



 **VENTURE** BTS END CAP AND INLINE SPACE FOR LEASE

214.378.1212

5130 N GARLAND AVE  
GARLAND, TX

REISS WEIL  
RWEIL@VENTUREDFW.COM

LOCATION

**N GARLAND AVE & PRESIDENT GEORGE BUSH TURNPIKE**

SIZE

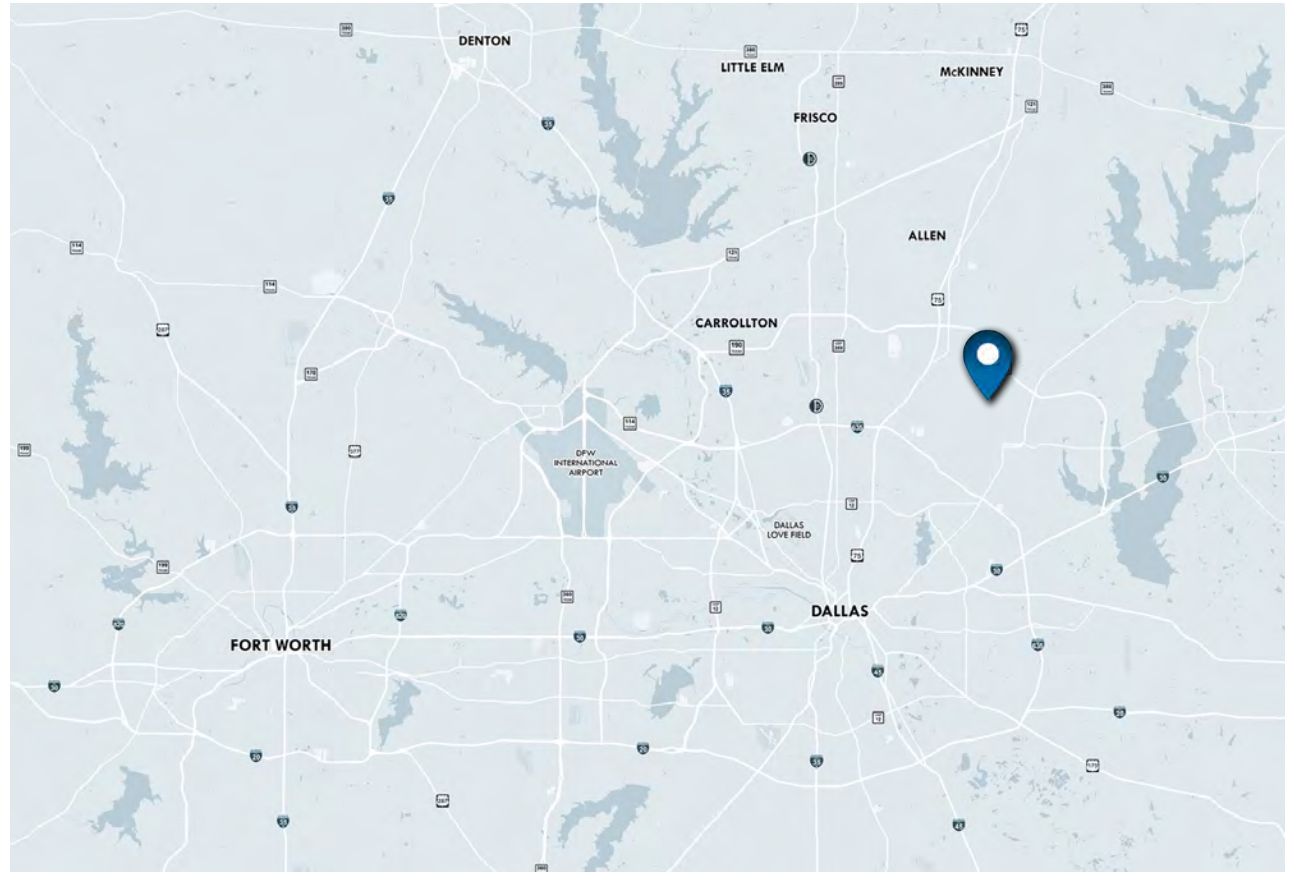
**SHELL RETAIL / RESTAURANT SPACE**  
1,500-3,933 SF

