



SWQ BELT LINE & I-30  
GARLAND, TX

SHOP <sup>COS.</sup>

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# ABOUT

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## PROJECT SCOPE

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
- Kroger space available September 2025

## TRAFFIC COUNTS

- I-30: 161,268 VPD
- Belt Line Rd: 28,402 VPD

## AREA ATTRACTIONS

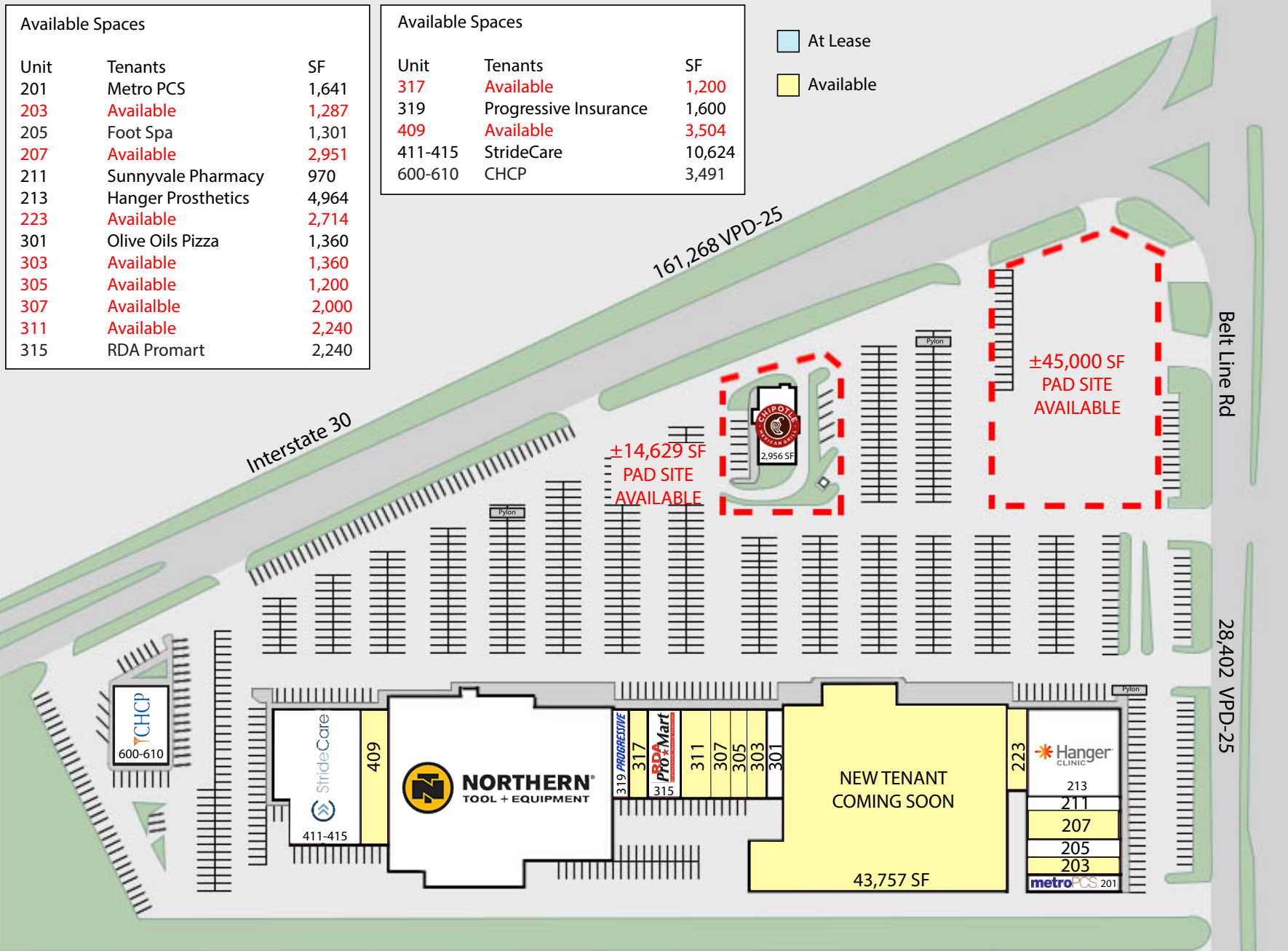




# TRADE AERIAL



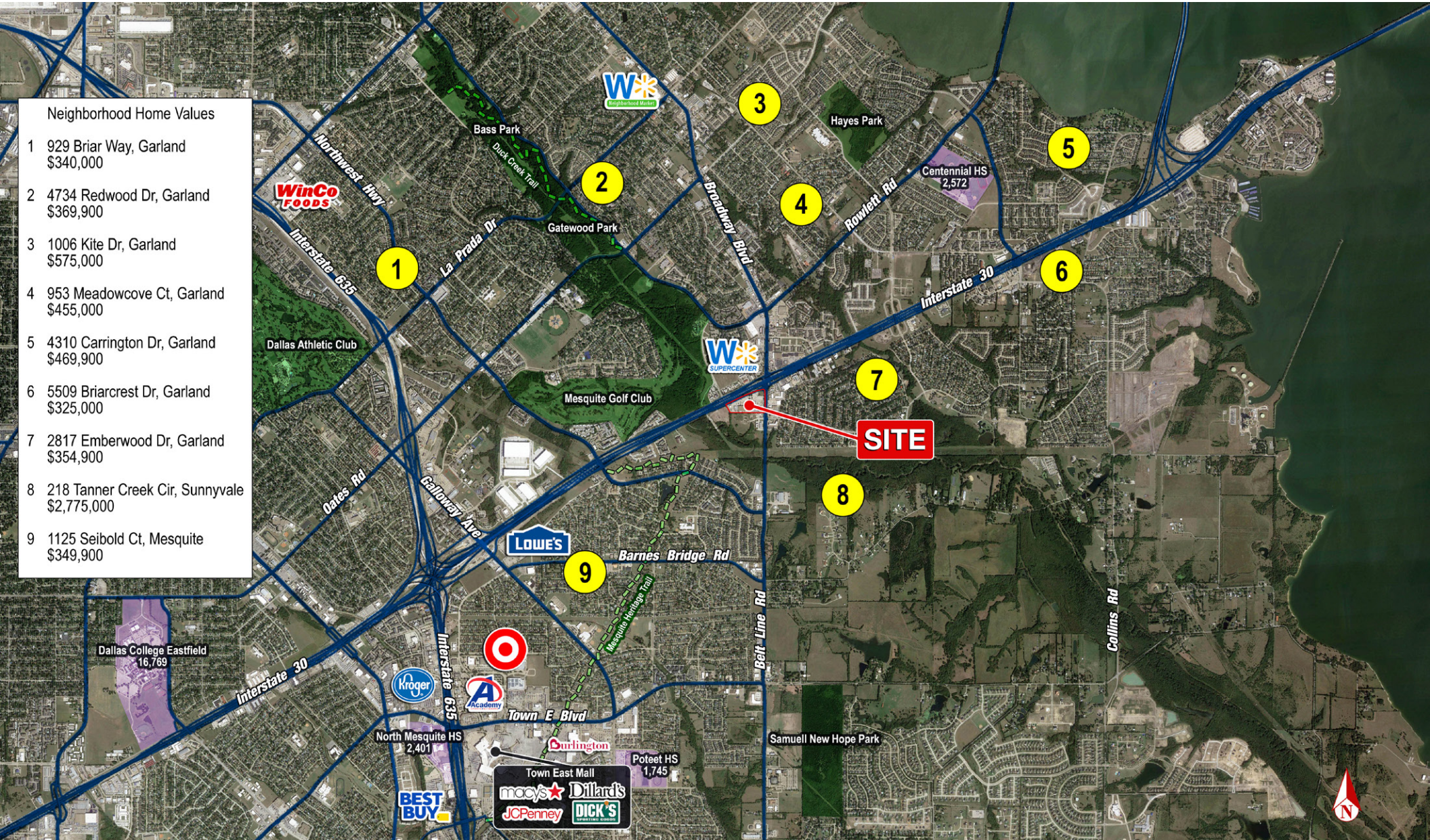
# SITE PLAN



# NEIGHBORHOOD HOME VALUES & SCHOOLS

## Neighborhood Home Values

- 1 929 Briar Way, Garland  
\$340,000
- 2 4734 Redwood Dr, Garland  
\$369,900
- 3 1006 Kite Dr, Garland  
\$575,000
- 4 953 Meadowcove Ct, Garland  
\$455,000
- 5 4310 Carrington Dr, Garland  
\$469,900
- 6 5509 Briarcrest Dr, Garland  
\$325,000
- 7 2817 Emberwood Dr, Garland  
\$354,900
- 8 218 Tanner Creek Cir, Sunnyvale  
\$2,775,000
- 9 1125 Seibold Ct, Mesquite  
\$349,900



# NEIGHBORHOOD HOME VALUES & SCHOOLS

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**#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
<b>2024 Population</b>			
2024 Total Population	13,734	102,728	261,348
2010-2020 Population: Annual Growth Rate	0.90%	0.90%	0.81%
<b>2024 Daytime Population</b>			
2024 Total Daytime Population	12,418	79,431	207,600
2024 Daytime Population: Workers	6,209	32,946	83,477
