

2414 COLLEGE AVE, GARLAND, TX 75042

2414 College Ave | Garland, TX
FOR LEASE



Oren Stephen
ISL Commercial
Principal
(407) 777-3133
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PROPERTY FEATURES

BUILDING SF	2,153
LAND SF	30,379
LAND ACRES	.7
YEAR BUILT	1969
YEAR RENOVATED	2026
ZONING TYPE	School
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
NUMBER OF PADS	7
CORNER LOCATION	No
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Walnut Street
SOUTH	Forest Lane
WEST	Shilo Road

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Yes
LIGHTING	Good

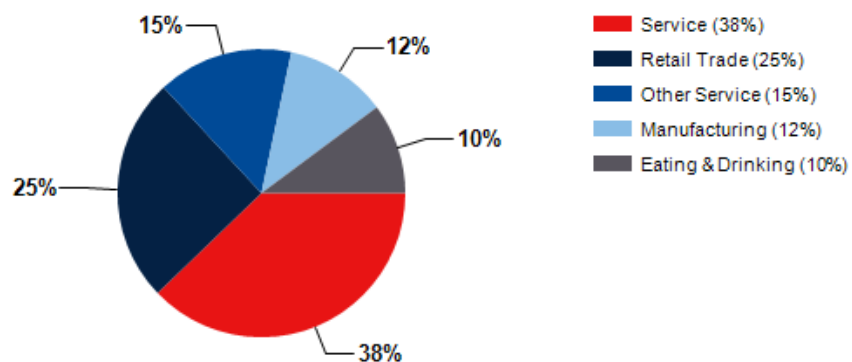
TENANT INFORMATION

MAJOR TENANT/S	ABA Therapy Clinic
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Location Summary:

- Located directly off North Shilo Road in Garland Texas, this series of buildings has been purchase and is under renovations and will be coming onto the market in August 2026.
- Plenty of parking and located near the medical VA hospital in Garland. Multiple Medical related tenants are within a 1 mile radius and likely more to come.

