

# 3202 N Shiloh

## Office / Creative Space

### Garland, Tx



Click on Picture for Marketing Video

***Exclusive***



**Paige Ngo**  
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EBBY HALLIDAY

**Commercial**

A Berkshire Hathaway Affiliate

**<http://SeeThatLand.com>**

The information contained herein is furnished by the owner to the best of his/her knowledge, but is subject to verification by the purchaser, and agent assumes no responsibility for the correctness thereof. The sale offering is made subject to errors, omissions, change of price, prior sale, or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, color, creed, national origin, sex, familial status or disability. This is not intended to solicit property currently listed.

# Aerial Aerial



**3202 N Shiloh Rd, Garland Tx 75044**

**Parcel ID: 26391530010010000**

**Built in 2006**

**2 Story building with approximately 4,570 sf (per tax rolls)**

**Present use - Office**

**Parking 18 surface spaces**





Legend

Zoning

Auto Overlay



Zoning

- Agricultural district (AG)
- Single-Family Estate district (SF-E)
- Single-Family 10 district (SF-10)
- Single-Family 7 district (SF-7)
- Single-Family 5 district (SF-5)
- Two-Family district (2F)
- Single-Family Attached district (SFA)
- Multi-Family district (MF-0)
- Multi-Family district (MF-1)
- Multi-Family district (MF-2)
- Neighborhood Office district (NO)
- Community Office district (CO)
- Neighborhood Service district (NS)
- Community Retail district (CR)
- Light Commercial district (LC)
- Heavy Commercial district (HC)
- Industrial district (IN)

