



922 N First St
Garland, TX 75040

TABLE OF CONTENTS

Property Details	03
Property Location	05
Building Sketch	07
Floor Plan	08
Outdoor Photos	09
Indoor Photos	11
IABS Form	14
Contact Information	15

DETAILS

922 N First St
Garland, TX 75040



922 N First St
Garland, TX 75040

Number of Suites	2
Number of Buildings	1
Total Square Feet	10,357
Year Built	1985
Lot Size	22,895
Ceiling Height	16 FT
Type of Ownership	Warranty Deed
Building Class	C
Tenancy	Double
Construction	Masonry
Roof Type	Flat
Market	Garland
Submarket	Garland MSA

PROPERTY HIGHLIGHTS

- Infill Asset
- 50% Occupancy
- Built in 1985
- High Ceiling
- 2 Permitted Paint Booths
- 3 Large Ground Level Rolling Doors
- Near Major Highways

Revenue

\$6,000 monthly for **5,000 SqFt**

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population (2023)	13,921	124,724	317,775
Population (2028)	13,794	122,204	314,335
Pop Growth (2023-2028)	0.91%	2.02%	1.08%
Average Age	35	36	37
Total Households (2023)	4,251	39,878	107,503
HH Growth (2023-2028)	0.66%	2.04%	1.06%
Median Household Inc.	\$60,932	\$61,263	\$70,743
Avg. Household Size	3.30	3.10	2.90
Avg. HH Vehicles	2.00	2.00	2.00
Median Home Value	\$159,630	\$186,301	\$227,380
Median Year Built	1971	1977	1981

PUBLIC TRANSPORTATION

	DRIVE	WALK	DISTANCE
Downtown Garland Transit Stop (Blue Line)	2 min	12 min	0.6 mi
Dallas Love Field Airport	33 min		22.0 mi
Dallas/Fort Worth International Airport	41 min		30.9 mi
Port of Shreveport	213 min		194.0 mi

