

# GARLAND POWER STATION

FOR LEASE

GARLAND, TEXAS

525 WEST AVENUE A

COLIN BEAMS

JAKE MILNER



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

**HIGHLIGHTS**

- 233,000 RESIDENTS IN GARLAND AND INCREASING 7% ANNUALLY, 5TH IN DFW METRO AREA
- DOWNTOWN CITY CENTER CATALYST PROJECT PUTTING \$25 MILLION INTO INFRASTRUCTURE AND PUBLIC IMPROVEMENTS
- AREA TRAFFIC GENERATORS: LAKEWOOD BREWING, BAYLOR HOSPITAL, RICHLAND GARLAND CAMPUS, DART, GENERAL DYNAMICS
- 346 MF UNITS EXISTING IN DOWNTOWN GARLAND WITH 150 MORE UNDER CONSTRUCTION
- NEW PARKING STRUCTURE ADDS 330 PARKS WITHIN WALKING DISTANCE OF DOWNTOWN GARLAND
- 29' CLEAR HEIGHTS IN COOL, BRICK BUILDING WITH REINFORCED FLOORS



Richland College  
DALLAS COUNTY COMMUNITY COLLEGE DISTRICT



189 Multi-Family Units

Granville Arts Center

GARLAND LIBRARY

158 Multi-Family + Shared Parking Garage  
City Hall

Plaza Theater  
INTRINSIC

Downtown Square

GENERATOR

SANTA FE ST

SITE

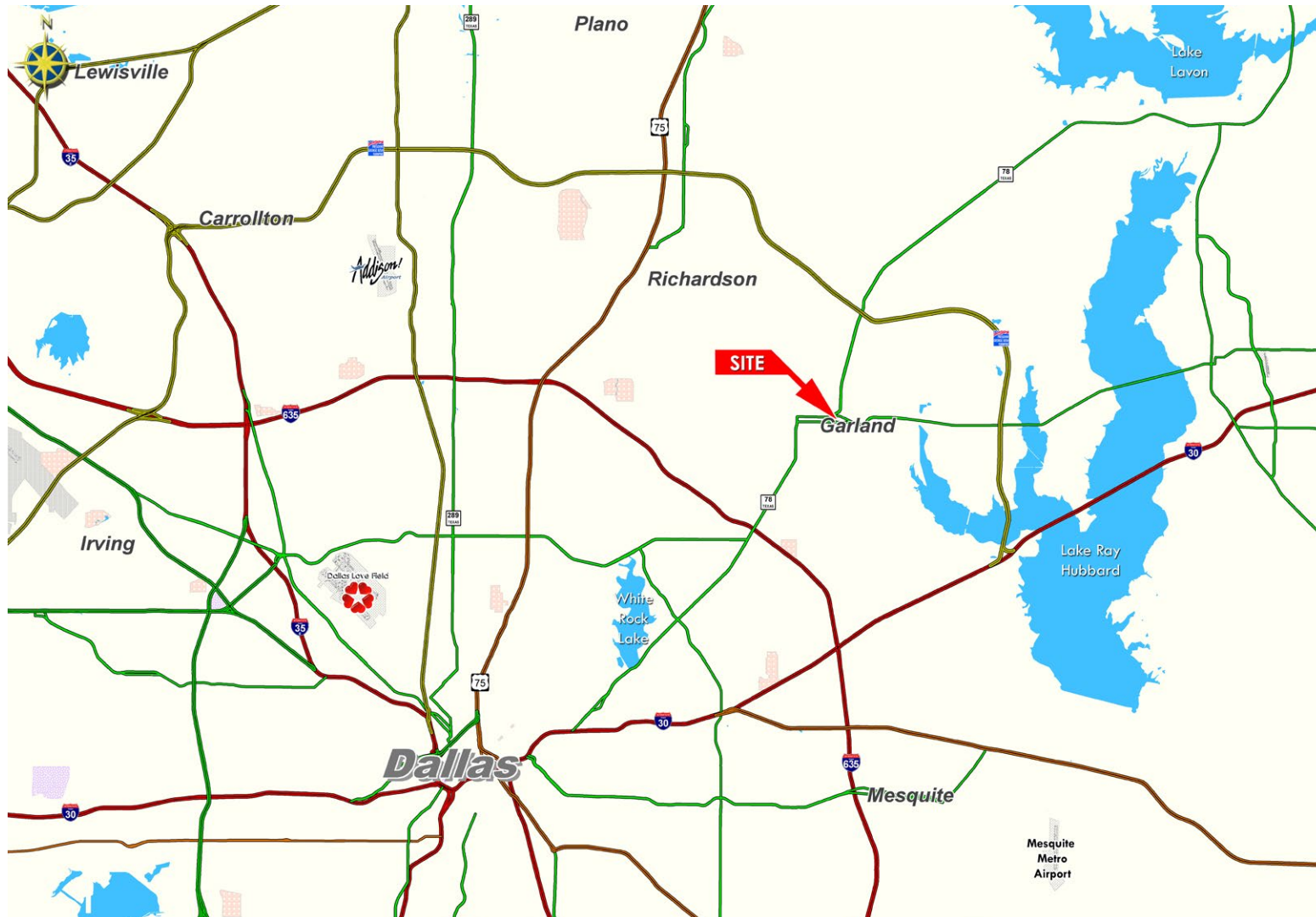


AVENUE A

31,848 VPD

AVENUE B

# GARLAND POWER STATION



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS	
2015 EST POPULATION	12,382	132,299	330,857	AVENUE B	31,848 VPD
2015 EST DAYTIME POPULATION	6,122	52,122	115,993	HIGHWAY 78	42,622 VPD
2015 EST AVG HH INCOME	50,622	62,372	66,846		



Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

(Form 5/98)

Property: Garland Power Station - 525 West Avenue A, Garland, Texas

In this transaction, Venture Commercial Real Estate, LLC, is:

[x] agent for Owner/Landlord only; [ ] agent for Buyer/Tenant only; or [ ] an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord

Date

Buyer or Tenant

Date