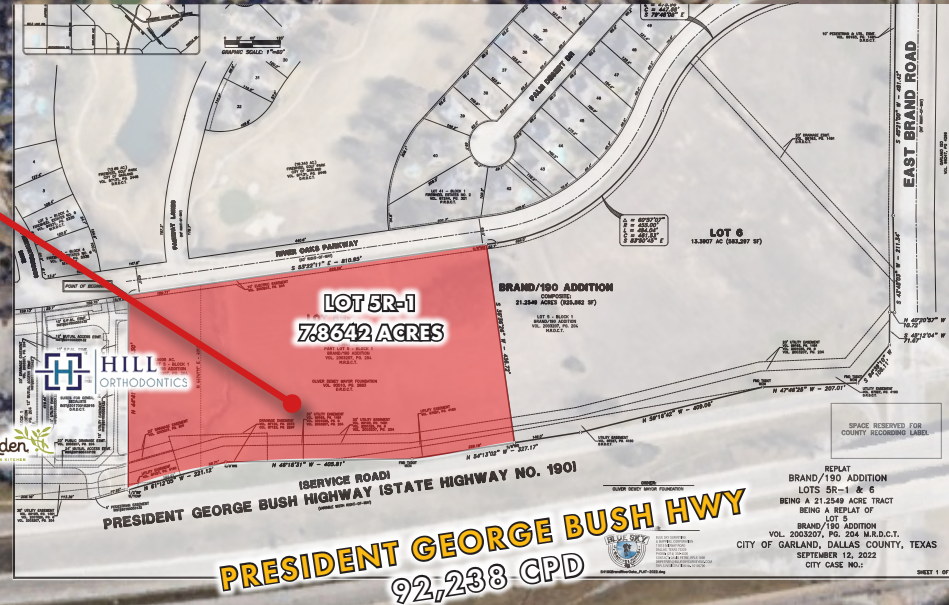


FOR SALE - COMMERCIAL DEVELOPMENT & PAD SITES

4780 N. PRESIDENT GEORGE BUSH HWY | GARLAND (DALLAS METRO), TEXAS 75040
(PRESIDENT GEORGE BUSH HWY & E. BRAND RD)

**SUBJECT PROPERTY
PAD SITES FOR SALE**



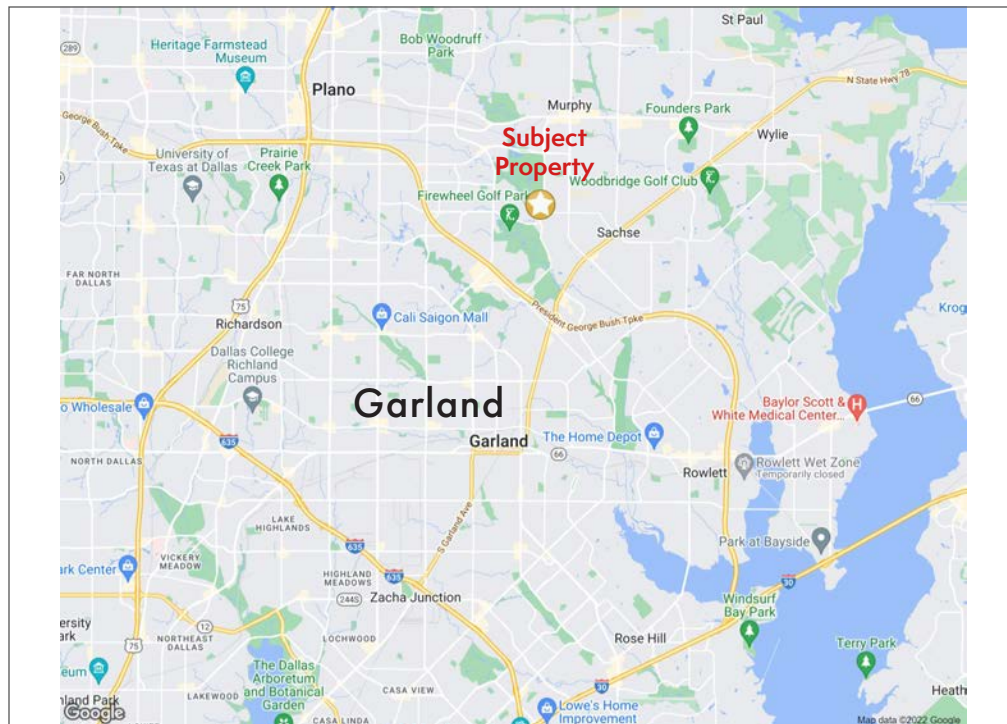
JESSICA GIBSON | Owner
jess@ciadvisor.com
602.770.7145

CIA commercial
investment
advisors

CIA BROKERAGE COMPANY

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

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



CONTACT BROKER FOR ASKING PRICE



LOCATION

Bush Toll Road & E. Brand Road
(Dallas Metro)



SIZE

Lot 5R1 ±7.8642 acres

Will split into smaller tracts 425' deep

Lot 1 ±1.5 acres (153ft x 425ft)

Lot 2 ±3 acres (300ft x 436ft)

Lot 3 ±3.3 acres (329ft x 436ft)



ZONING

CR Community Retail (City of Garland)



TRAFFIC COUNTS

92,238 CPD

HWY 190

8,363 CPD

E. Brand Rd.

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 Skilllets, 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.