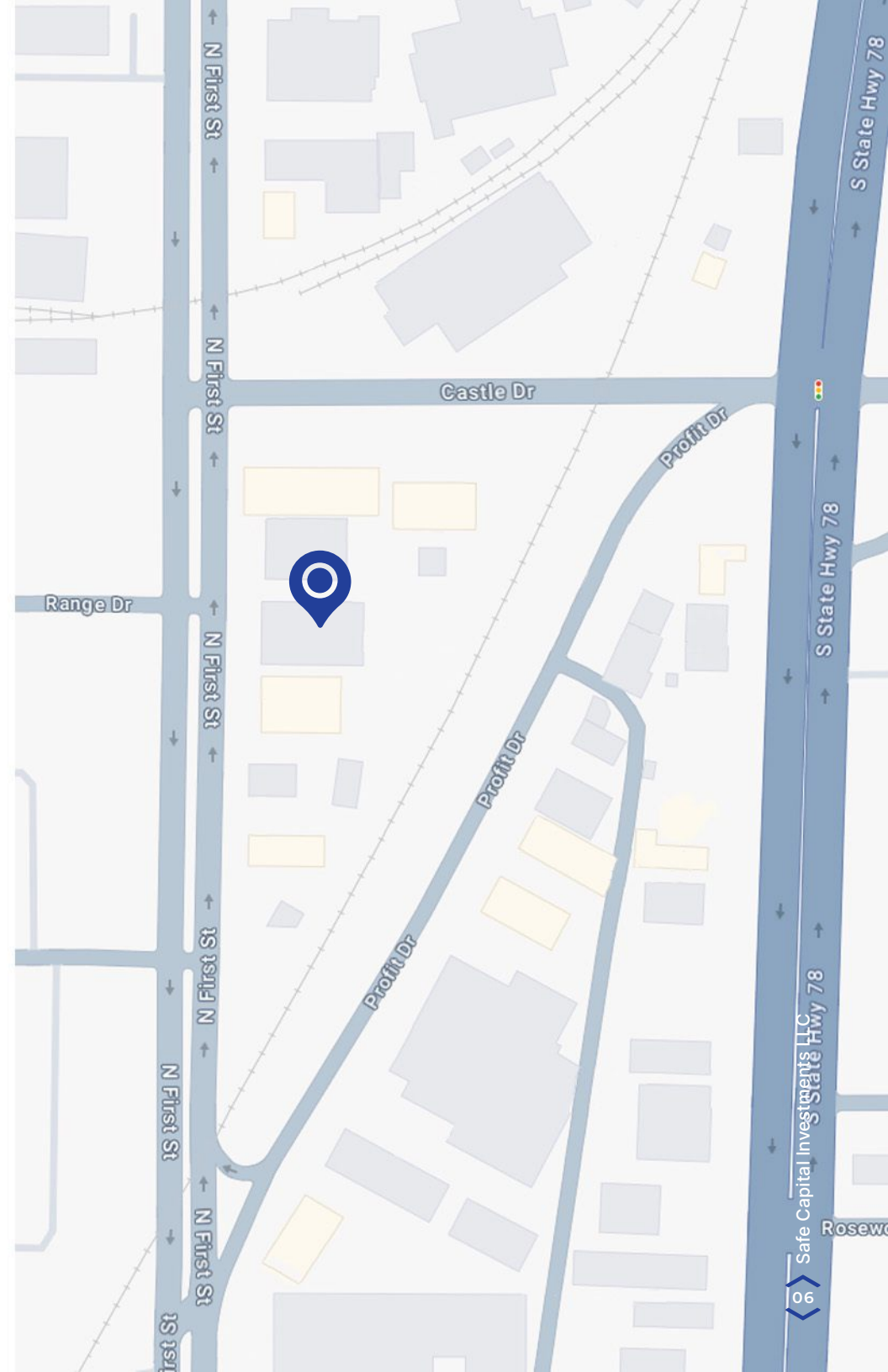
