

The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.

1124 Garland Rd & 11231 Alvin St

Dallas, TX 75218



FOR SALE
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(972) 989 - 9701
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DETAIL

11124 Garland Rd & 11231 Alvin St
Dallas, TX 75218



PROPERTY DESCRIPTION

Prime Location with over **2 acres** of net usable land. The property is comprised of one **Retail center** on Garland Rd (11124 Garland Rd - Building is 100% Vacant) and one **Retail / Industrial warehouse** fronting Alvin St (11231 Alvin St - Building is 100% Occupied). This excellent site is right across the street from McDonald's, Home Depot, Comerica Bank, Marshalls, and many more National Credit Tenants.

PROPERTY HIGHLIGHTS

- 2 acres of land on Garland Rd.
- Frontage on Garland Rd & Alvin St.
- Facing McDonald's & Comerica Bank
- Property is Zoned: Community Retail per the City of Dallas Zoning Code.
- Existing Pylon Sign

SUMMARY

11124 Garland Rd & 11231 Alvin St
Dallas, TX 75218



**11124 Garland Rd
Dallas, TX 75218**

Occupancy **100% Vacant**

Total Area **12,000 SqFt**

Year Build **1955 & 1972**

Improvements **Current 2023**

Construction **D-Wood Frame**

Foundation **Concrete Beam**

Foundation Area **10,000 SqFt**

Net Lease Area **12,000 SqFt**

Stories **2**

Units **4**

Heat **Central Heat**

A/C **Central A/C**

Depreciation **60% Physical (Total)**

Quality / Condition **Average / Average**

Appraisal Method **Income**



**11231 Alvin St
Dallas, TX 75218**

Occupancy **100% Occupied**

Total Area **5,150 SqFt**

Year Build **1987**

Improvements **Current 2023**

Construction **S-Pre-Engineered Steel Bldgs**

Foundation **Concrete Slab**

Foundation Area **5,150 SqFt**

Net Lease Area **5,150 SqFt**

Stories **1**

Units **0**

Heat **Central Heat**

A/C **Central A/C**

Depreciation **60% Physical (Total)**

Quality / Condition **Good / Good**

Appraisal Method **Income**

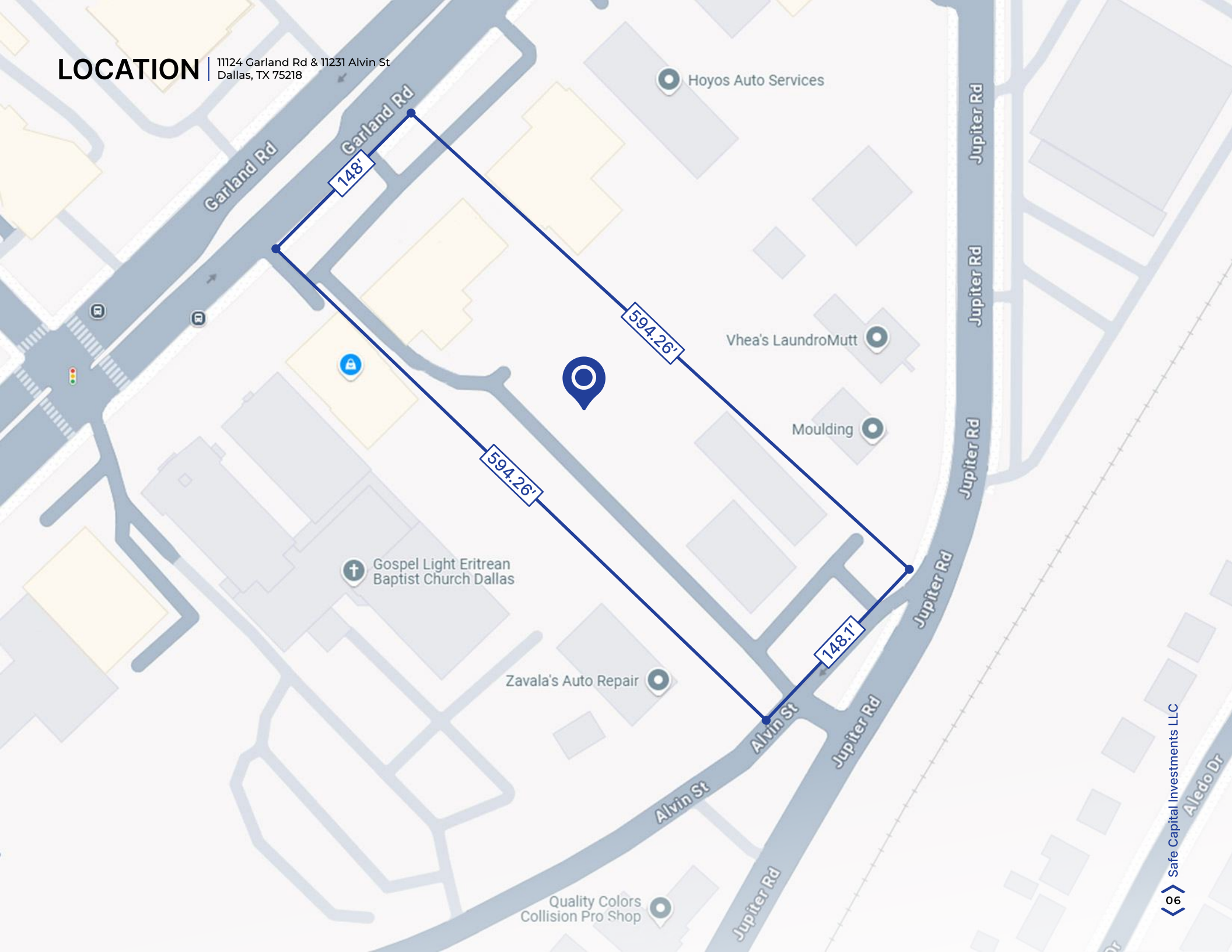
LOCATION

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Dallas, TX 75218



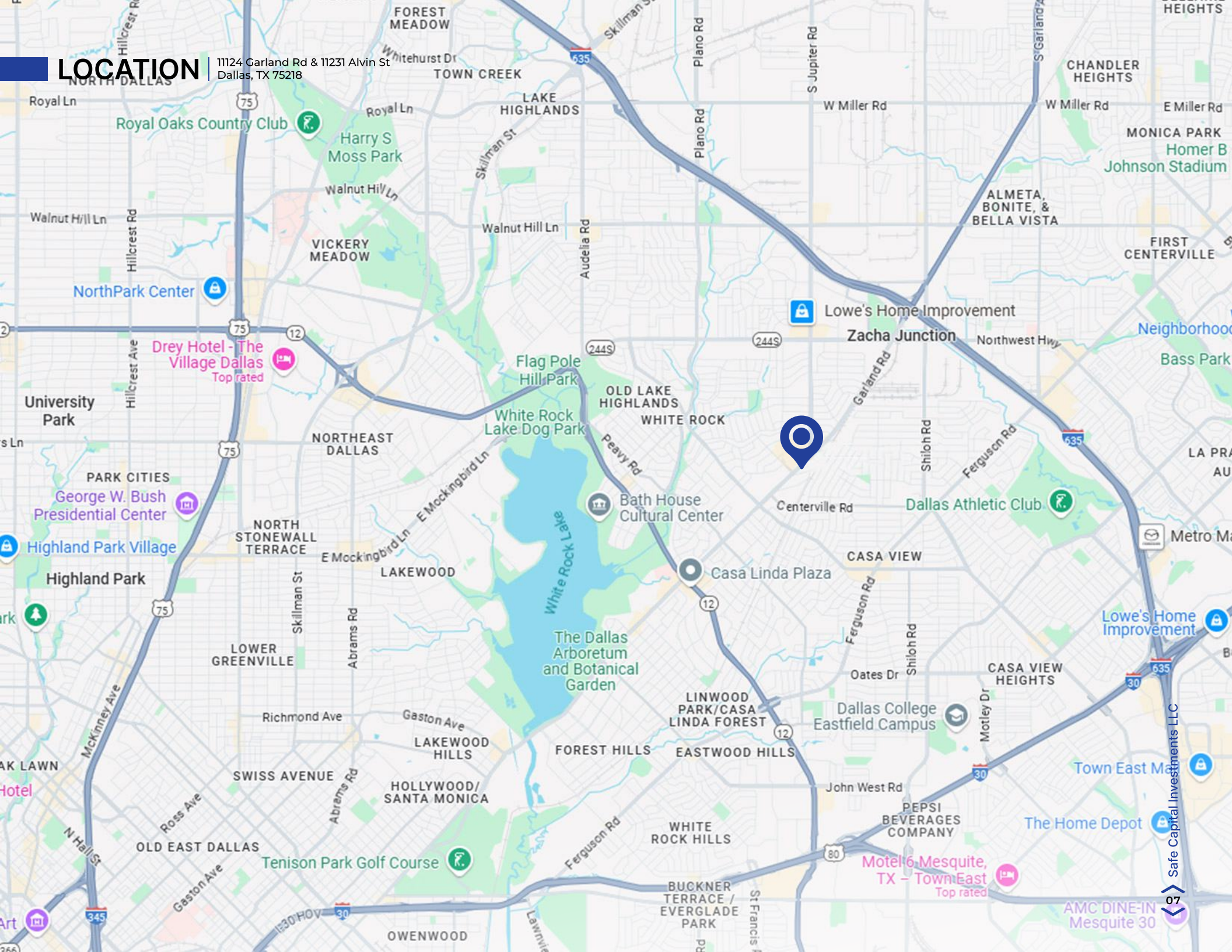
LOCATION

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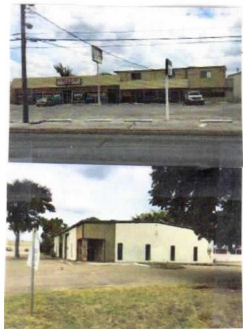
