



EBG

EUREKA BUSINESS GROUP

3160 Saturn Rd
-230B Garland, TX

7,312 SF Retail Space



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LEASE Package

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties, businesses and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

FOR LEASE: Great Retail Space in Vibrant Garland, TX Shopping Center

Seize this outstanding leasing opportunity at the intersection of Saturn and Kingsley Rd in the heart of Garland, TX. Ideally situated in a densely populated area, this 7,312SF endcap retail space is available for immediate occupancy and ready to bring your business vision to life.

This open plan retail space is part of a busy shopping center, offering flexibility for a variety of business types including retail stores, office spaces, or restaurants.

The building is equipped with central heat & air, ensuring a comfortable shopping experience for your customers all year round. The property also benefits from ample parking, providing a convenient shopping destination for local and visiting customers.

With traffic volumes of 18,345 VPD on Kingsley and 15,060 VPD on Saturn, your business will enjoy high visibility and exposure, attracting a steady stream of potential customers.

Competitive modified gross lease terms are on offer, with both the term and the tenant improvements budget open for negotiation to best suit your business needs.

If you're looking for an accessible, high-traffic retail space in a thriving community, look no further. Contact us today to learn more about this exclusive leasing opportunity or to schedule a viewing. Don't miss out on this chance to locate your business in the heart of Garland, TX!

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The statements and figures presented herein, while not guaranteed, are secured from sources deemed to be reliable. This information is subject to changes and withdrawal without notice. THIS Property IS OFFERED "AS IS, WHERE IS, WITH ALL FAULTS." Broker is advising reader to conduct its own independent evaluation, valuation and assessment of the business.