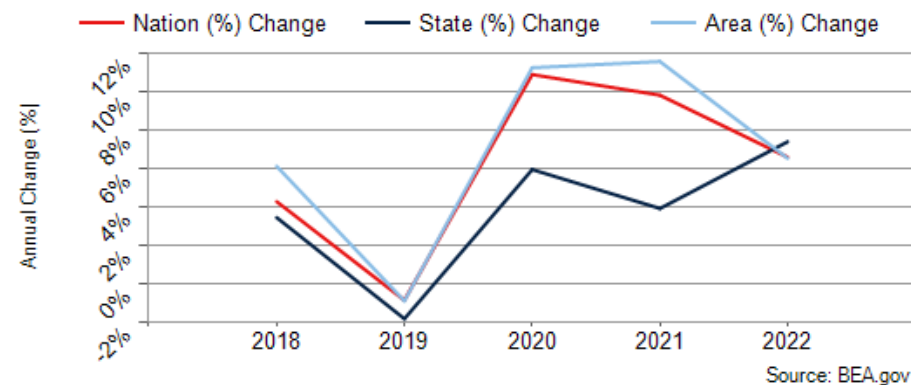
Major Industries by Employee Count



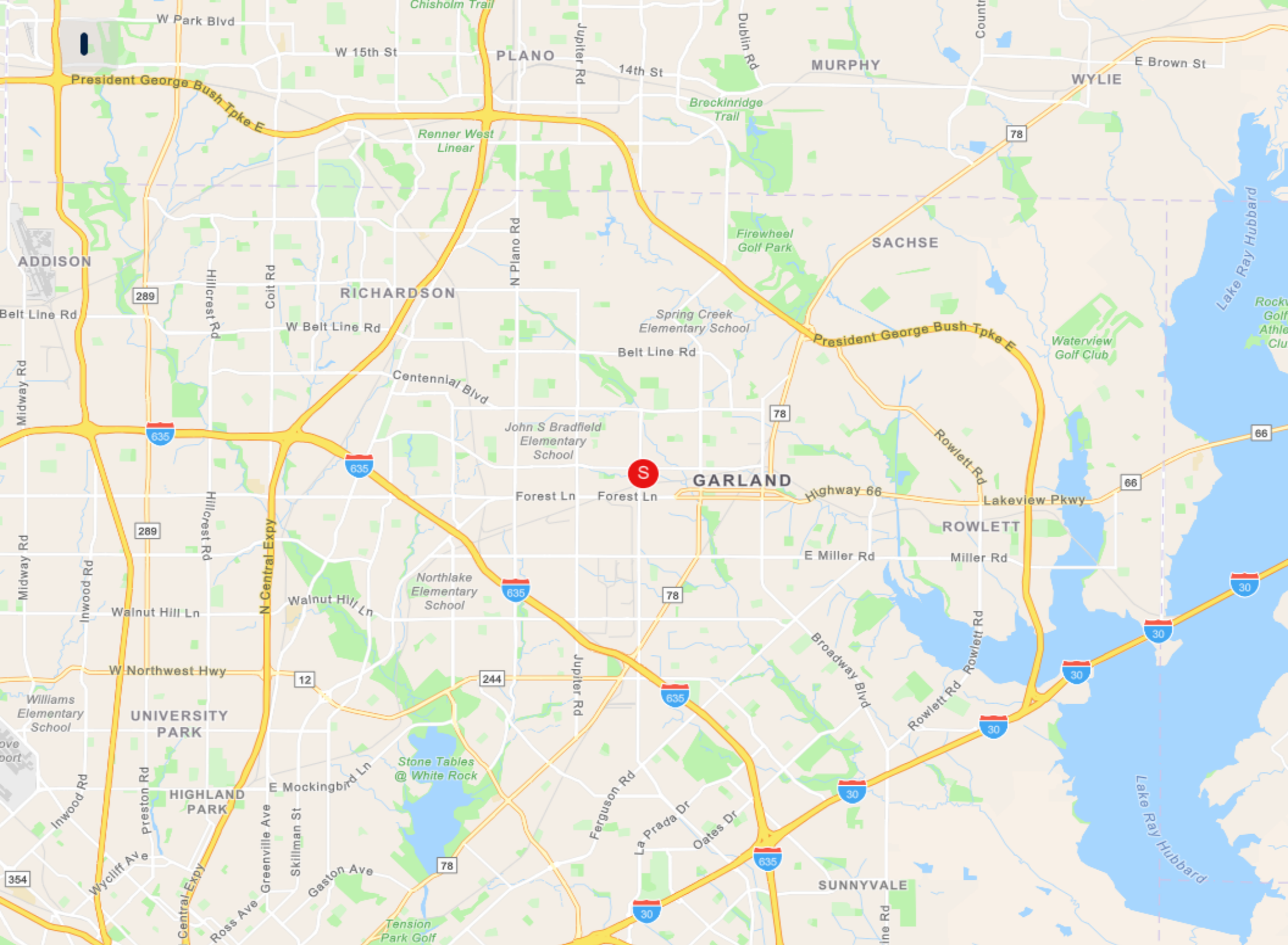
Largest Employers

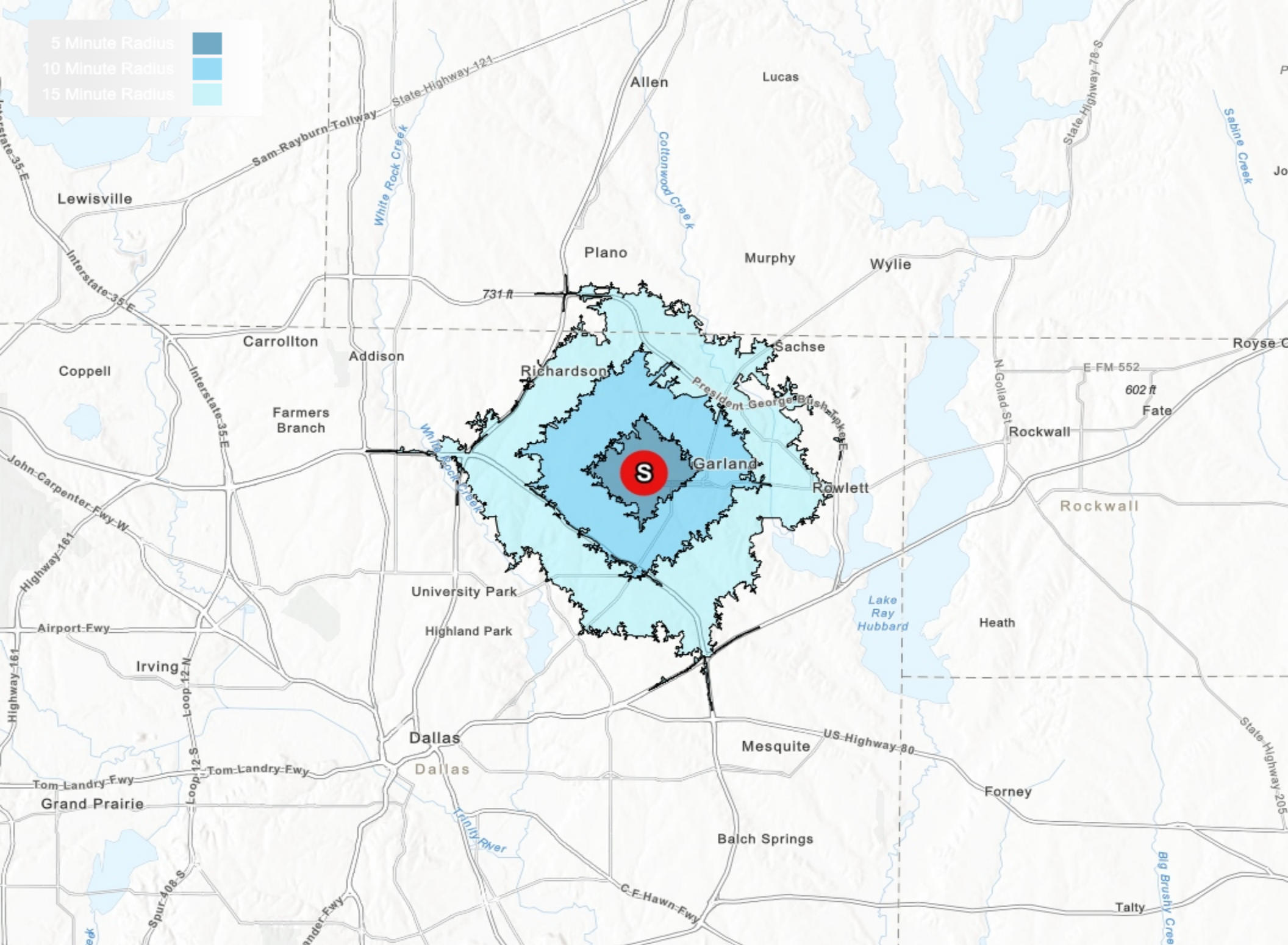
Garland Independent School District	7,425
City of Garland	2,000
Kraft Heinz-Garland	796
US Food Service	520
Epiroc Drilling Solutions	460
SilverLine Window	425
Hatco (Resistol)	390
L3-Communication	350

