

GARLAND AVE END CAP FOR LEASE

SEC N GARLAND AVE & NAAMAN FOREST BLVD

SHOP COS.



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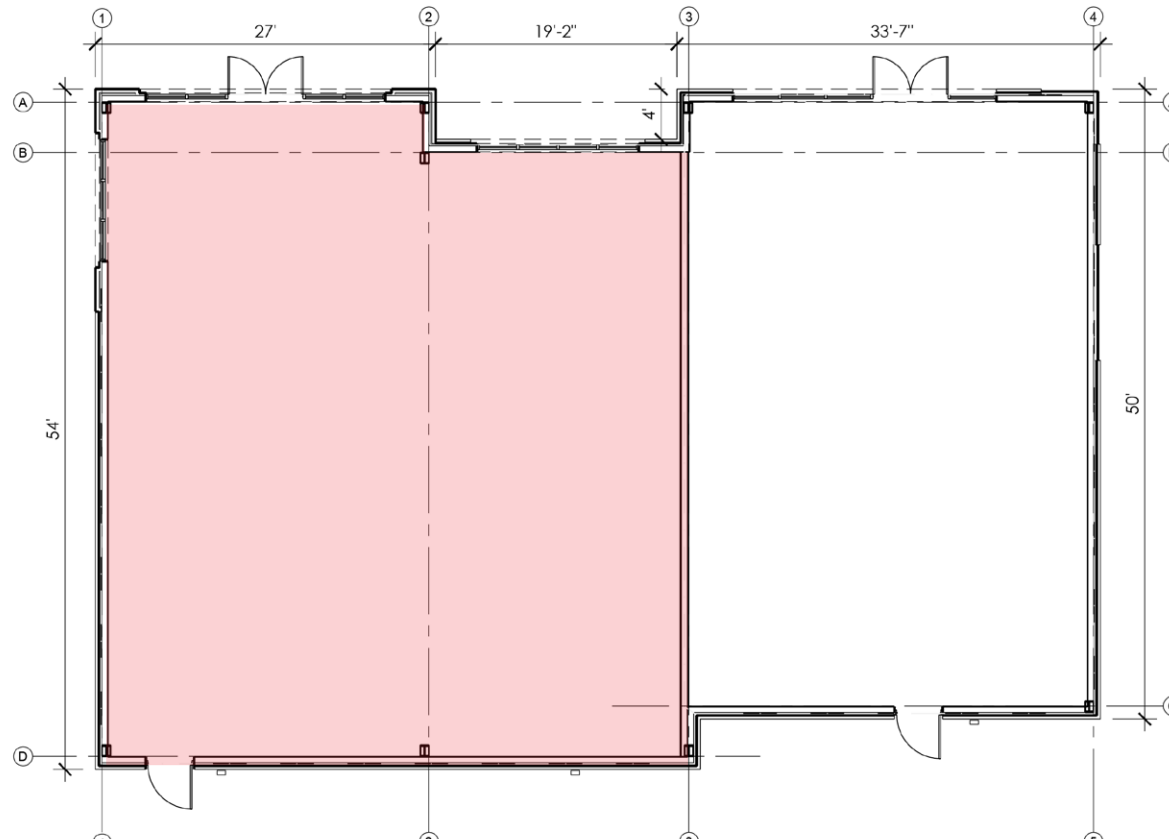
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PROJECT SCOPE

Proposed new construction Sam's Club anchored end cap space for lease, with frontage to Garland Ave at an intersection with historically rare vacancy. The site benefits from strong visibility to Garland Ave, direct access from a right in right out curb cut on Garland Ave, as well as cross access to a full movement median break on Garland Ave via cross access through Sam's Club gas. In addition to the daily driving retail anchors at the intersection, the trade area benefits from a strong lineup of food & beverage concepts such as: Chick Fil A, Raising Cane's, Salad & Go, Starbucks, Panda Express, and more.

