

Prime Commercial OPPORTUNITY

1625 I-30 GARLAND, TX 75043

1.18 AC LOT ON I-30 FRONTAGE ROAD



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TEAM

kw DALLAS
PRESTON ROAD
KELLER WILLIAMS REALTY



Rocky Presley - Licensed Agent

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KELLER WILLIAMS PRESTON ROAD | 972.732.6000

Each Keller Williams Road is independently owned and operated



*Information is believed to be reliable but not guaranteed.
Buyers should independently verify all information and
conduct their own due diligence.*

±1.18 ACRES FOR SALE

1625 E IH-30, Garland, Texas 75043

EXECUTIVE SUMMARY

This 51,584 SF commercially zoned lot boasts exceptional visibility along the newly completed I-30 frontage road, capturing heavy local and regional traffic. Cross-access to the adjacent Quality Inn enhances connectivity and shared flow.

Located just 0.5 miles west of [Sapphire Bay](#)—a \$1B, 116-acre mixed-use powerhouse featuring a 500-room Hyatt hotel and conference center—the site leverages robust visitor, corporate, and leisure demand. Ideal for hospitality, medical offices, retail, or entertainment, it captures valuable spillover from events and guests.

Directly across Lake Ray Hubbard on I-30 sits [The Harbor](#), with [Harbor Heights](#) (recently completed) and [Rockwall Heights](#) nearby—slated for retail, restaurants, 485 townhomes/condos, green spaces, and an amphitheater. This positions the property at the heart of explosive regional growth.

All utilities are on-site, slashing development costs and timelines. Flexible zoning supports medical offices, restaurants/bars, automotive services, storage (pending approvals), or build-to-suit opportunities. With freeway frontage, turnkey infrastructure, and adjacency to transformative developments, 1625 I-30 offers unmatched potential for investors and operators seeking high-traffic exposure.



Build to Suit Commercial Property

1625 I-30, GARLAND, TX 75150

\$1,000,000
Purchase Price

\$19.46
Price Per Foot

106'
Frontage Road

60,000+
Daily Traffic AVG

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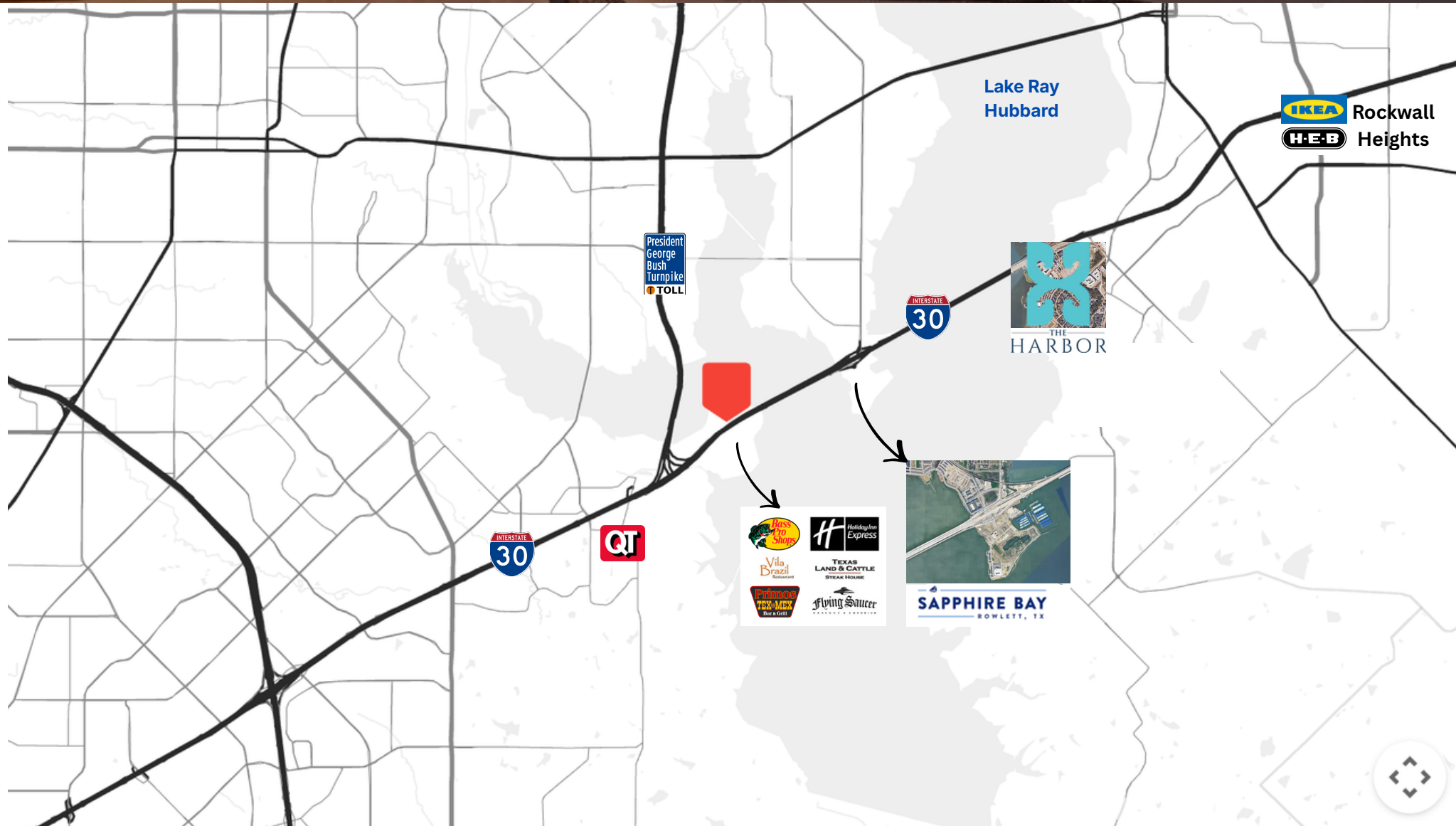


