12113 GARLAND RD, DALLAS, TX

SWQ of Garland Rd & Northwest Pkwy

FOR LEASE



(972) 991-9590

































Redevelopment Coming Soon

Pad Sites and Future Retail Space

STUART MONTEITH Stuart@CenterPointCP.com (972) 991-9590 x30

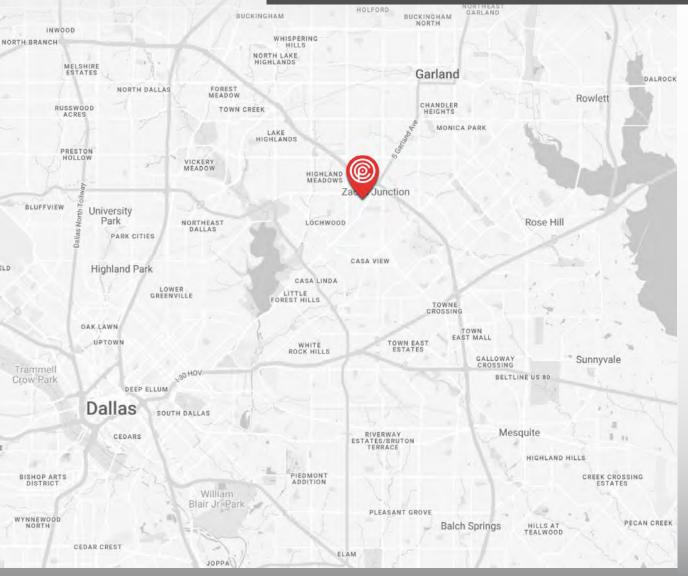
MARK COHEN
Markt@CenterPointCP.com
(972) 991-9590 x26

5330 ALPHA RD STE 200 DALLAS, TX 75240

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AVAILABILITY

Building for Lease

PRICING

Call for More Information

TRAFFIC COUNTS

Northwest Hwy: 33,209 VPD (TXDOT 2021) Garland Rd: 25,477 VPD (TXDOT 2021)

PROPERTY DETAILS

- · Visibility from Highway 78
- Near I-635
- East Dallas is known for its eclectic mix of homes, ranging from historic bungalows to modern townhouses.
- White Rock Lake Park is a 1,015-acre park and is one of the largest in Dallas and offers a variety of outdoor activities, including hiking, biking, fishing, and boating.

DEMOGRAPHIC SNAPSHOT

	1-mile	3-mile	5-mile	10-mile
2022 Population	13,389	128,097	397,821	1,324,784
Daytime Population	14,173	118,439	347,582	1,463,668
Average HH Income	\$76,762	\$92,325	\$91,734	\$112,069

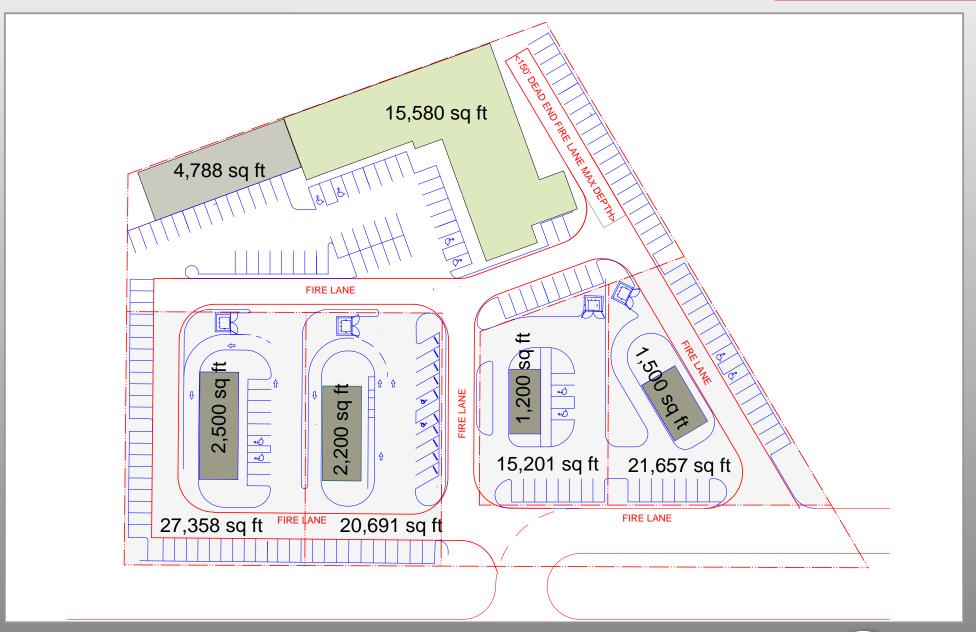
VIEW FULL DEMO REPORT







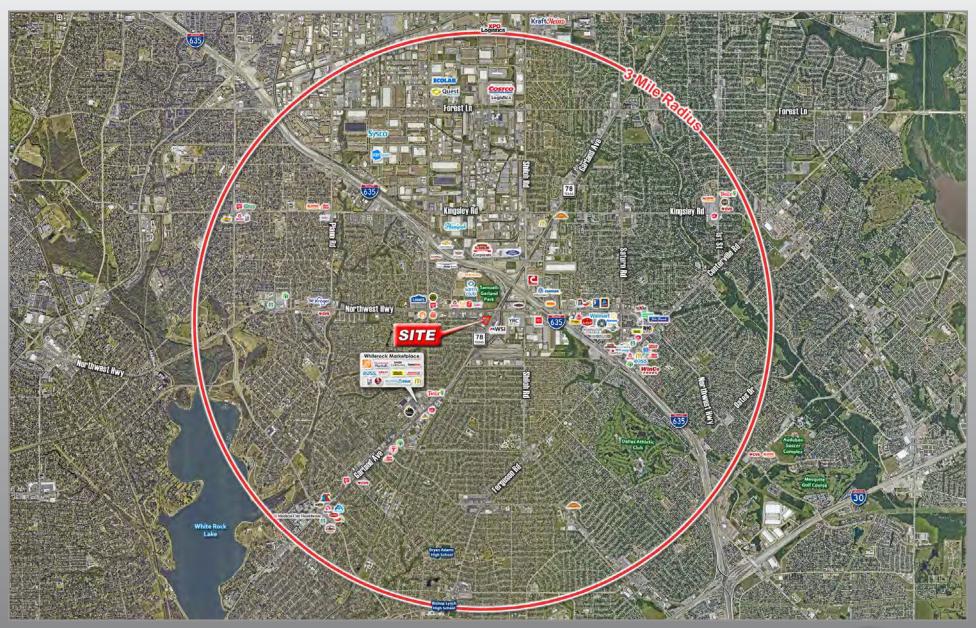


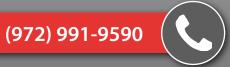














Information About Brokerage Services

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 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tena	ant/Seller/Land	ord Initials Date	