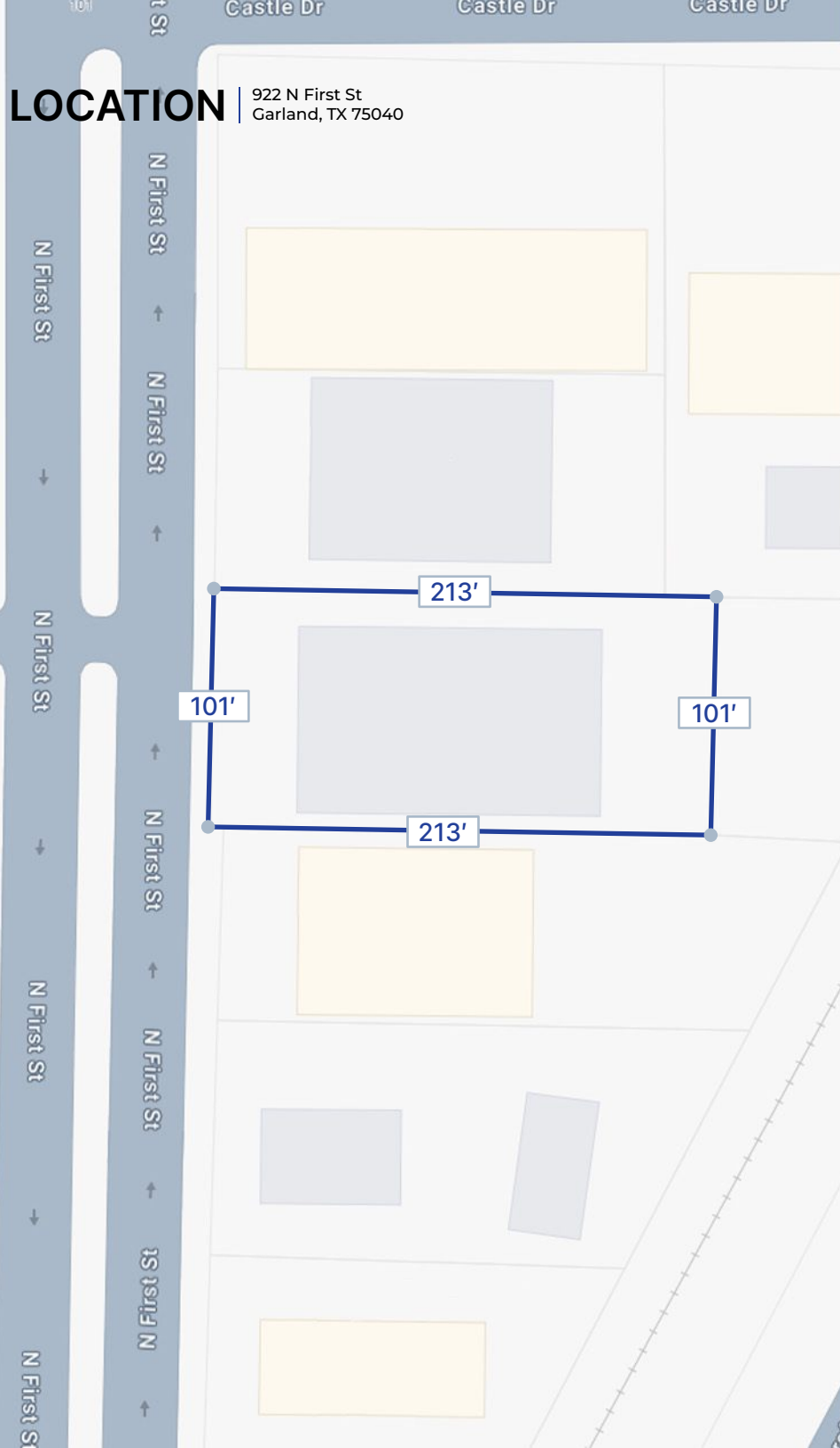
LOCATION

