

STRIKE + REEL ANCHORED



214.378.1212

7.8 AC DEVELOPMENT FOR SALE

NWQ PRESIDENT GEORGE BUSH TURNPIKE & HOLFORD RD
GARLAND, TX

JOHN ZIKOS
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DEAN STRAKA
DSTRAKA@VENTUREDFW.COM

LOCATION

NWQ PRESIDENT GEORGE BUSH TURNPIKE
& HOLFORD ROAD

SIZE

LAND
7.837 AC

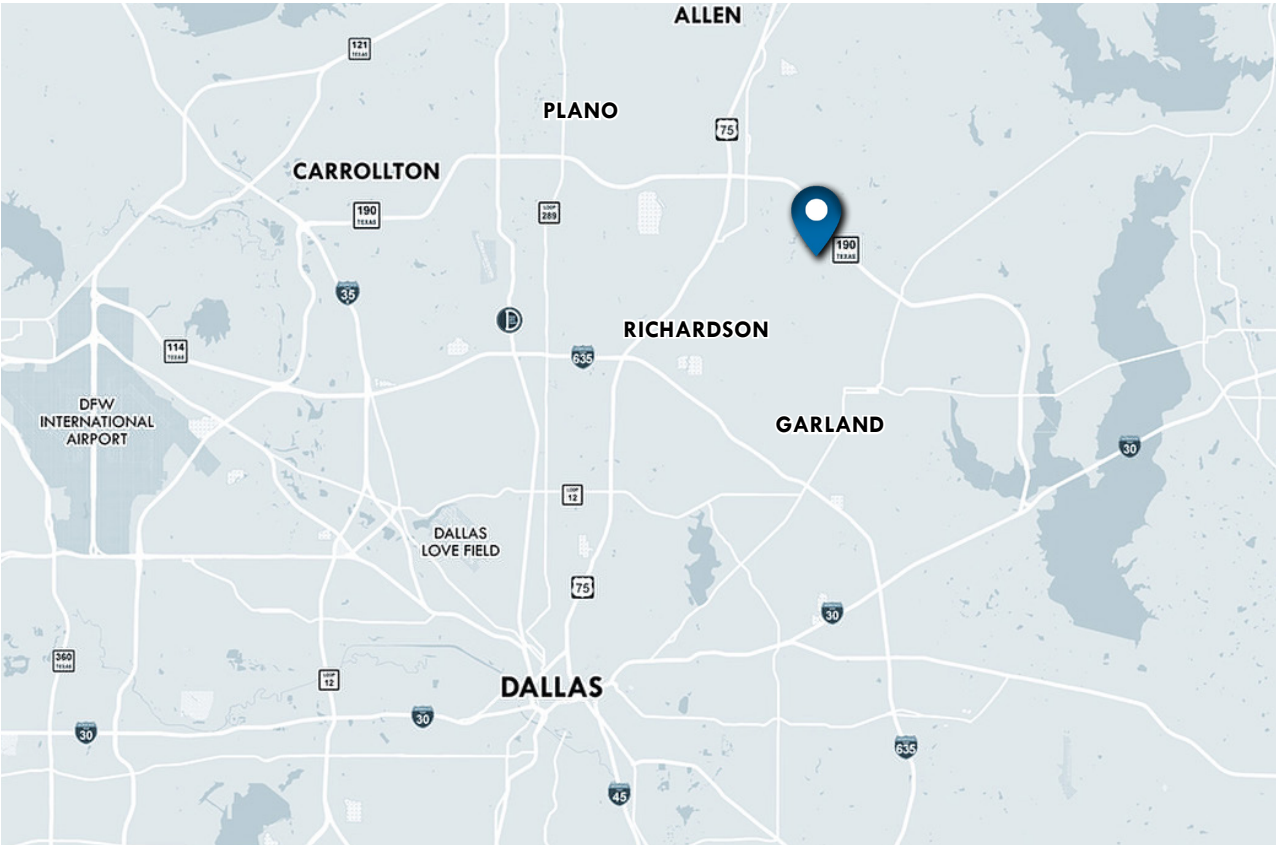
TRAFFIC COUNTS

PGBT HOLFORD RD
101,074 VPD 2022 3,736 VPD 2019

* HOLFORD RD IS BEING WIDENED TO 4
LANES FROM PGBT TO CAMPBELL RD

PROPERTY HIGHLIGHTS

- ★ ANCHORED BY STRIKE+REEL, A BOWLING ALLEY, MOVIE, ENTERTAINMENT, FOOD AND MORE CONCEPT DEVELOPED BY PINSTACK & CINEMARK
- ★ OVER 110,000 PEOPLE WITH OVER \$130K AVERAGE HOUSEHOLD INCOME IN A THREE-MILE RADIUS
- ★ CLOSE PROXIMITY TO A LARGE DAY-TIME POPULATION AT THE TELECOM CORRIDOR
- ★ KROGER, SUPER TARGET, WALMART SUPERCENTER, SAM'S CLUB & LIFE-TIME FITNESS IN CLOSE PROXIMITY TO THE SITE

