

# FOR SALE - RESTAURANT | RETAIL | DRIVE THRU SITES

SH 190 & N GARLAND AVENUE | GARLAND, TEXAS 75044  
(PRESIDENT GEORGE BUSH HWY & N GARLAND RD)



**JESSICA GIBSON | Owner**  
jess@ciadviser.com  
602.770.7145

**CIA** commercial  
investment  
advisors

**CIA BROKERAGE COMPANY**

4131 North Central Expressway, Suite 933 | Dallas, Texas 75204 | 214.643.6097 | ciadviser.com

In Association with Texas Designated Broker: Paul Blackburn | Blackburn Properties | License # 376821

SALE PRICE \$22-30 psf

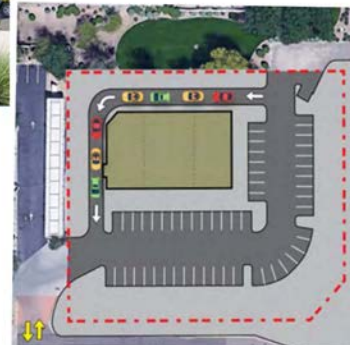
AVAILABLE For Sale

LAND SIZE 1-1.5 Acres

## HIGHLIGHTS

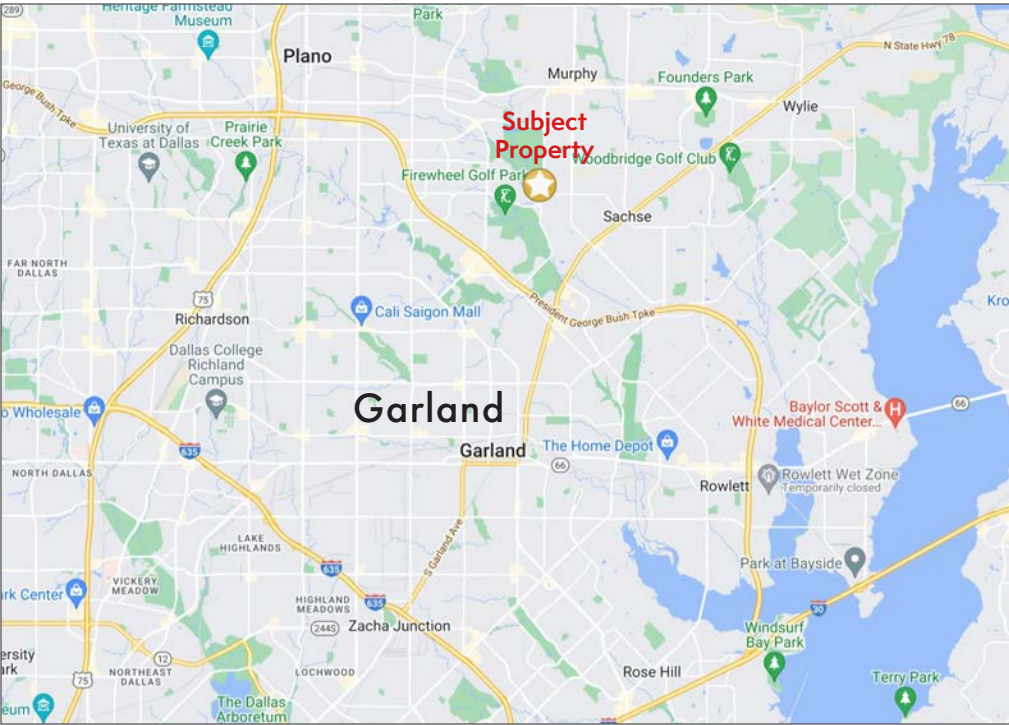
- Potential Drive Thru Opportunity or Restaurant for Lease, GL or BTS
- At the Intersection of Garland Ave & State HWY 190
- Adjacent to President George Bush Turnpike
- High Traffic & Very Dense Demographics
- Garland is the Fastest Growing Community in the State of Texas!

## NEARBY RETAILERS



\*\*\* Renderings Are all Conceptual and Subject to Change





CONTACT BROKER FOR  
FINAL PRICING



LOCATION

SH 190 & N Garland Ave  
Garland, Texas 75044



PAD 1	PAD 2	PAD 3
±1.00 Acre	1.5 Acres	1.34 Acres
\$30.00 psf	\$30 psf	\$22.00 psf

KRAFT HEINZ COMPANY-  
GARLAND, TEXAS

**Distance:** 6 miles  
**Campus Site:** 50 acres  
**Square Footage:** 266,000 plant  
**Employment:** 1,222 team members;  
**Operations:** Third-largest food and beverage company in North America and the fifth-largest food and beverage company in the world, with eight \$1 billion+ brands. Kraft’s Garland facility manufactures products including Lunchables, Oscar Meyer Naturals, Kraft barbecue sauce and Velveeta Skillets, with plant distribution reaching across the country. It’s one of three food industry firms with Garland operations. The other two are U.S. Food Service and Daisy Brand.

