

FOR LEASE

13755 LBJ Freeway

GARLAND, TEXAS 75041



### Property Highlights

- Restaurant Space Available
- Frontage on I-635 / LBJ Freeway
- Located between Northwest Highway and Centerville Road
- Excellent Visibility
- Access from the I-635 Service Road and from Marketplace Drive
- Call for Pricing

### Traffic Counts

I-635/LBJ Fwy: 194,691 VPD  
 Centerville Rd: 41,930 VPD  
 Northwest Hwy: 18,441 VPD  
 Year: 2019 | Source: TXDOT

### 2022 Demographics



#### Total Population

| 1-mile | 3-miles | 5-miles |
|--------|---------|---------|
| 17,773 | 145,635 | 352,294 |



#### Daytime Population

| 1-mile | 3-miles | 5-miles |
|--------|---------|---------|
| 15,338 | 120,580 | 316,663 |



#### Households

| 1-mile | 3-miles | 5-miles |
|--------|---------|---------|
| 5,911  | 49,849  | 14,0072 |



#### Average Household Income

| 1-mile   | 3-miles  | 5-miles  |
|----------|----------|----------|
| \$74,457 | \$81,333 | \$87,828 |

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The information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way warranted. This information is subject to change without notice.

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Renderings



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Renderings



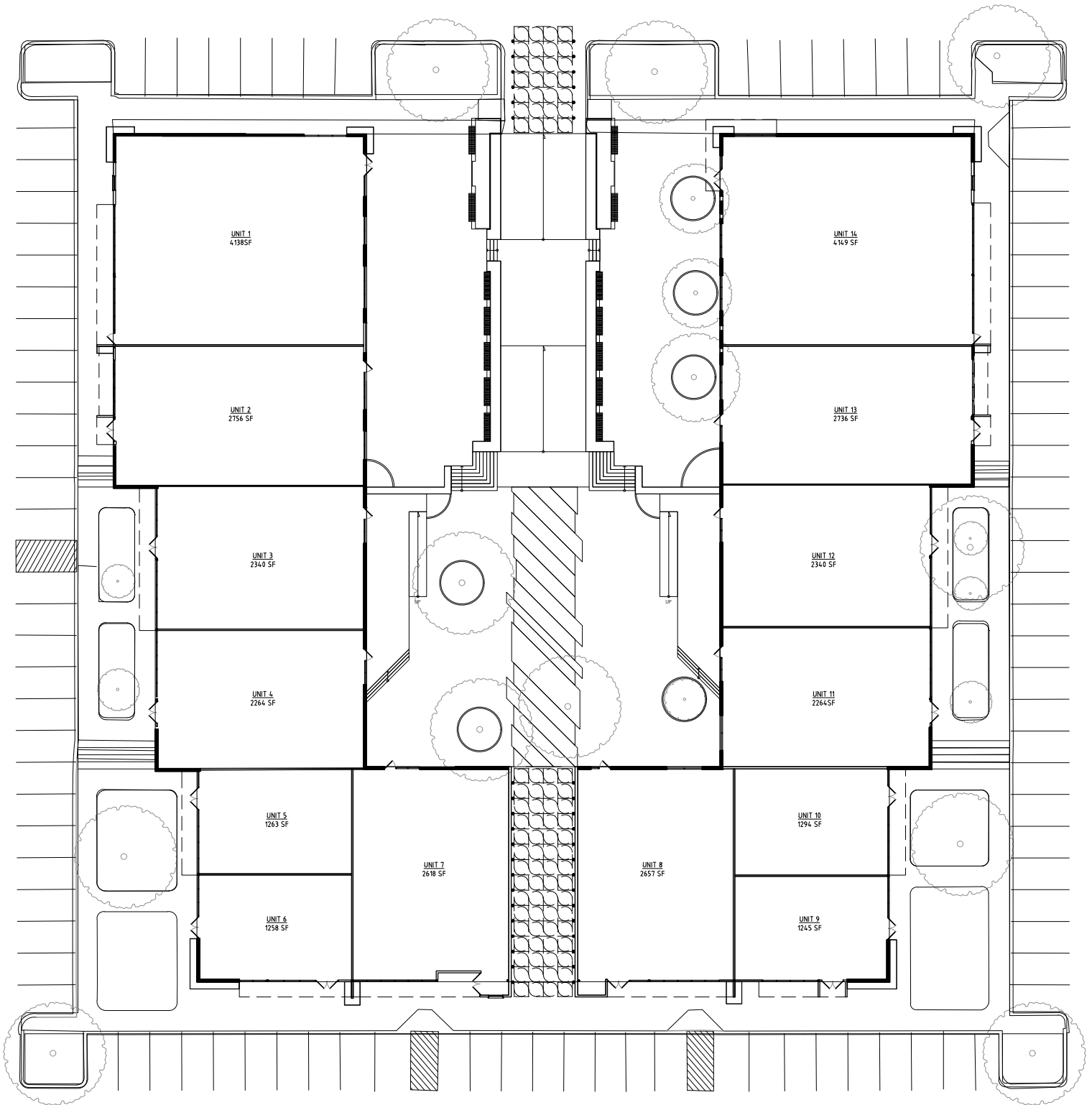
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Floor Plan



