



NORTH GARLAND CROSSING | 5435 N GARLAND AVE, GARLAND, TX 75040

Features

North Garland Crossing is a Target anchored, neighborhood shopping center, conveniently located at the corner of North Garland Avenue and President George Bush Turnpike, the primary retail intersection in the trade area. This intersection is also home to Lifetime Fitness, Academy, Walmart Supercenter, and a variety of retail and quick service restaurant users.

FOR LEASE

TOTAL SF: 75,811
AVAILABLE SF: 9,405
MIN CONTIGUOUS SF: 1,050
MAX CONTIGUOUS SF: 6,586
CONTACT FOR MORE INFORMATION

Traffic Counts

N Garland Ave	21,228 VPD
SH-190	103,924 VPD

Demographics

YEAR: 2026	1 MILE	3 MILE	5 MILE
Total Population	10,066	117,527	317,740
Total Household	4,473	44,872	115,604
Average Household Income	\$125,562	\$140,835	\$137,827
5 Year Population Growth	2.36%	2.16%	3.41%

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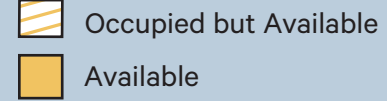
Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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Current Tenants

100A	The Mattress Firm	4,000 SF
110A	Staff Sense	1,200 SF
115A	Luxury Nails	1,200 SF
120A	Major Distro Vape & Smoke	1,258 SF
125A	Garland Dental	1,800 SF
130A	Available	1,769 SF
140A	The UPS Store	1,300 SF
150A	Music & Arts	3,300 SF
160A	LA Hair Studio	1,200 SF
180A	North American Title Company (Available)	2,727 SF
185/190A	Available	3,859 SF
*Can be demised to 1,136 SF / 2,723 SF		
300B	Tropical Smoothie	1,500 SF
310B	Crumbl Cookies	1,280 SF
320B	AT&T	3,715 SF
350B	Panda Express	2,242 SF
370B	Garland Gold Buyers	865 SF
380B	Hear Again America	1,050 SF
5325	Michael's	23,948 SF
5401	Petsmart	18,875 SF

N Garland Ave



SH 190\PGBT & HWY 78\LAVON DR, GARLAND, TEXAS



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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 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:

- (i) the broker's duties and responsibilities to you and your obligations under the agreement;**
- and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Margaret Patricia Hansen

Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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