Dallas County GDP Trend

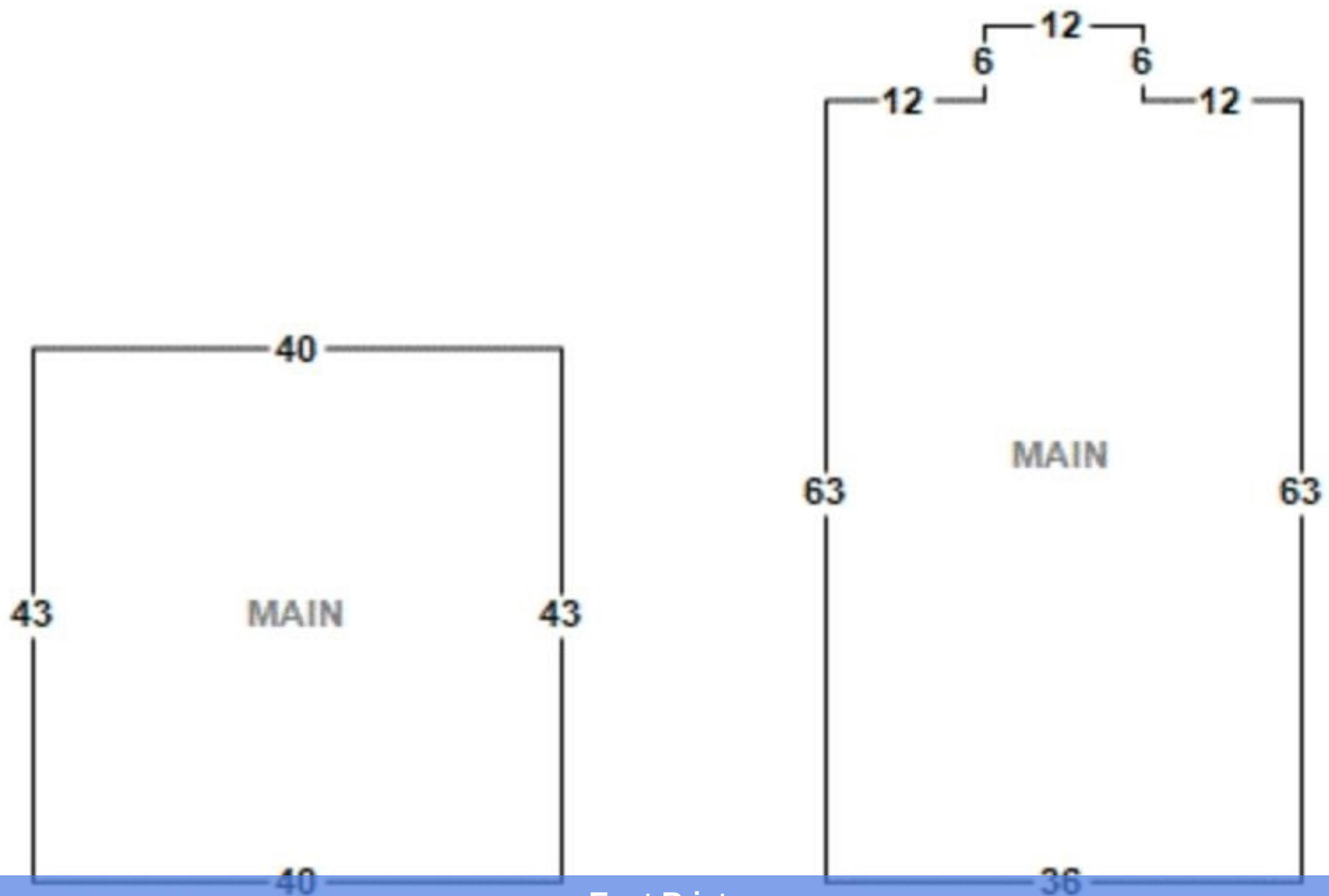








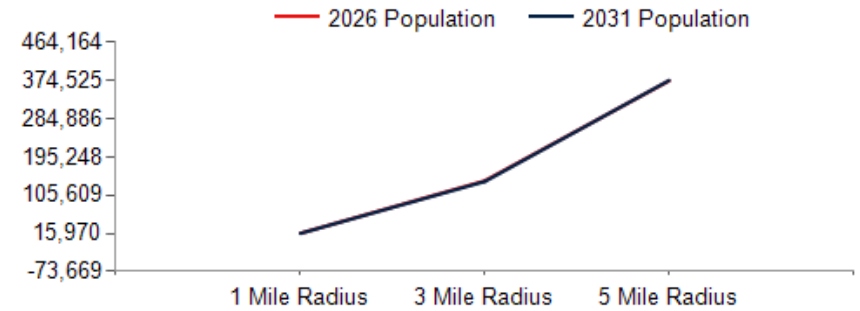
Building Footprint (Current 2026)



