

# 2000 E Centerville Rd.

Garland, TX 75040

Development  
Opportunity

**FOR SALE**  
Call for Pricing



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**(972) 989 - 9701**  
[www.safecapital.us](http://www.safecapital.us)

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# PROPERTY DETAILS

2000 E Centerville Rd.  
Garland TX



## PROPERTY DESCRIPTION

**Prime Commercial Land** located at 2000 East Centerline road in the city of **Garland, Texas**.

Currently, this property is zoned for **Commercial Neighborhood** in the city of Garland. However the new **SB 840 law** allows for **Multifamily Construction**.

Lots of great developments coming to the area especially since the extension of **George Bush Turnpike**.

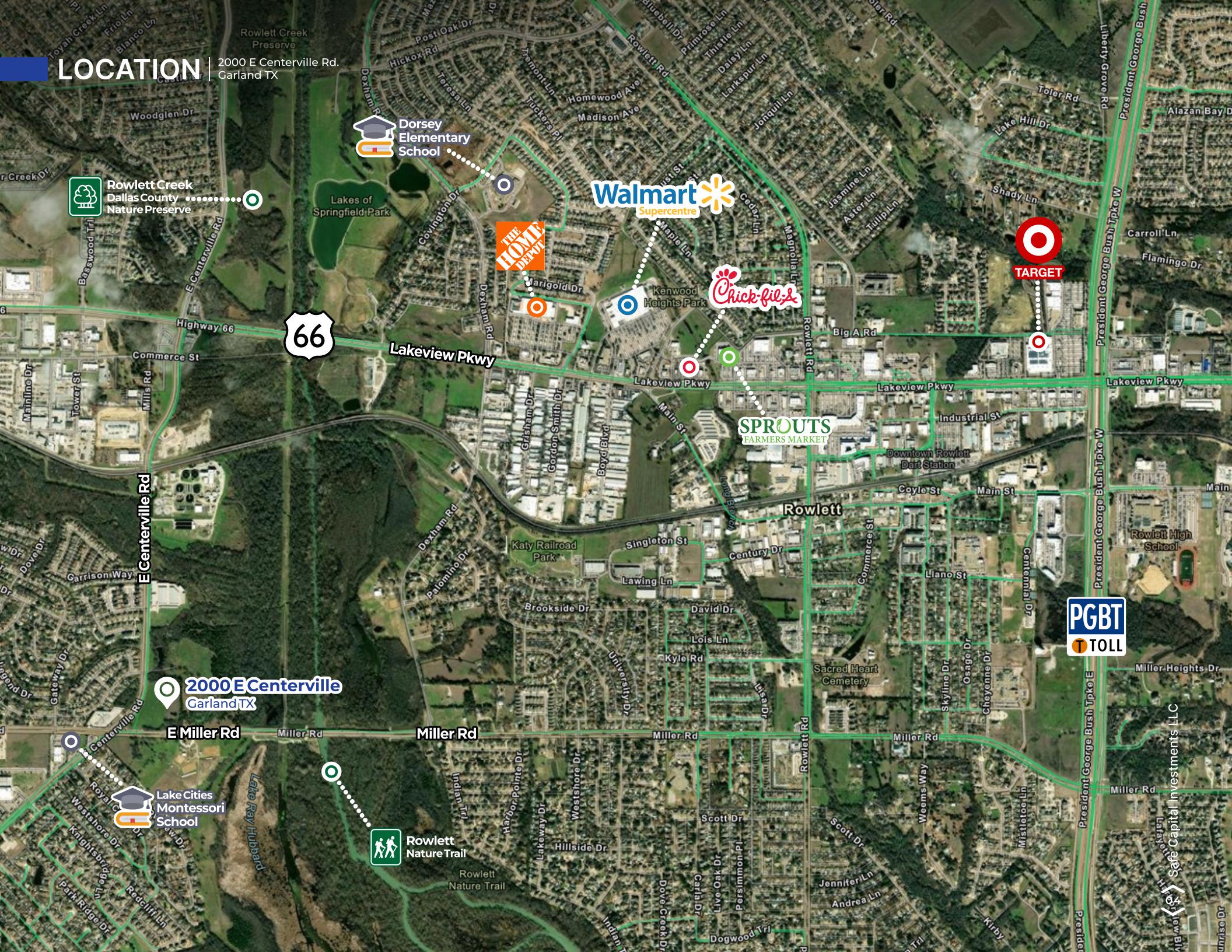
Solid demographics and great quality residential homes surround the property.