AREA RETAILERS (10-MI)

Walmart, Target, Sam’s Club, Academy Sports + Outdoors, Office Depot, PetSmart, Lifetime Fitness, Wells Fargo, Capital One, Michael’s, Bank of America, Holiday Inn, Care Now Urgent Care, Hyatt Place

HIGHER EDUCATION

9 miles from University of Texas at Dallas - 29,543 students  
18 miles from Southern Methodist University - 11,643 students



POPULATION

91,009  
3-MI

272,816  
5-MI



ZONING

CR Community Retail (City of Garland)



TRAFFIC COUNTS

42,254 CPD  
HWY 190

10,180 CPD  
N Garland Ave

**~ BOUNDARY TABLE ~**

NO.	BEARING	DISTANCE
L1	N 48°39'55" E	230.82'
L2	N 41°02'25" W	135.00'
L3	S 84°47'41" W	137.03'

**~ BOUNDARY CURVE DATA TABLE ~**

NO.	RADIUS	DELTA	ARC	CH	BEARING	CHORD
C1	435.00'	28°43'56"	218.13'	S	15°39'20" E	215.86'
C2	1200.00'	13°09'19"	275.53'	S	23°24'30" E	274.92'
C3	650.00'	28°09'39"	330.83'	S	31°26'48" E	327.26'
C4	320.00'	50°50'51"	283.99'	S	51°52'51" E	274.76'
C5	320.00'	17°34'58"	98.12'	S	50°40'30" W	97.24'
C6	320.00'	13°16'42"	185.86'	S	32°49'55" E	183.26'
C7	1200.00'	10°02'28"	210.30'	N	60°00'00" W	210.03'
C8	1200.00'	7°06'51"	65.22'	N	11°15'23" W	65.21'

**STATE HIGHWAY NO. 190  
PRESIDENT GEORGE BUSH TOLLWAY**

(VARIABLE WIDTH RIGHT-OF-WAY)

**OWNER:**  
GARLAND TR. PROPERTY, LLC  
2211 N. ELSTON AVE., SUITE 304  
DALLAS, TX 75206  
CONTACT: MICHAEL GOLTZ  
EMAIL: MGOLTZ@PROVIDENTCS.COM

**OWNER:**  
OUTER LOOP VENTURE NUMBER TWO  
8150 N. CENTRAL EXPRESSWAY, SUITE 728  
DALLAS, TX 75206  
CONTACT: GEORGE W. BALDWIN  
EMAIL: GBW@GWSYSTEMS.NET

**OWNER:**  
BLUE SKY SURVEYING & MAPPING CORPORATION  
1015 MEADOW ROAD  
DALLAS, TEXAS, 75229  
PHONE: (214) 348-4500  
CONTACT: DAVID PETREE  
EMAIL: DTPETREE@BLUESKYSURVEYS.COM  
TXPLS REGISTRATION NO. 1010300

**NOTES:**

- THE PURPOSE OF THIS CONVEYANCE IS TO DIVIDE A PORTION OF LOT 1R-1R-2 INTO SEVEN LOTS.
- SEAL OF RECORD FOR THE CONVEYANCE PLAT IS TO BE FILED WITH THE CLERK OF DEEDS IN DALLAS COUNTY, TEXAS, AND RECORDED IN INSTRUMENT NUMBER 201800009659 O.P.R.D.C.T.
- PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SHOT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER COTD OF THE TECHNICAL STANDARDS MANUAL OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHDRAWALS OF UTILITIES AND BUILDING PERMITS.
- THIS PLAT IS A CONVEYANCE PLAT ONLY AND IS APPROVED SOLELY FOR THE PURPOSE OF SERVING LANDS AND OTHER INTERESTS IN THE LAND DESCRIBED HEREIN. NO RESERVING, CERTIFICATE OF OCCUPANCY, OR OTHER DEVELOPMENT APPROVAL, SHALL BE ISSUED BY ANY CITY, MUNICIPALITY, STATE, FEDERAL, PUBLIC UTILITY SERVICE OR PROVIDED TO ANY OF THE DESCRIBED ON THIS CONVEYANCE PLAT UNTIL A FINAL PLAT IS APPROVED, FILED, IT RECORDED, AND THE PLATT APPROVED AFTER SYSTEM HAS BEEN ACCEPTED IN ACCORDANCE WITH THE PROCEEDURES OF THE ORDINANCES OF THE CITY OF GARLAND, TEXAS.

