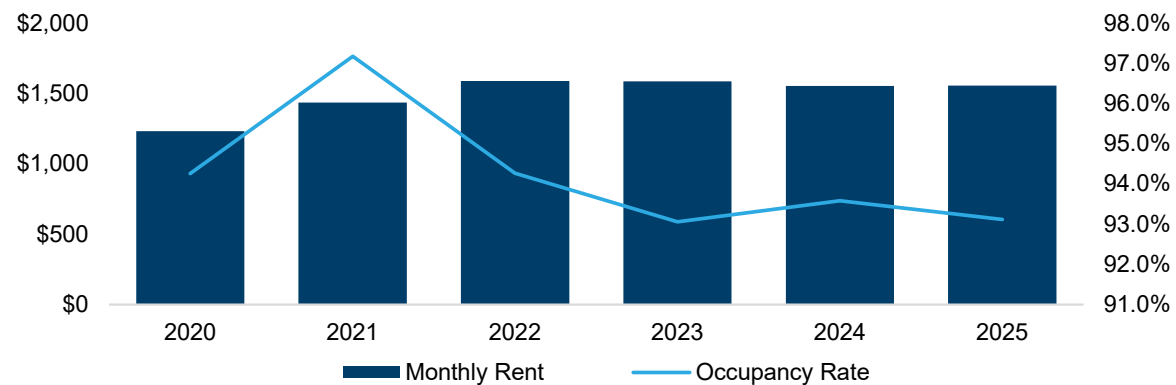
Market Snapshot Q4 2025	Inventory 744,641 Units
Overall Vacancy 93.1%	YTD Net Absorption 18,975 Units
2025 Deliveries 24,190 Units	Asking Rent \$1,558

Source: Newmark Research; Axiometrics; Moody's Analytics

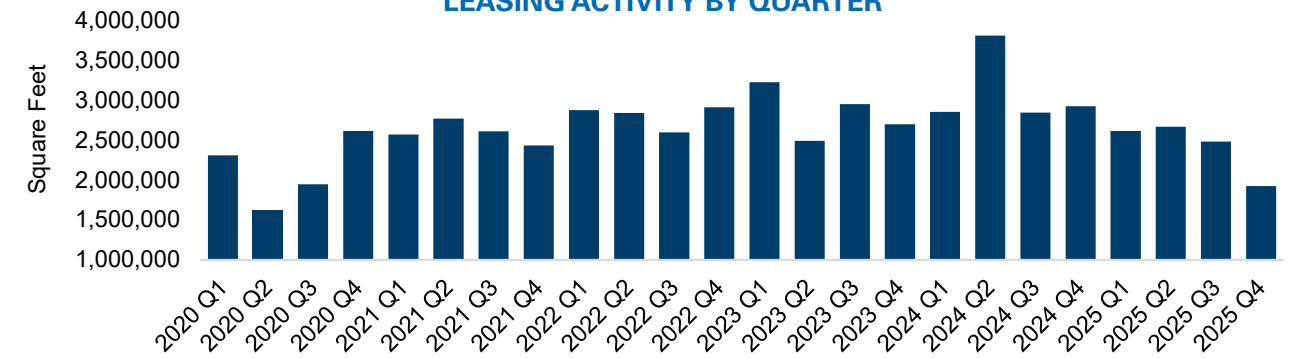
DALLAS MEDIAN HOUSEHOLD INCOME GROWTH (LAST 5 YEARS)



