



# LAND FOR SALE

1625 FIREWHEEL PKWY | GARLAND, TX 75040

# PROPERTY OVERVIEW

## ADDRESS

1625 Firewheel Pkwy  
Garland, TX 75040

## PROPERTY TYPE

Land for Development

## SIZE

Approx. 4 Acres

## UTILITIES

At Site

## ZONING

PD

## PROPOSED USES

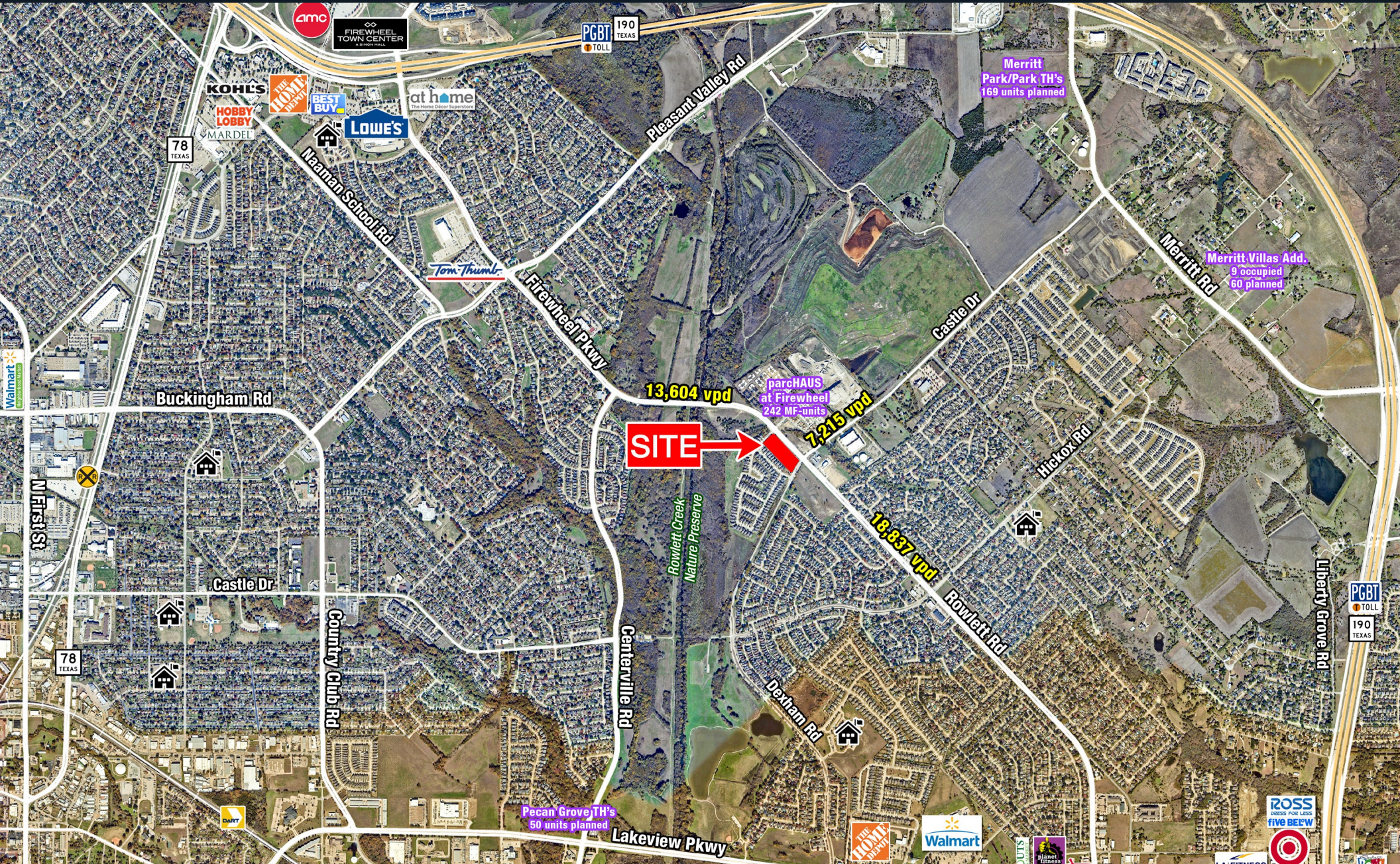
Retail Strip, Pads, Bank, Restaurant

## PRICING

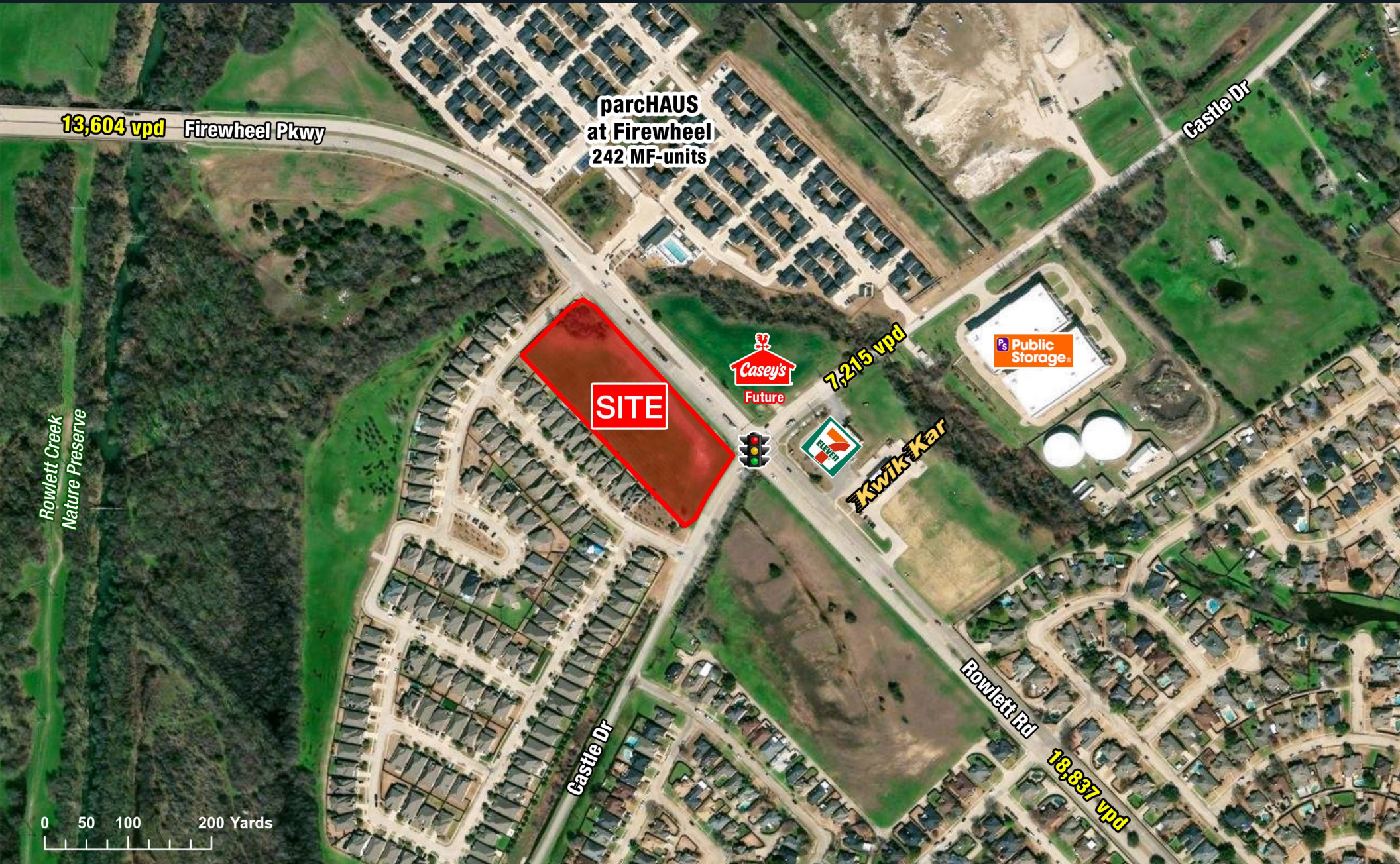
Call Brokers

The corner at 1625 Firewheel Pkwy is strategically positioned within Garland's sought-after Firewheel corridor, a thriving submarket defined by