

CENTERVILLE MARKETPLACE WEST

GARLAND, TX | NWQ I-635 & CENTERVILLE ROAD



SIZE:

- LOT 1: 1.36 ACRES
- LOT 10: 0.69 ACRES
- LOT 11: 1.03 ACRES
- LOT 12: 0.61 ACRES

MORE INFO: PLEASE CALL

AREA RETAILERS:



This property is very centrally located on the northwest quadrant of Centerville and IH-635 and is the only retail on LBJ between Town East and Preston Road. Daily drive by traffic is close to 200,000 vehicles with an eastbound exit ramp that provides immediate access into the center. The center serves the East Dallas and Garland markets.

DEMOGRAPHICS:

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|----------|----------|
| 2023 Population | 20,875 | 143,804 | 342,781 |
| 2023 Daytime Population | 17,016 | 116,829 | 311,007 |
| 2023 Total Households | 7,399 | 49,129 | 120,048 |
| 2023 Average HH Income | \$74,197 | \$80,597 | \$89,551 |

TRAFFIC COUNTS:

I-635: 212,682 VPD
Centerville Road: 33,524 VPD



FOR MORE INFORMATION, PLEASE CONTACT:

BRANDON TRIMBLE

214.572.8453

btrimble@theretailconnection.net

CENTERVILLE MARKETPLACE WEST

GARLAND, TX | NWQ I-635 & CENTERVILLE ROAD



THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

BRANDON TRIMBLE
214.572.8453
btrimble@theretailconnection.net

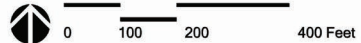
CENTERVILLE MARKETPLACE WEST

GARLAND, TX | NWQ I-635 & CENTERVILLE ROAD



PROJECT DATA

| | |
|----------------------------|---|
| LAND AREA | |
| TRACT 1 | 21.53 AC |
| TRACT 2 | 10.79 AC |
| TRACT 3 | 0.92 AC |
| PADS 1-7, INC. COMMON AREA | 10.23 AC |
| PADS 9-13 | 4.82 AC |
| COMMON AREA | 0.29 AC |
| TOTAL | 48.58 AC |
| BUILDING AREA | |
| WAL-MART | 203,800 SF |
| JR. ANCHORS | 75,390 SF |
| RETAIL | 30,000 SF |
| PAD SITES 1-12 | 63,345 SF |
| TOTAL | 347,635 SF |
| PARKING | |
| SPACES PROVIDED | |
| - TRACT 1 | 1,027 |
| - TRACT 2 | 603 |
| TOTAL | 1,630 |
| TOTAL SPACES REQUIRED | 1,547 |
| SITE SIGNAGE | |
| TRACT 1 AND 3 | 1 TOTAL TYPE A - 8' TALL MONUMENT SIGN LOCATION TO BE DETERMINED |
| TRACTS 9-13 | 5 TYPE A - 8' TALL MONUMENT SIGN LOCATION TO BE DETERMINED |
| TRACTS 1-8 | 8 TYPE A - 8' TALL MONUMENT SIGNS LOCATIONS TO BE DETERMINED |
| ● | TYPE B - MULTI-TENANT PYLON SIGN 22' TALL |
| ★ | TYPE C - SHOPPING CENTER LD/ PYLON SIGN 40' TALL |



Information About Brokerage Services



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 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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

| | | | |
|---|-------------|-----------------------------------|--------------|
| Retail Connection, L.P. | 9006485 | reception@theretailconnection.net | 214-572-0777 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm | License No. | Email | Phone |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date