

FOR SALE - RESTAURANT | OFFICE | RETAIL | DRIVE THRU SITE

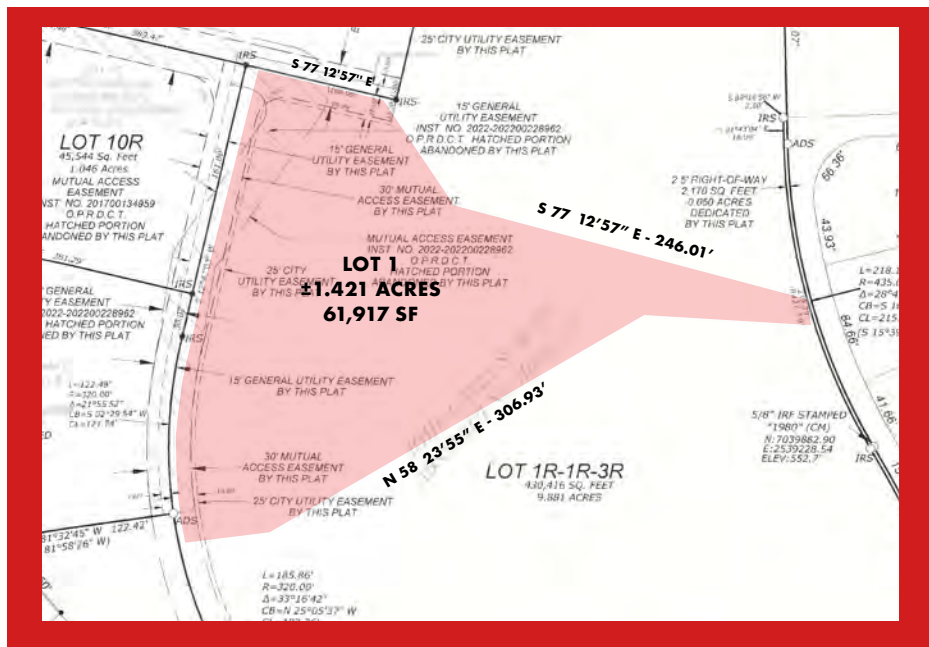
SH 190 & N GARLAND AVENUE | GARLAND, TEXAS 75044
(PRESIDENT GEORGE BUSH HWY & N GARLAND RD)



JESSICA GIBSON | Owner
jess@ciadvisor.com
602.770.7145

CIA commercial
investment
advisors
CIA BROKERAGE COMPANY

4131 North Central Expressway, Suite 933 | Dallas, Texas 75204 | 214.643.6097 | ciadvisor.com
In Association with Texas Designated Broker: Paul Blackburn | Blackburn Properties | License # 376821



