



SWQ BELT LINE & I-30

GARLAND, TX

SHOP^{cos.}

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ABOUT

PROJECT SCOPE

Kroger and Northern Tool anchored center located at the SWQ of I-30 & Belt Line Rd. The center has been acquired by new ownership with intention of updating the tenant mix and re-stabilizing the asset. The center offers multiple pad opportunities as well as shop space.

DETAILS

- 45,000 SF Pad on hard corner
- 14,629 SF Pad w/ 2,994 SF 2nd gen QSR
- .5 AC Pad

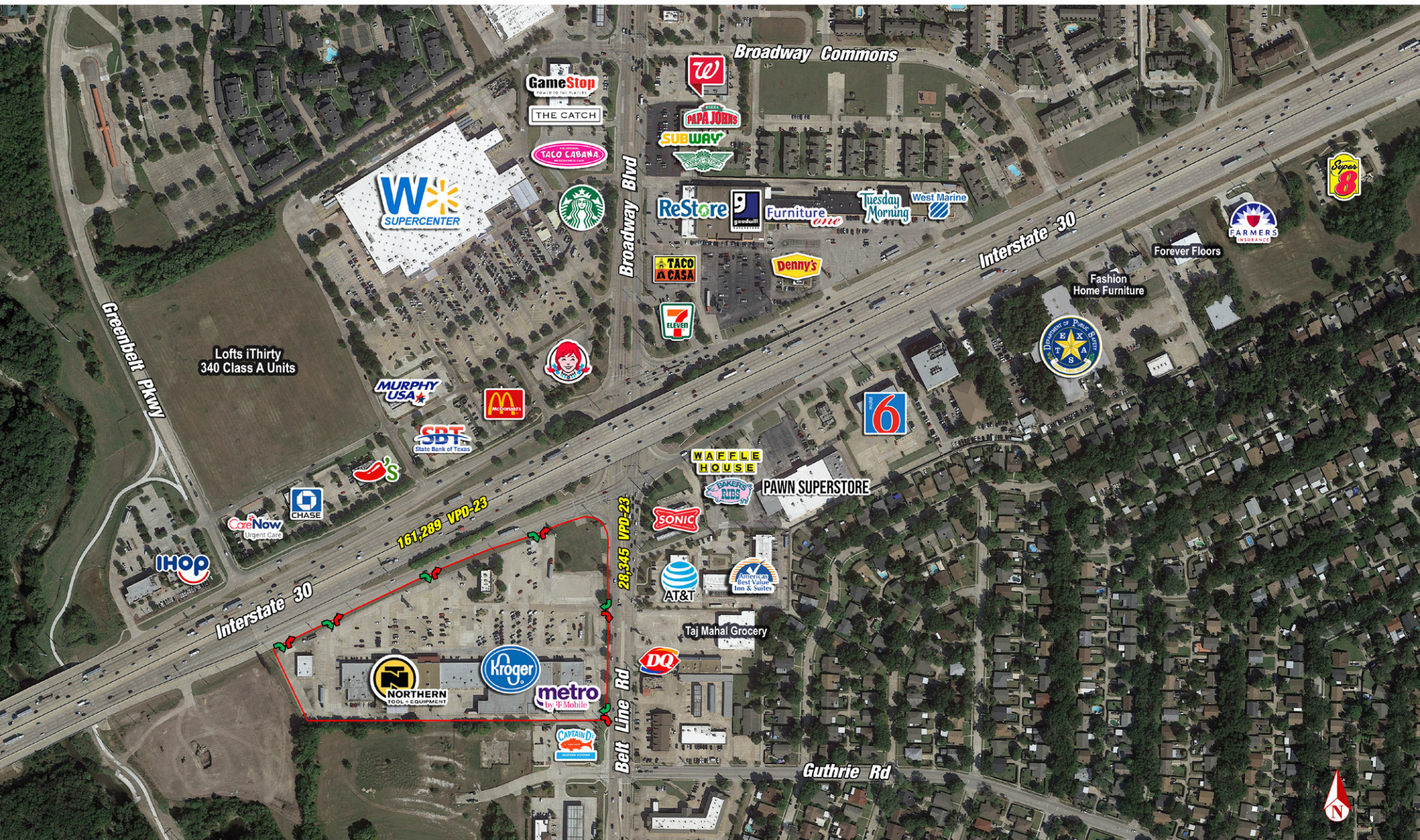
TRAFFIC COUNTS

- I-30: 161,289 VPD
- Belt Line Rd: 28,345 VPD

AREA ATTRACTIONS



SITE AERIAL



TRADE AERIAL



RENDERINGS



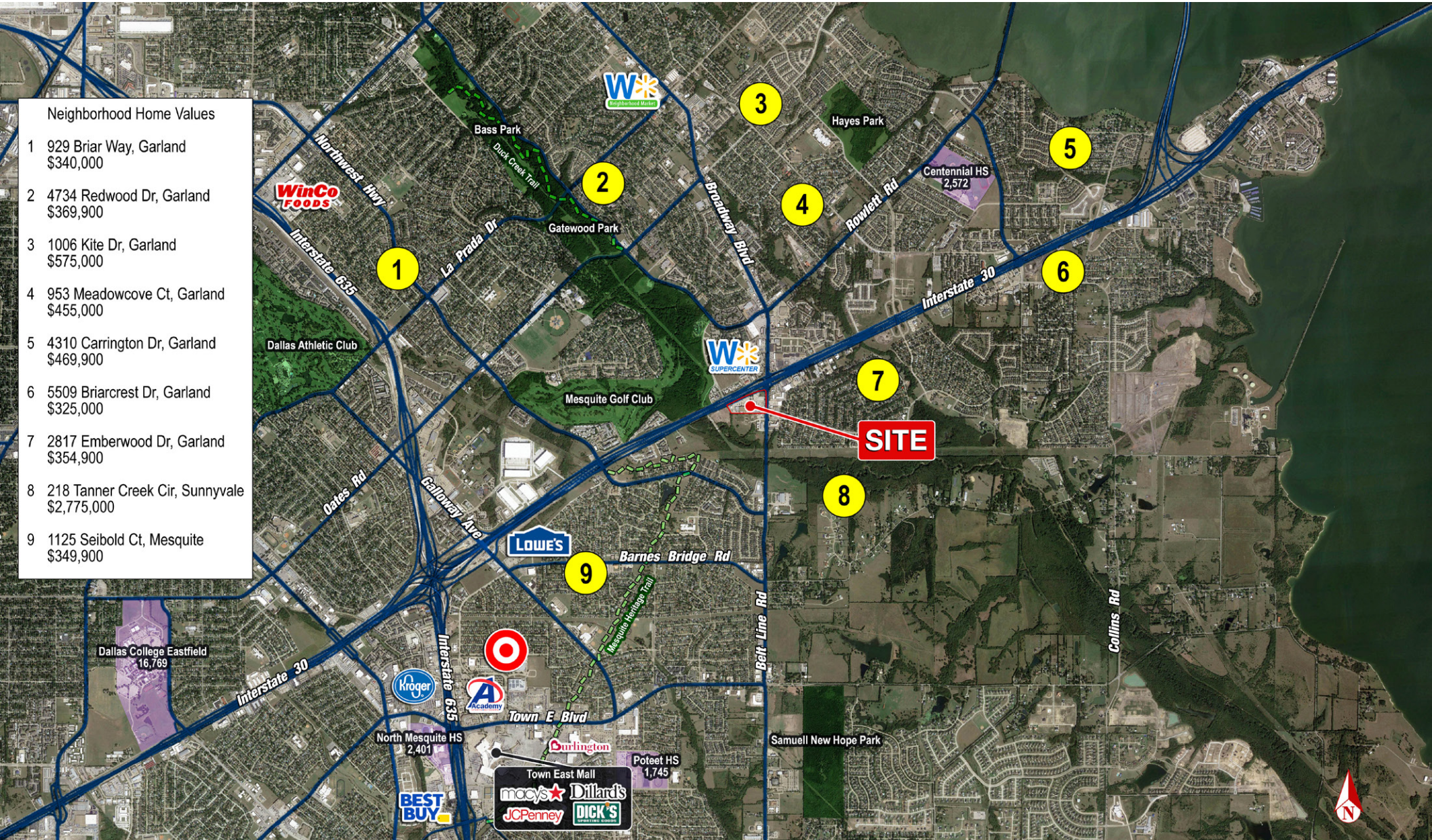
SITE PLAN

Available Spaces

Unit	Tenants	SF
201	Metro PCS	1,641
203	Available	1,287
205	Foot Spa	1,301
207	Available	2,951
211	Available	970
213	Hanger Prosthetics	4,964
223	Available	2,714
301	Olive Oil Pizza	1,377
303-319	Dollar Tree	12,323
