



NAAMAN FOREST  
HIGH SCHOOL  
2,200 STUDENTS

Sam's Club

target

7-ELEVEN

Starbucks

Holiday Inn

BUFFALO  
WILD  
WINGS

Walmart

TACO  
BELL

ON THE  
BORDER  
MEXICAN GRILL  
& CANTINA

FIREWHEEL  
ESTATES  
455 HOMES

SUBWAY

OUTBACK  
STEAKHOUSE

Olive  
Garden

GILBREATH-REED  
CAREER & TECHNICAL  
CENTER

IHOP

KIDDIE ACADEMY  
EDUCATIONAL CHILD CARE

THE  
ENDODONTIC & PERIODONTIC  
SPECIALISTS

GEORGE BUSH TPKE 100,000 VPD

SITE

# Macro Aerial: Garland, TX Retail Center

President George Bush Tpke | Garland, TX 75040



# Summary

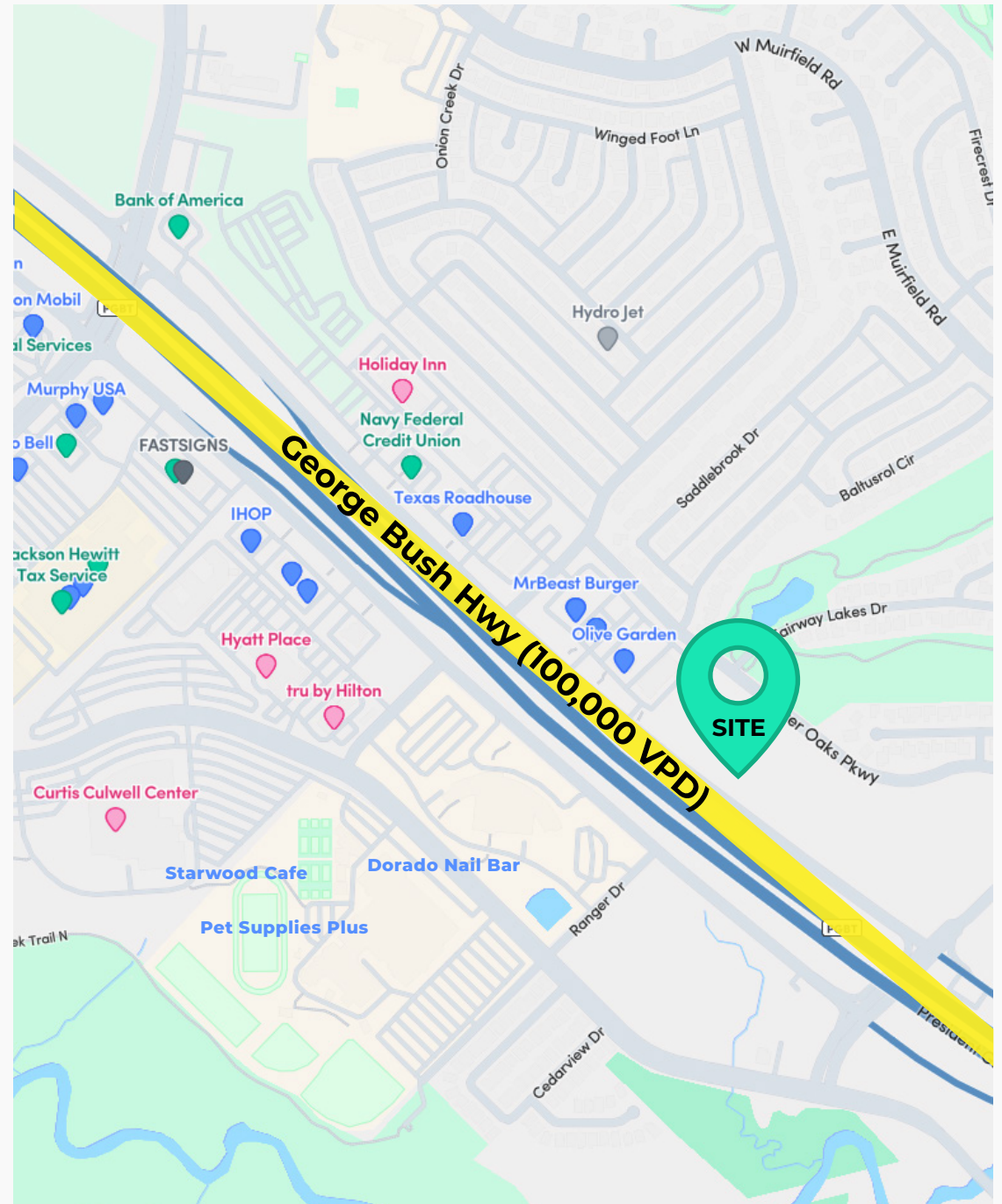
- Lease Rate: Call for Pricing
- Building Size: 11,400 SF
- Available For Lease: 1,500
- Co-Tenants: Brush 365, Zenith Wellness Clinic, Machi Sushi