TRAFFIC COUNTS

**N GARLAND AVE**      **PGBT**  
21,228 VPD              103,924 VPD

PROPERTY HIGHLIGHTS

- ★ **BTS END CAP AND INLINE SPACE AVAILABLE FOR LEASE**
- ★ **7 BREW COFFEE ON EASTERN END CAP**
- ★ **RARE RETAIL OPPORTUNITY IN A HIGH-DEMAND TRADE AREA**
- ★ **OPTIONAL 650 SF OUTDOOR COVERED PATIO**
- ★ **PRIME SAM'S CLUB OUTPARCEL LOCATION**
- ★ **SAM'S CLUB: RANKED 94TH OUT OF 564 (TOP 83RD PERCENTILE) WITH 2.1M ANNUAL VISITORS (SOURCE: PLACER.AI)**
- ★ **WALMART: RANKED 323RD OUT OF 3,881 (TOP 91ST PERCENTILE) WITH 3M ANNUAL VISITORS (SOURCE: PLACER.AI)**

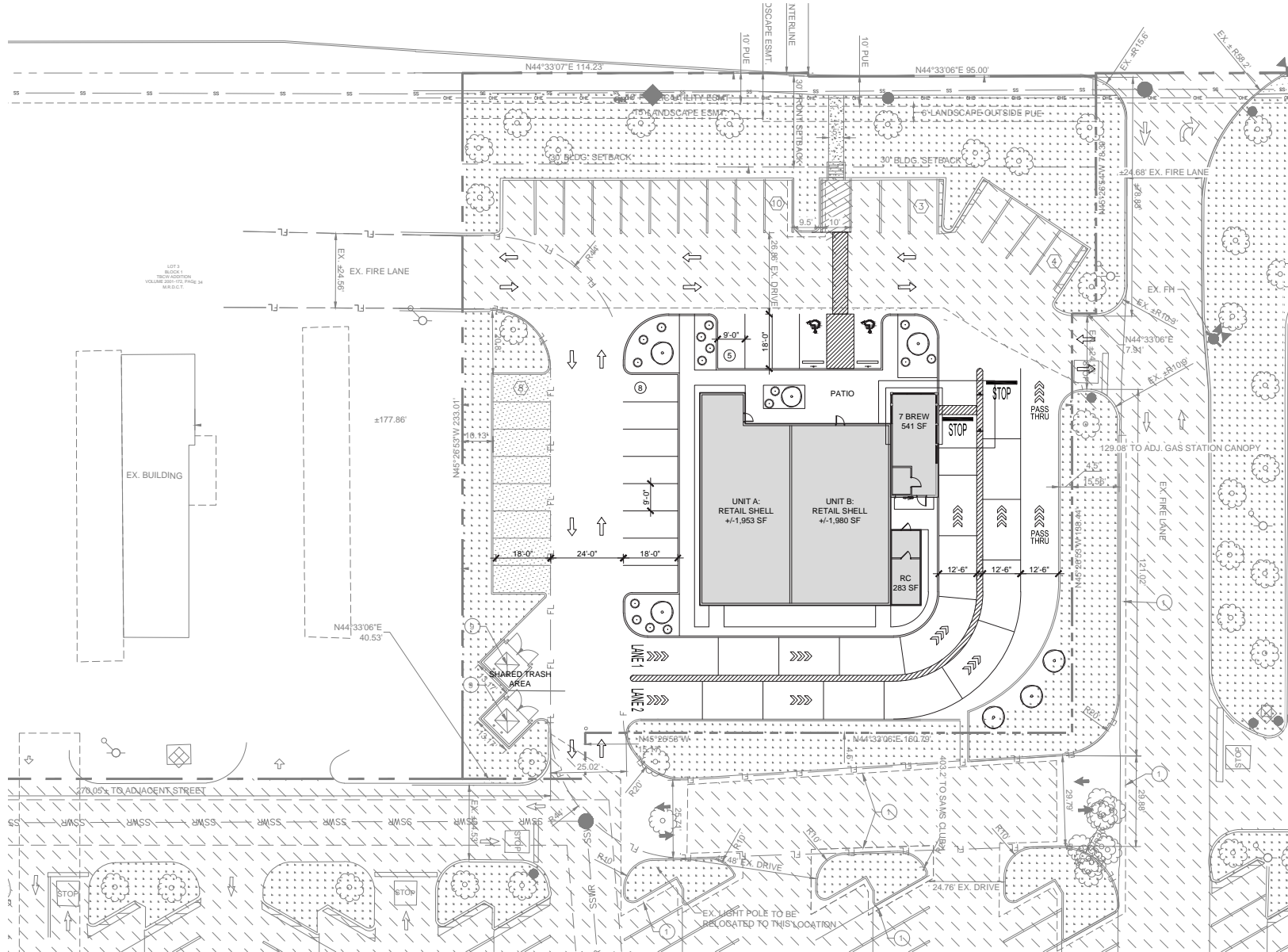


2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,729	114,540	300,514
EST. DAYTIME POPULATION	3,089	36,193	146,281
EST. AVG. HH INCOME	\$118,295	\$131,791	\$137,273