## PROPERTY HIGHLIGHTS

- **8.26 acres** of land in Garland TX
- Zoned for **Commercial Neighborhood**
- **Multifamily Units** allowed
- Great location with **strong demographics**

# LOCATION

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# CONCEPT PLAN

2000 E Centerville Rd.  
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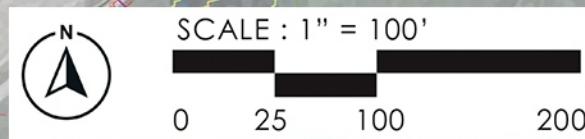
**250+ Dwelling Units**  
as 4-Story Multifamily Community

Safe Capital Investments LLC



SCALE : 1" = 100'

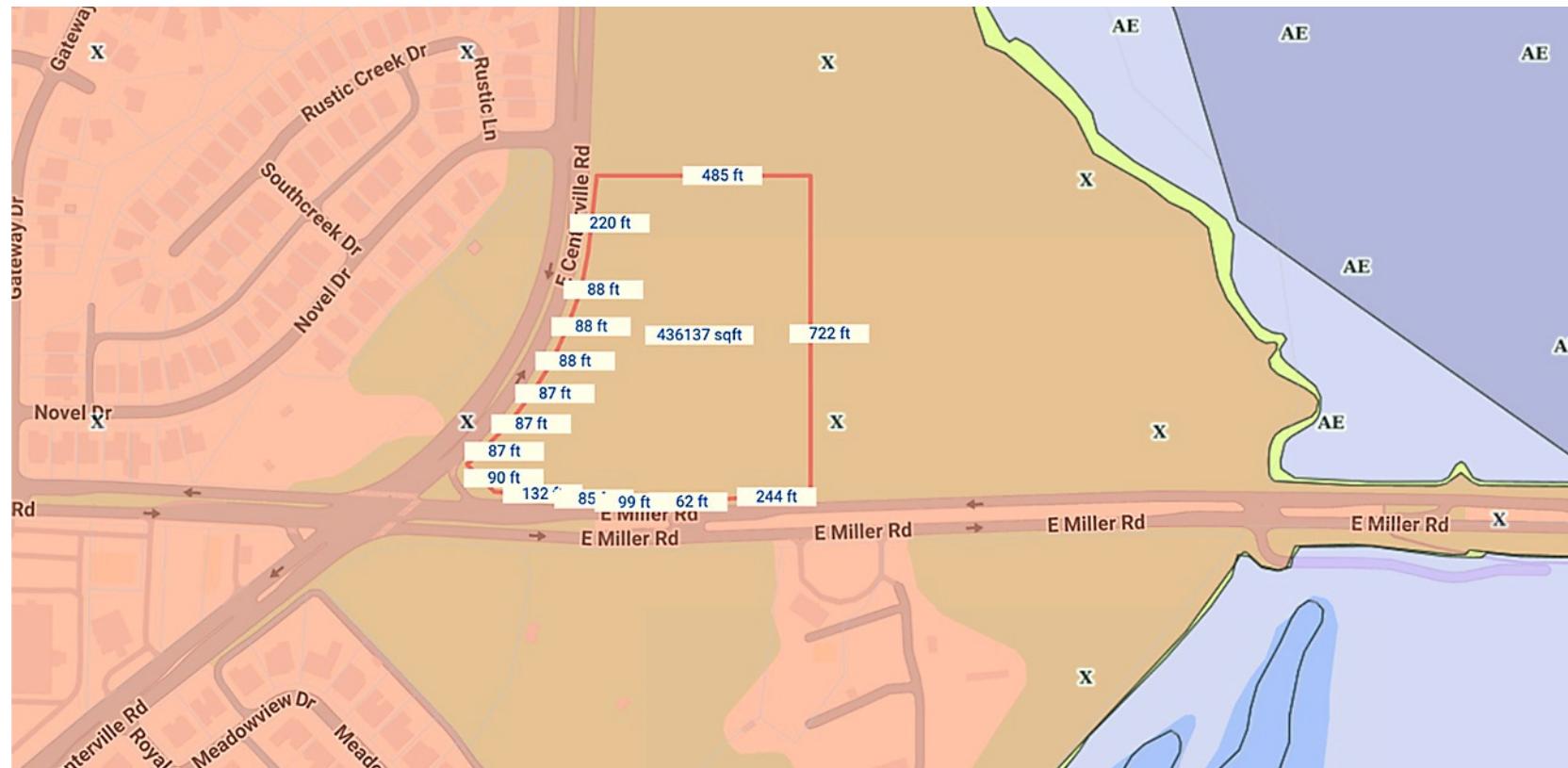
0 25 100 200





## FLOOD MAP

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■ Coastal 100-Year Floodway ■ Coastal 100-Year Floodplain ■ 100-Year Floodway ■ 100-Year Floodplain

Undetermined 500-Year Floodplain incl. Levee Protected Area Out of Special Flood Hazard Area