# Property Overview

- Strong national co-tenancy to drive surrounding foot traffic.
- Positioned fronting President George-Bush Hwy, direct visibility to 100,000 cars per day
- The population within a 1-mile radius increased 32% from 2010 to 2020
- Warm Gray Shell Delivery

# Demographics

2025 Population		
2,682 1 Mile	32,120 3 Mile	86,192 5 Mile
2028 Projected Growth ('25-'29)		
5.89% 1 Mile	2.66% 3 Mile	3.03% 5 Mile
Avg. Household Income		
\$152,462 1 Mile	\$137,336 3 Mile	\$120,398 5 Mile



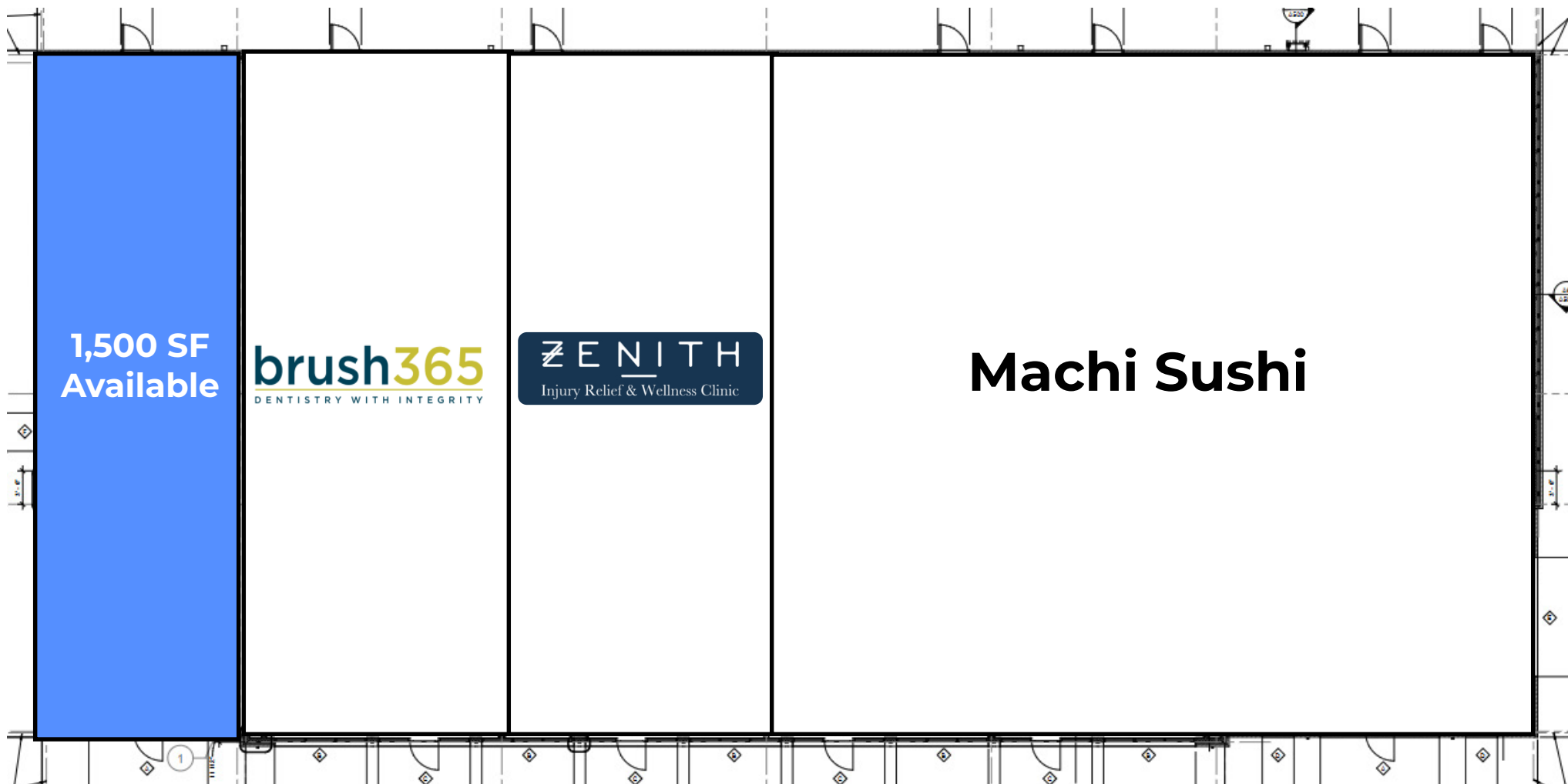