1/32" = 1'-0"



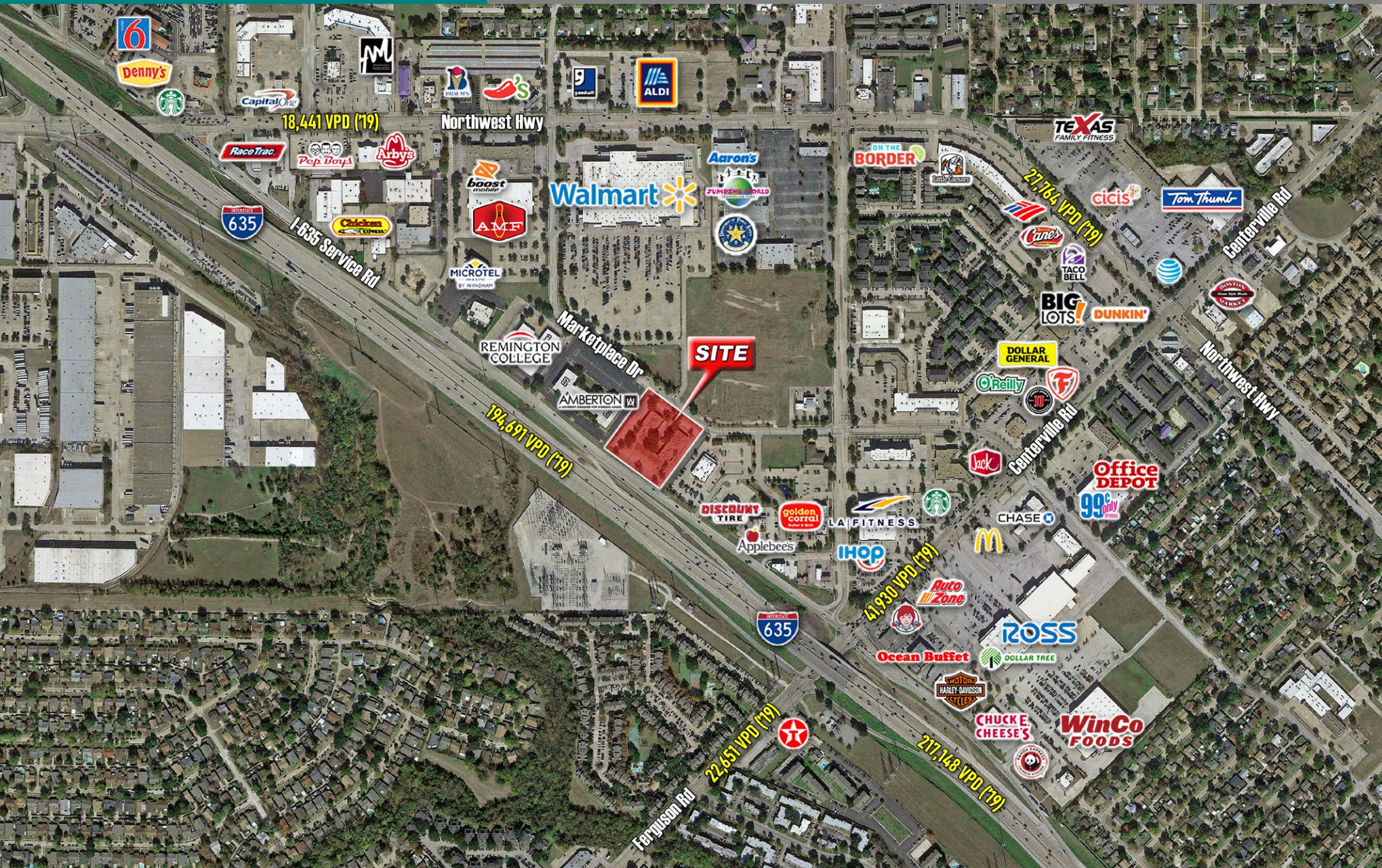
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Intersection Aerial



