



LAND FOR SALE

1625 FIREWHEEL PKWY | GARLAND, TX 75040

PROPERTY OVERVIEW

ADDRESS

1625 Firewheel Pkwy
Garland, TX 75040

PROPERTY TYPE

Land for Development

SIZE

Approx. 4 Acres

UTILITIES

At Site

ZONING

PD

PROPOSED USES

Retail Strip, Pads, Bank, Restaurant

PRICING

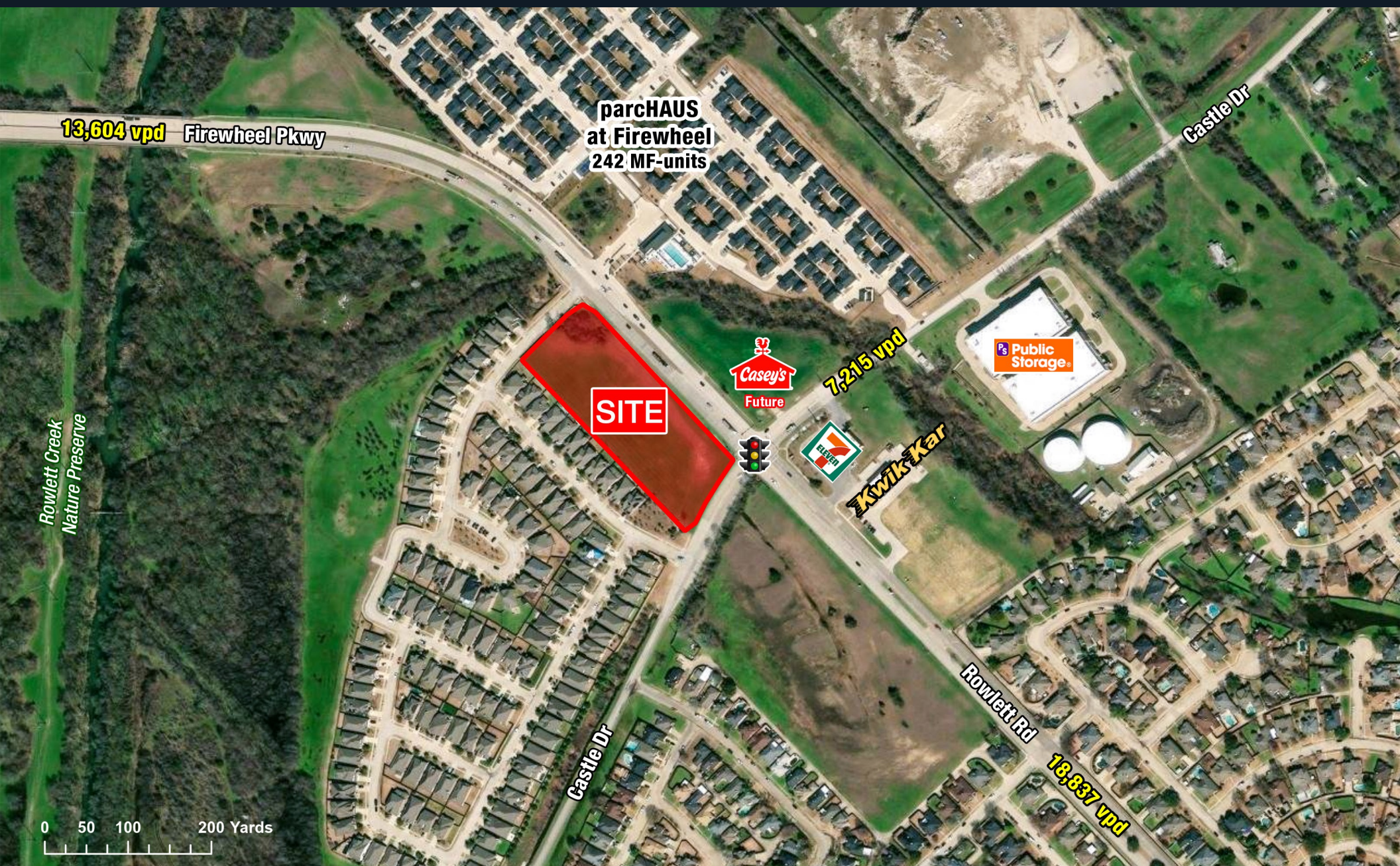
Call Brokers

The corner at 1625 Firewheel Pkwy is strategically positioned within Garland's sought-after Firewheel corridor, a thriving submarket defined by established neighborhoods, quality schools, and consistent traffic flow. This location provides strong visibility and effortless accessibility from surrounding arterial roads, drawing both local residents and pass-through commuters. Unlike much of Garland's remaining undeveloped land, which sits within 100-year floodplain boundaries and faces construction restrictions, this parcel offers fully buildable acreage—giving developers a rare competitive advantage. With limited new retail development currently underway in the area, the site enjoys minimal competition and stands ready to capture unmet demand for neighborhood-serving retail, dining, and essential services. Combined with its dense residential base, strong infrastructure, and favorable land conditions, 1625 Firewheel Pkwy presents a premier opportunity for a successful neighborhood shopping center.

