

FOR SALE

Best-in-Class Office Condo Development
Delivering Q3 2027



** Photograph of Building Model Type 2 at The Compound @ Lewisville*

A Development by:
SLX CAPITAL

The Compound @ GBT
W Campbell Rd & George Bush Turnpike
Garland, Texas

WYNMARK
COMMERCIAL

The Compound @ GBT

This new office development is ideally located at the corner of W. Campbell Road and George Bush Turnpike in Garland, Texas—providing excellent visibility, convenient access, and a strategic position within North Dallas.

The project offers modern office space well-suited for professional firms, executive offices, and service-based businesses seeking a clean, accessible environment near Richardson, Plano, Addison, and the broader DFW market.

The surrounding area benefits from strong residential density, established retail, and ongoing commercial growth, making it an attractive location for companies looking to operate in an active and well-connected business corridor.

With direct access to the George Bush Turnpike, the property is easily accessible and positioned within a submarket experiencing continued expansion in commercial development, residential housing, and professional services—supporting long-term demand for office space.

Tenants will also benefit from proximity to numerous amenities, including Firewheel Town Center, restaurants, retail, hotels, healthcare providers, and a wide range of established office users, offering convenience for both employees and clients.

BUILDING TYPE 2: \$2,143,440

Type 2: \$520/SF – Fully Finished Office Units

Building Size: 4,122 SF (2-story)

(1st floor 2,239 SF + 2nd floor 1,883 SF)

Buildings: 2 – 11

BUILDING TYPE 3: \$2,290,800

Type 3: \$460/SF – Cold Dark Shell

Building Size: 2,490 or 4,980 SF (1-story)

(building can be split into two units)

Building: 1

PROJECT DETAILS:

Allowed Uses: **Office ONLY** (no medical/dental)

Parking Ratio: 3 / 1000 SF

Delivery Date Phase 1, Buildings 1-5: June 2027

Delivery Date Phase 2, Buildings 6-11: Feb 2028

SITE PLAN



THE COMPOUND @ GBT

11-building professional office community

Designed for owner-users

Ideal for SMB and professional services

GBT and Campbell Road access

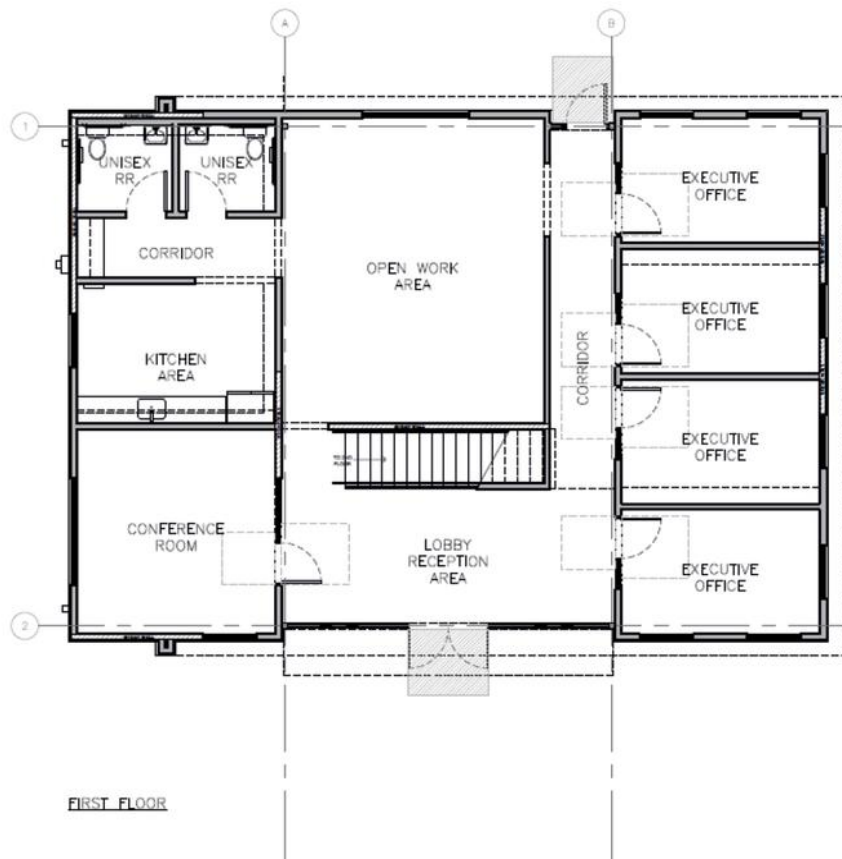
Limited ownership opportunities available