NEARBY RETAILERS

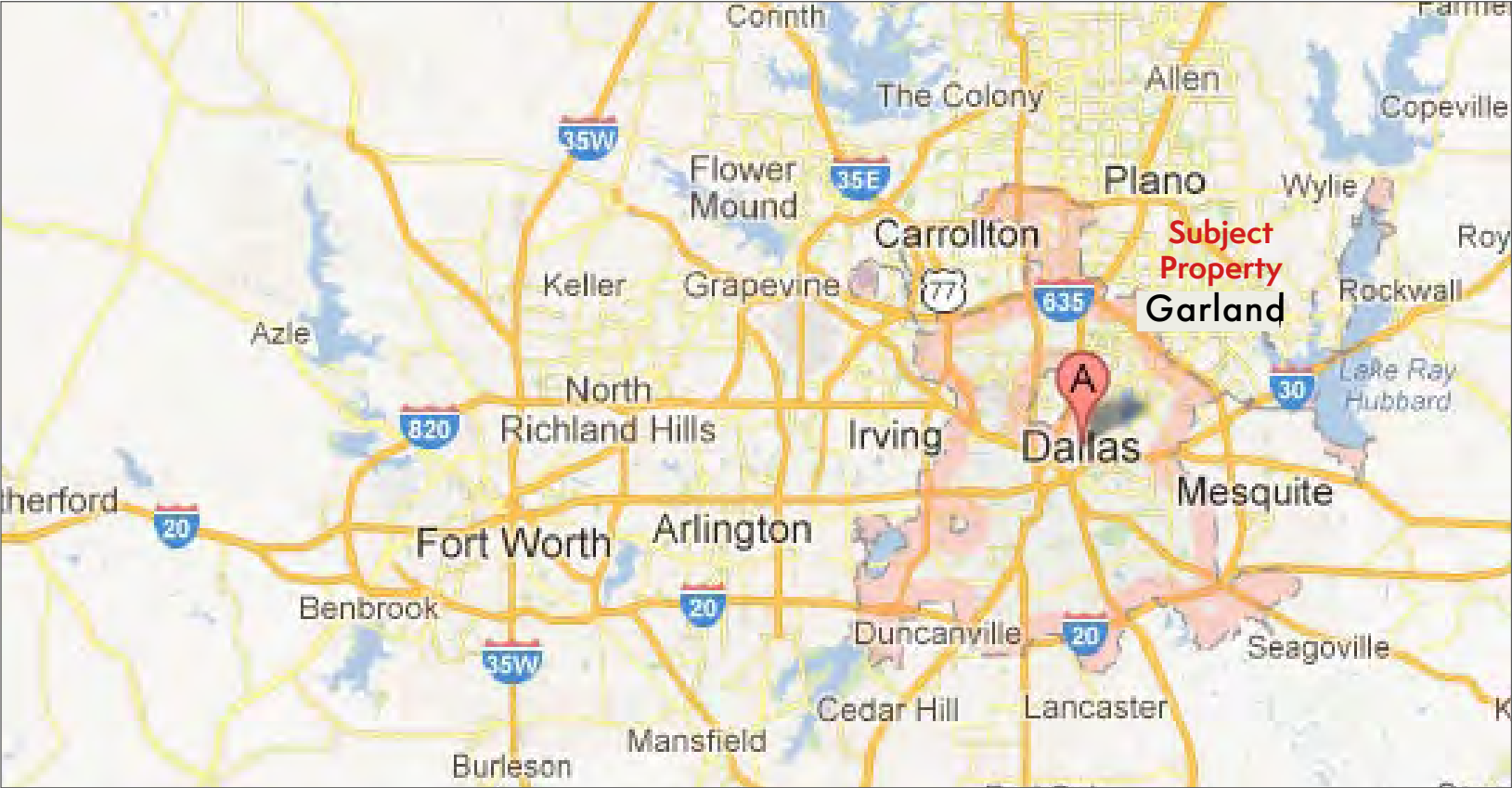


JOIN THE NEW REGIONAL DMV - Over 1,400 appointments daily!



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

SH 190 & N Garland Ave
Garland, Texas 75044
Dallas, Metro, Texas



PAD 1

1.421 Acres
\$22 psf
\$1,361,000

*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



FUTURE RETAIL COMING SOON - FALL 2026!




THE UNIVERSITY
OF TEXAS AT DALLAS
29,866 STUDENTS


target

Michaels


PETSMART



Cheddar's
SCRATCH KITCHEN


TEXAS
INSTRUMENTS
RICHARDSON

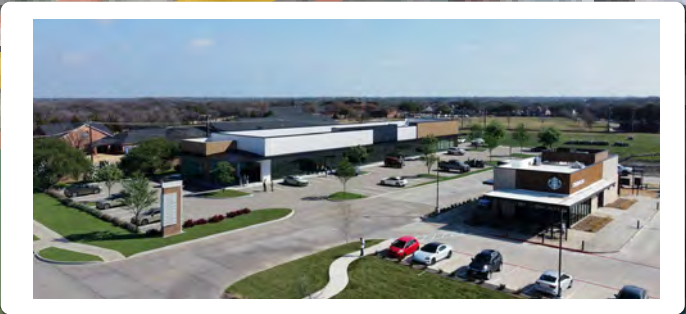
President
George
Bush
Turnpike
TOLL

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.


RTX
RAYTHEON RICHARDSON

Operates part of Raytheon Intelligence & Space, involved in research & development efforts related to aerospace, defense & technology innovations, particularly in systems engineering, software development & data analytics.