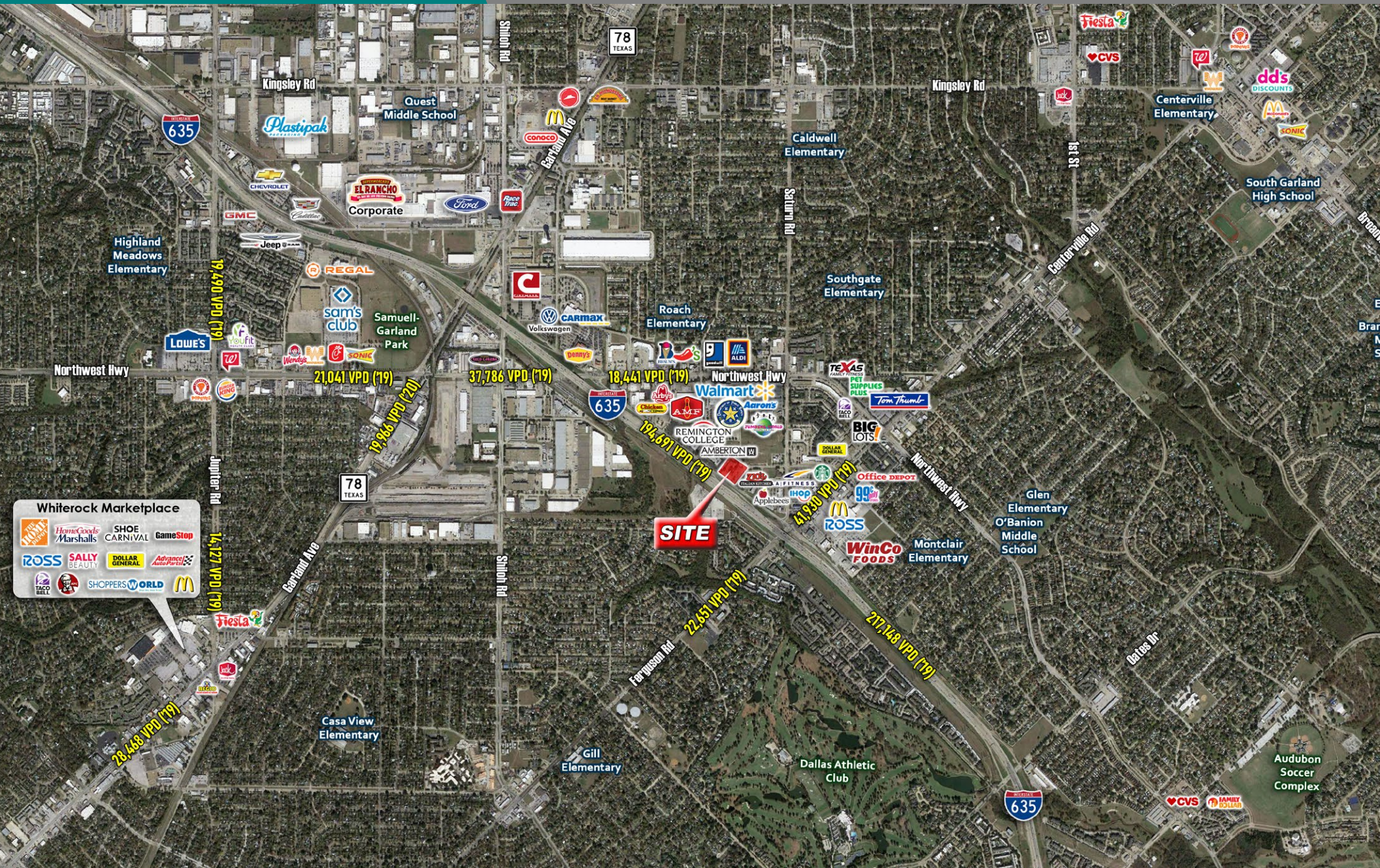
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Retail Aerial



