



Today's Nails

Pary's Auto Sales

Park Pool

FOR SALE

210 W. CENTERVILLE RD GARLAND, TX

Presented by: Travis Turner

TURNER

LAND & COMMERCIAL GROUP

Commercial Land Information



DESCRIPTION:

LOT SIZE: ~10.91 +/- ACRES

PRICING: \$2,000,000

PRICE/SF: \$4.21

ZONING TYPE: COMMERCIAL
(MULTI-USE)

NEIGHBORING BUSINESSES:

QUICK TRIP

PUBLIC STORAGE

WALMART

RESOURCE ONE CREDIT

PROXIMITY:

I-635E 1.3 MILES

I-30 3.7 MILES

*Buyers agent must be present at
first showing to participate
in commissions.*

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For more information please contact:
Turner Turner (254) 855-6430

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, Warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Location & Demographics

GARLAND, TX

 ADD COMPARISON

POPULATION

235,965

0.492% GROWTH

MEDIAN AGE

34.5

MEDIAN HOUSEHOLD INCOME

\$55,637

4.54% GROWTH

POVERTY RATE

15.7%

NUMBER OF EMPLOYEES

114,112

0.916% GROWTH

MEDIAN PROPERTY VALUE

\$132,600

9.23% GROWTH

Household Income

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

\$55,637

MEDIAN HOUSEHOLD INCOME
± \$1,407

75.8k

NUMBER OF HOUSEHOLDS
± 1,936

In 2017, the median household income of the 75.8k households in Garland, TX grew to \$55,637 from the previous year's value of \$53,220.

The following chart displays the households in Garland, TX distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$75k - \$100k range.

Data provided by [the Census Bureau ACS 5-year Estimate](#)



Garland Demographics Profile

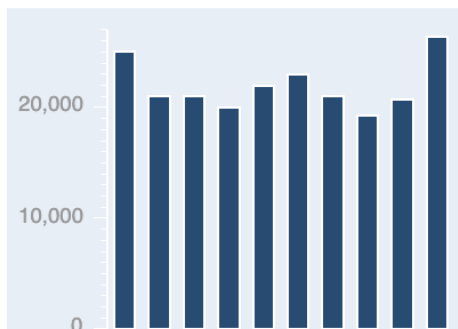
Statistic	Garland	Texas	National
Population	234,810	26,956,435	318,558,162
Population density (sq mi)	4,117	97	91
Median age	34.1	34.2	37.7
Male/Female ratio	1.0:1	1.0:1	1.0:1
Married (15yrs & older)	56%	56%	55%
Families w/ Kids under 18	49%	48%	43%
Speak English	52%	65%	79%
Speak Spanish	36%	30%	13%