AREA ATTRACTIONS





CITADEL DEVELOPMENT

CLIENT:



**SITE DATA:**

<b>PARKING</b>	
RESTAURANT:	1:100
RETAIL:	1:300
PARKING REQUIRED:	23 SPACES
PARKING PROVIDED:	33 SPACES

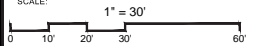
**BUILDING DATA:**

UNIT A:	1,953 SF
UNIT B:	1,980 SF
7 BREW:	824 SF
<b>TOTAL SF</b>	<b>4,757 SF</b>

PROJECT LOCATION:

5130 N GARLAND AVENUE  
GARLAND, TEXAS 75040

SCALE:

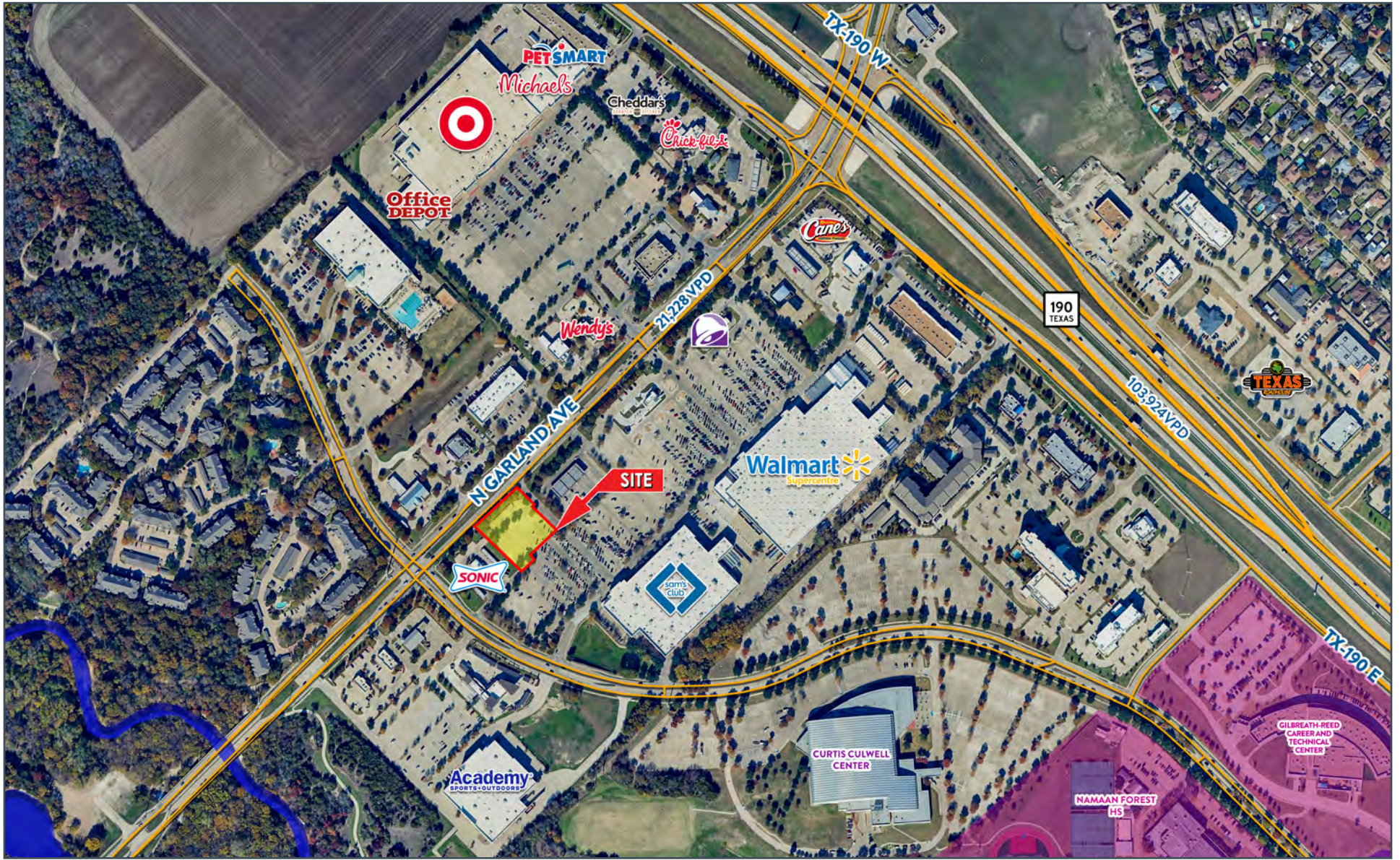


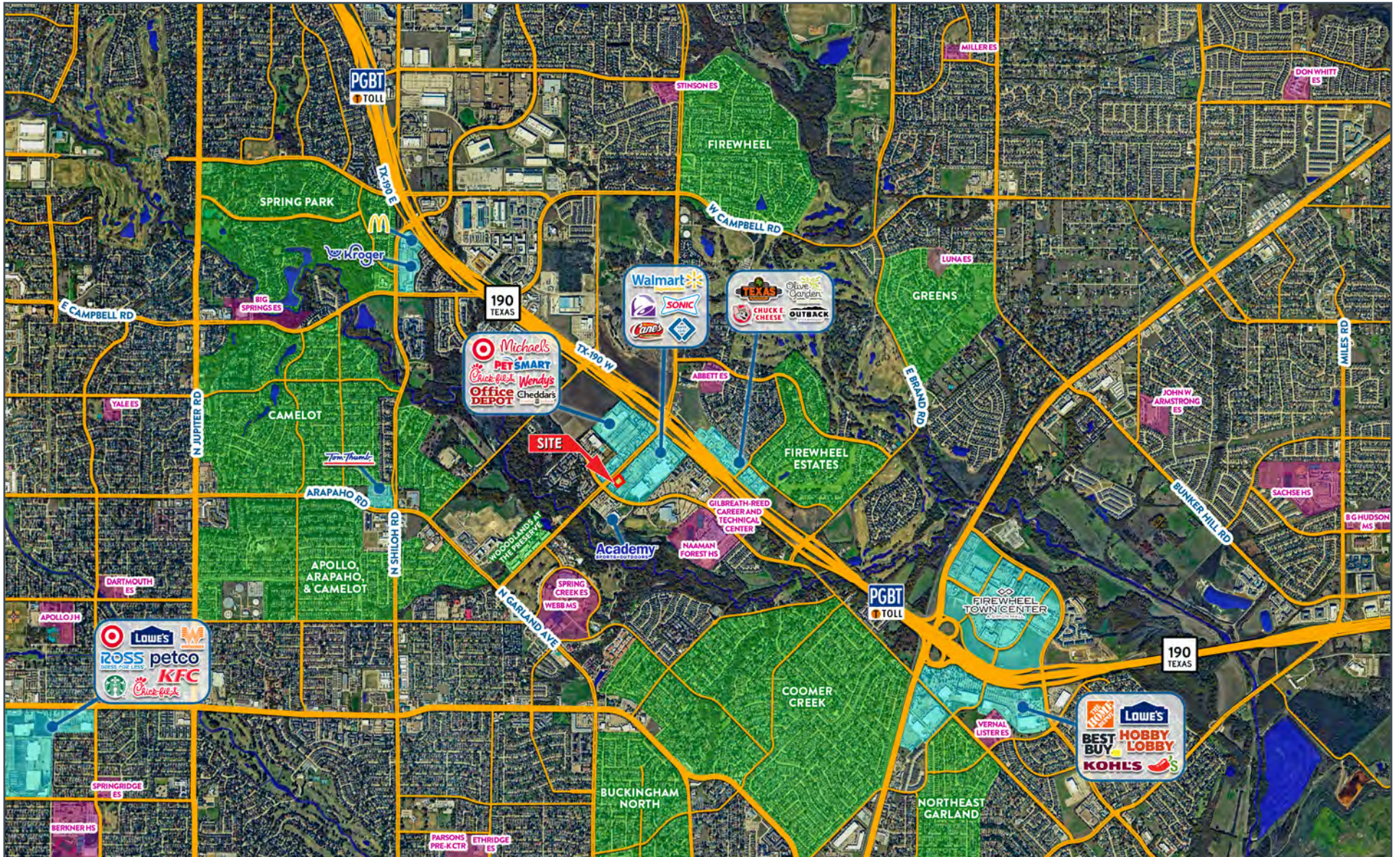
SHEET:

CONCEPTUAL SITE PLAN

DATE:

MARCH 10, 2025









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SUITE 720  
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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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.

## 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

## 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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
<b>Reiss Weil</b>	<b>814829</b>	<b>rweil@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date