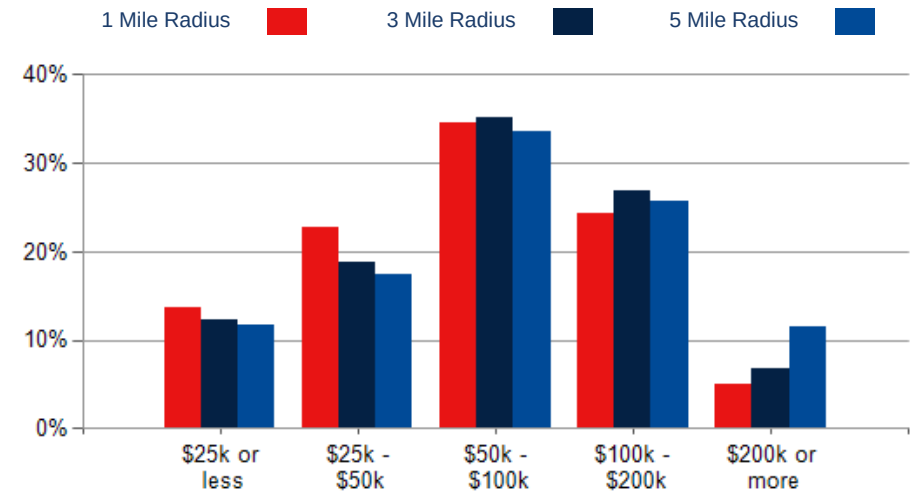
Foot Print

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,152	130,149	342,241
2010 Population	15,243	132,840	343,852
2026 Population	16,290	139,177	373,757
2031 Population	15,970	137,524	374,525
2026 African American	1,561	20,211	69,778
2026 American Indian	269	1,933	4,232
2026 Asian	2,291	18,755	41,132
2026 Hispanic	9,634	67,353	142,895
2026 Other Race	4,716	31,104	63,868
2026 White	4,019	41,029	134,443
2026 Multiracial	3,421	26,068	60,063
2026-2031: Population: Growth Rate	-2.00%	-1.20%	0.20%

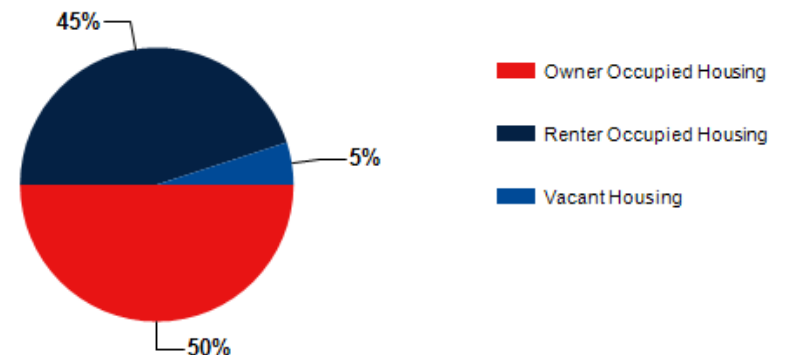
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	309	2,696	8,563
\$15,000-\$24,999	371	2,965	7,685
\$25,000-\$34,999	398	3,281	9,390
\$35,000-\$49,999	737	5,400	14,716
\$50,000-\$74,999	976	9,746	27,628
\$75,000-\$99,999	750	6,464	18,570
\$100,000-\$149,999	940	9,142	23,911
\$150,000-\$199,999	275	3,254	11,554
\$200,000 or greater	250	3,099	15,712
Median HH Income	\$65,841	\$71,644	\$75,893
Average HH Income	\$86,698	\$93,579	\$107,491