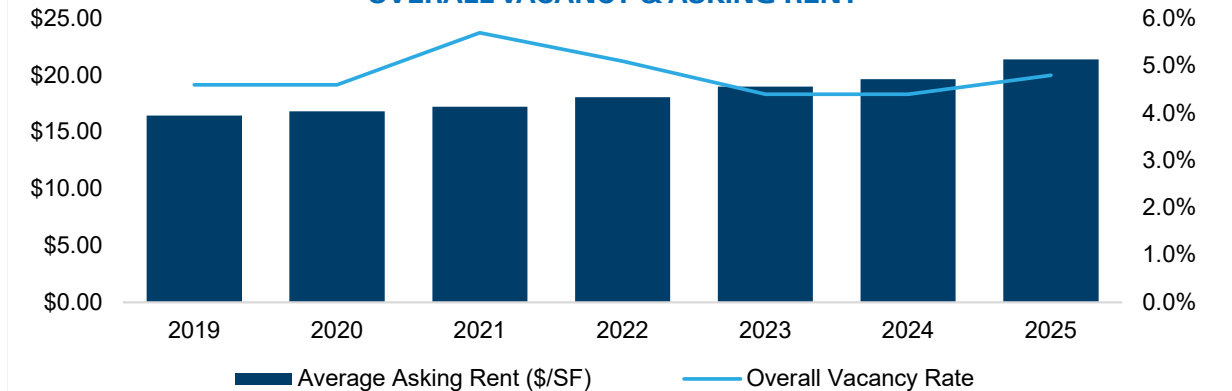
OVERALL OCCUPANCY & MONTHLY RENT



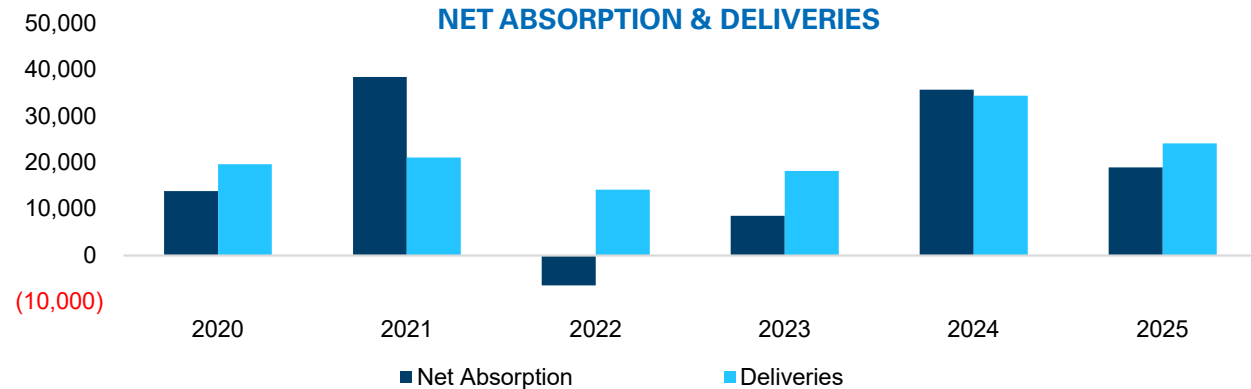
LEASING ACTIVITY BY QUARTER



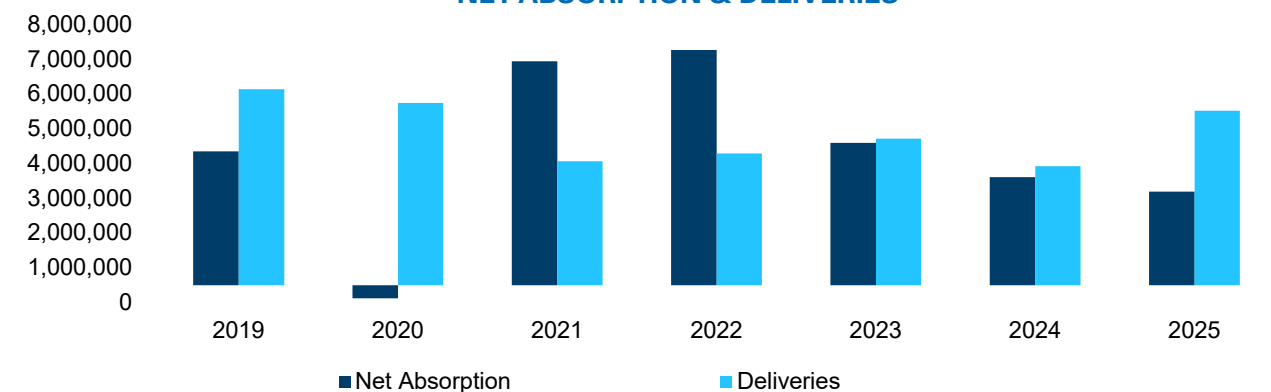
OVERALL VACANCY & ASKING RENT



NET ABSORPTION & DELIVERIES



NET ABSORPTION & DELIVERIES



DALLAS-FORT WORTH RETAIL MARKET

Dallas-Fort Worth's nonfarm employment increased by 15.7% over the past 5 years. Annual demand for retail trade jobs average close to 61,872 workers with a forecasted annual growth of 1.1%. This steady job growth in retail trade, coupled with a strong labor market, is bolstering Dallas-Fort Worth retail sector, driving consumer spending.

Market Snapshot Q4 2025	Inventory 474,607,399 SF
Overall Vacancy 4.8%	YTD Net Absorption 3,197,959 SF
2025 Deliveries 5,523,618 SF	Under Construction 7,442,575 SF