**EASEMENT LEGEND**

- 24' MUTUAL ACCESS EASEMENT
- INST. NO. 20080105199
- INST. NO. 20080217106
- 15' UTILITY EASEMENT
- INST. NO. 20080011317
- INST. NO. 20080049021

**EASEMENT LEGEND**

- "X" CUT FOUND IN CONCRETE
- CONTROLLING MONUMENT
- INSTRUMENT NUMBER
- PAGE
- VOLUME
- PG.
- \* ALL CORNERS ARE 3-1/4" ALUMINUM DISK STAMPED "NORTH GARLAND COMMONS NO. 2 2017 RPLS 180° SET ON A 18" X 5/8" IRON ROD (UNLESS OTHERWISE NOTED ON DRAWING).

**CONVEYANCE PLAT**  
**NORTH GARLAND COMMONS NO. 2**  
**LOTS 6, 7, 8, 9, 10, 11, AND 1R-1R-3**  
**BEING A 18.3067 ACRE TRACT**  
**BEING A PORTION OF**  
**LOT 1R-1R-2**  
**NORTH GARLAND COMMONS NO. 2**  
**INST. NO. 201800009659 O.P.R.D.C.T.**  
**CITY OF GARLAND, DALLAS COUNTY, TEXAS**  
**AUGUST 11, 2022**  
**CITY CASE NO.: 220029-0**