2015 ADDT Count 20,674

2016 ADDT Count 26,398

Annual Average Daily Traffic Count

By Year - 2007 to 2016 Source - TxDOT



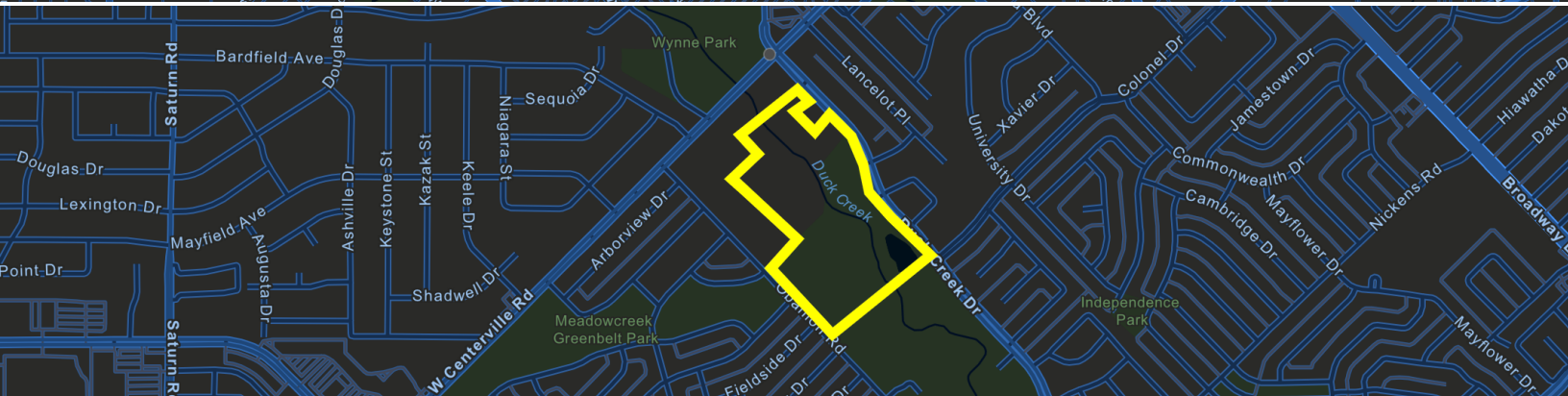
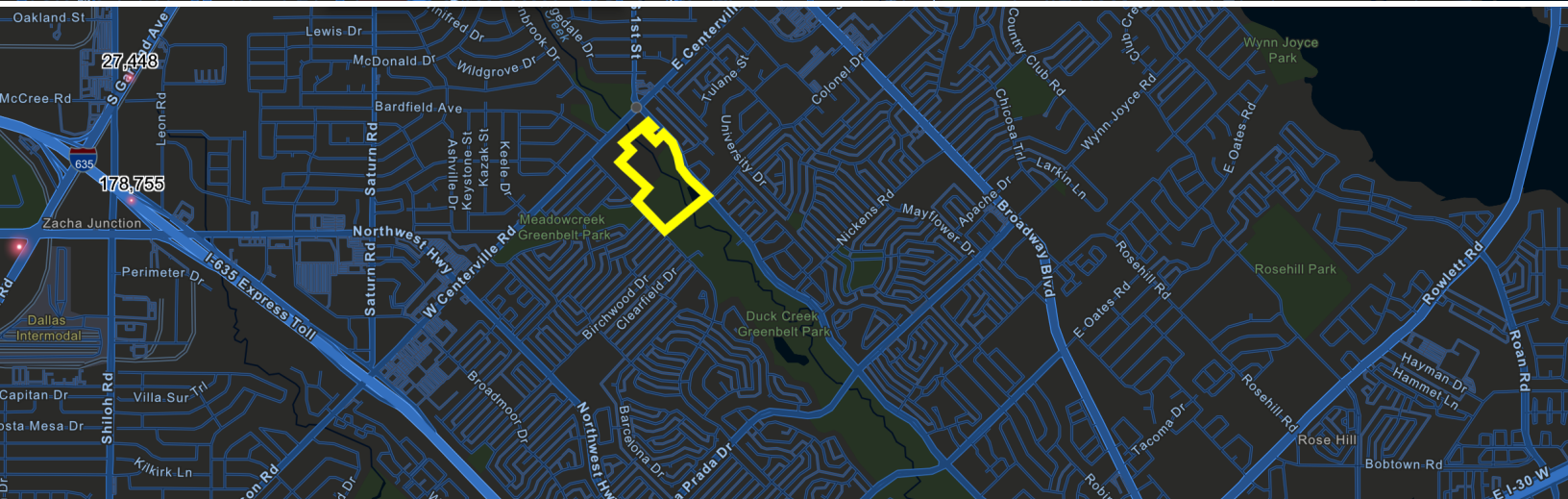
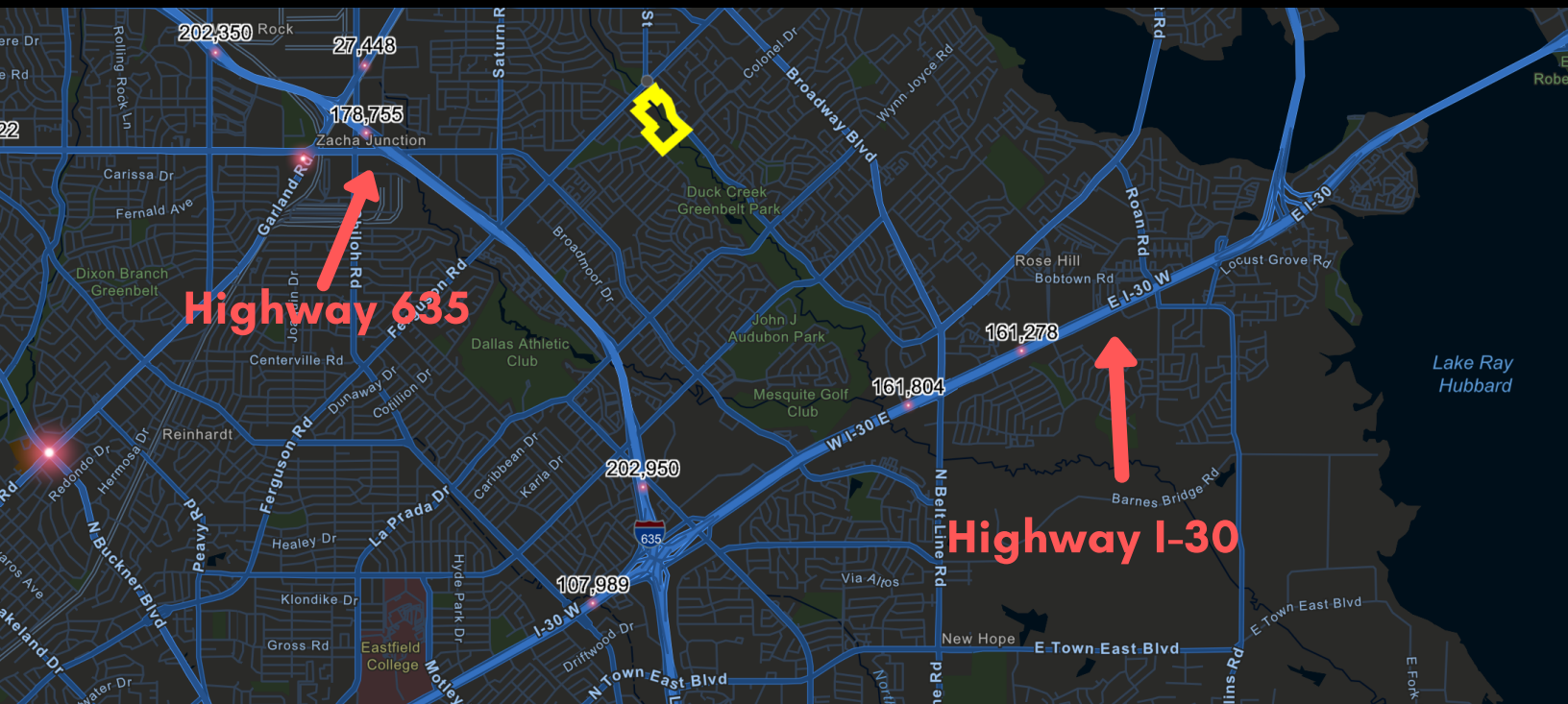
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Location Details



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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.

<u>Turner Land and Commercial Group</u>	<u>648158</u>	<u>Travis.10turner@gmail.com</u>	<u>(254)855-6430</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Travis Turner</u>	<u>648158</u>	<u>Travis.10turner@gmail.com</u>	<u>(254)855-6430</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Travis Turner</u>		<u>travis.10turner@gmail.com</u>	<u>(254)855-6430</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Turner Land & Commercial Group-Shepherd Nelson Realty, LLC, 2006 S. Bagdad Rd. Suite 190 Leander TX 78641

Travis Turner

Information available at www.trec.texas.gov

IABS 1-0 Date

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