Layer List

Zoning

Auto Overlay

Future Land Use

Zoning

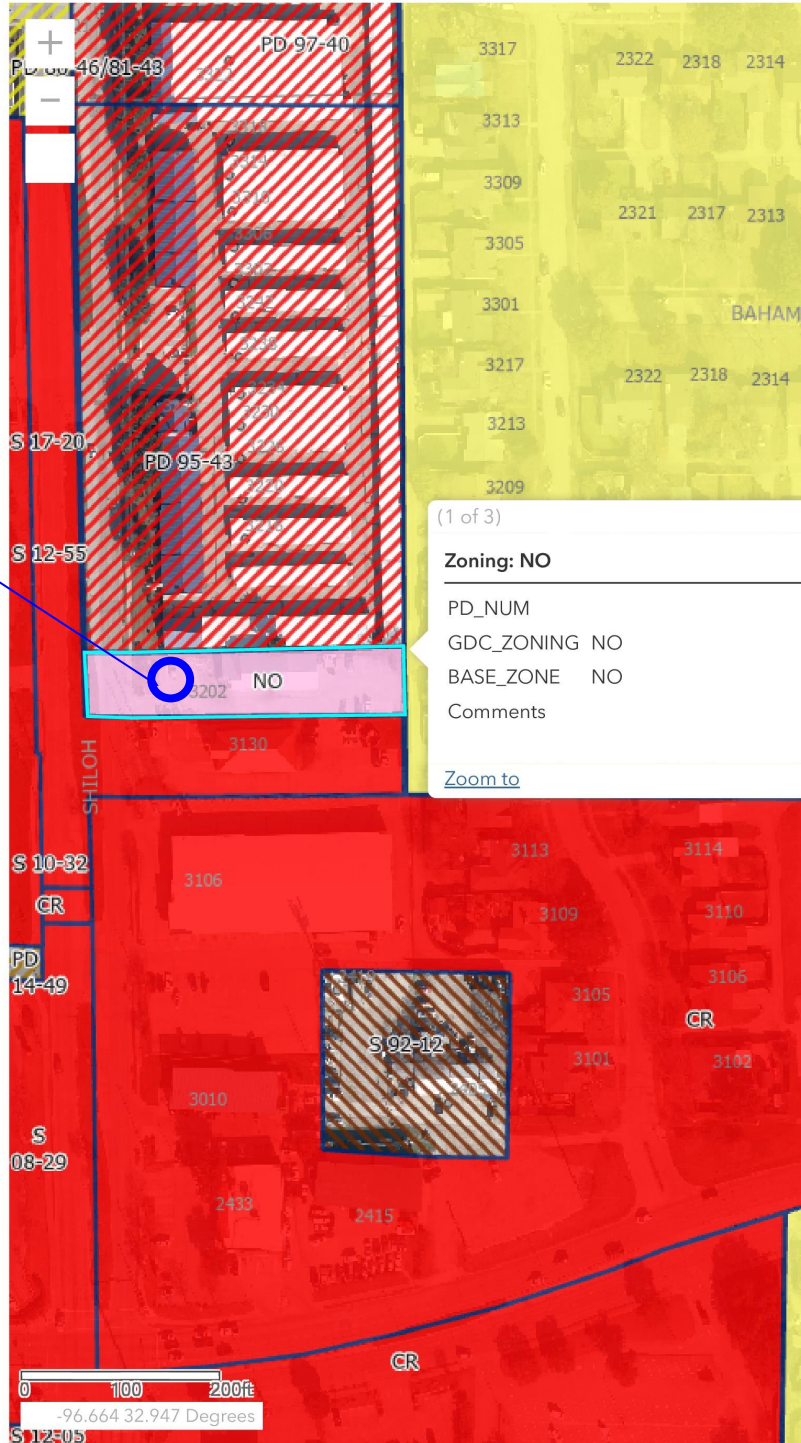
Address

Parcel

Road

GIS.GIS.City\_Limits

Recent Aerial Imagery



(1 of 3)

Zoning: NO

PD\_NUM

GDC\_ZONING NO

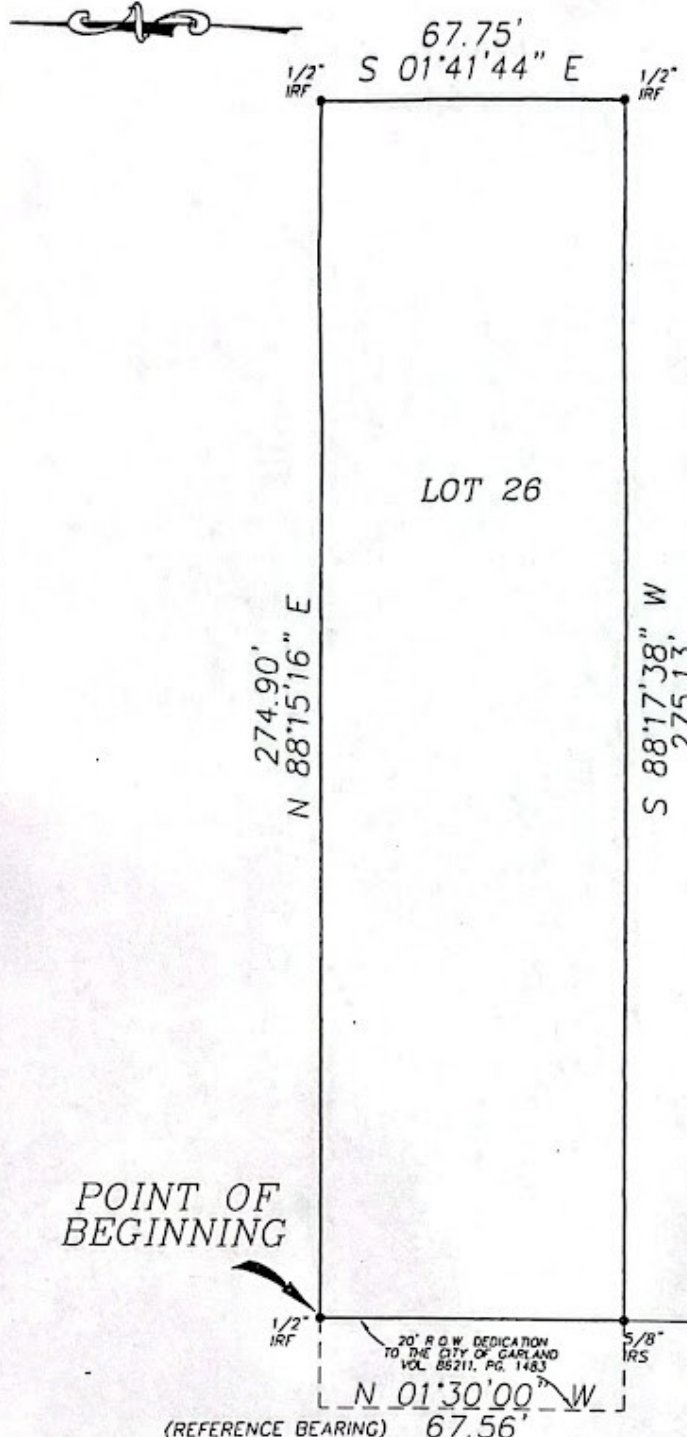
BASE\_ZONE NO

Comments

[Zoom to](#)