DETAILS

- ±2,400 SFT end cap with approximately 400 SFT patio
- Frontage to Garland Ave
- Monument signage to be constructed facing Garland Ave
- Can park restaurant or retail per City code
- Cross access to Sam's Club with easy connectivity to both Garland Ave & Naaman Forest Blvd via in place drives

TRAFFIC COUNTS

- o N President George Bush Hwy: 96,480 VPD
- o N Garland Ave: 29,259 VPD

AREA RETAILERS + ATTRACTIONS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	17,408	118,879	284,663
Avg. HH Income	\$44,724	\$49,402	\$50,323
Total Housing Units	6,366	41,400	96,299
Daytime Population	15,187	108,855	316,888
Medium Home Value	\$112,553	\$116,899	\$116,323

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MATERIALS



INTERSTATE BRICK
SAWGRASS (VELOUR)
MODULAR SIZE



KNOTWOOD METAL SIDING
WHITE ASH



CLOUD CERAMICS
MIDNIGHT (VELOUR)
MODULAR SIZE

EFS PAINT COLORS (SHERWIN WILLIAMS)



GRAY SCREEN
SHERWIN WILLIAMS



SNOWBOUND
SHERWIN WILLIAMS



BLACK RED
SHERWIN WILLIAMS



CYBERSPACE
SHERWIN WILLIAMS

OTHER MISC. FINISHES



PREFINISHED METAL
BERRIDGE
CHARCOAL GRAY



ALUMINUM CANOPY
BLACK ANODIZED



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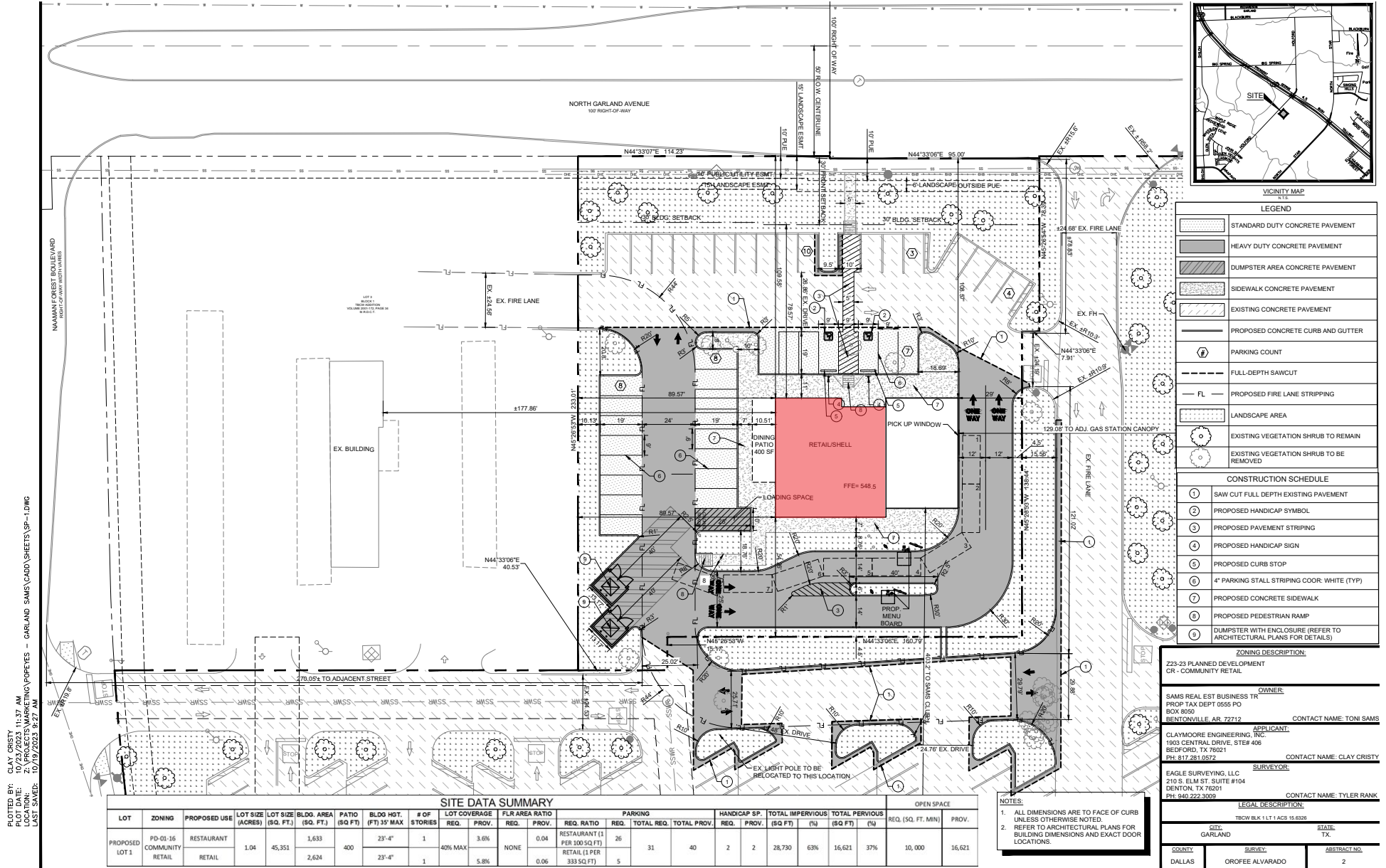
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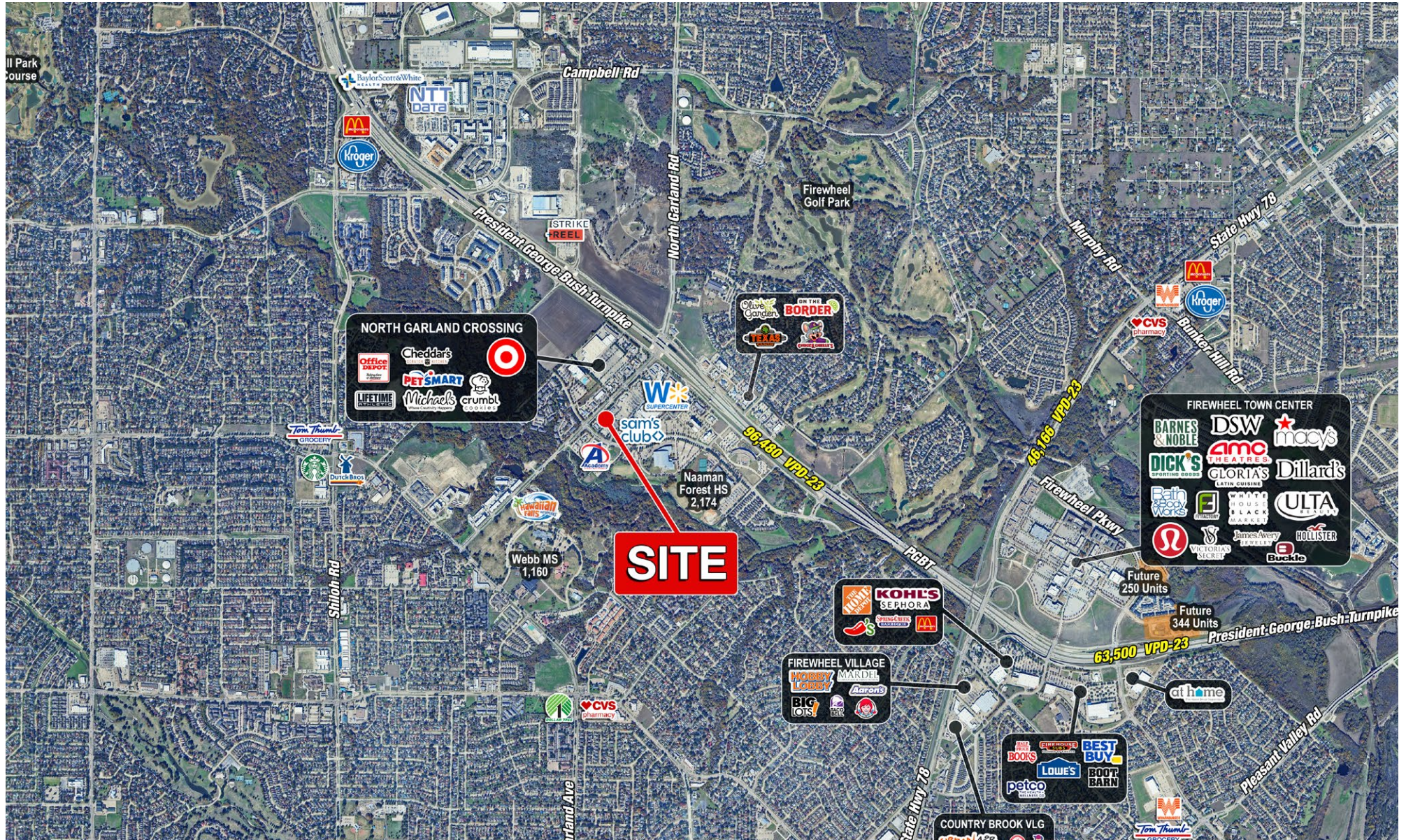
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INFORMATION ABOUT BROKERAGE SERVICES



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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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