

2000 E Centerville Rd.
Garland, TX 75040

Development
Opportunity

FOR SALE
Call for Pricing



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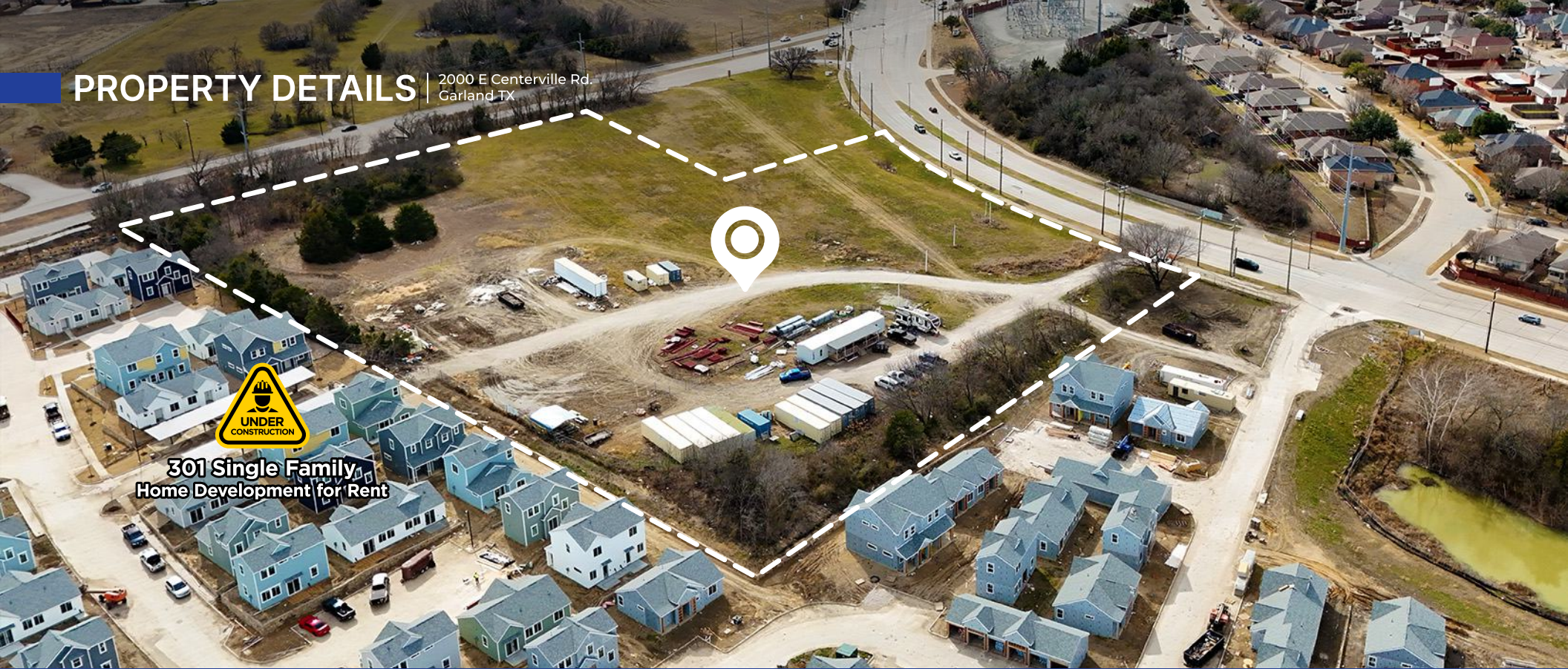
(972) 989 - 9701
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PROPERTY DETAILS

2000 E Centerville Rd.
Garland TX



301 Single Family
Home Development for Rent

PROPERTY DESCRIPTION

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

Currently, this property is zoned for **Community Retail** in the city of Garland.

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

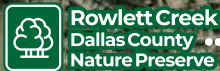
Solid demographics and great quality residential homes surround the property.