Source: Newmark Research; Axiometrics; Moody's Analytics

MARKET OVERVIEW

25 MIN | 20 MILES
TO DALLAS

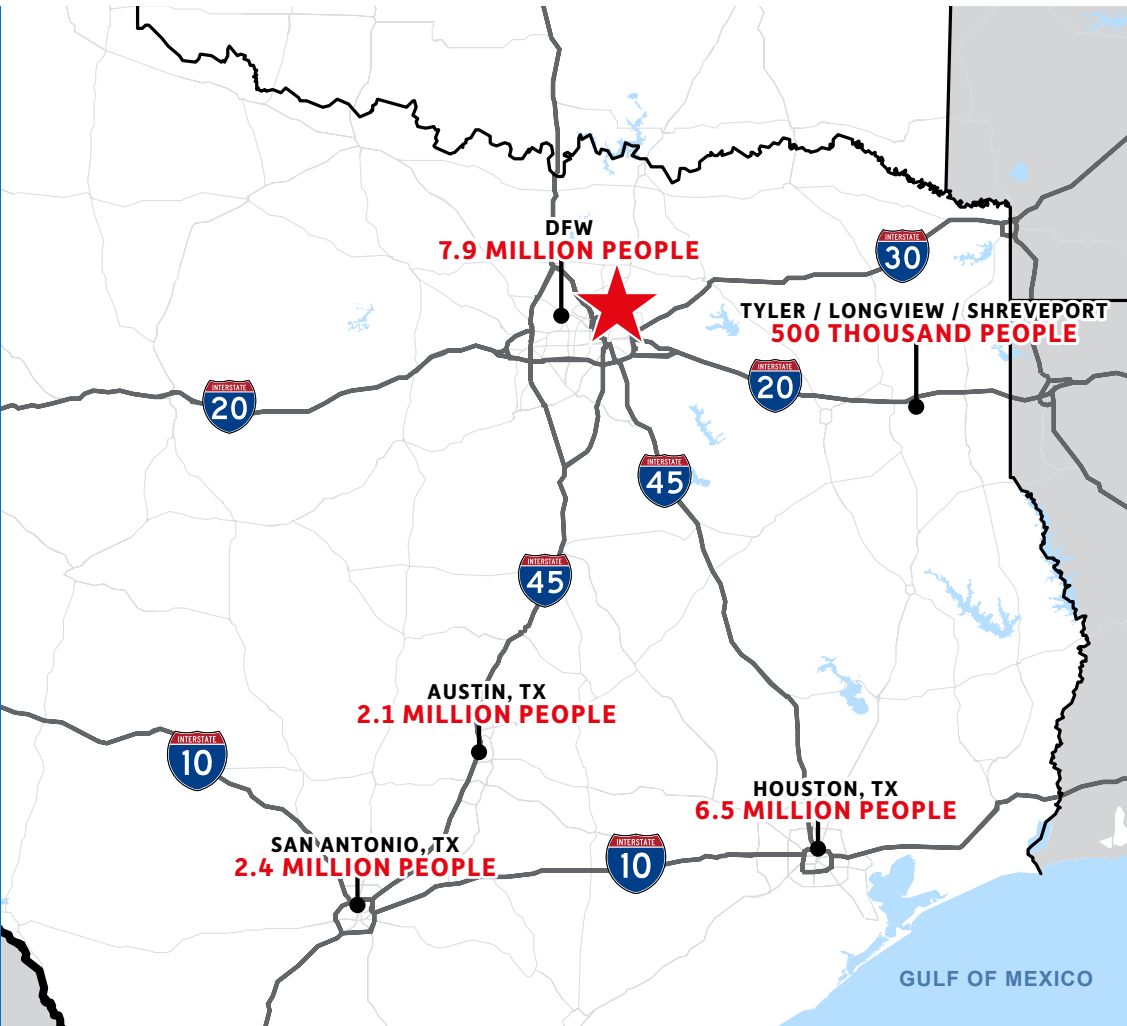
55 MIN | 60 MILES
TO FORT WORTH

3 HR | 215 MILES
TO AUSTIN

3 HR 20 MIN | 230 MILES
TO OKLAHOMA CITY

3 HR 40 MIN | 250 MILES
TO HOUSTON

4 HR 20 MIN | 290 MILES
TO SAN ANTONIO



LEADING PRO-BUSINESS ENVIRONMENT
#1 State for doing business
21 years in a row
Source: Texas.gov



FAVORABLE TAX CLIMATE
0% State & Local income tax



HIGH-QUALITY OF LIFE
Favorable year-round climate and traffic commute time



LOW COST OF DOING BUSINESS
Score of 103.00 for Dallas
Score of 97.20 for Fort Worth (U.S. avg = 100.00)
Source: Newmark Research



CRITICAL MASS OF HEADQUARTERS & REGIONAL OFFICES
280 corporate headquarter relocations to DFW since 2010
Source: Dallas Regional Chamber



MAGNET FOR TOP TALENT IN THE U.S.
Strong wages and low cost of living create an attractive employment base



#1 MSA FOR PROJECTED POPULATION GROWTH
Projected population growth of 6.1% from 2023-2030
Source: Moody's

LOOKING AHEAD

Dallas-Fort Worth's nonfarm employment increased by 15.7% over the past 5 years. Annual demand for retail trade jobs average close to 61,872 workers with a forecasted annual growth of 1.1%. This steady job growth in retail trade, coupled with a strong labor market, is bolstering Dallas-Fort Worth retail sector, driving consumer spending.

BY 2030, DALLAS-FORT WORTH IS FORECASTED TO GROW BY...

507,877
PEOPLE

6.0%
POPULATION GROWTH

340,693
JOBS

1.5%
EMPLOYMENT GROWTH



#1 MSA
For Projected Population Growth
Source: ESRI

DFW IS HOMETO
22 Fortune 500 Companies
48 Fortune 1000 Companies
9 Worlds Most Admired companies
Source: Dallas Regional Chamber, Forbes

280+
Corporate Headquarter Relocations to DFW Since 2010
Source: Dallas Regional Chamber

1 FORTUNE 10
Company HO's Tied with San Jose. NYC, LA, Chicago host none.
Source: Dallas Regional Chamber, Forbes



ANDREW CRITES
Senior Managing Director
972-715-4333
andrew.crites@nmrk.com

nmrk.com

NEWMARK

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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.

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 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:
 - 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.

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