



SITE

Walmart verizon

target at&t

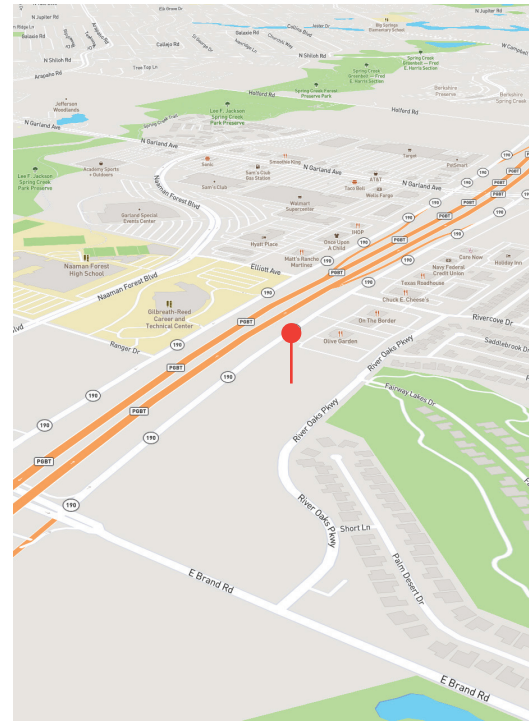
Sams Club Olive Garden

IHOP WELLS FARGO ON THE BORDER

BUFFALO WILD WINGS PETS MART

Bank of America TEXAS ROADHOUSE

GEORGE BUSH HWY.
Garland, TX



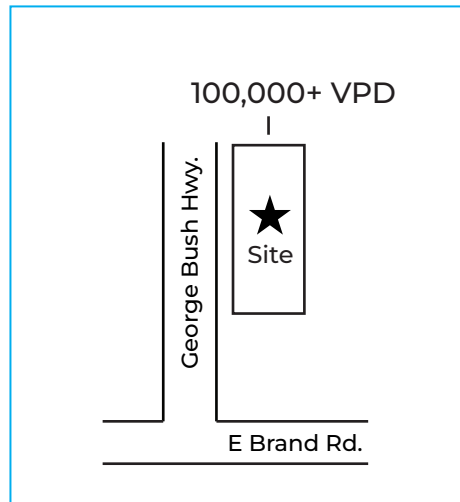
Summary

- Lease Rate: Call for Pricing
- Building Size: 11,400 SF each
- Available For Lease: 7,000 SF
- Completion Date: Q4 2025
- Co-Tenants: Dental
- Parking Count: TBD

Demographics

2024 Population		
2,682 1 Mile	32,120 3 Mile	86,192 5 Mile
2024 Average Household Income		
\$152,462 1 Mile	\$137,336 3 Mile	\$120,398 5 Mile
Estimated Annual Population Growth ('24-'29)		
5.89% 1 Mile	2.66% 3 Mile	3.03% 5 Mile

Traffic Counts



Property Overview

- Strong national co-tenancy to drive surrounding foot traffic.
- Positioned fronting President George
- Bush Hwy, direct visibility to 90,000 cars per day
- The population within a 1-mile radius increased 32% from 2010 to 2020
- Warm Gray Shell Delivery



Jacob Ryan

Director of Leasing

E: jacobryan@ashtongray.com

P: +1 (405) 830-4957

O: +1 (405) 300-4003



ASHTONGRAY

Michael Feighny

Leasing Associate National Accounts

E: michaelfeighny@ashtongray.com

P: +1 (405) 361-9778

O: +1 (405) 300-4003