PROPERTY HIGHLIGHTS

- **8.26 acres** of land in Garland TX
- Zoned for **Community Retail**
- **No Multifamily Units** allowed
- Great location with **strong demographics**

LOCATION

2000 E Centerville Rd.
Garland TX



Rowlett Creek
Dallas County
Nature Preserve



Dorsey
Elementary
School



Supercentre



THE HOME
DEPOT



Chick-fil-A



TARGET



SPROUTS
FARMERS MARKET



PGBT
TOLL



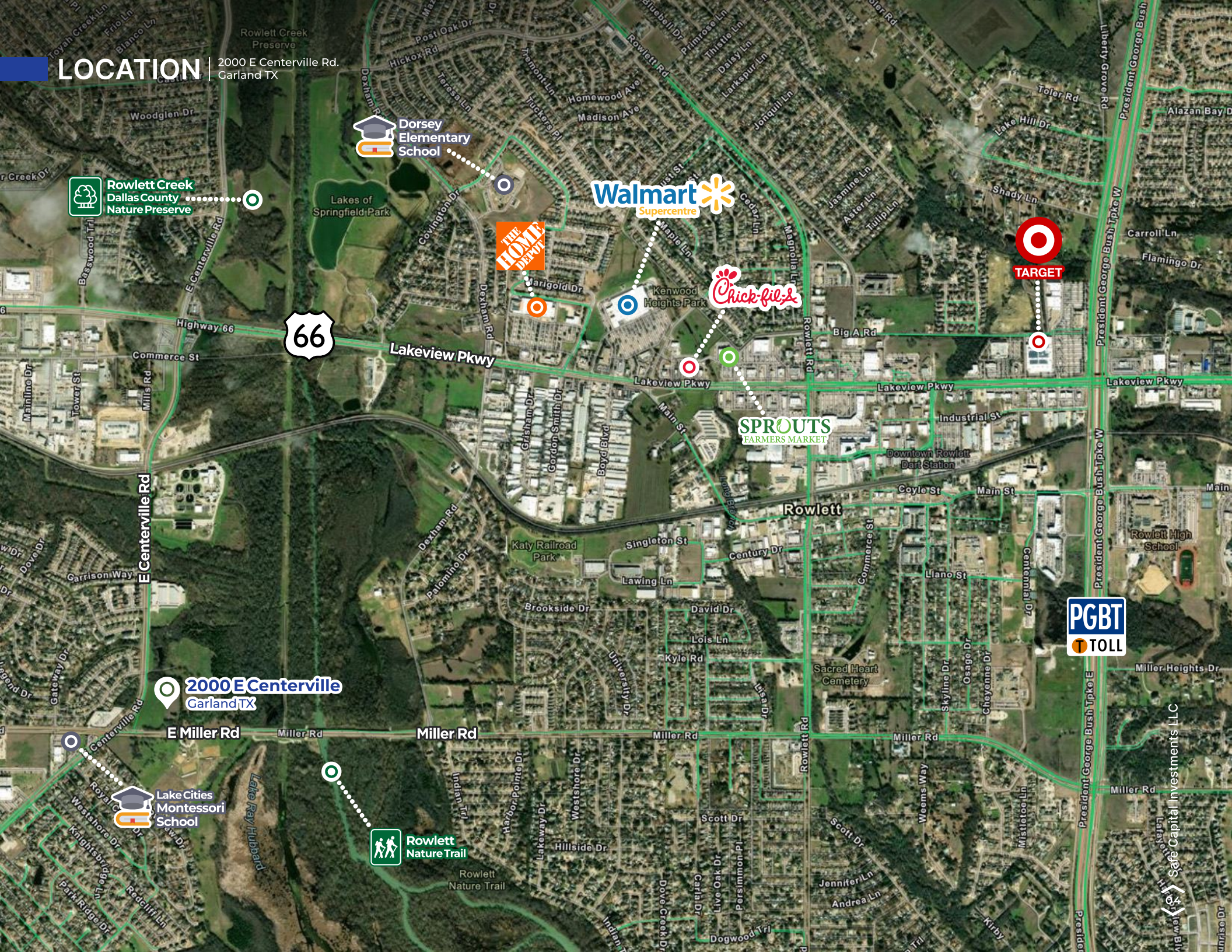
2000 E Centerville
Garland TX



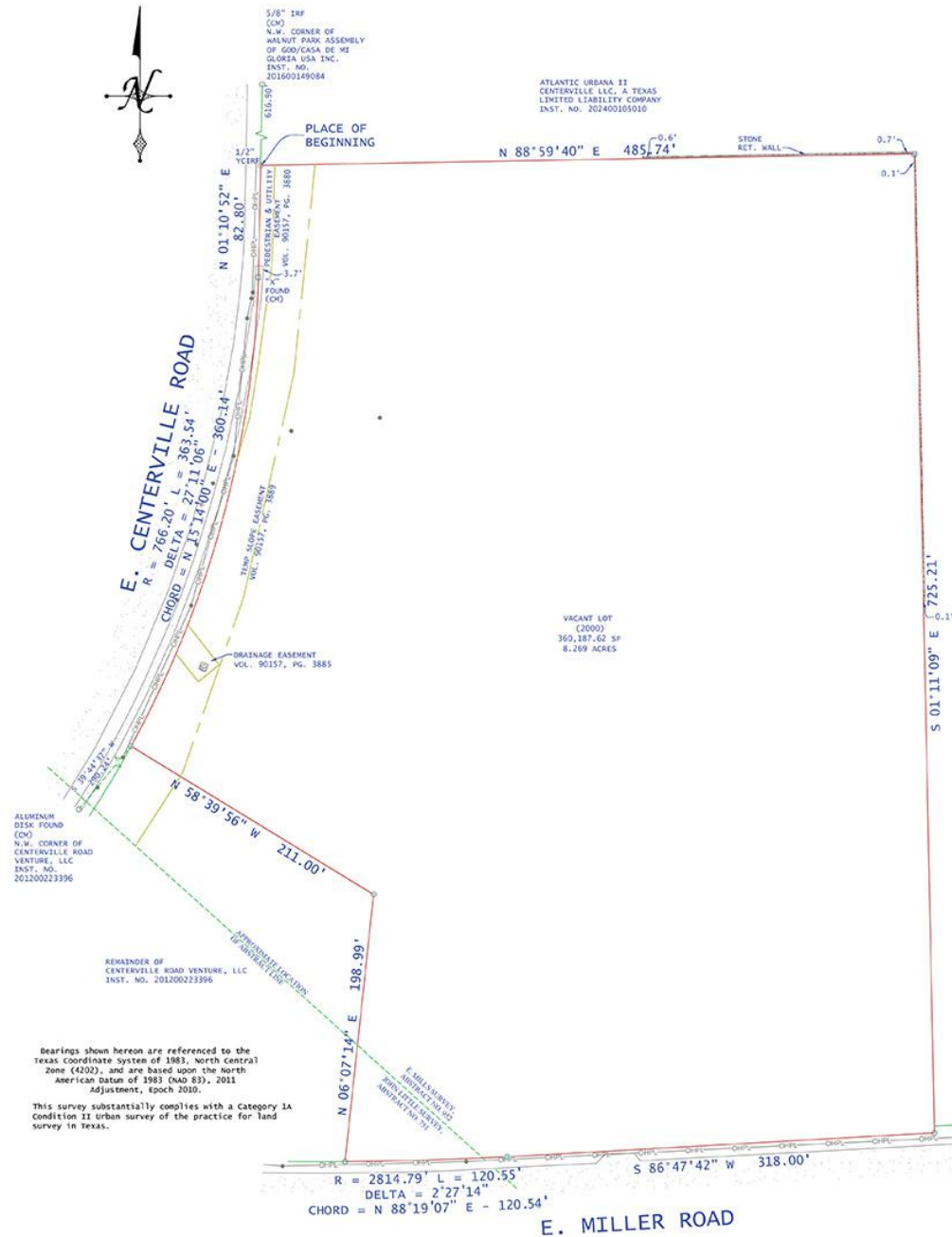
Lake Cities
Montessori
School



Rowlett
Nature Trail



2000 E Centerville Rd.
Garland TX



2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

CAT1A SURVEY



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at ##### XXXXXXXX XXXXXXXXX, in the City of XXXXX, XXXXXXX County,
Texas.