BUILDING MODEL TYPE 3 RENDERING



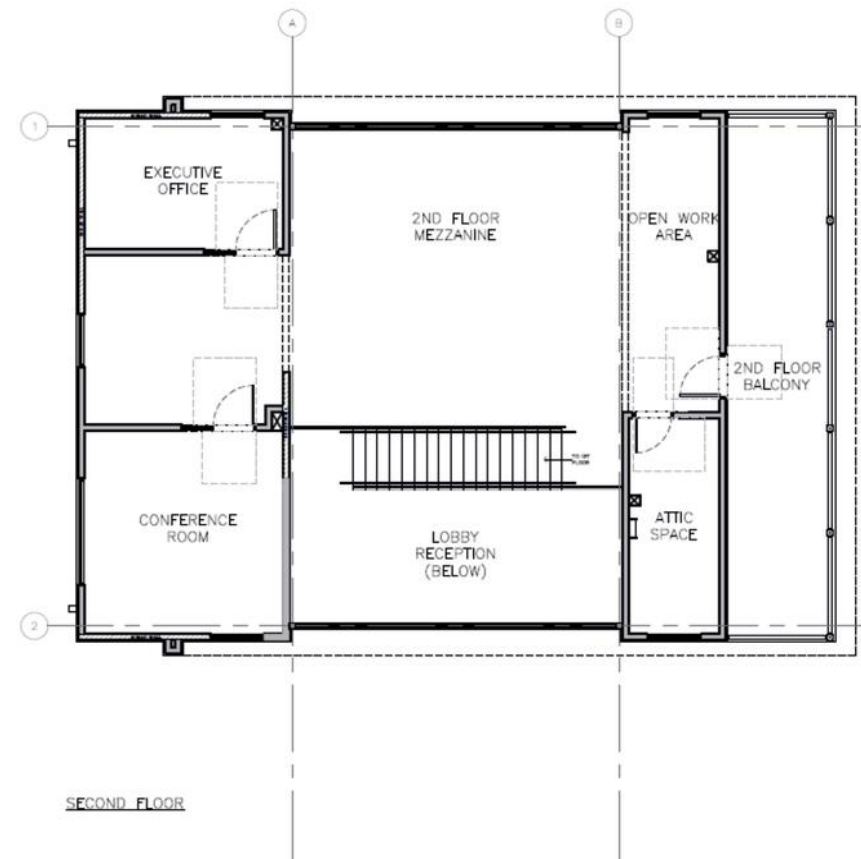
2,239 SF

FIRST FLOOR BUILDING PLAN



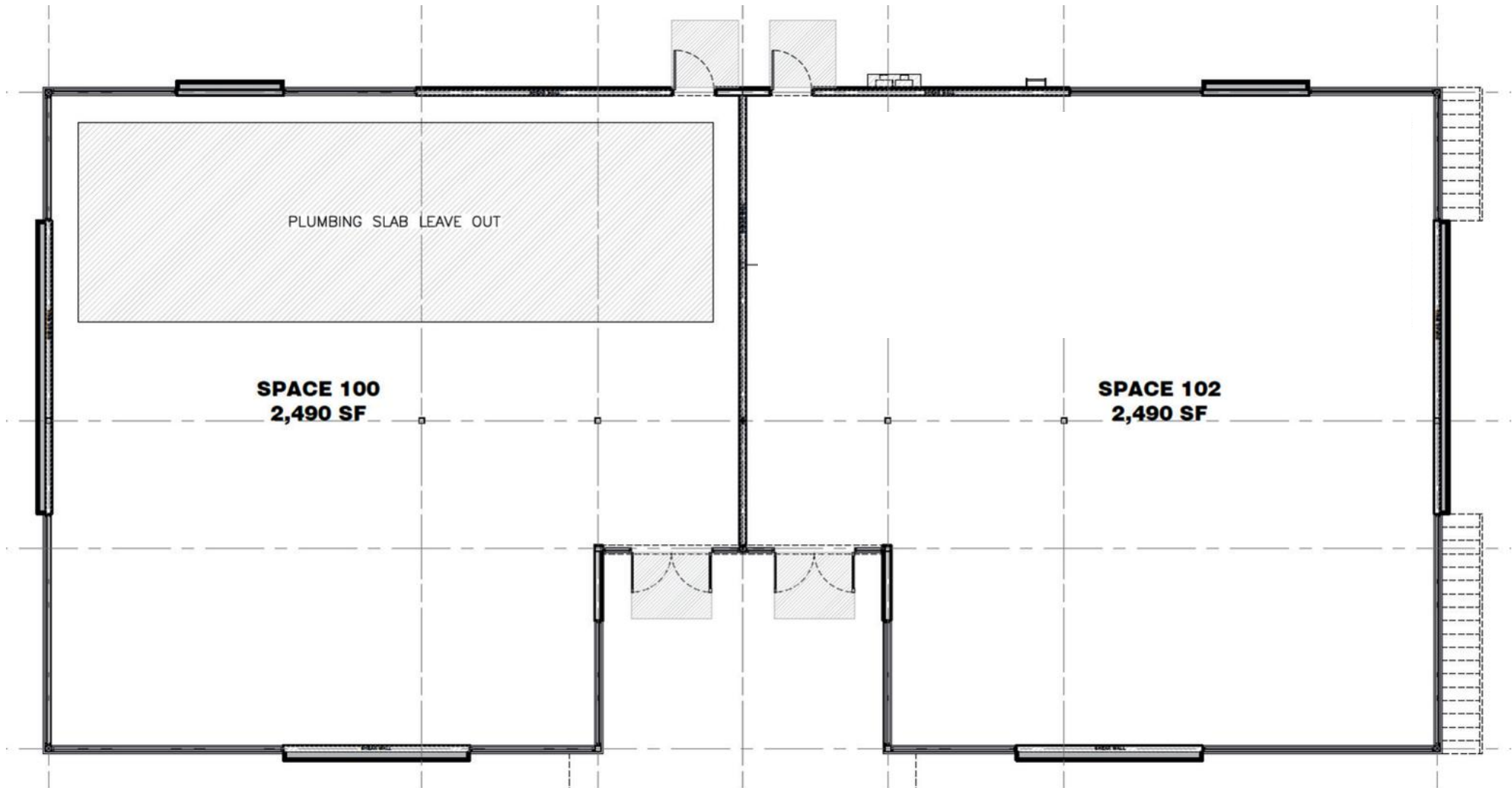
1,883 SF

SECOND FLOOR BUILDING PLAN



BUILDING MODEL TYPE 3 – FLOOR PLAN – 4,980 SF – BUILDING 1

SHELL CONDITION – UNITS CAN BE COMBINED



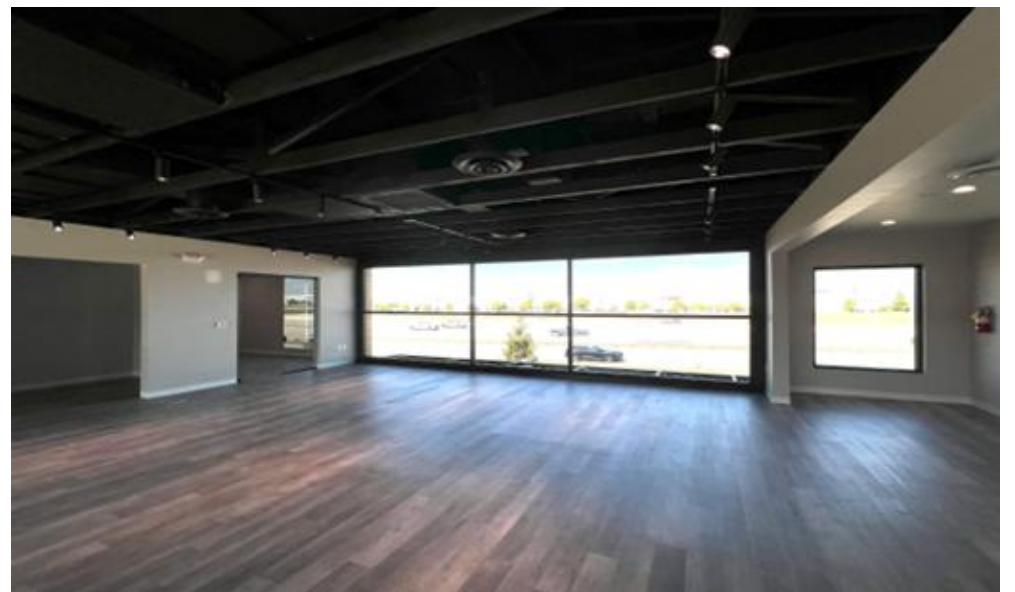
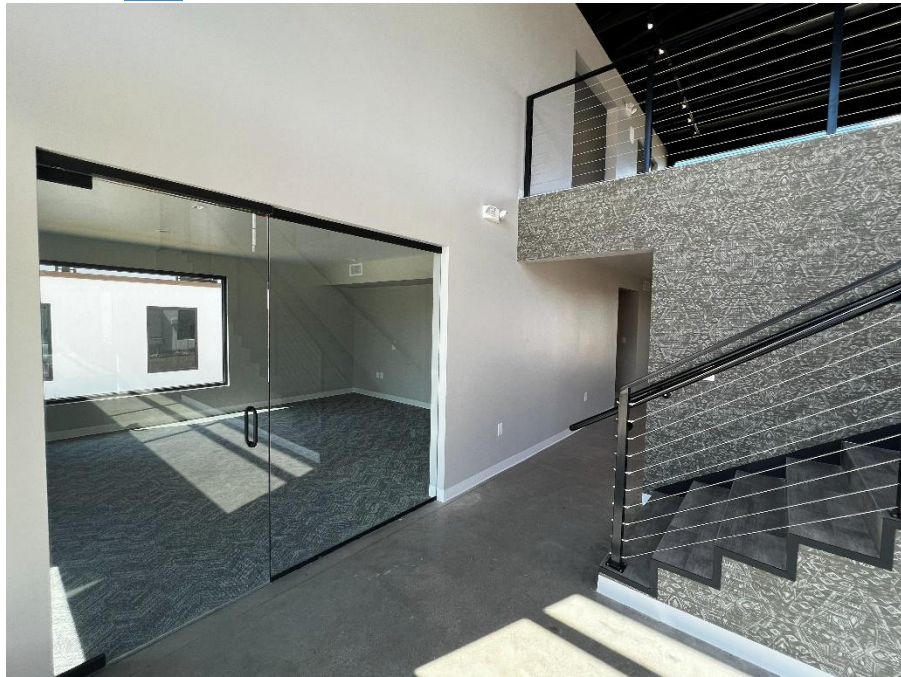
THE COMPOUND: DESIGN ELEVATED



BUILDING MODEL TYPE 2 RENDERING



THE COMPOUND: DESIGN ELEVATED



LOCATION



DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	47,655	310,212	1,186,245
2025 Population	49,141	324,464	1,254,674
2030 Population Projection	51,862	346,368	1,347,133
Annual Growth 2020-2025	0.60%	0.90%	1.20%
Annual Growth 2025-2030	1.10%	1.40%	1.50%

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$124,697	\$120,319	\$120,376
Median Household Income	\$95,758	\$92,102	\$90,181
< \$25,000	1,454	11,361	52,835
\$25,000 - 50,000	2,335	16,179	69,610
\$50,000 - 75,000	3,508	20,115	77,974
\$75,000 - 100,000	2,588	15,637	60,978
\$100,000 - 125,000	2,076	13,312	47,898
\$125,000 - 150,000	1,412	9,249	36,286
\$150,000 - 200,000	2,518	12,640	50,822
\$200,000+	3,001	18,212	78,494



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

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