LOT SURVEY

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:  
THIS IS TO CERTIFY THAT I HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 3320 NORTH SHILOH ROAD, IN THE CITY OF GARLAND, TEXAS, BEING ALL THE CERTAIN LOT, TRACT OF LAND LYING AND BEING SITUATED IN THE COUNTY OF DALLAS, STATE OF TEXAS, BEING OUT OF THE BENJAMIN FROST SURVEY, ABSTRACT 480 AND DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE EASTERLY LINE OF NORTH SHILOH ROAD A (80 FOOT R.O.W.), SAID POINT ALSO BEING THE NORTH EASTERLY CORNER OF A R.O.W. DEDICATION TO THE CITY OF GARLAND, DALLAS COUNTY TEXAS, AS RECORDED IN VOLUME 86211, PAGE 1493 D.R.D.C.T.; THENCE NORTH 88 DEGREES 13 MINUTES 16 SECONDS EAST, A DISTANCE OF 274.90 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF HOLIDAY PARK NORTH ADDITION NO. 11 AS RECORDED IN VOLUME 81136, PAGE 300; THENCE SOUTH 01 DEGREES 41 MINUTES 44 SECONDS EAST, ALONG SAID HOLIDAY PARK NORTH ADDITION NO. 11, A DISTANCE OF 67.75 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AT THE NORTH-EAST CORNER OF A TRACT CONVEYED TO CHUCK TAYLOR AS RECORDED IN VOLUME 80225, PAGE 2127; THENCE SOUTH 88 DEGREES 17 MINUTES 38 SECONDS WEST, ALONG THE COMMON LINE WITH SAID TAYLOR TRACT A DISTANCE OF 275.13 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER IN THE EAST LINE OF SAID NORTH SHILOH ROAD, THENCE NORTH 01 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG THE EASTERLY LINE OF NORTH SHILOH ROAD, A DISTANCE OF 67.56 FEET TO THE PLACE OF BEGINNING CONTAINING 18606.15 SQUARE FEET OR 0.427 ACRES MORE OR LESS.



CHUCK TAYLOR  
VOL. 80225, PG. 2127

BELTLINE ROAD

POINT OF BEGINNING

SURVEY EXAMINED AND  
ACCEPTED BY PURCHASERS

DATE \_\_\_\_\_

3320 NORTH SHILOH ROAD  
(80' ROW)

I, Steve Donaldson, Registered Professional Land Surveyor No. 4004, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992; the size, location and types of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use.



Survey







# About Garland, Tx

## About Garland, Tx

Since it's founding as a chiseled pioneer town in 1891, Garland, Texas, has flourished into a large city with Texas-sized opportunity.

Garland's diverse workforce has specialized skills for the nation's fastest-growing industries – healthcare, renewable technology, and wireless communications – as well as Garland's historic foundation in manufacturing and fabrication.

With a high quality of life, talented workforce, and business-friendly local government – and state government, for that matter – Garland is where more people and businesses are choosing to move in North Texas. The low cost to live and conduct business in Garland provides limitless potential.

Garland is a community built for making dreams come true, where a rich mixture of people and experiences foster creativity. Entrepreneurial spirit has made Garland an eclectic community for generations.

- **More than 10 Fortune 500 call Garland home**
- **More than 375 manufacturers**
- **13th largest city in Texas**
- **3rd largest city in Dallas County**

*Population: 243,470 (as of July 1, 2023)*

*Land Area: 57.26 square miles*

*High School Graduates 79.4%*

*Bachelor's Degree or Higher 25%*

*2022 Est. Median Age 34.4*

*2022 Est. Median Household Income \$71,044*

*2022 Est. Median Home Value \$229,000*

**U.S. Census Bureau**  
**Source: City of Garland website and**  
**Garland Economic Development website**  
**972.205.3800**



# About Garland, Tx

Just a few reasons why...  
Just a few reasons why...



## **LOCATION**

**Beautiful Creative Space**

**QUALITY** Property

**Super Easy ACCESS**

**NORTH GARLAND**

**AMPLE** Parking

**Hundreds of nearby ROOFTOPS**

**BETWEEN** I-75 and Hwy 78

**Between 190 and 635**



## Information About Brokerage Services

*Texas law requires all real estate licensees 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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<u>David Gloria</u>	<u>0408427</u>	<u>davidgloria@ebby.com</u>	<u>(214)850-8475</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TXR-2501

IABS 1-0 Date

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IBS

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