409	Available	3,504
411	Petmobile Pet Hospital	5,013
413	Available	2,541
415	Available	3,070
600-610	CHCP	3,491



NEIGHBORHOOD HOME VALUES & SCHOOLS



NEIGHBORHOOD HOME VALUES & SCHOOLS



#1 \$340,000



#2 \$369,900



#3 \$575,000



#4 \$455,000



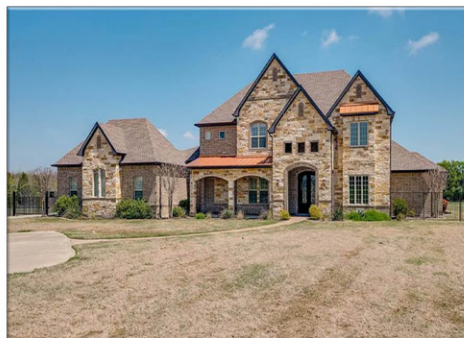
#5 \$469,900



#6 \$325,000



#7 \$354,900



#8 \$2,775,000



#9 \$349,900

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2022 Population			
2022 Total Population	13,471	104,331	265,950
2010-2020 Population: Annual Growth Rate	0.89%	0.92%	0.82%

2022 Daytime Population			
2022 Total Daytime Population	12,547	83,332	220,429
2022 Daytime Population: Workers	6,374	36,513	93,132
2022 Daytime Population: Residents	6,173	46,819	127,297

2027 Population Estimate	1 mile	3 miles	5 miles
2027 Total Population	13,468	104,904	265,370
2022-2027 Population: Annual Growth Rate	0.00%	0.11%	-0.04%
2027 Household Population	13,380	104,524	264,232
2027 Family Population	10,517	88,562	225,651
2027 Population Density (Pop per Square Mile)	4,290.4	3,711.1	3,379.3

2022 HH Income			
2022 Median Household Income	\$58,098	\$66,947	\$61,131
2022 Average Household Income	\$83,745	\$91,137	\$85,374
2022 Per Capita Income	\$31,754	\$32,023	\$28,642

2022 Educational Attainment			
Bachelor's Degree & Greater Total %	30%	29%	24%
Bachelor's Degree %	18.72%	19.04%	15.93%
Graduate & Professional Degree %	10.84%	9.75%	7.65%

2022 Households			
2022 Total Households	5,042	36,551	89,168
2010 Owner-occupied Housing Units	1,945	19,647	49,336
2022 Median Home Value	\$219,203	\$230,511	\$211,927
2022 Average Home Value (Esri)	\$299,229	\$278,801	\$264,274
2022 Average Family Size (Esri)	3.44	3.45	3.56

2022 Age			
2022 Median Age	35.1	35.7	34.2

SHOP^{COS.}

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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.

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