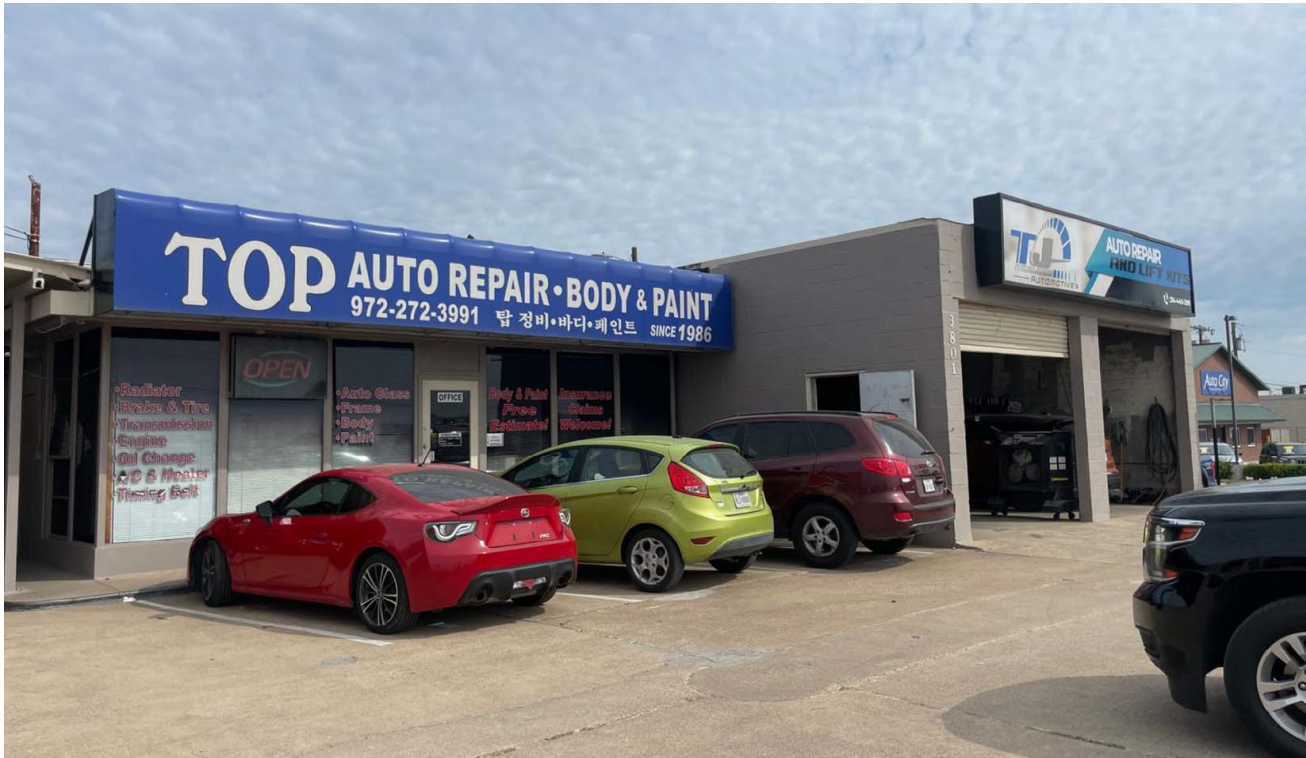


# AUTO REPAIR INVESTMENT OPPORTUNITY

GARLAND, TX | 3801 FOREST LANE



## Details

- Prime location at the highly trafficked intersection of Forest Ln and S Jupiter Rd
- Multi-tenant conversion: Separately metered building allows an owner/user to capture passive income
- Heavy Commercial – rare zoning classification allows for an automotive dealership license

## Building Features

- Fully equipped mechanic shop and automotive paint/body shop [equipment list available upon request]
- Four bays, two restrooms, and one office space
- New electrical and building systems were installed in 2022
- Clean Phase I & II reports

AVAILABILITY:  
5,500 SF

SALE PRICE:  
PLEASE CALL FOR INFO.

AREA RETAILERS:



