

COMMERCIAL DIVISION

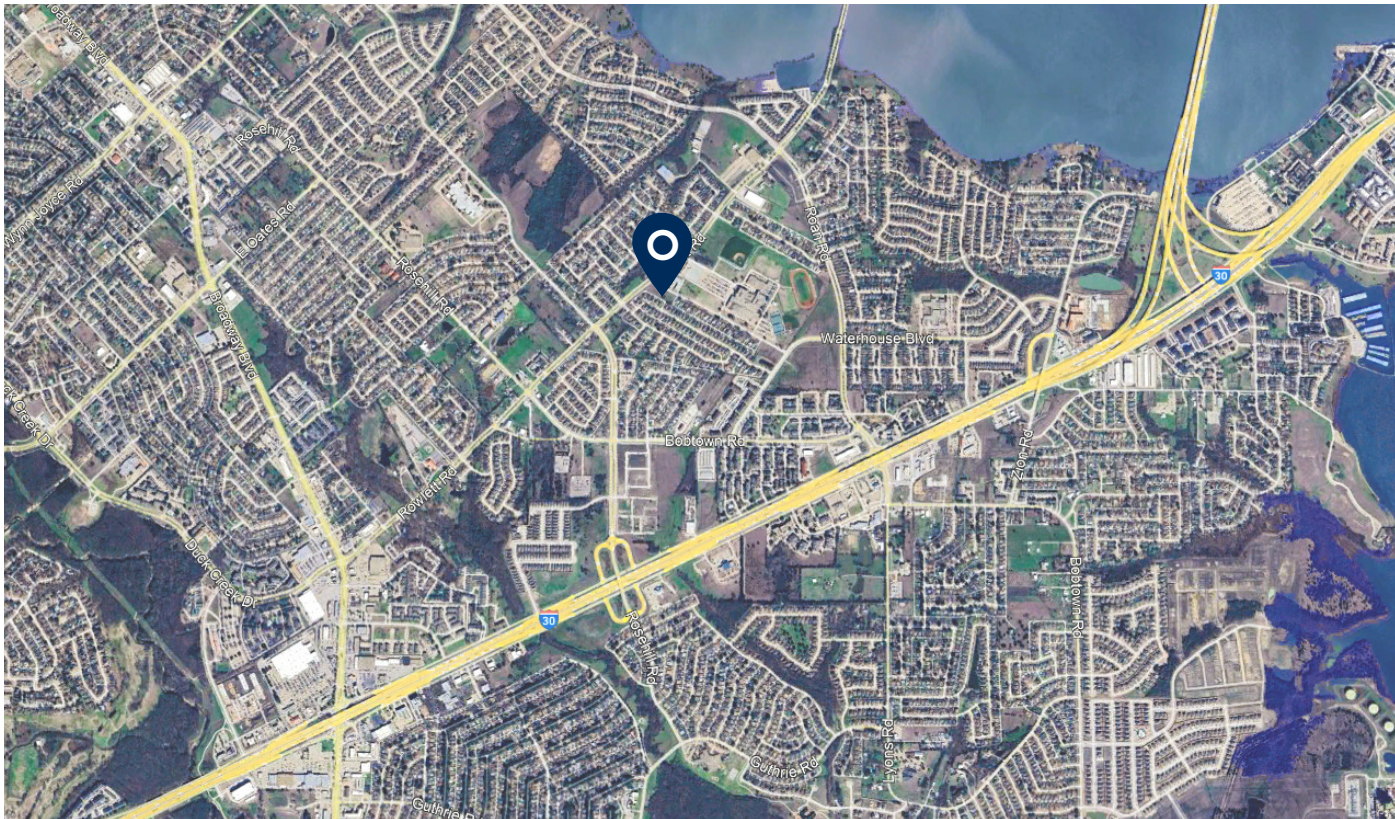
Briggs  
Freeman

Sotheby's  
INTERNATIONAL REALTY

1.41 ACRES OF LAND

3110 HAYMAN DRIVE  
GARLAND, TEXAS




**LOCATION**

 3110 Hayman Drive  
 Garland, Texas

**AVAILABLE LAND**

 ± 1.41 ACRES  
 61,420 SF

**ZONING**

 CR - Community Retail District  
 By-Right Mixed-Use / Multifamily

**TRAFFIC COUNTS**

 Rowlett Rd/Deville Cir: 14,563 VPD  
 Hayman Dr: 2,969 VPD  
 Roan Rd/Wiltshire Dr: 14,969 VPD