established neighborhoods, quality schools, and consistent traffic flow. This location provides strong visibility and effortless accessibility from surrounding arterial roads, drawing both local residents and pass-through commuters. Unlike much of Garland's remaining undeveloped land, which sits within 100-year floodplain boundaries and faces construction restrictions, this parcel offers fully buildable acreage—giving developers a rare competitive advantage. With limited new retail development currently underway in the area, the site enjoys minimal competition and stands ready to capture unmet demand for neighborhood-serving retail, dining, and essential services. Combined with its dense residential base, strong infrastructure, and favorable land conditions, 1625 Firewheel Pkwy presents a premier opportunity for a successful neighborhood shopping center.

# PROPERTY AERIAL



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# OBLIQUE AERIAL



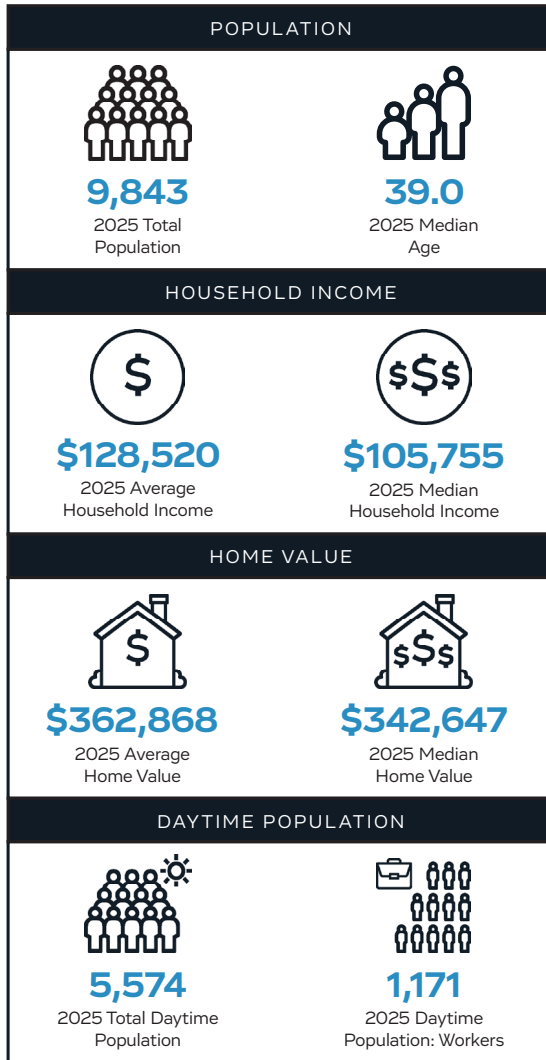
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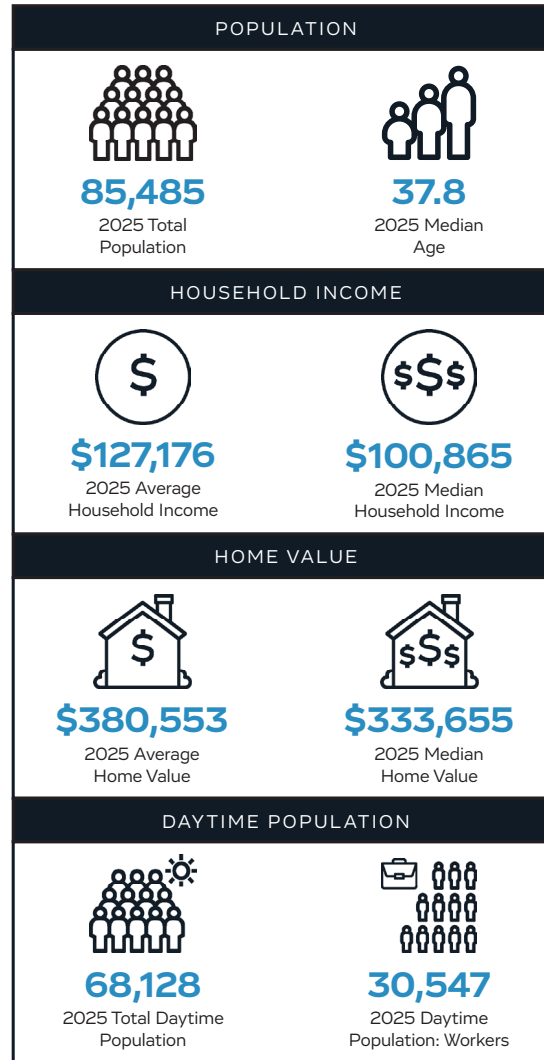