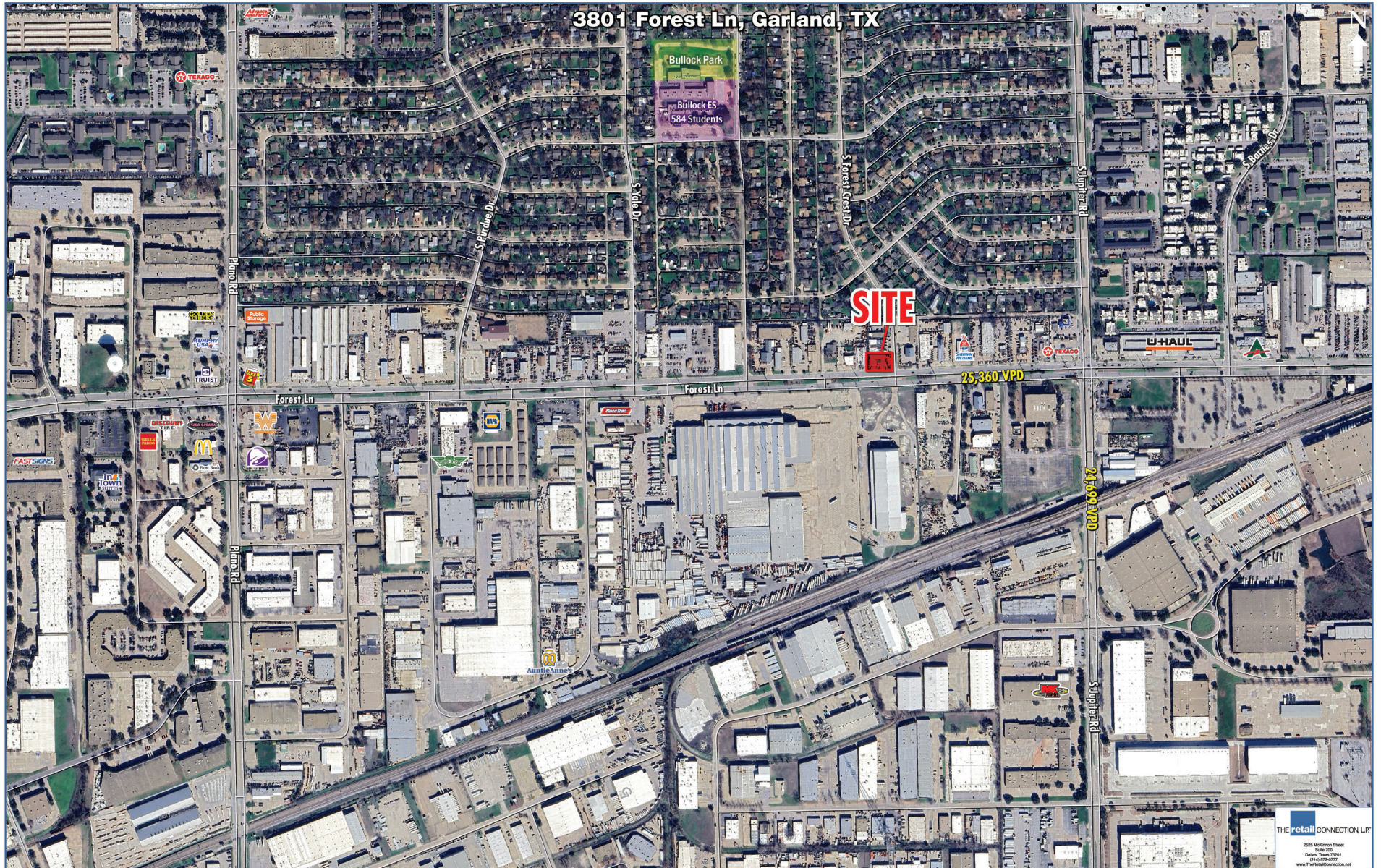
TRAFFIC COUNTS: Forest Ln: 25,360 VPD  
Jupiter Rd: 24,699 VPD

# INVESTMENT HIGHLIGHTS

<b><u>Address</u></b>	3801 Forest Lane, Garland TX 75042
<b><u>Property Type</u></b>	Auto repair shop
<b><u>Price</u></b>	\$1,750,000
<b><u>Price PSF</u></b>	\$318 PSF
<b><u>Net Operating Income</u></b>	\$96,000 [rental increase 01/01/2026]
<b><u>Tenant</u></b>	Top Auto Repair
<b><u>Rental Increases</u></b>	6.25% Bi-Annual Increases
<b><u>Remaining Lease Term</u></b>	4.5 Years
<b><u>Zoning</u></b>	Heavy Commercial
<b><u>Land Size</u></b>	0.28 Acres
<b><u>Building Size</u></b>	5,500 SF
<b><u>Lease Commencement</u></b>	October 1, 2023
<b><u>Lease Expiration</u></b>	September 20, 2028

# AUTO REPAIR INVESTMENT OPPORTUNITY

GARLAND, TX | 3801 FOREST LANE



THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

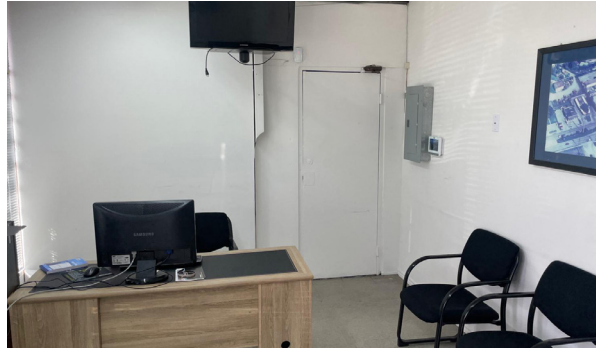
**JAKE BURNS**  
214.572.8425  
jburns@theretailconnection.net

# GARLAND, TX DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
<b>2023 Total Population</b>	14,767	160,255	405,157
<b>2028 Total Population</b>	14,319	157,863	406,495
<b>2023 Total Households</b>	4,328	59,258	151,056
<b>2028 Total Households</b>	4,215	58,477	152,664
<b>2023 Daytime Population</b>	20,755	156,516	440,583
<b>2023 Daytime Population [workers]</b>	12,357	78,340	245,729
<b>2023 Average Household Income</b>	\$60,101	\$82,220	\$91,833
<b>2023 Median Household Income</b>	\$41,538	\$54,601	\$59,695

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# 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