**PRICE**

\$595,000 (\$10/SF, \$425k/ACRE)

**BY THE NUMBERS**
**Average Household Income**

1-mile	3-miles	5-miles
\$92,574	\$89,258	\$85,823

**Population (2024)**

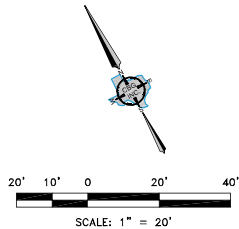
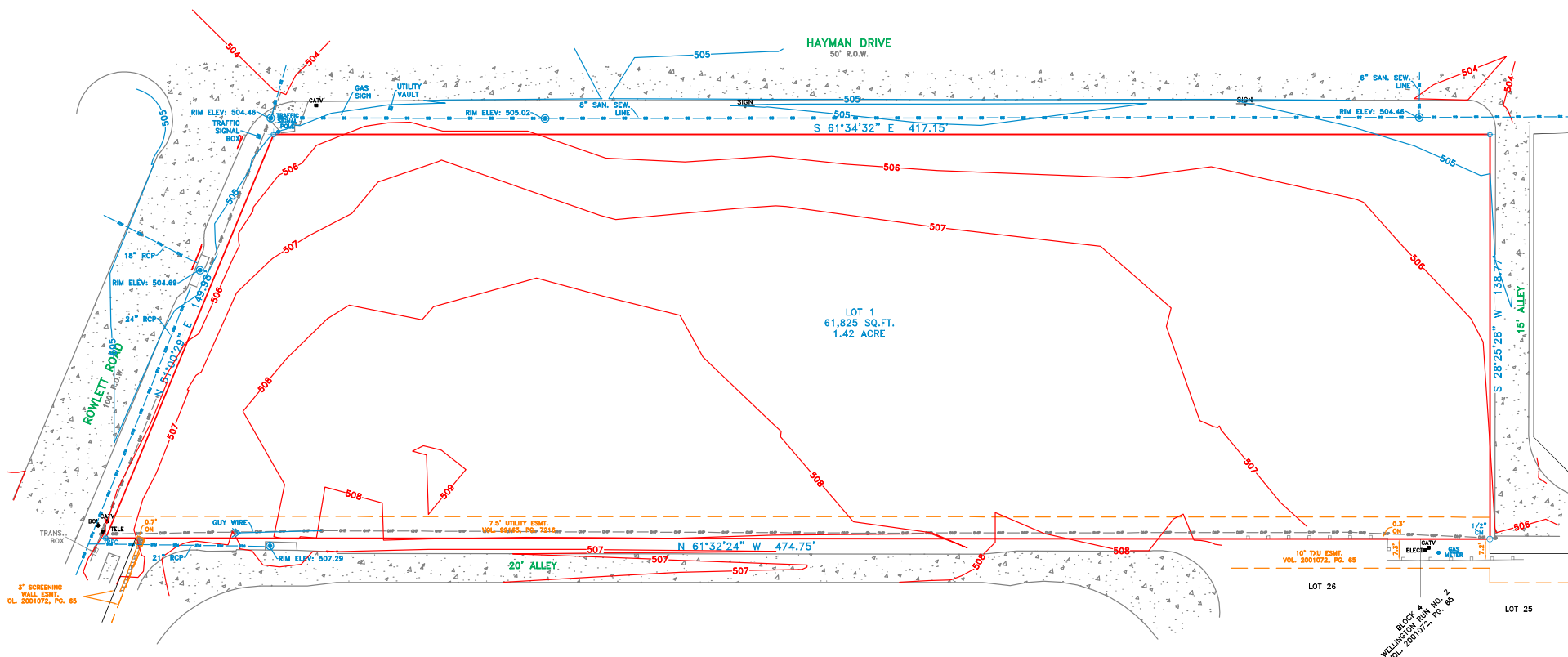
1-mile	3-miles	5-miles
11,846	79,062	221,962

