

## NORTH GARLAND CROSSING

5435 N GARLAND RD, GARLAND, TX 75040

## Features

North Garland Crossing is a Target anchored, neighborhood shopping center, conveniently located at the corner of North Garland Avenue and President George Bush Turnpike, the primary retail intersection in the trade area. This intersection is also home to Lifetime Fitness, Academy, Walmart Supercenter, and a variety of retail and quick service restaurant users.

Traffic Counts		Demographics Y	YEAR: 2023 1 MILE	3 MILE	5 MILE
N Garland Ave	21,228 VPD	Total Population	9,987	117,806	312,796
SH-190	67,667 VPD	Total Household	4,410	43,647	110,990
		Average Household Incor	ne \$107,953	\$116,360	\$112,761
		5 Year Population Growt	h 0.63%	2.45%	2.11%

Area Retailers & Businesses











## **FOR LEASE**

**TOTAL SF:** 75,811 **AVAILABLE SF:** 8,304 **MIN CONTIGUOUS SF: 1,258 MAX CONTIGUOUS SF: 2,727 CONTACT FOR MORE INFORMATION** NNN: \$11.96 PER SF/YR EST.

## Maggie Hansen

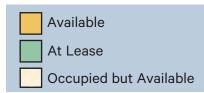
Vice President 214.442.7513 mhansen@weitzmangroup.com

### **Addison Gragson**

Associate 214.720.6625 agragson@weitzmangroup.com







### Current Tenants

Currer	it letiditis	
100A	The Mattress Firm	4,000 SF
110A	Staff Sense	1,200 SF
115A	Luxury Nails	1,200 SF
120A	Spring Creek Senior Retirement (Operating	1,258 SF
	but Available)	
125A	Garland Dental	1,800 SF
130A	Available	1,769 SF
140A	The UPS Store	1,300 SF
150A	Music & Arts	3,300 SF
160A	LA Hair Studio	1,200 SF
180A	North American Title Company (Available)	2,727 SF
185/190A	Keller Williams Realty	3,693 SF
300B	Starbucks (Coming Available August 2024)	1,500 SF
310B	Crumbl Cookies	1,280 SF
320B	AT&T	3,715 SF
350B	Panda Express	2,242 SF
370B	Physioback Physical Therapy	865 SF
380B	The Cash Store	
	(Coming Available November 2024)	1,050 SF
5325	Michael's	23,948 SF
5401	Petsmart	18,875 SF

N Garland Ave







# INFORMATION ABOUT BROKERAGE SERVICES

EQUAL HOUSING OPPORTUNITY

Texas law requires all real estate license holders 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 actives, 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 on 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 par es 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 listening 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 par es 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 par es to the transaction impartially and fairly:
- May, with the par es' 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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Margaret Patricia Hansen	675598	mhansen@weitzmangroup.com	214-442-7513
Sales Agent/Associate's Name	License No.	Email	Phone
	Buver/Tenant/Seller/Landlord Initials		 Date

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INFORMATION AVAILABLE AT WWW.TREC.TEXAS.GOV

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Date

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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