STATE OF TEXAS:
COUNTY OF DALLAS:

Being a portion of a tract of land situated in the John Little Survey, Abstract No. 751 and the E. Mills Survey, Abstract No. 752, in the City of Garland, Dallas County, Texas, being a portion of land described in deed to Centerville Road Venture, LLC, recorded in instrument No. 201200223395, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch yellow capped iron rod found for corner in the East line of E. Centerville Road, at the most Northernly Southeast corner of a tract of land described in deed to Atlantic Urbans II Centerville, LLC, a Texas limited liability company, recorded in instrument No. 202400105010 (D.R.D.C.T.), at the Northwest corner of said Centerville Road Venture, LLC tract.

THENCE North 88 degrees 59 minutes 40 seconds East, a distance of 485.74 feet to an "X" set at an "elf" corner of said Atlantic Urbana II Centerville, LLC tract,

THENCE South 01 degrees 11 minutes 09 seconds East, a distance of 725.21 feet to a 1/2 inch yellow capped iron rod stamped "Burns Surveying" set for corner in the North line of E. Miller Road;

THENCE South 86 degrees 47 minutes 42 seconds West, with the said North line of E. Miller Road, a distance of 318.00 feet to a point for corner, said point being in a curve to the right, having a central angle of 02 degrees 27 minutes 14 seconds, a radius of 2314.79 feet and a chord bearing and distance of North 83 degrees 19 minutes 07 seconds East, 120.54 feet;

THENCE in a Westerly direction with the said curve to the left, an arc distance of 120.55 feet to a 1/2 inch yellow capped iron rod stamped "Burns Surveying" set for corner in the said North line of E. Miller Road;

THENCE North 06 degrees 07 minutes 14 seconds East, a distance of 198.99 feet to a 1/2 inch yellow capped iron rod stamped "Burns Surveying" set for corner;

THENCE North 58 degrees 39 minutes 56 seconds West, a distance of 211.00 feet to a 1/2 inch yellow capped iron rod stamped "Burns Surveying" set for corner in the said East line of E. Centerville Road, said point being in a curve to the left, having a central angle of 27 degrees 11 minutes 06 seconds, a radius of 766.20 feet and a chord bearing and distance of North 15 degrees 14 minutes 00 seconds East, 360.14 feet;

THENCE in a Northerly direction, with the said curve to the left, an arc distance of 363.54 feet to an "X" found for corner in the said East line of E. Centerville Road;

THENCE North 01 degrees 10 minutes 52 seconds East, with the said East line of E. Centerville Road, a distance of 82.80 feet to the PLACE OF BEGINNING and containing 360,187.62 square feet or 8.289 acres of land.



ATLANTIC URBANA II
CENTERVILLE LLC, A TEXAS
LIMITED LIABILITY COMPANY
INST. NO. 202400105010

PROPERTY SUBJECT TO
EASEMENTS AND RESTRICTIONS
Volume 1697, Page 350,
Volume 2033, Page 6,
Volume 2210, Page 70,
Volume 4814, Page 13,
Volume 5863, Page 448,
Volume 63006, Page 1041,
Volume 2001096, Page 3837
Volume 2001096, Page 3843

ACCEPTED BY: _____

[illegible]

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.

TITLE AND ABSTRACTING WORK FURNISHED BY LAWYERS TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60' USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK
Date: 11/25/2025 AND UNDERSIGNED IS NOT RESPONSIBLE TO
OTHER FOR ANY LOSS RESULTING THEREFROM.
G. F. No.: 1901552500438 THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
Job no.: 202510205 LAWYER'S TITLE