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|                                  | 1 mile    | 3 miles   | 5 miles   |
|----------------------------------|-----------|-----------|-----------|
| <b>Population Summary</b>        |           |           |           |
| 2010 Total Population            | 16,886    | 139,365   | 328,156   |
| 2020 Total Population            | 17,877    | 146,198   | 350,761   |
| 2020 Group Quarters              | 135       | 707       | 1,734     |
| 2022 Total Population            | 17,773    | 145,635   | 352,294   |
| 2022 Group Quarters              | 135       | 707       | 1,734     |
| 2027 Total Population            | 17,540    | 143,631   | 351,138   |
| 2022-2027 Annual Rate            | -0.26%    | -0.28%    | -0.07%    |
| 2022 Total Daytime Population    | 15,388    | 120,580   | 316,663   |
| Workers                          | 6,767     | 47,585    | 146,670   |
| Residents                        | 8,621     | 72,995    | 169,993   |
| <b>Household Summary</b>         |           |           |           |
| 2010 Households                  | 5,730     | 48,221    | 117,364   |
| 2010 Average Household Size      | 2.93      | 2.88      | 2.79      |
| 2020 Total Households            | 5,956     | 50,211    | 123,944   |
| 2020 Average Household Size      | 2.98      | 2.90      | 2.82      |
| 2022 Households                  | 5,911     | 49,849    | 124,072   |
| 2022 Average Household Size      | 2.98      | 2.91      | 2.83      |
| 2027 Households                  | 5,819     | 49,088    | 123,566   |
| 2027 Average Household Size      | 2.99      | 2.91      | 2.83      |
| 2022-2027 Annual Rate            | -0.31%    | -0.31%    | -0.08%    |
| 2010 Families                    | 3,919     | 33,090    | 79,348    |
| 2010 Average Family Size         | 3.54      | 3.49      | 3.41      |
| 2022 Families                    | 4,025     | 33,937    | 83,081    |
| 2022 Average Family Size         | 3.65      | 3.57      | 3.51      |
| 2027 Families                    | 3,986     | 33,597    | 83,098    |
| 2027 Average Family Size         | 3.64      | 3.56      | 3.50      |
| 2022-2027 Annual Rate            | -0.19%    | -0.20%    | 0.00%     |
| <b>Housing Unit Summary</b>      |           |           |           |
| 2000 Housing Units               | 7,378     | 51,779    | 124,777   |
| Owner Occupied Housing Units     | 39.3%     | 55.7%     | 52.7%     |
| Renter Occupied Housing Units    | 56.8%     | 40.8%     | 43.4%     |
| Vacant Housing Units             | 4.0%      | 3.4%      | 3.9%      |
| 2010 Housing Units               | 6,436     | 52,631    | 128,776   |
| Owner Occupied Housing Units     | 44.1%     | 52.2%     | 50.1%     |
| Renter Occupied Housing Units    | 45.0%     | 39.4%     | 41.0%     |
| Vacant Housing Units             | 11.0%     | 8.4%      | 8.9%      |
| 2020 Housing Units               | 6,461     | 53,460    | 132,400   |
| Vacant Housing Units             | 7.8%      | 6.1%      | 6.4%      |
| 2022 Housing Units               | 6,377     | 52,796    | 131,823   |
| Owner Occupied Housing Units     | 43.9%     | 51.4%     | 49.2%     |
| Renter Occupied Housing Units    | 48.8%     | 43.0%     | 44.9%     |
| Vacant Housing Units             | 7.3%      | 5.6%      | 5.9%      |
| 2027 Housing Units               | 6,391     | 52,931    | 133,258   |
| Owner Occupied Housing Units     | 44.2%     | 51.2%     | 49.2%     |
| Renter Occupied Housing Units    | 46.8%     | 41.5%     | 43.5%     |
| Vacant Housing Units             | 9.0%      | 7.3%      | 7.3%      |
| <b>Median Home Value</b>         |           |           |           |
| 2022                             | \$183,942 | \$206,139 | \$232,572 |
| 2027                             | \$272,302 | \$282,654 | \$304,135 |
| <b>Median Age</b>                |           |           |           |
| 2010                             | 31.1      | 32.1      | 32.7      |
| 2022                             | 32.6      | 33.7      | 34.3      |
| 2027                             | 32.8      | 34.2      | 34.7      |
| <b>2022 Households by Income</b> |           |           |           |
| Household Income Base            | 5,911     | 49,849    | 124,072   |
| <\$15,000                        | 6.8%      | 7.7%      | 7.8%      |
| \$15,000 - \$24,999              | 8.4%      | 7.6%      | 7.5%      |
| \$25,000 - \$34,999              | 11.7%     | 10.4%     | 9.3%      |
| \$35,000 - \$49,999              | 19.2%     | 15.8%     | 15.0%     |
| \$50,000 - \$74,999              | 21.0%     | 21.2%     | 20.3%     |
| \$75,000 - \$99,999              | 13.4%     | 13.4%     | 13.2%     |
| \$100,000 - \$149,999            | 10.5%     | 14.2%     | 14.8%     |
| \$150,000 - \$199,999            | 6.0%      | 4.9%      | 5.8%      |
| \$200,000+                       | 3.1%      | 4.8%      | 6.2%      |
| Average Household Income         | \$74,457  | \$81,333  | \$87,828  |



# 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:
  - 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.

|  |                      |                        |                |
|--|----------------------|------------------------|----------------|
| Arleen Macias, Broker  | 0570552              | maciasarleen@gmail.com | (214) 624-7511 |
| _____<br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | _____<br>License No. | _____<br>Email         | _____<br>Phone |
| _____<br>Designated Broker of Firm   | _____<br>License No. | _____<br>Email         | _____<br>Phone |
| _____<br>Licensed Supervisor of Sales Agent/<br>Associate                      | _____<br>License No. | _____<br>Email         | _____<br>Phone |
| Arleen Macias, Broker  | 0570552              | maciasarleen@gmail.com | (214) 624-7511 |
| _____<br>Sales Agent/Associate's Name  | _____<br>License No. | _____<br>Email         | _____<br>Phone |

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

\_\_\_\_\_  
Date