LOCATION

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SURVEY

11124 Garland Rd & 11231 Alvin St
Dallas, TX 75218



SURVEY

BARRY S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 11124 Garland Road & 11231 Alvin Street, in the city of Dallas, Texas.

Tract 1:

Being Lot 4, Block 5361 of H. D. NESTER SON & GRANDSON'S ADDITION, CITY BLOCK 5361, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 85173, Page 2304, Map Records, Dallas County, Texas.

Tract 2:

Being Lot 3, Block 5361 of H. D. NESTER SON & GRANDSON'S ADDITION, CITY BLOCK 5361, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 89173, Page 2304, Map Records, Dallas County, Texas.

The plot hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plot; the size, location and type of building and improvements are shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 09/27/2017
G. F. No.: 4407002191
Job no.: 1085GR
Drawn by: TJ

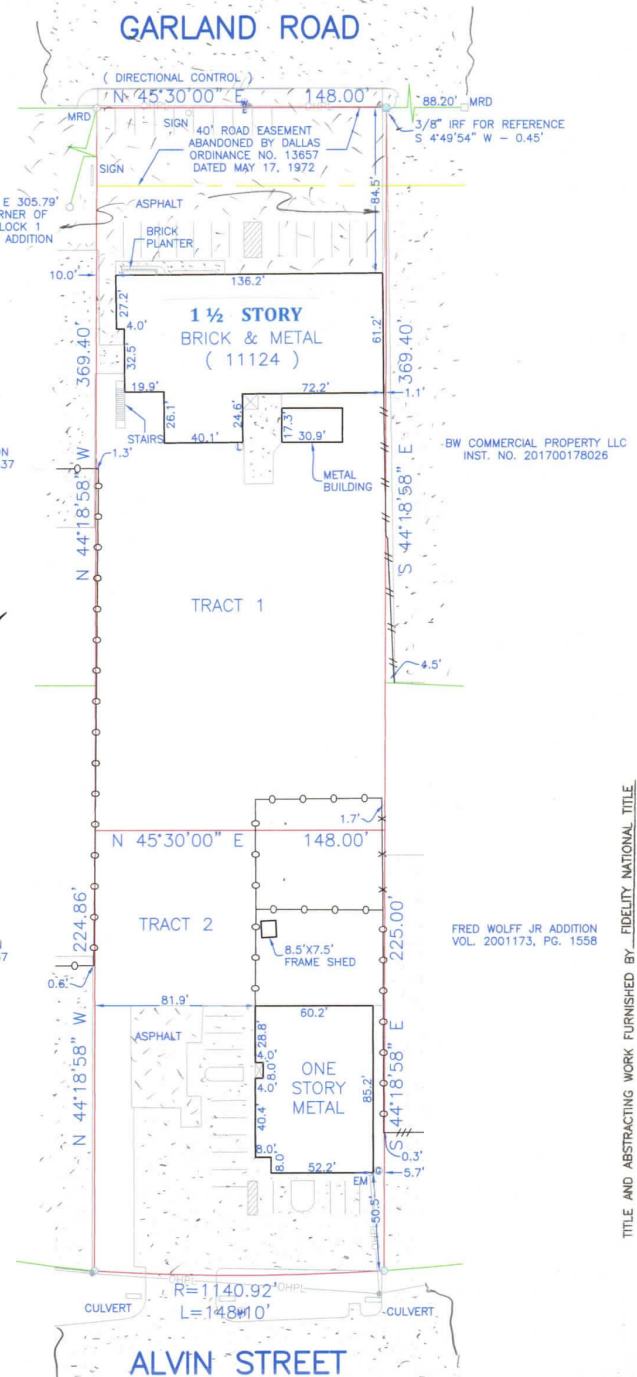
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FIDELITY NATIONAL TITLE
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.