Drawn by: CMR



FLOOD MAP

2000 E Centerville Rd.
Garland TX

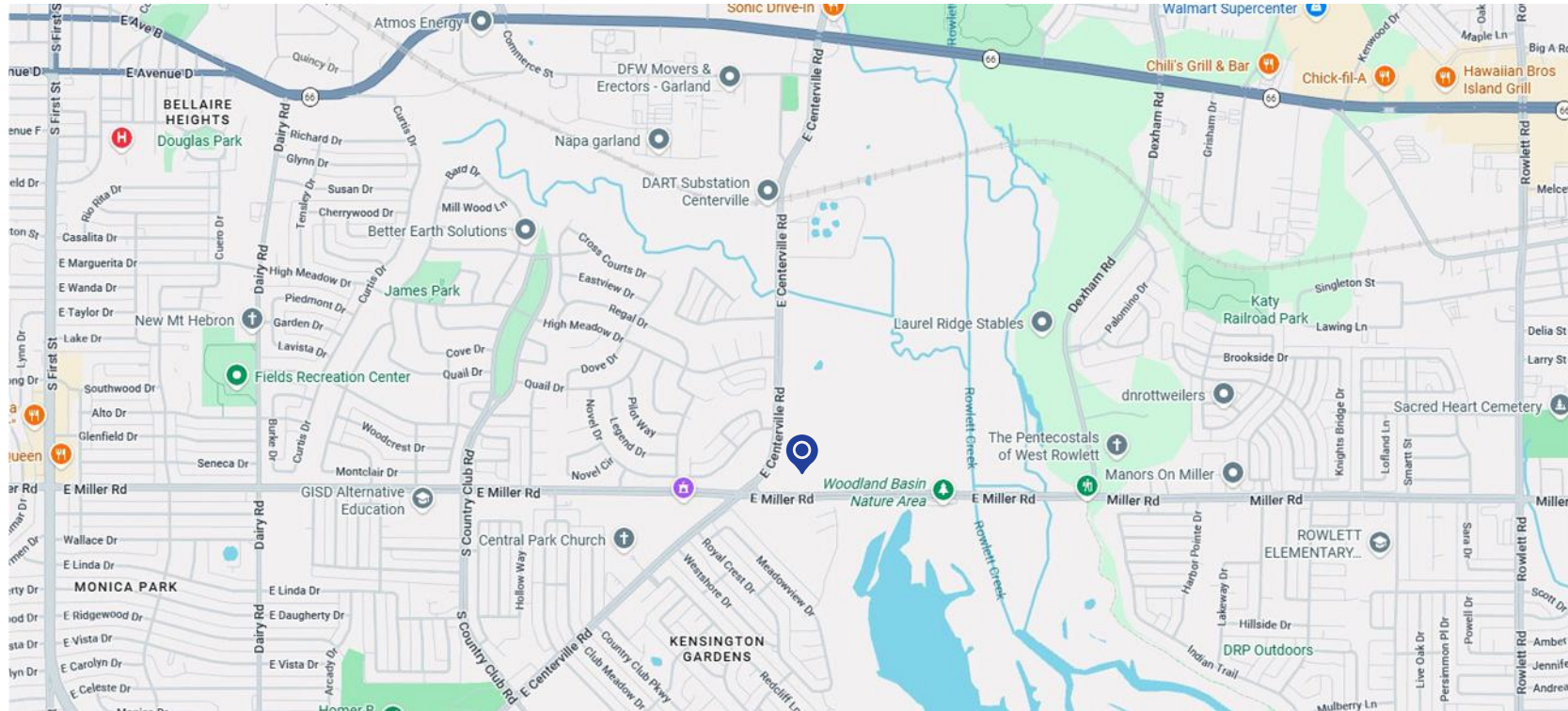


- Coastal 100-Year Floodway
- Coastal 100-Year Floodplain
- 100-Year Floodway
- 100-Year Floodplain
- Undetermined
- 500-Year Floodplain incl. Levee Protected Area
- Out of Special Flood Hazard Area