STRIKE REEL

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

N GARLAND AVE | 10,428 CPD


BANK OF AMERICA

SOLD



fellowship
NORTH GARLAND BAPTIST


THE
GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

SOLD
FUTURE RETAIL


Texas Department
of Motor Vehicles
REGIONAL
SUPERCENTER



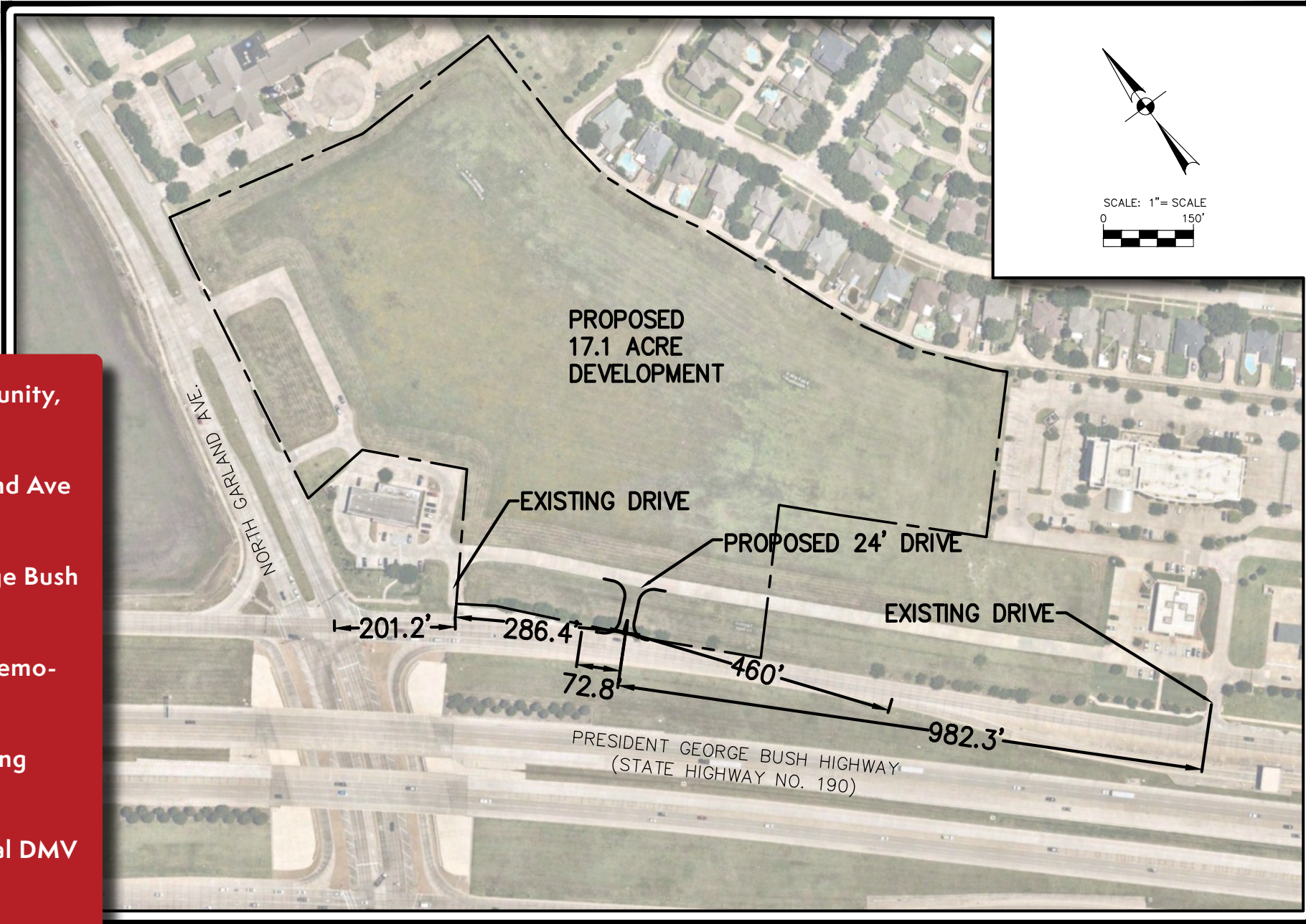








Proposed Access Drive From President George Bush Highway (State HWY 190)



- Potential Drive Thru Opportunity, Restaurant or Medical
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PAPE-DAWSON ENGINEERS
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6605 WEST HWY. 201, SUITE 200 | FORT WORTH, TX 76116 | 817.253.3888
TEXAS BOARD OF PROFESSIONAL ENGINEERS - 00000000000000000000

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**

POPULATION	1-MI	3-MI	5-MI
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
HOUSEHOLDS	1-MI	3-MI	5-MI
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
AVERAGE HH INCOME	1-MI	3-MI	5-MI
Average Household Income	\$165,109	\$139,181	\$133,511
Projected Avg HH Income (2029)	\$167,270	\$145,863	\$140,524



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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:

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.



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 a 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 an 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.

<div>CIA Brokerage Company</div> <div>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</div>	<div>9004841</div> <div>License No.</div>	<div>jess@ciadvisor.com</div> <div>Email</div>	<div>602 770 7145</div> <div>Phone</div>
<div>Paul K. Blackburn</div> <div>Designated Broker of Firm</div>	<div>376821</div> <div>License No.</div>	<div>pkb@blackburnproperties.com</div> <div>Email</div>	<div>210 828 7654</div> <div>Phone</div>
<div>Paul K. Blackburn</div> <div>Licensed Supervisor of Sales Agent/Associate</div>	<div>376821</div> <div>License No.</div>	<div>pkb@blackburnproperties.com</div> <div>Email</div>	<div>210 828 7654</div> <div>Phone</div>
<div></div> <div>Sales Agent/Associate’s Name</div>	<div></div> <div>License No.</div>	<div></div> <div>Email</div>	<div></div> <div>Phone</div>

Buyer/Tenant/Seller/Landlord Initials

Date