09/27/2017

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	BOUNDARY LINE
IRON FENCE	BOUNDARY LINE
METAL FENCE	BOUNDARY LINE
MRD	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
1/2" IRON PIPE FOUND	
POINT FOR CORNER	
C - CABLE	E - ELECTRIC
CE - CLEAN OUT	PE - POWER POLE
G - GAS METER	T - TELEPHONE
F - FIRE HYDRANT	W - WATER METER
M - MANHOLE	V - WATER VALVE
(UNLESS OTHERWISE NOTED)	

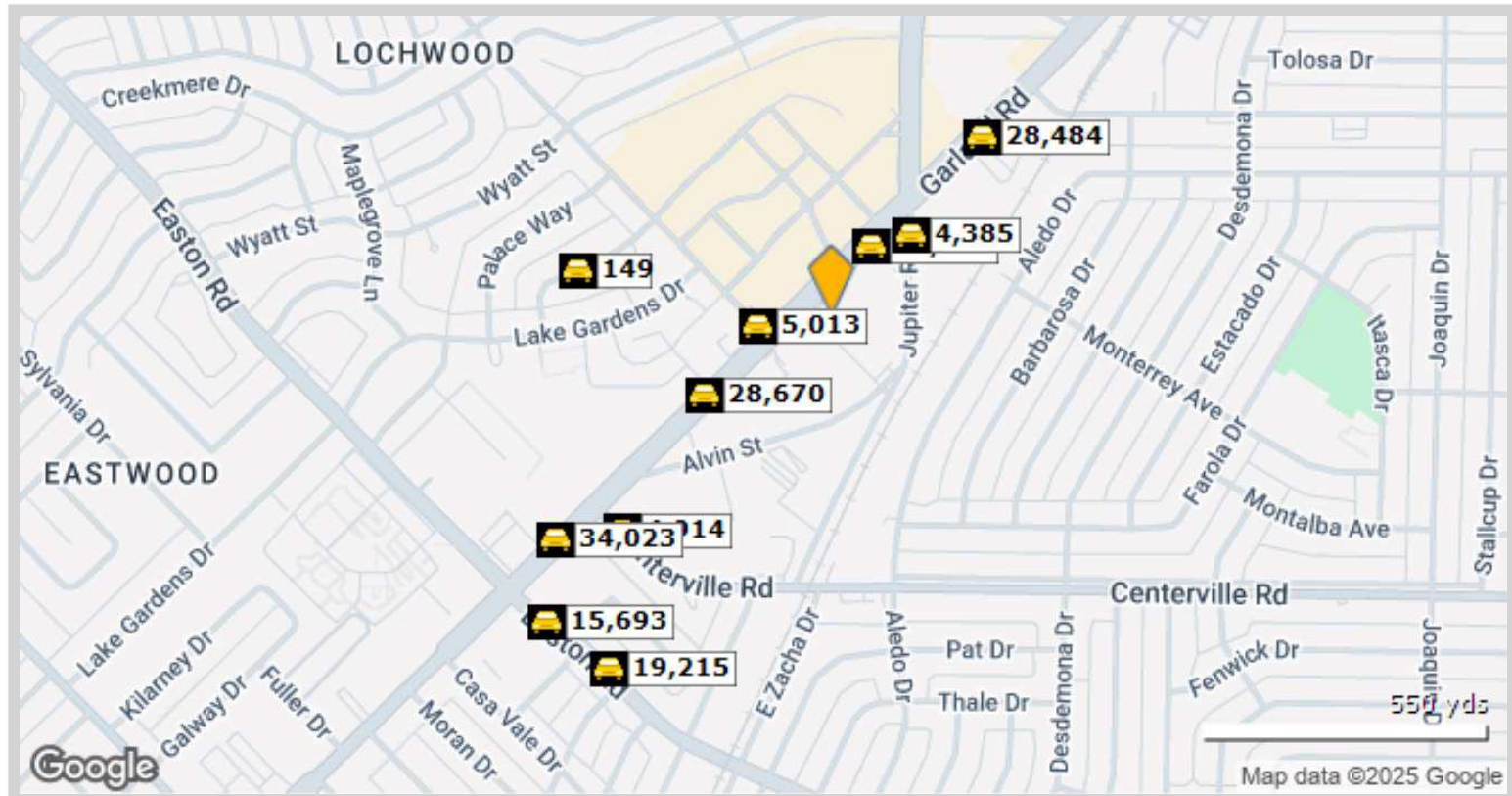
LOT 2, BLOCK 1
W.D. HARTY ADDITION
VOL. 80024, PG. 1937