# DEMOGRAPHICS

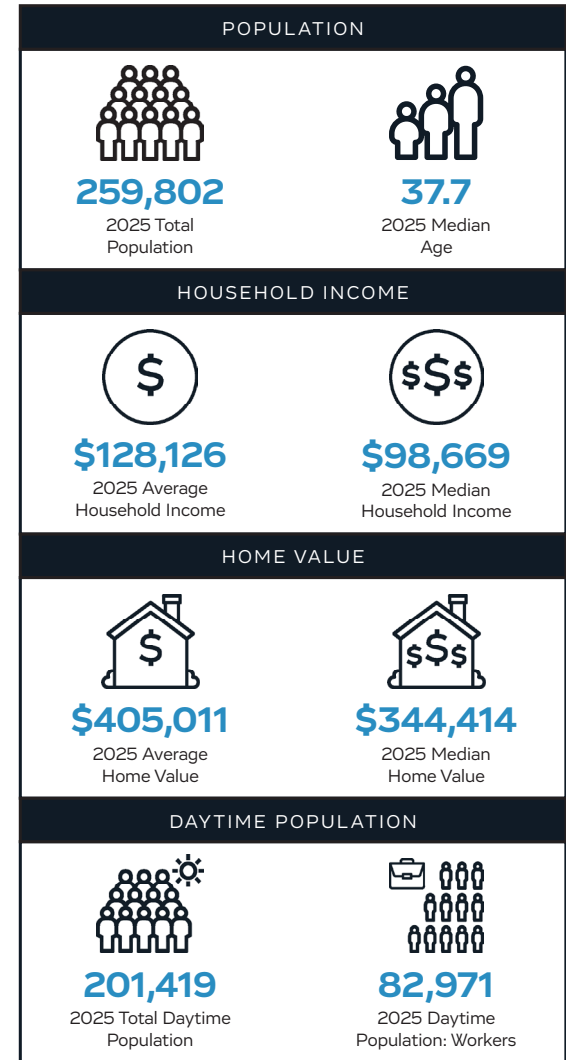
## 1 MILE



## 3 MILE



## 5 MILE



**weitzman<sup>®</sup>**

**SCOTT SMITH**

SENIOR VICE PRESIDENT

ssmith@weitzmangroup.com

214.720.3663

**OWEN GRIMM**

ASSOCIATE

ogrimm@weitzmangroup.com

214.720.6629

**TOMAS LLANO**

ASSOCIATE

tllano@weitzmangroup.com

214.720.6621

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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

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- 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.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Scott Smith

Sales Agent/Associate's Name

701664

License No.

ssmith@weitzmangroup.com

Email

(214) 720-3663

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292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Owen Grimm

Sales Agent/Associate's Name

809288

License No.

ogrimm@weitzmangroup.com

Email

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Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Tomas Llano

Sales Agent/Associate's Name

806208

License No.

tlano@weitzmangroup.com

Email

(214) 720-6621

Phone

Buyer/Tenant/Seller/Landlord Initials

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