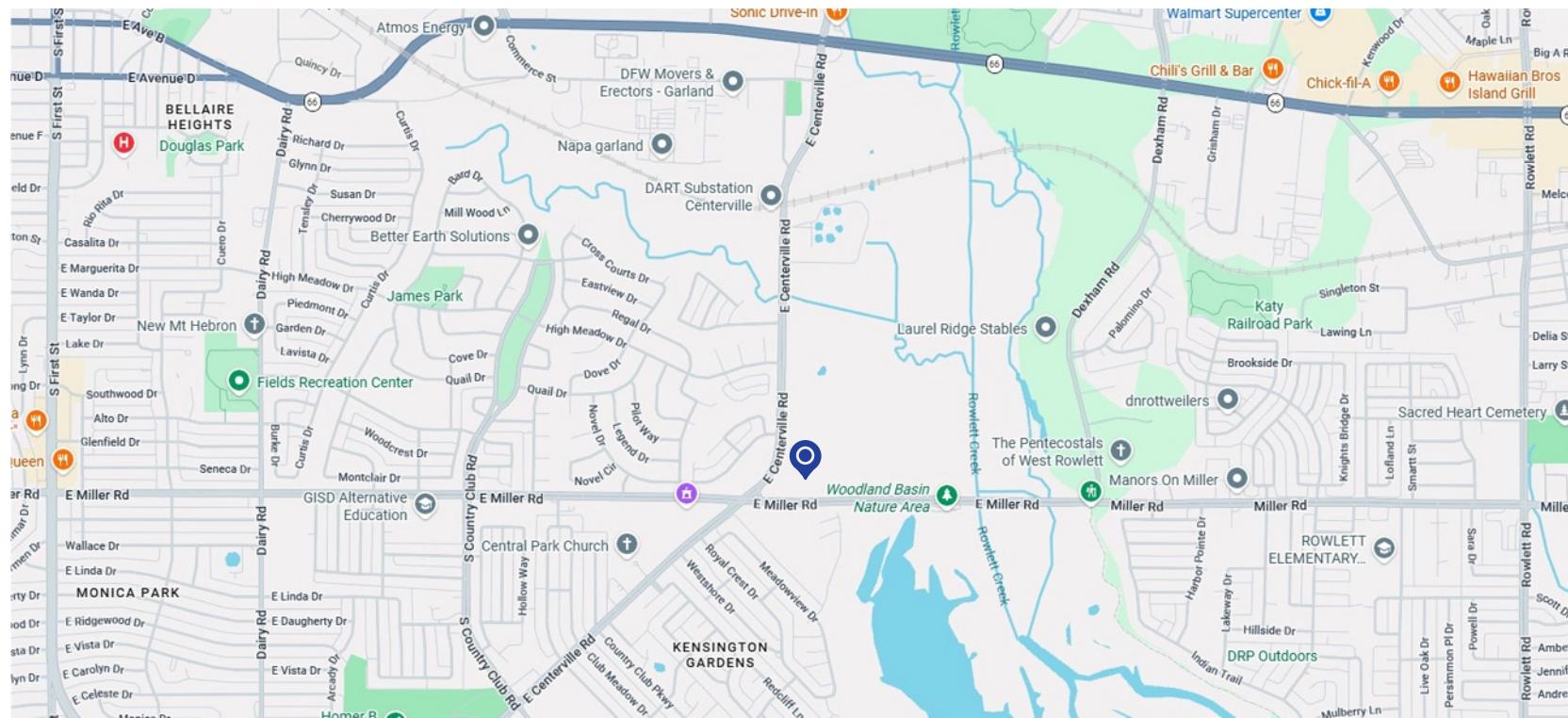
# DEMOGRAPHIC

2000 E Centerville Rd.  
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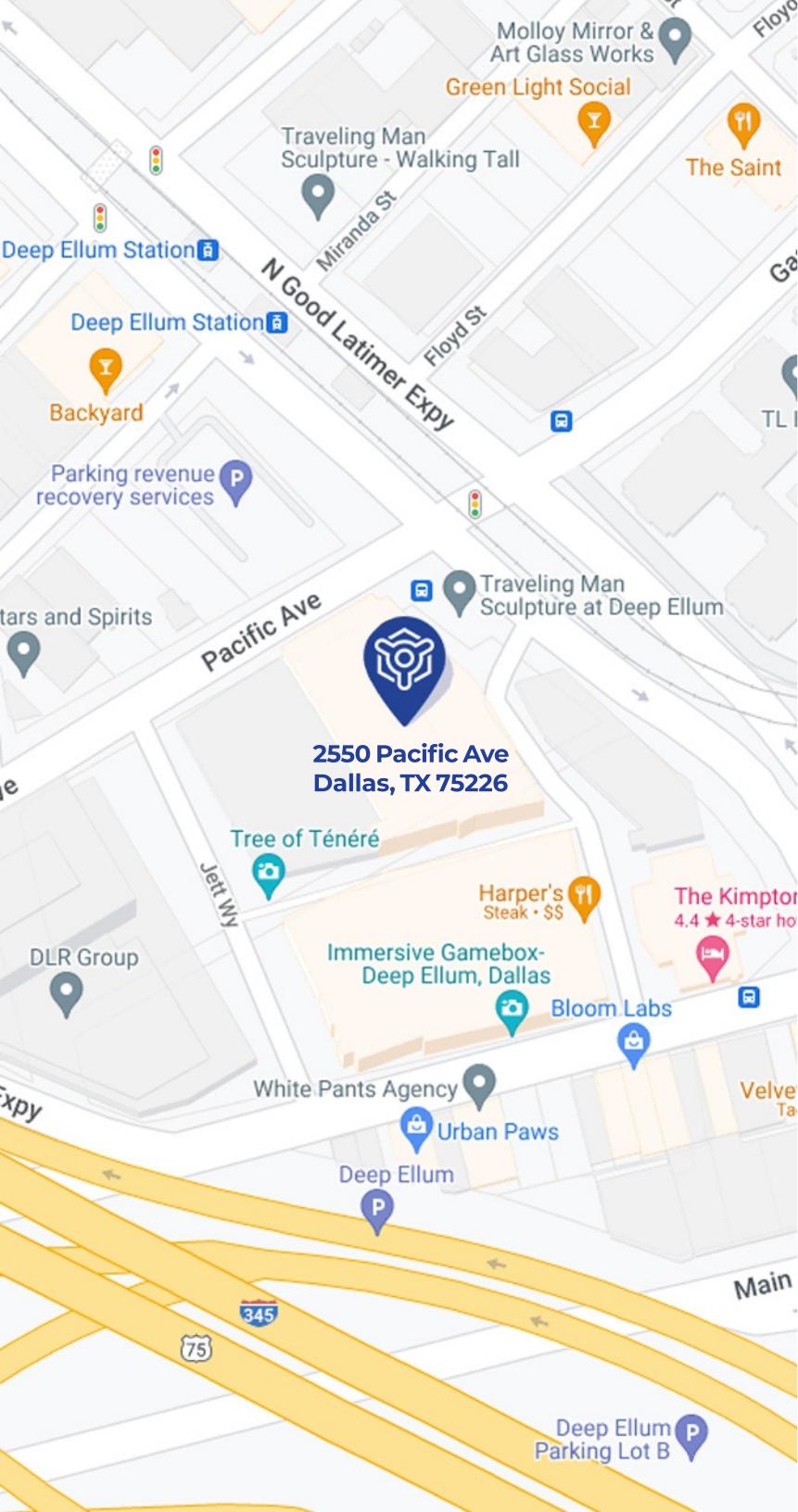
Radius	2 miles	5 miles	10 miles
<b>Population</b>			
2020 Population	44,971	274,250	1,001,077
2024 Population	42,705	266,718	1,012,911
2020 Population	42,080	264,787	1,070,239
Annual Growth 2020-2024	-1.3%	-0.7%	0.3%
Annual Growth 2024-2029	-0.3%	-0.1%	1.1%
Median Age	36.8	36.1	36
Bachelor's Degree or Higher	22%	21%	32%
U.S. Armed Forces	0	79	441
<b>Households</b>			
2020 Households	13,936	92,128	363,832
2024 Households	13,121	88,759	366,080
2029 Household Projection	12,907	87,957	385,527
Annual Growth 2020-2024	-0.3%	0.3%	1.0%
Annual Growth 2024-2029	-0.3%	-0.2%	1.1%
Owner Occupied Households	9,590	54,442	212,997
Renter Occupied Households	3,317	33,514	172,530
Avg Household Size	3.2	2.9	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$444.3M	\$2.8B	\$11.6B
<b>Income</b>			
Avg Household Income	\$91,639	\$87,463	\$96,518
Median Household Income	\$70,158	\$68,688	\$70,133
< \$25,000	1,653	12,432	56,406
\$25,000 - 50,000	2,606	18,736	72,839
\$50,000 - 75,000	2,836	17,460	66,028
\$75,000 - 100,000	1,778	12,069	43,038
\$100,000 - 125,000	1,347	9,503	34,789
\$125,000 - 150,000	850	6,784	27,076
\$150,000 - 200,000	1,153	6,684	30,565
\$200,000+	898	5,093	35,340