TITLE AND ABSTRACTING WORK FURNISHED BY FIDELITY NATIONAL TITLE

TRAFFIC COUNT

11124 Garland Rd & 11231 Alvin St
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	Street	Cross Street	Cross Str Dist	Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Lochwood Blvd	Garland Rd	0.01 SE	2022	5,013	MPSI	.08
2	Garland Rd	Jupiter Rd	0.06 NE	2022	35,272	MPSI	.10
3	Jupiter Rd	Garland Rd	0.03 N	2022	4,385	MPSI	.13
4	Garland Rd	Lochwood Blvd	0.10 NE	2022	28,670	MPSI	.16
5	Garland Rd	Barnes Bridge Rd	0.08 NE	2018	28,484	MPSI	.27
6	Marchant Cir	Lake Gardens Dr	0.08 SW	2022	149	MPSI	.29
7	Centerville Rd	Garland Rd	0.04 NW	2022	4,914	MPSI	.33
8	Garland Rd	Centerville Rd	0.06 NE	2022	34,023	MPSI	.39
9	Easton Rd	Losa Dr	0.02 SE	2022	19,215	MPSI	.46
10	Easton Rd	San Felipe Dr	0.04 SE	2022	15,693	MPSI	.46

DEMOGRAPHIC

11124 Garland Rd & 11231 Alvin St
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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	16,858	126,949	384,386
2024 Estimate	17,105	128,494	387,999
2020 Census	17,999	133,560	397,890
Growth 2024 - 2029	-1.44%	-1.20%	-0.93%
Growth 2020 - 2024	-4.97%	-3.79%	-2.49%
2024 Households by HH Income			
	6,100	47,260	150,009
<\$25,000	1,109 18.18%	8,818 18.66%	29,170 19.45%
\$25,000 - \$50,000	1,385 22.70%	11,341 24.00%	36,527 24.35%
\$50,000 - \$75,000	1,401 22.97%	9,022 19.09%	28,286 18.86%
\$75,000 - \$100,000	541 8.87%	5,266 11.14%	16,398 10.93%
\$100,000 - \$125,000	392 6.43%	3,233 6.84%	10,437 6.96%
\$125,000 - \$150,000	281 4.61%	2,300 4.87%	7,357 4.90%
\$150,000 - \$200,000	261 4.28%	2,770 5.86%	8,277 5.52%
\$200,000+	730 11.97%	4,510 9.54%	13,557 9.04%
2024 Avg Household Income			
	\$91,127	\$87,270	\$85,212
2024 Med Household Income			
	\$59,025	\$58,475	\$57,563
2024 Occupied Housing			
	6,098	47,260	150,007
Owner Occupied	3,729 61.15%	24,316 51.45%	63,605 42.40%
Renter Occupied	2,369 38.85%	22,944 48.55%	86,402 57.60%