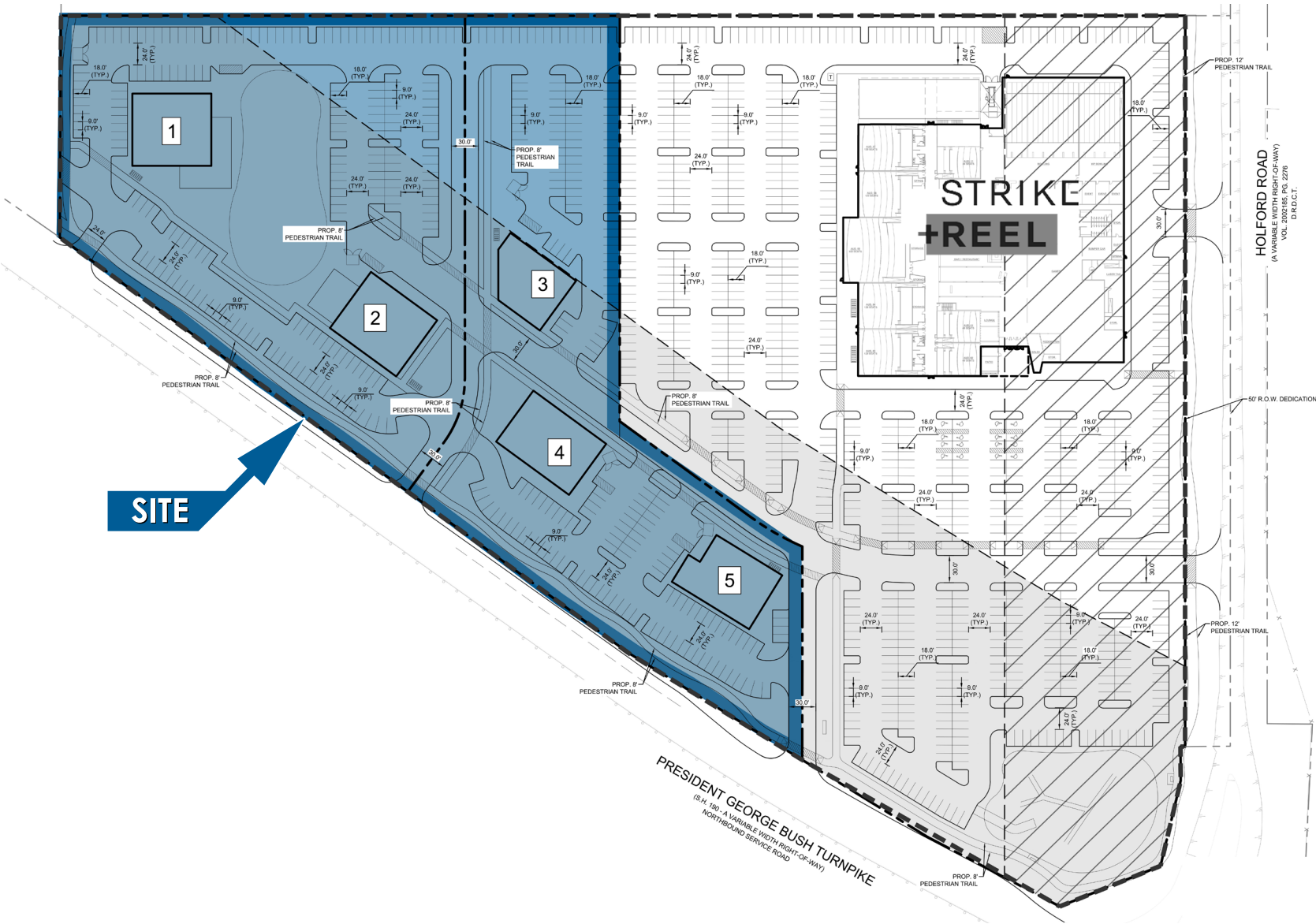


2024 DEMOGRAPHIC SUMMARY

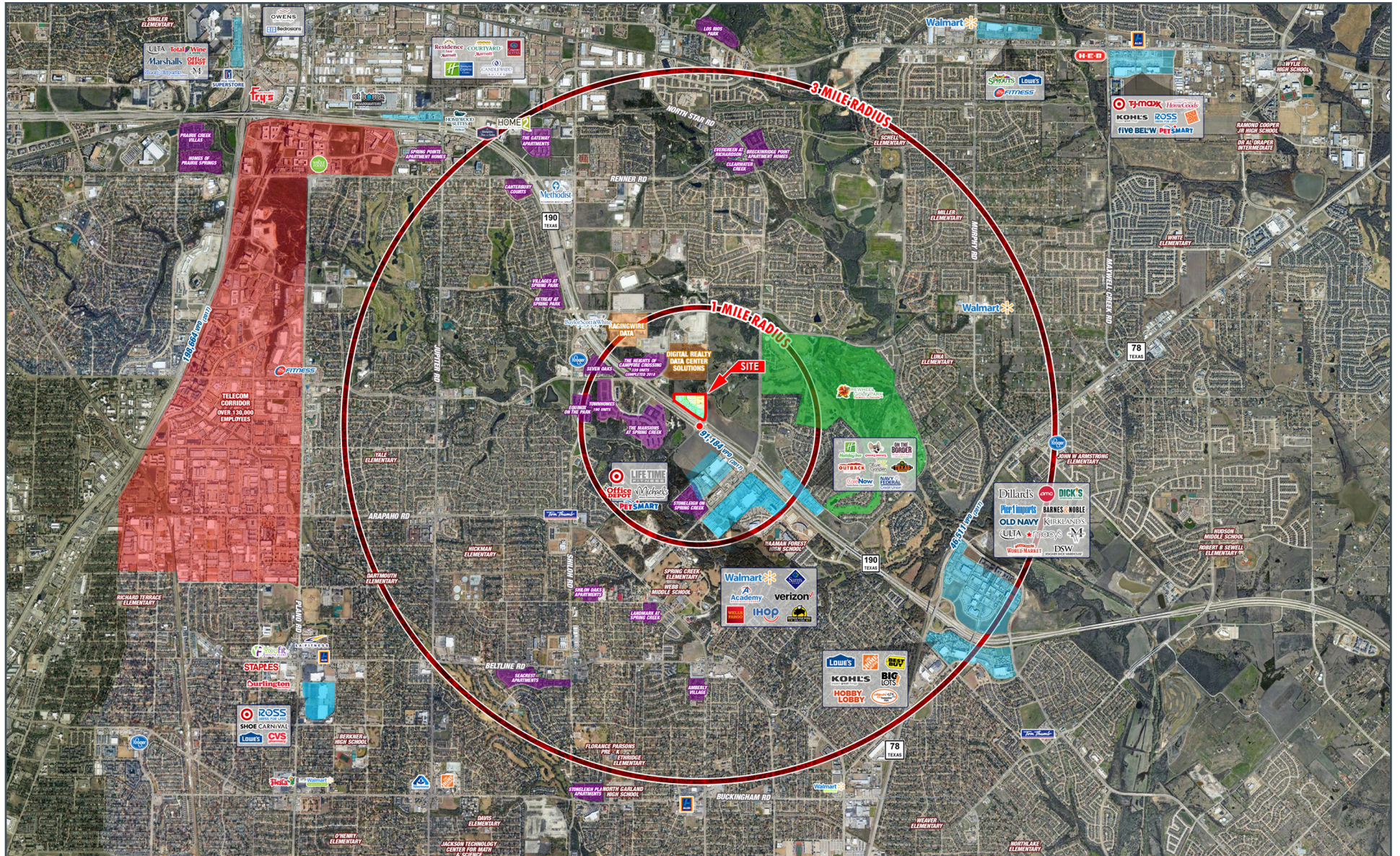
	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,029	112,387	338,944
EST. DAYTIME POPULATION	2,428	47,105	155,671
EST. AVG. HH INCOME	\$111,900	\$134,027	\$126,206

AREA ATTRACTIONS













8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
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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.

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 supervised by a broker to perform any services and works with clients on behalf of the broker.

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- 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:

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- **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.
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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
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Agent's Supervisor's Name	License No.	Email	Phone
John Zikos	375018	jzikos@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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