922 N First St
Garland, TX 75040



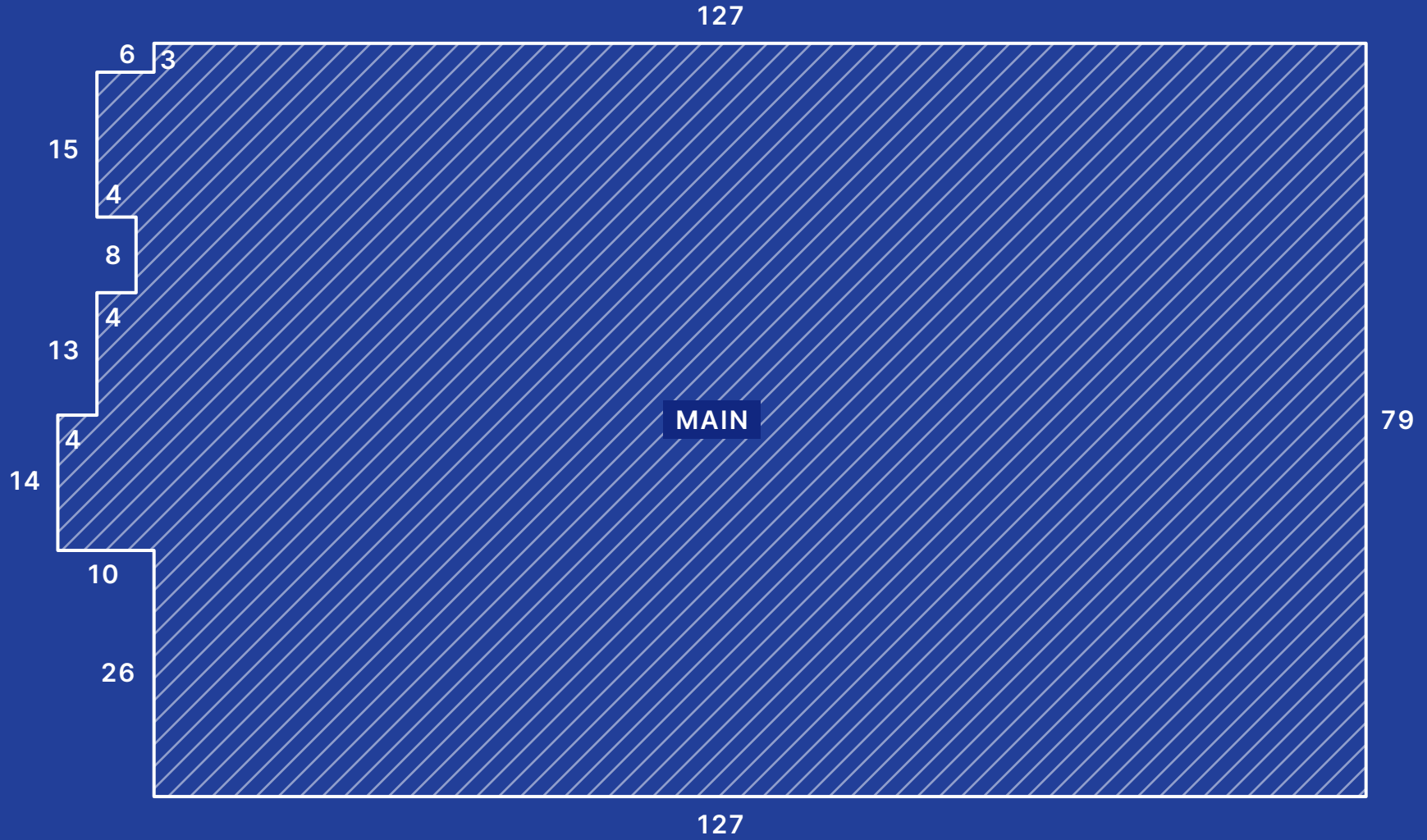
LOCATION

922 N First St
Garland, TX 75040



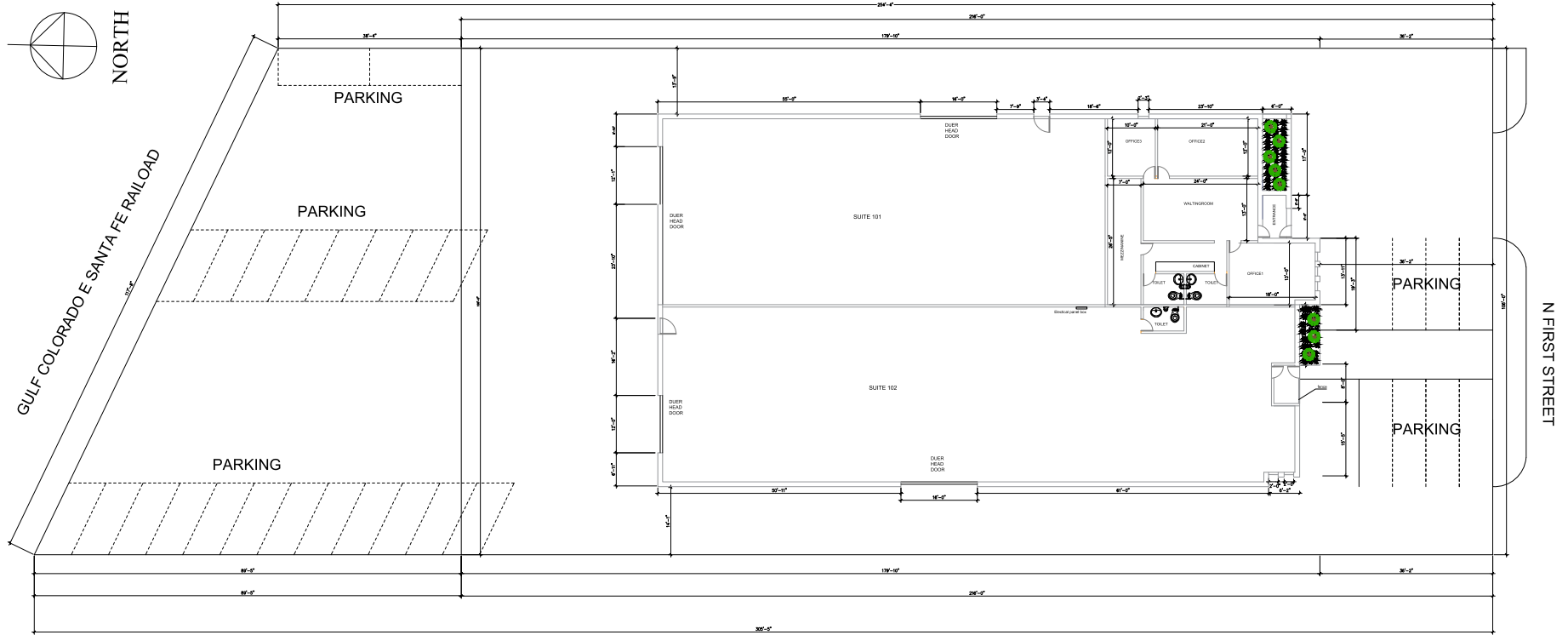
BUILDING

922 N First St
Garland, TX 75040



FLOOR PLAN

922 N First St
Garland, TX 75040



OUTDOOR

922 N First St
Garland, TX 75040

922
AUSTIN
BODY SHOP
COLLISION CENTER
214-703-0048



OUTDOOR

922 N First St