OUTDOOR

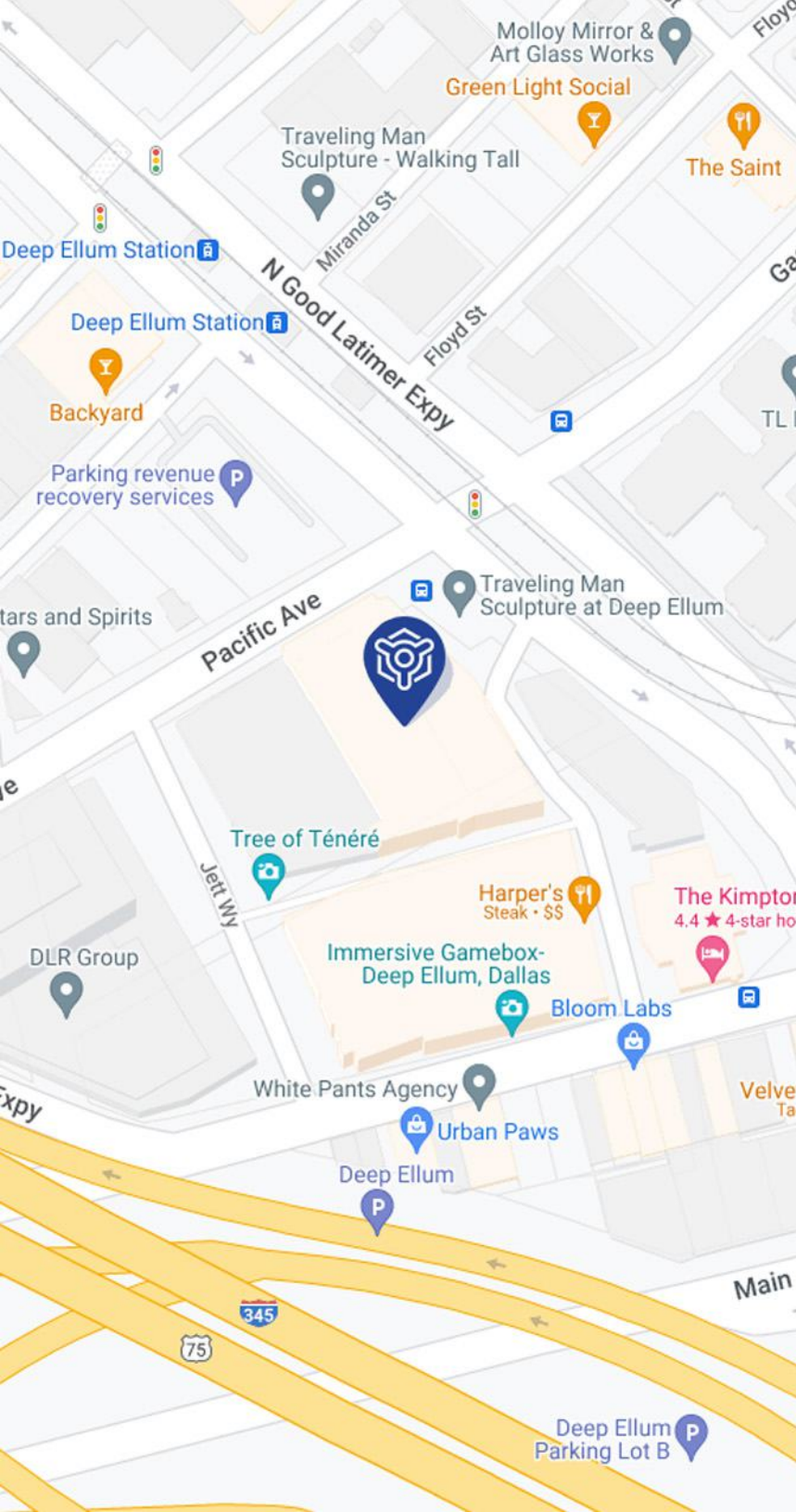
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OUTDOOR

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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.

11-2-2015



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.

Peyman Etebari	0530796	peyman@safecapital.us	972-989-9701
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
-	-	-	-
Sales Agent/Associate's Name	License No.	Email	Phone
-	-	-	-
Buyer/Tenant/Seller/Landlord Initials			Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



Peyman Etebari

Principle

(972) 989-9701

peyman@safecapital.us



2550 Pacific Avenue
Dallas, TX 75226

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