2024 Daytime Population: Residents	6,209	46,485	124,123
<b>2029 Population Estimate</b>			
	1 mile	3 miles	5 miles
2029 Total Population	14,222	105,919	264,263
2023-2028 Population: Annual Growth Rate	0.70%	0.61%	0.22%
2029 Household Population	14,137	105,545	263,155
2029 Family Population	11,241	89,625	224,742
2029 Population Density (Pop per Square Mile)	4,530.6	3,747.0	3,365.2
<b>2024 HH Income</b>			
2024 Median Household Income	\$54,789	\$70,242	\$65,634
2024 Average Household Income	\$79,785	\$93,843	\$91,517
2024 Per Capita Income	\$30,384	\$33,267	\$30,860
<b>2024 Educational Attainment</b>			
Bachelor's Degree & Greater Total %	29%	28%	23%
Bachelor's Degree %	18.95%	17.41%	15.40%
Graduate & Professional Degree %	10.38%	10.11%	7.83%
<b>2024 Households</b>			
2024 Total Units	5,218	36,216	87,944
2010 Owner-occupied Housing Units	1,956	19,193	48,926
2024 Median Home Value	\$266,350	\$283,906	\$277,683
2024 Average Home Value (Esri)	\$366,211	\$340,738	\$340,358
2024 Average Family Size (Esri)	3.33	3.46	3.55
<b>2024 Age</b>			
2024 Median Age	35.1	36.1	35.3

# SHOP<sup>COS.</sup>

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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. 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.

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