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

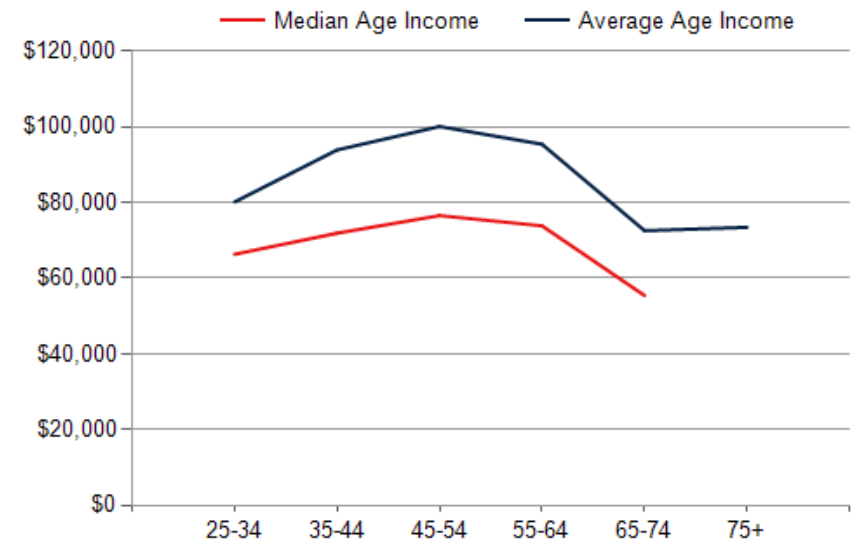
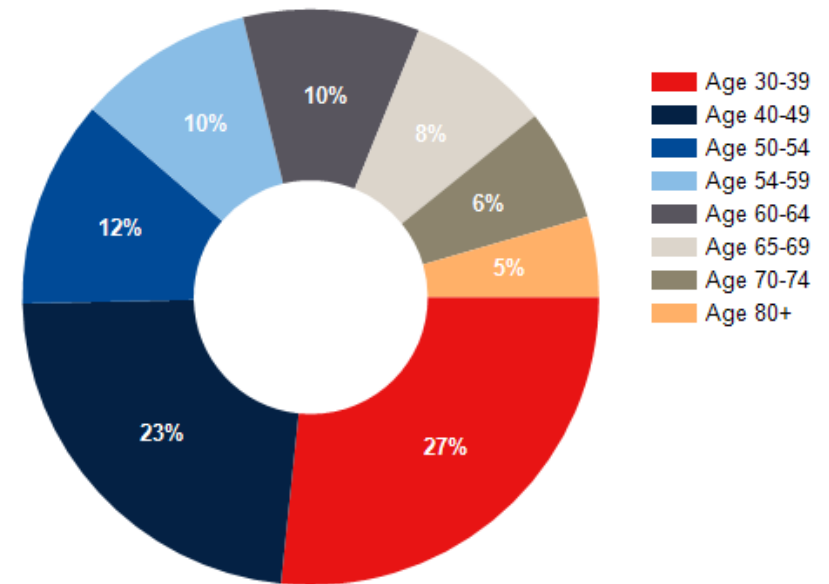


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,200	10,069	27,693
2026 Population Age 35-39	1,127	9,531	27,209
2026 Population Age 40-44	998	9,350	26,328
2026 Population Age 45-49	1,010	8,591	23,290
2026 Population Age 50-54	1,020	8,690	22,686
2026 Population Age 55-59	864	8,056	20,496
2026 Population Age 60-64	864	7,478	19,847
2026 Population Age 65-69	704	6,576	17,995
2026 Population Age 70-74	551	5,007	14,079
2026 Population Age 75-79	394	3,918	10,690
2026 Population Age 80-84	241	2,333	6,406
2026 Population Age 85+	186	1,671	5,188
2026 Population Age 18+	12,194	106,585	286,764
2026 Median Age	34	36	36
2031 Median Age	35	37	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,313	\$74,388	\$75,178
Average Household Income 25-34	\$80,148	\$91,386	\$97,750
Median Household Income 35-44	\$71,885	\$80,603	\$88,250
Average Household Income 35-44	\$93,883	\$106,267	\$124,976
Median Household Income 45-54	\$76,537	\$82,676	\$89,392
Average Household Income 45-54	\$100,083	\$105,712	\$124,159
Median Household Income 55-64	\$73,829	\$76,885	\$83,700
Average Household Income 55-64	\$95,405	\$98,102	\$117,169
Median Household Income 65-74	\$55,423	\$61,692	\$67,419
Average Household Income 65-74	\$72,543	\$84,465	\$98,540
Average Household Income 75+	\$73,444	\$68,763	\$75,191

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	88	90	88
Diversity Index (current year)	89	89	88
Diversity Index (2020)	89	89	87
Diversity Index (2010)	83	82	80