# Site Plan

President George Bush Tpke | Garland, TX 75040



# Floor Plan

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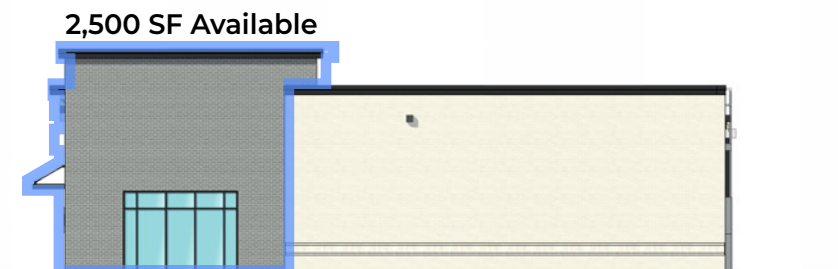


# Renderings

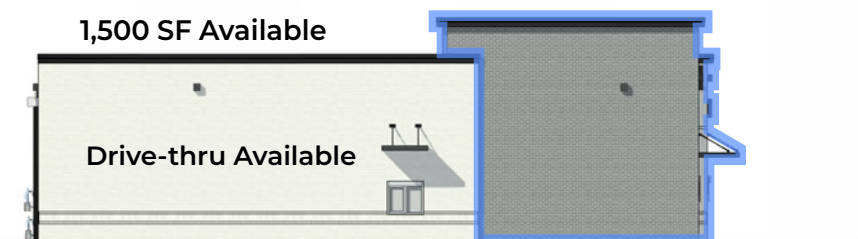
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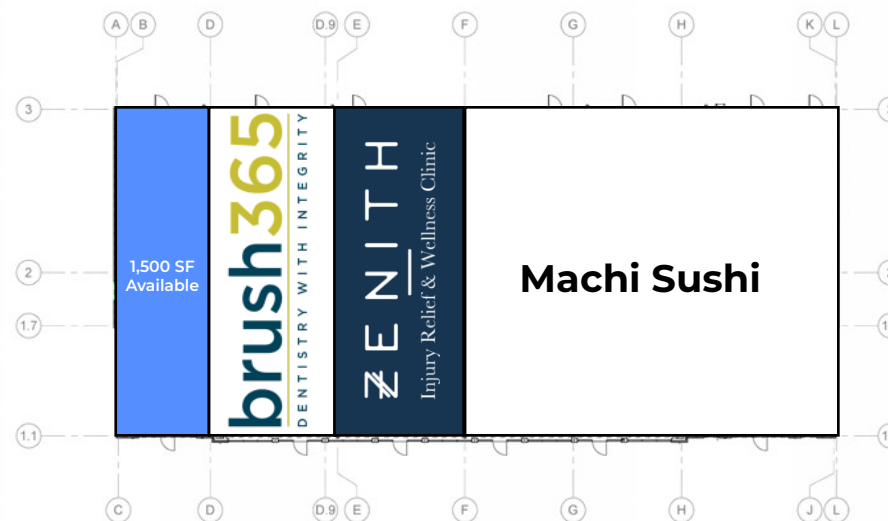
North Elevation



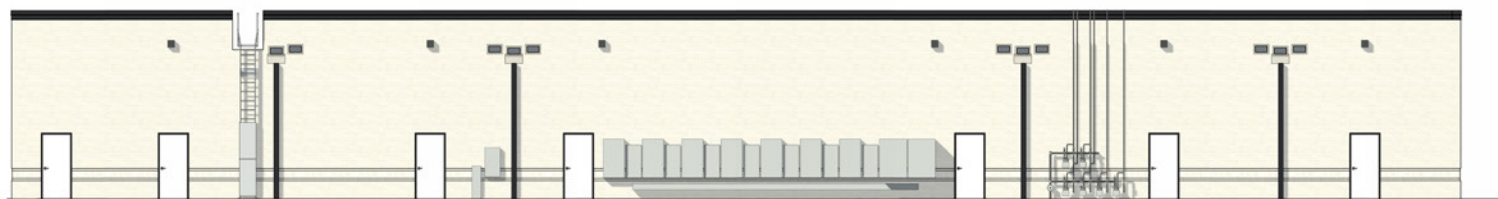
East Elevation



West Elevation



5 KEY PLAN  
330' x 110'



South Elevation



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