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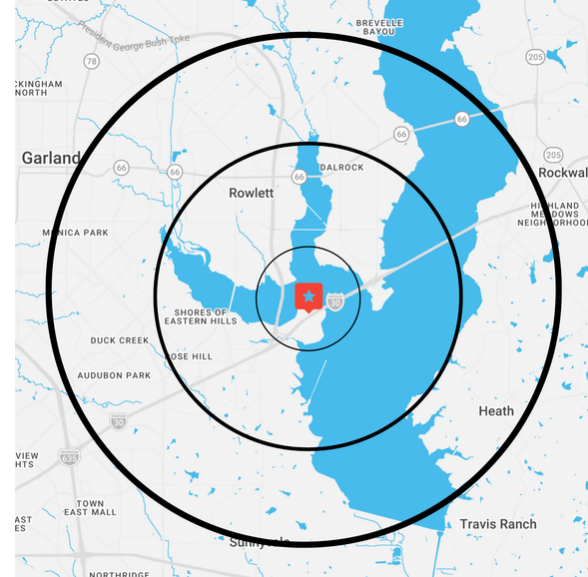
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Population Summary	1 Mile	3 Mile	5 Mile
2000 Total Population	4,396	35,618	117,112
2010 Total Population	3,806	38,562	135,166
2020 Total Population	3,947	43,813	151,190
2020 Group Quarters	0	91	659
2025 Total Population	4,019	48,941	162,857
2020-2025 Annual Rate	0.36%	2.24%	1.50%
2020 Total Daytime Population	2,877	35,002	130,976
Workers	1,213	14,844	57,798
Residents	1,664	20,158	73,178
Household Summary			
2000 Households	2,291	12,937	40,676
2000 Average Household Size	1.92	2.75	2.85
2010 Households	1,919	14,191	47,386
2010 Average Household Size	1.98	2.71	2.84
2020 Households	1,934	15,801	51,899
2020 Average Household Size	2.04	2.77	2.9
2025 Households	1,948	17,500	55,573
2025 Average Household Size	2.06	2.79	2.92
2020-2025 Annual Rate	0.14%	2.06%	1.38%
2010 Families	919	10,576	36,104
2010 Average Family Size	2.69	3.14	3.26
2020 Families	951	11,873	39,903
2020 Average Family Size	2.75	3.19	3.32
2025 Families	967	13,293	42,914
2025 Average Family Size	2.77	3.2	3.33
2020-2025 Annual Rate	0.0033	0.0229	0.0147
Housing Unit Summary			
2000 Housing Units	2,490	13,388	41,911
Owner Occupied Housing Units	11.3%	64.3%	70.7%
Renter Occupied Housing Units	80.7%	32.3%	26.4%
Vacant Housing Units	8.0%	3.4%	2.9%
2010 Housing Units	2,490	13,388	41,911
Owner Occupied Housing Units	15.4%	65.6%	68.2%
Renter Occupied Housing Units	80.7%	32.3%	26.4%
Vacant Housing Units	8.0%	3.4%	2.9%
2020 Housing Units	2,295	17,308	55,195
Owner Occupied Housing Units	12.2%	59.3%	64.7%
Renter Occupied Housing Units	72.2%	32.0%	29.3%
Vacant Housing Units	15.7%	8.7%	6.0%
2025 Housing Units	2,314	18,956	58,805
Vacant Housing Units	15.7%	8.7%	6.0%
Renter Occupied Housing Units	71.9%	35.6%	30.7%
Vacant Housing Units	15.7%	8.7%	6.0%
Median Household Income			
2020	\$43,500	\$77,853	\$77,492
2025	\$45,506	\$82,410	\$82,850
Median Home Value			
2020	\$190,789	\$229,839	\$218,926
2025	\$236,310	\$264,412	\$256,173
Per Capita Income			
2020	\$25,460	\$35,285	\$33,998
2025	\$26,575	\$38,476	\$37,306
Median Age			
2010	31.1	37	36.2
2020	31.3	38.3	37.5
2025	30.9	38.9	38.1



2020 Households by Income	1 Mile	3 Mile	5 Mile
Household Income Base	1,934	15,801	51,899
<\$15,000	9.6%	4.6%	4.7%
\$15,000-\$24,999	13.9%	4.6%	4.7%
\$25,000-\$34,999	15.2%	7.3%	7.4%
\$35,000-\$49,999	17.5%	11.8%	12.4%
\$50,000-\$74,000	25.9%	18.6%	18.5%
\$75,000-\$99,999	7.9%	14.6%	14.0%
\$100,000-\$149,999	5.6%	20.6%	20.7%
\$150,000-\$199,999	5.6%	20.6%	20.7%
\$200,000+	1.3%	7.9%	8.0%
2020 Population 25+ by Education Attainment			
Total	2,523	30,328	102,596
Less than 9th Grade	6.1%	3.1%	4.7%
9-12th Grade, No Diploma	8.2%	4.6%	6.3%
High School Graduate	24.6%	20.3%	20.1%
GED/Alternative Credential	6.1%	4.1%	3.2%
Some College/No Degree	26.3%	27.4%	24.5%
Associates Degree	4.8%	9.2%	9.2%
Bachelors Degree	15.8%	20.9%	21.0%



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RESOURCES GUIDE

[1 Mile Trade Radius Area](#)

[3 Mile Trade Radius Area](#)

[5 Mile Trade Radius Area](#)

[Property Report](#)



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