POPULATION BY RACE



1 MILE



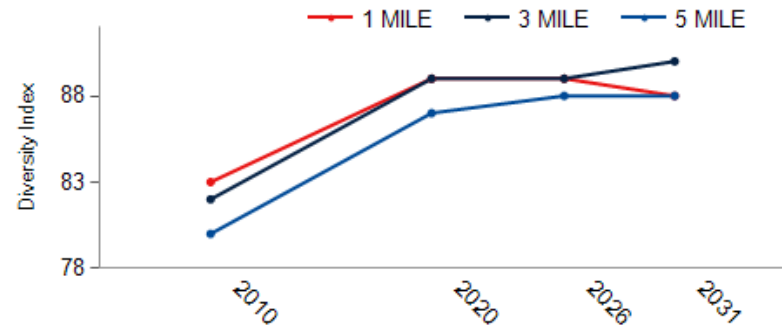
3 MILE



5 MILE

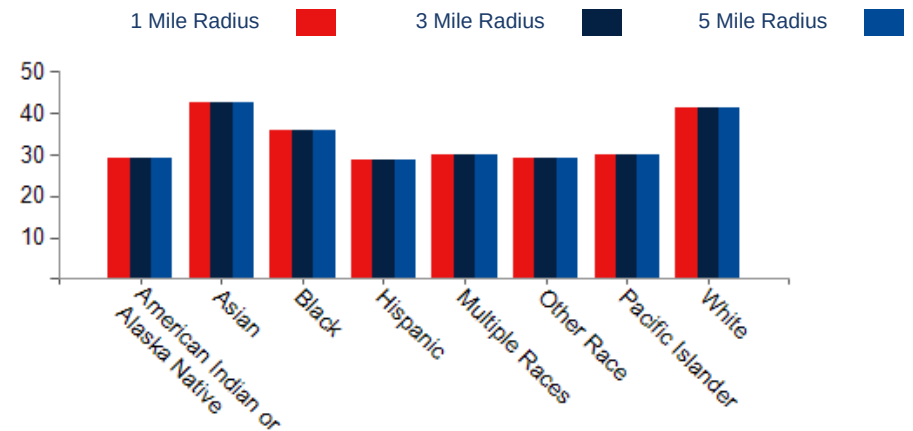
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	6%	10%	14%
American Indian	1%	1%	1%
Asian	9%	9%	8%
Hispanic	37%	33%	28%
Multiracial	13%	13%	12%
Other Race	18%	15%	12%
White	16%	20%	26%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	29	33	33
Median Asian Age	43	40	38
Median Black Age	36	35	34
Median Hispanic Age	29	29	29
Median Multiple Races Age	30	31	30
Median Other Race Age	29	30	30
Median Pacific Islander Age	30	38	35
Median White Age	41	45	44

2026 MEDIAN AGE BY RACE





Oren Stephen
Principal

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Oren Stephen leads ISL Commercial with a track record of over 100 closed transactions. He specializes in retail strip centers, single tenant net lease properties, office buildings, and warehouses.

Oren started his career at Marcus and Millichap in Washington DC, where he focused on office, industrial, and retail investment properties. He holds a Bachelor's Degree in Business Management from Duquesne University, where he was also a Division 1 tennis player. He enjoys golf, tennis, basketball, and spending time with his wife and children.

Oren treats every client's goals as his own—whether you're an investor, tenant, or landlord.

Agent

Michael Voss serves as Director of the Texas branch at ISL Commercial, overseeing the firm's market growth and portfolio performance initiatives. He works directly with private equity investors and venture capital partners on acquisitions, repositioning strategies, and expansion projects across the DFW area.

Originally from Central Florida, Michael brings a disciplined, market-driven approach to asset growth and value creation. He graduated with an Economics degree from UCF and is pursuing his CCIM, Capital Raising, and Family Office Certifications.

Outside of commercial real estate, Michael spends time with his family, traveling, and exercising.

Director of Investment Capital

Frank Davi, Jr. has 17 years of experience in commercial and luxury residential real estate, from Central Florida to Northern California. He holds a Master's degree with emphasis on spatial creativity and environmental site design.

At ISL, Frank connects private equity investors and venture capitalists with opportunities that fit their portfolios.