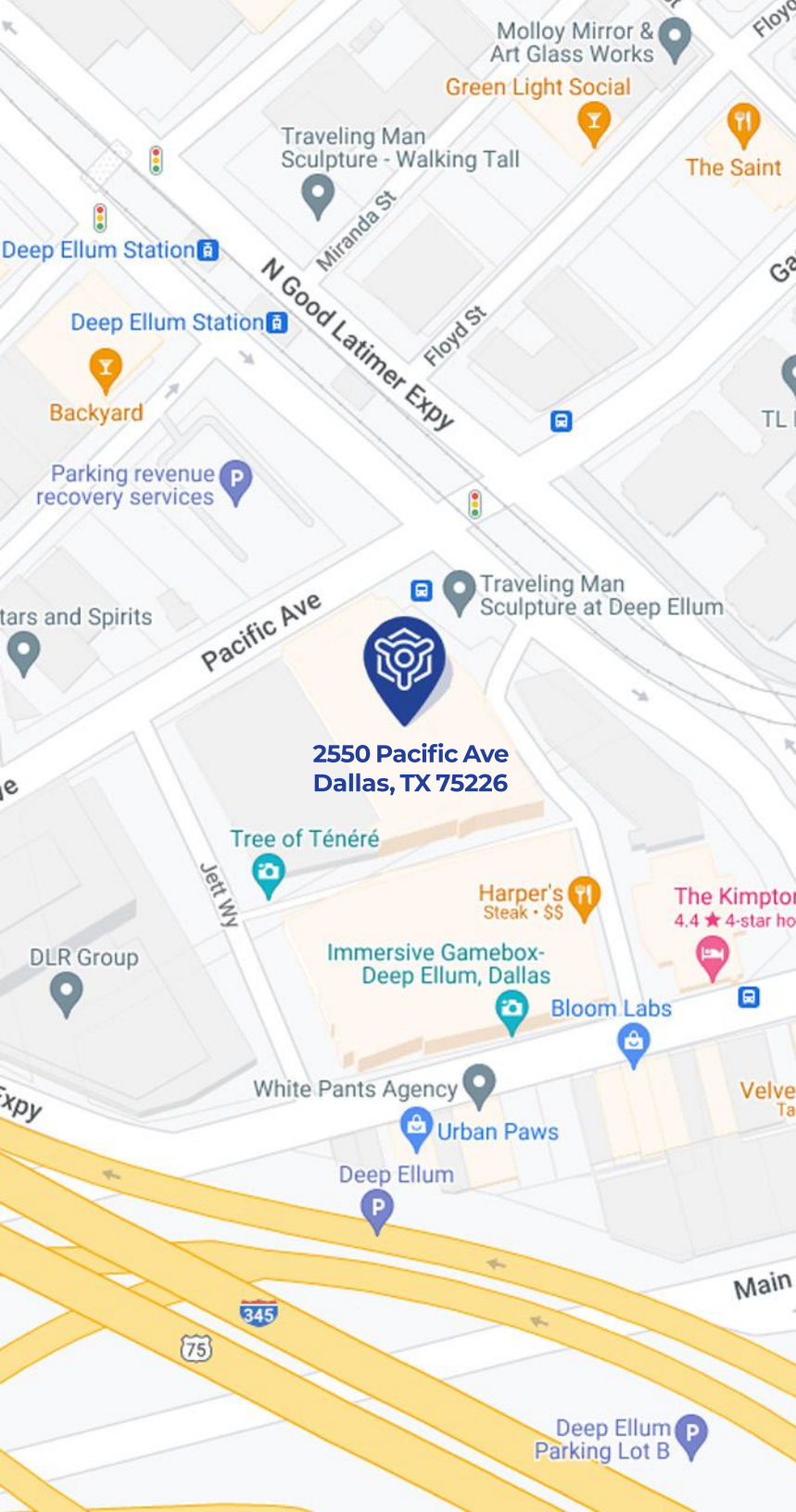
Radius	2 miles	5 miles	10 miles
Population			
2020 Population	44,971	274,250	1,001,077
2024 Population	42,705	266,718	1,012,911
2020 Population	42,080	264,787	1,070,239
Annual Growth 2020-2024	-1.3%	-0.7%	0.3%
Annual Growth 2024-2029	-0.3%	-0.1%	1.1%
Median Age	36.8	36.1	36
Bachelor's Degree or Higher	22%	21%	32%
U.S. Armed Forces	0	79	441
Households			
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
Income			
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

2000 E Centerville Rd.
Garland TX



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

IABS 1-0



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