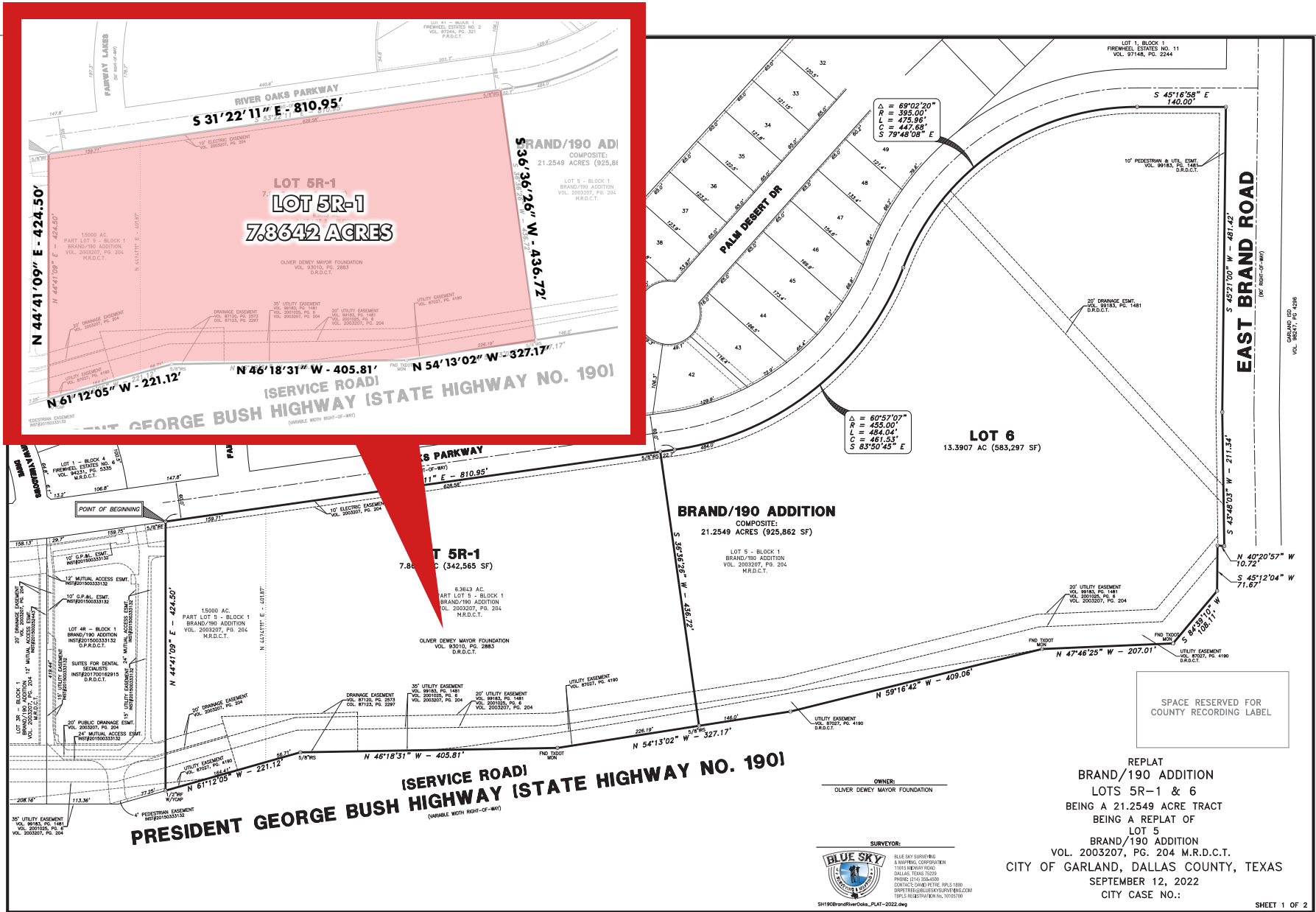
AREA RETAILERS (10-MI)

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





CONFIDENTIALITY AGREEMENT

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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:

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