# TRAFFIC COUNT

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Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E Centerville Rd	Royal Crest Dr SW	24,850	2025	0.22 mi
E Miller Rd	E Centerville Rd W	14,369	2025	0.23 mi
E Miller Rd	Gateway Dr W	8,847	2025	0.24 mi
E Centerville Rd	Garrison Way N	25,421	2025	0.32 mi
E Centerville Rd	Country Club Pkwy SW	20,011	2018	0.57 mi
E Miller Rd	Miller Rd E	12,446	2025	0.70 mi
Dexham Rd	Miller Rd S	3,779	2025	0.72 mi
S Country Club Rd	Beverly Dr SW	3,369	2025	0.77 mi
S Country Club Rd	High Grove Dr S	4,760	2025	0.87 mi
S Country Club Rd W	Seminary Ridge SE	3,551	2025	0.89 mi



## 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](http://www.trec.texas.gov)

IABS 1-0



**Peyman Etebari**  
Principle  
**(972) 989-9701**  
[peyman@safecapital.us](mailto:peyman@safecapital.us)



**Jason A. Zende Del**  
Attorney | Agent  
**(972) 989-6133**  
[jason@safecapital.us](mailto:jason@safecapital.us)



**SafeCapital**  
INVESTMENTS LLC



**2550 Pacific Avenue  
Dallas, TX 75226**

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