weitzman®



PROPERTY AERIAL

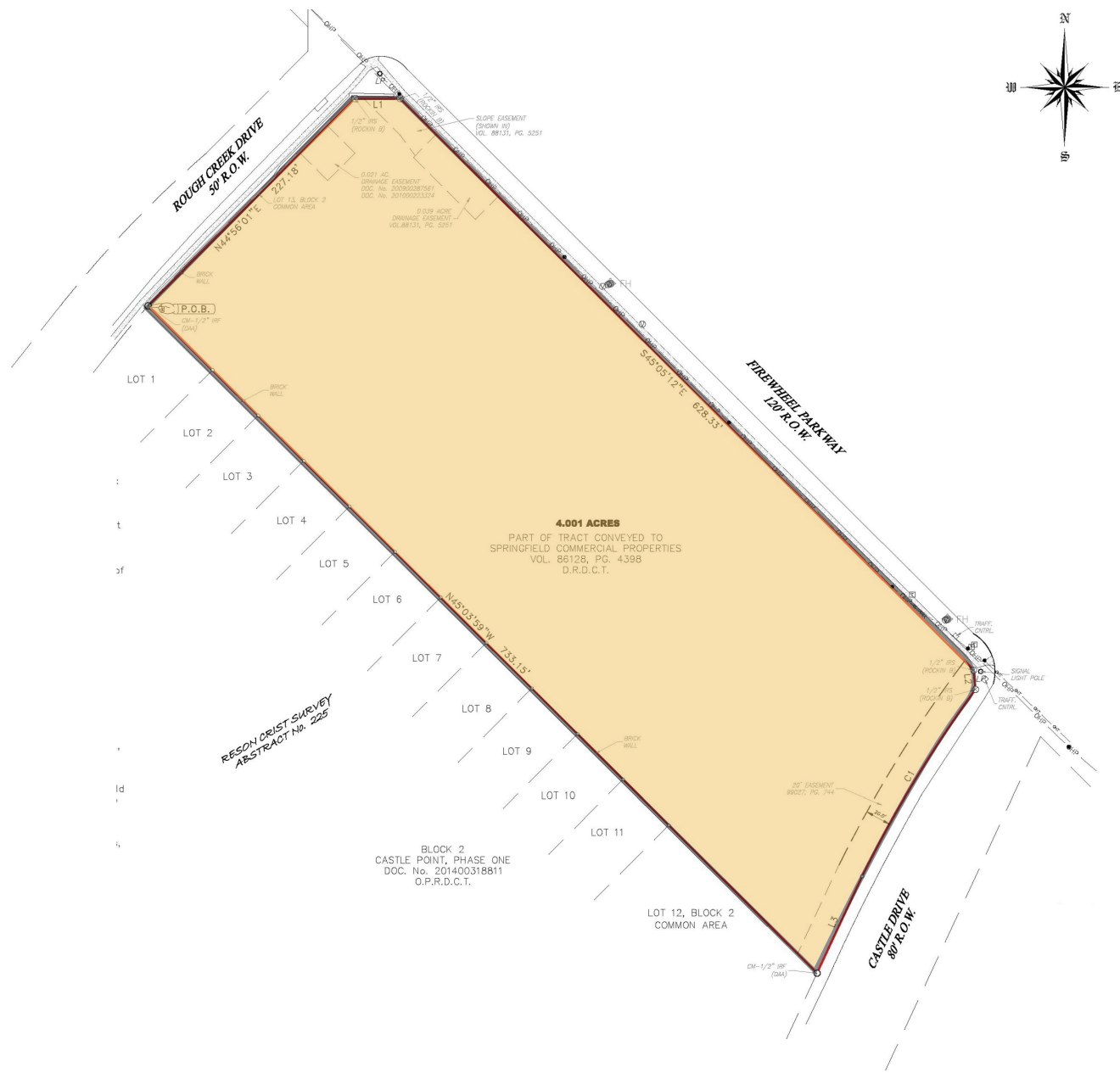


OBLIQUE AERIAL



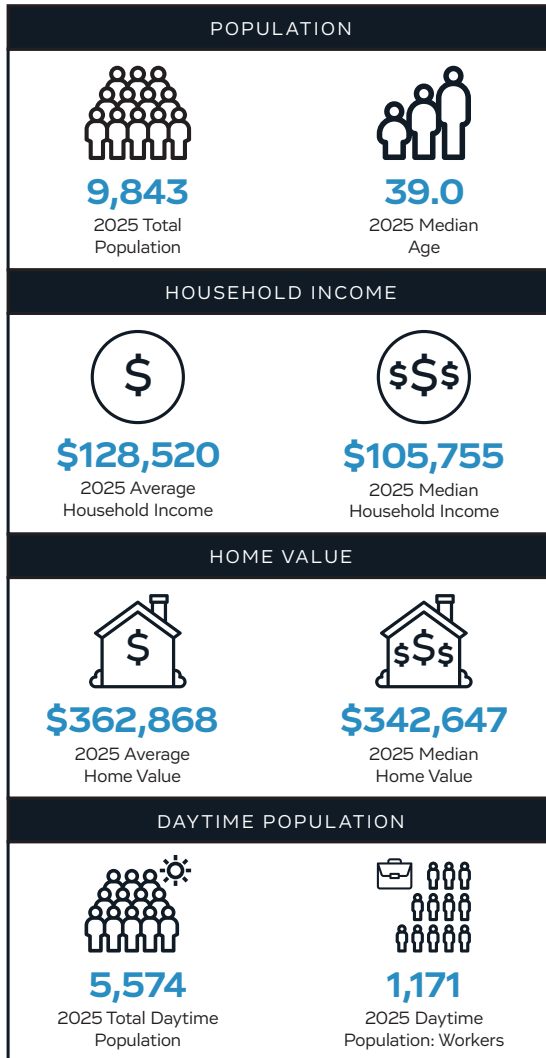
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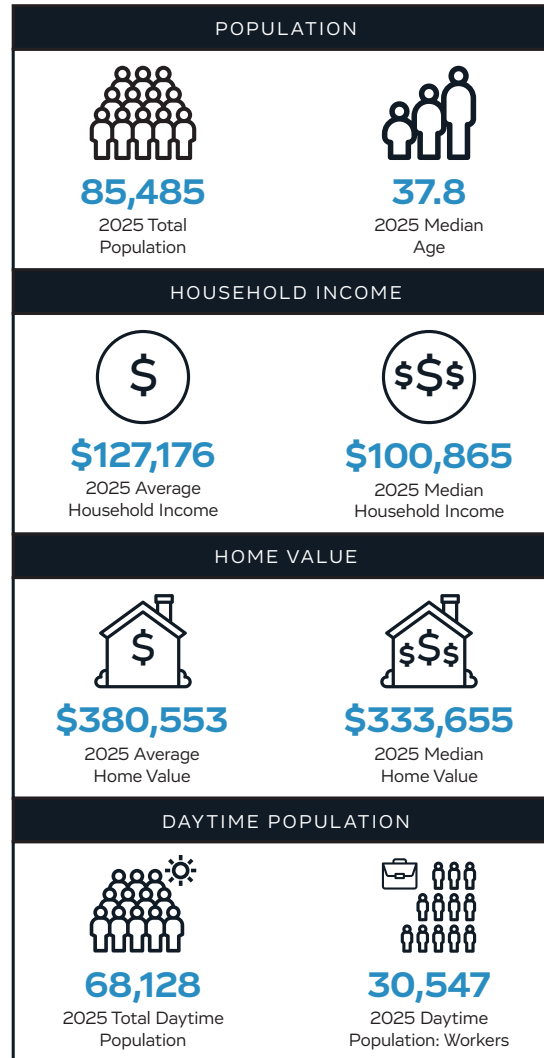


DEMOGRAPHICS

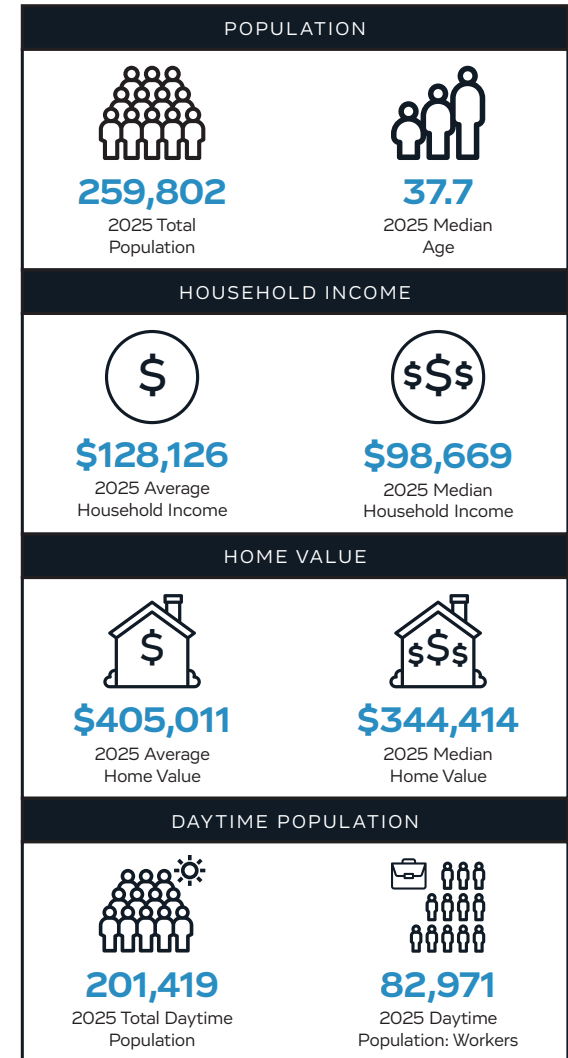
1 MILE



3 MILE



5 MILE





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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

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- 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.

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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

Scott Smith

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