Garland, TX 75040



INDOOR

922 N First St
Garland, TX 75040



INDOOR

922 N First St
Garland, TX 75040

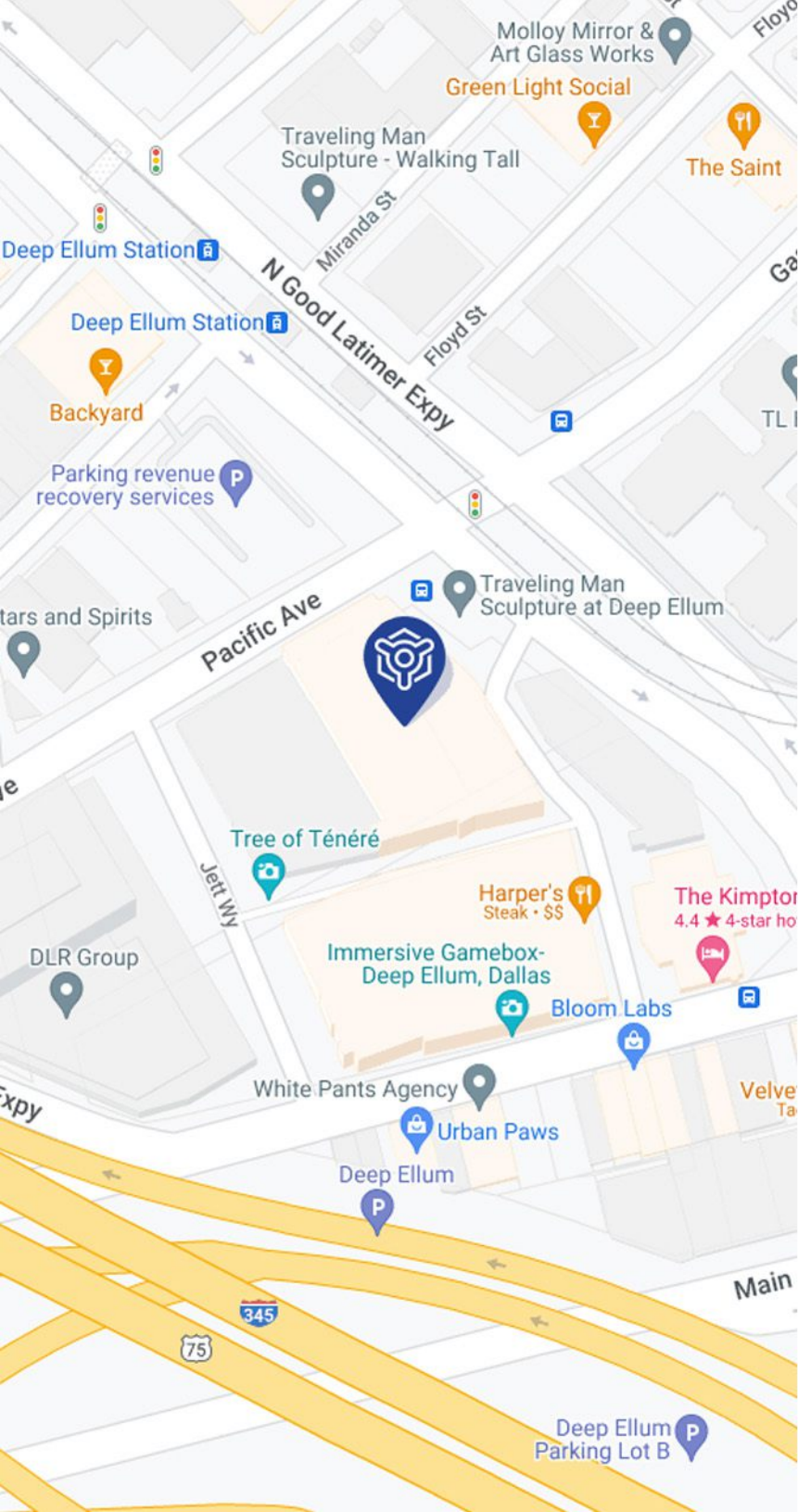


INDOOR

922 N First St
Garland, TX 75040

SMOKING
NO VAPING

Mantenida
la Puerta
Cerrada



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



2550 Pacific Avenue
Dallas, TX 75226



(972) 989 - 9701
peyman@safecapital.us

www.safecapital.us