**Population Growth (Projected 2024-2029)**

1-mile	3-miles	5-miles
- 0.1%	- 0.2%	- 0.2%

**HIGHLIGHTS**

- Strategic corner location for high visibility
- Flexible retail zoning for diverse business opportunities
- High-traffic corridor with high school, grocery, and retail for enhanced exposure
- Utilities connected for immediate development readiness
- Large local population base with disposable income for steady customer engagement
- Convenient interstate access for efficient connectivity
- Infill opportunity within established commercial corridor
- Seller financing available to support competitive, high-value market investment



**SURVEYOR'S CERTIFICATE**

This survey is made relying on information provided by Lawyers III GF# IT-1238-190381700084-JE. The undersigned Registered Professional Guide Construction Lawyers The Company and Fidelity National Title Property description set forth herein were prepared from an actual Drive described in Volume 76131, Page 24, and shown hereon; (b) direction; (c) all monuments shown hereon actually existed on the material thereof are correctly shown; (d) except as shown hereon I observable protrusions therefrom, there are no observable discrepancies; (e) the size, location and type of improvements, are shown hereon and setback from the Property lines the distances indicated; (f) the shown; (g) the Property has apparent access to and from a public labeled and platted hereon; (h) the boundaries, dimensions and other accuracy standards of the State of Texas; (i) the Property is located Flood Plain or in an identified "Flood Frame Area" as defined by H (Flood Insurance Rate Map No. 48113C0380L, with a date of 07/02;

The surveyor expressly understands and agrees that C. Guido Const Insurance Company are entitled to rely on this survey as having by Texas Society of Professional Surveyors Standards and Specification Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes other use shall not be the responsibility of the undersigned.

Executed this 5th day of September, 2017.

*Byron Cornwell*





This property is affected by Texas Senate Bill 840. The site carries a qualifying commercial zoning designation, and it is eligible for by-right multifamily or mixed-use residential development — bypassing rezoning, variances, and special use permits — and may qualify for waived fees and streamlined approvals if converted from an existing office, retail, or warehouse building.

### Texas SB 840 — By-Right Multifamily & Mixed-Use Development

In cities with a population over 60,000 located in counties with a population over 420,000, Texas SB 840 requires qualifying cities and counties to allow multifamily and mixed-use residential development by right on land already zoned for office, commercial, retail, warehouse, or mixed-use.

### Commercial-to-Residential Conversions

For office, retail, or warehouse buildings at least 5 years old being converted to 65%+ residential use, SB 840 prohibits:

- Permit, street-closure, and expedited-review fees
- Parkland dedication and parkland dedication fees
- Traffic impact analyses or traffic mitigation fees
- Impact fees (unless the site was already subject to one)
- Utility oversizing beyond minimum capacity needed

### Key Development Standards (Minimum Allowances)

- **Mixed-Use Residential:** Total project must be at least 65% residential square footage; the remaining up to 35% may be retail, office, restaurant, or other nonresidential use.
- **Density:** Jurisdiction's highest residential density or 36 units/acre
- **Height:** Site's allowable commercial height or 45 feet
- **Setbacks/Buffers:** No more restrictive than the lesser of the commercial standard or 25 feet
- **Parking:** Capped at 1 space per unit
- Multi-level parking structures cannot be required
- **FAR:** No floor-area-ratio restrictions permitted
- Multifamily projects are not required to include nonresidential uses

Legal Disclaimer: This document has been prepared by Briggs Freeman Sotheby's International Realty solely for informational and marketing purposes in connection with the potential sale or lease of the subject property. References to Texas Senate Bill 840 (89th Texas Legislature, Regular Session, 2025), codified in Chapter 249 of the Texas Local Government Code, are summaries only. Nothing contained herein constitutes legal advice. The applicability of SB 840 to any particular property is fact-dependent and may be affected by, among other things, the municipality's or county's population, the property's current zoning classification and permitted uses, the percentage of residential use proposed, and the interpretation and enforcement practices of the applicable local jurisdiction. Briggs Freeman Sotheby's International Realty, its affiliates, officers, agents, and employees make no representation or warranty, express or implied, regarding the accuracy or completeness of this information or the availability, scope, or continued existence of the rights described in SB 840. Prospective purchasers and developers must conduct independent investigations and should consult qualified legal counsel and the appropriate municipal or county officials prior to making any decisions with respect to the property. All information is subject to change.

# LISTING TEAM

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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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