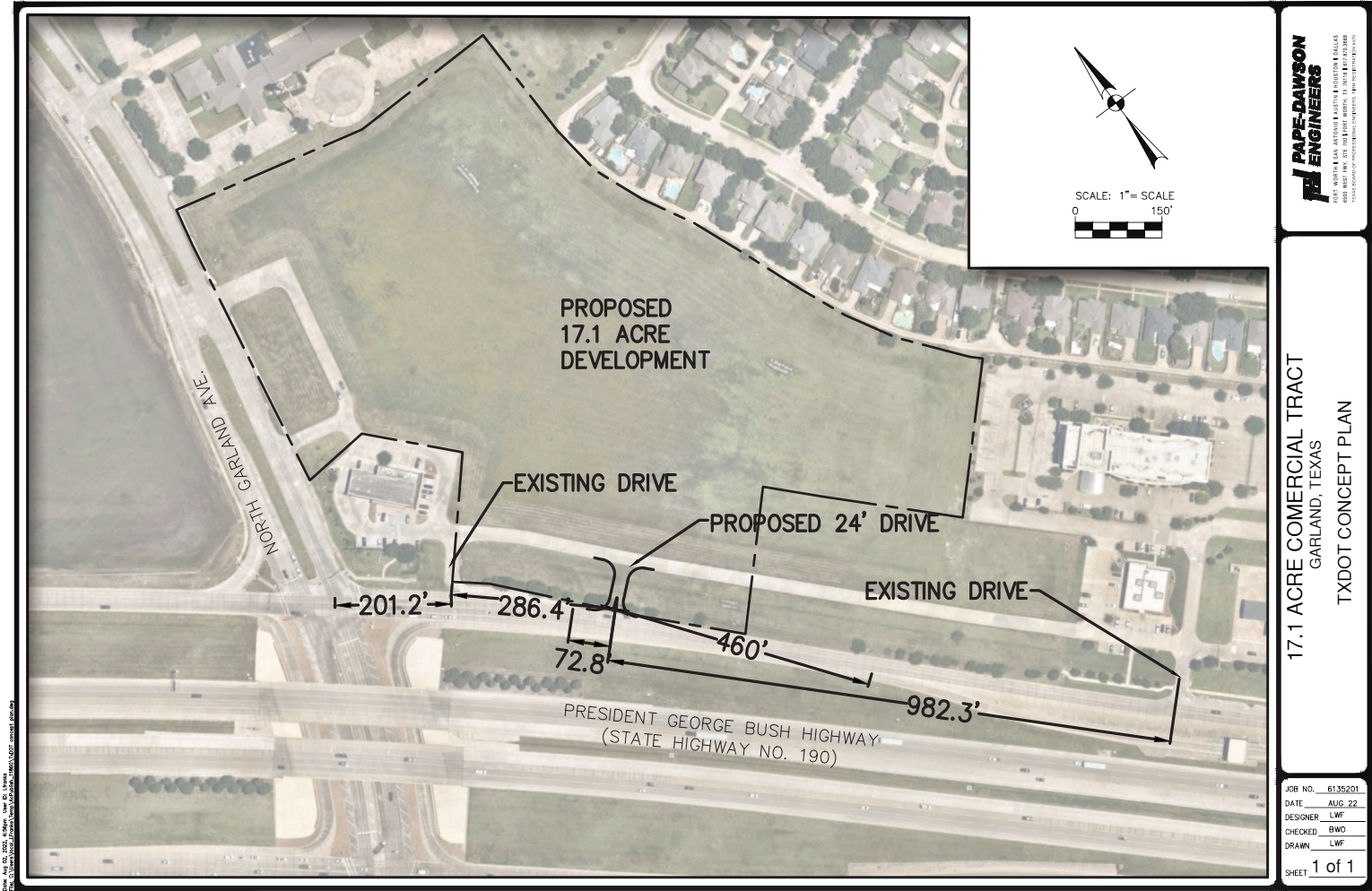


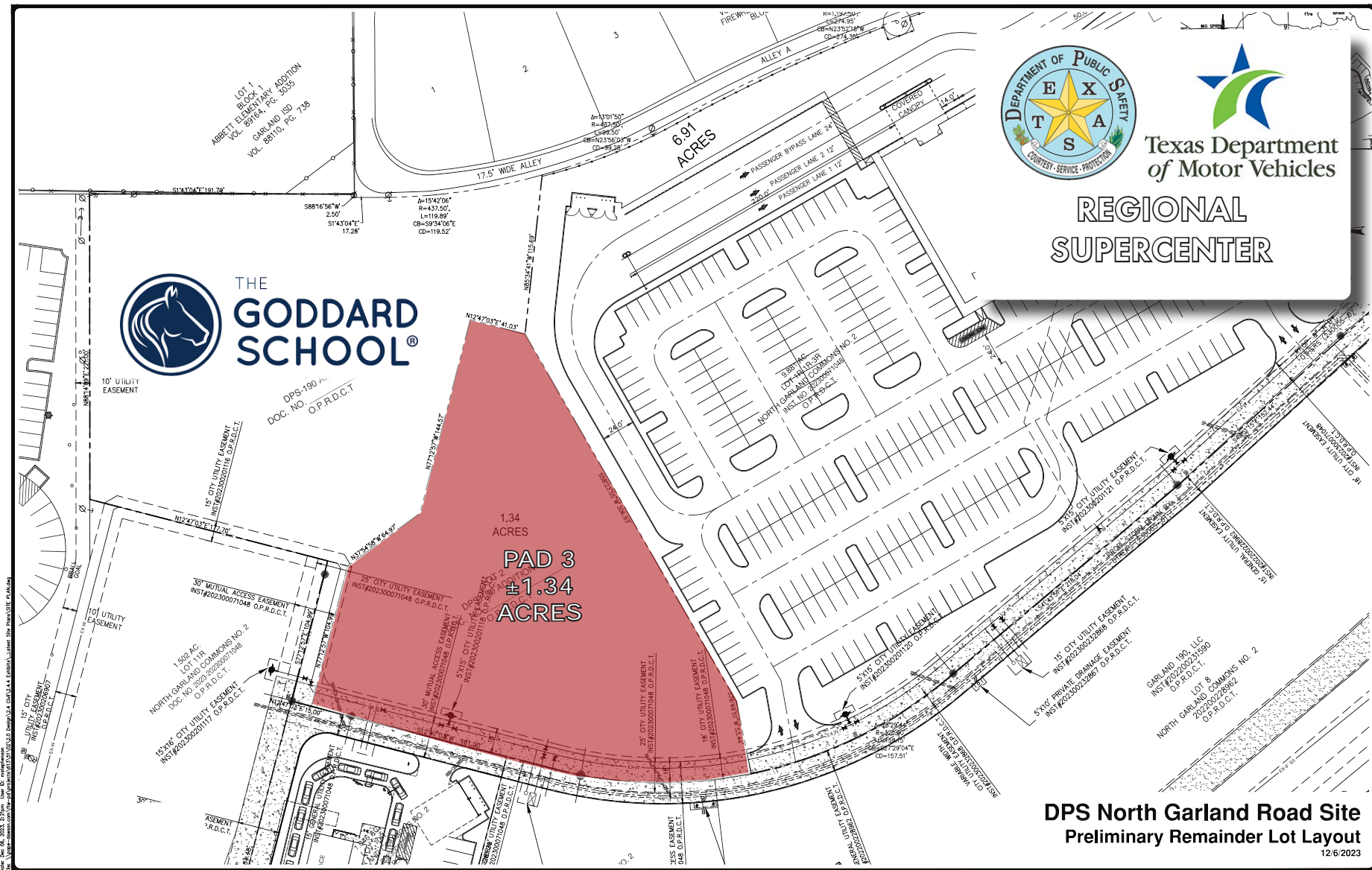






Proposed Access Drive From President George Bush Highway (State HWY 190)







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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

## FOR MORE INFORMATION:

**JESSICA GIBSON** | *Owner*

602.770.7145

jess@ciadvisor.com

**PAUL BLACKBURN**

Texas Designated Broker

License # 376821





## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

CIA Brokerage Company	9004841	jess@ciadvisor.com	972 630 6000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul K. Blackburn	376821	pkb@blackburnproperties.com	210 828 7654
Designated Broker of Firm	License No.	Email	Phone
Paul K. Blackburn	376821	pkb@blackburnproperties.com	210 828 7654
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)

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