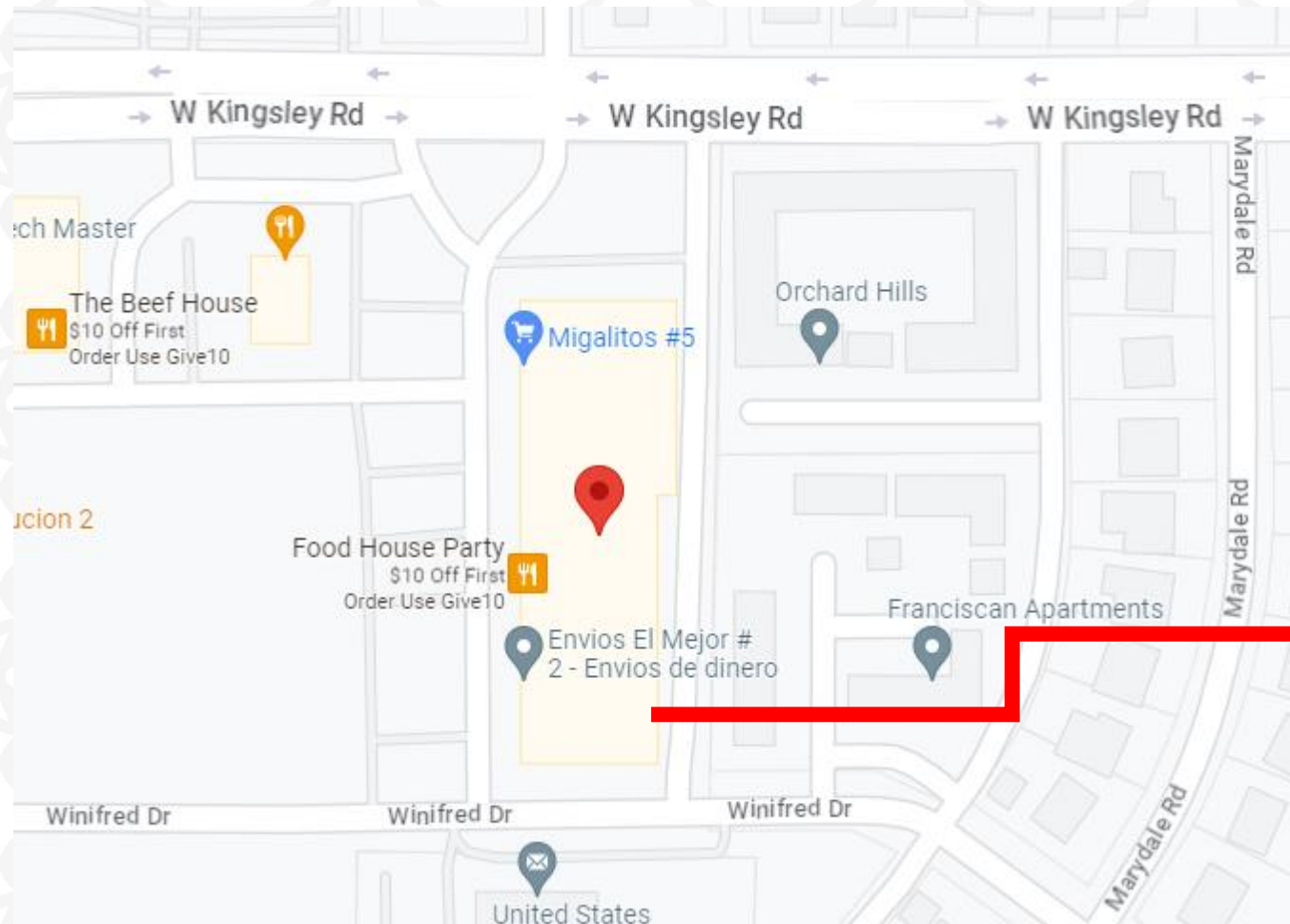


Property Profile	
Available SF:	7,312SF
Type:	Retail
Secondary Type:	Shopping Center
Year Built:	1980
Entries:	Double Front, 1 Back
Bathrooms:	In-unit
Street Type:	Primary
Visible Signage:	Available
HVAC:	Central Heat & Air
Traffic:	Kingsley: 18,345 VPD Saturn: 15,060 VPD

- **Street Address:**
3160 Saturn Rd STE 230B, Garland, TX
- **Usage: Retail/Office/Restaurant, etc.**
- **Parking:** Ample parking spaces available
- **Traffic: Kingsley: 18,345 VPD | Saturn: 15,060 VPD**
- **Term:** Negotiable
- **Rent:** \$11/SF-\$14/SF Modified Gross
- **Tenant Improvements Budget:** Negotiable
- **Available:** 01/01/2024

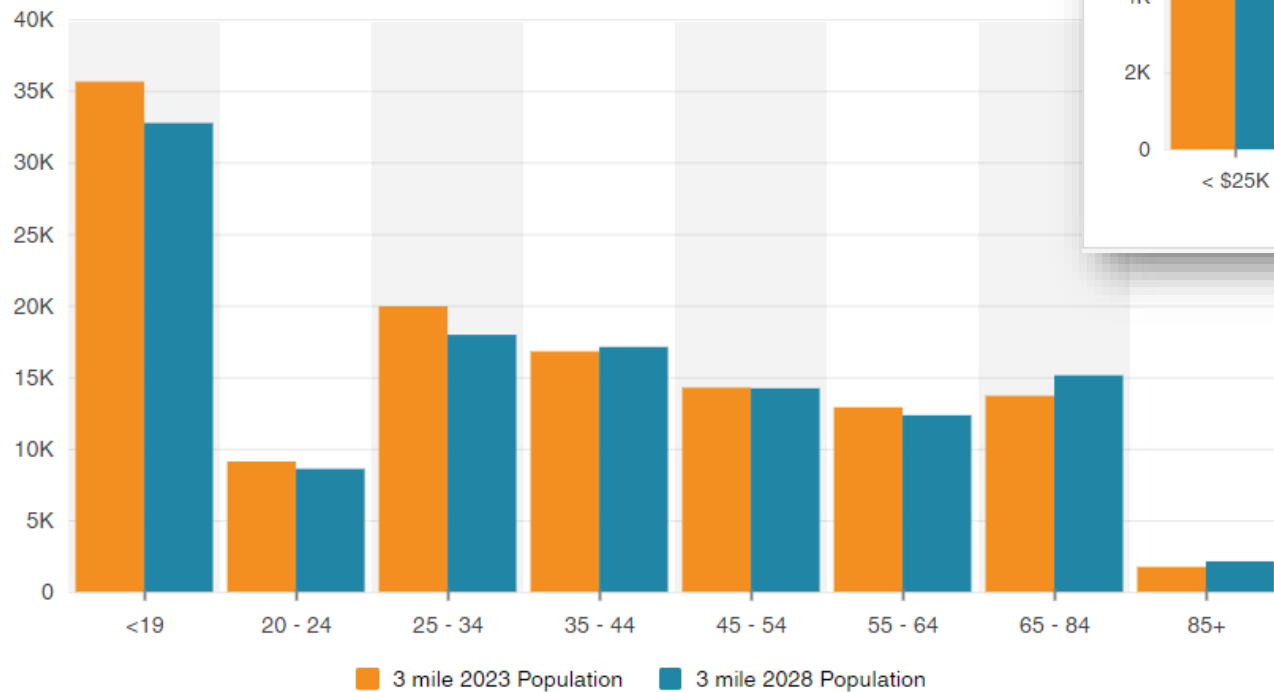




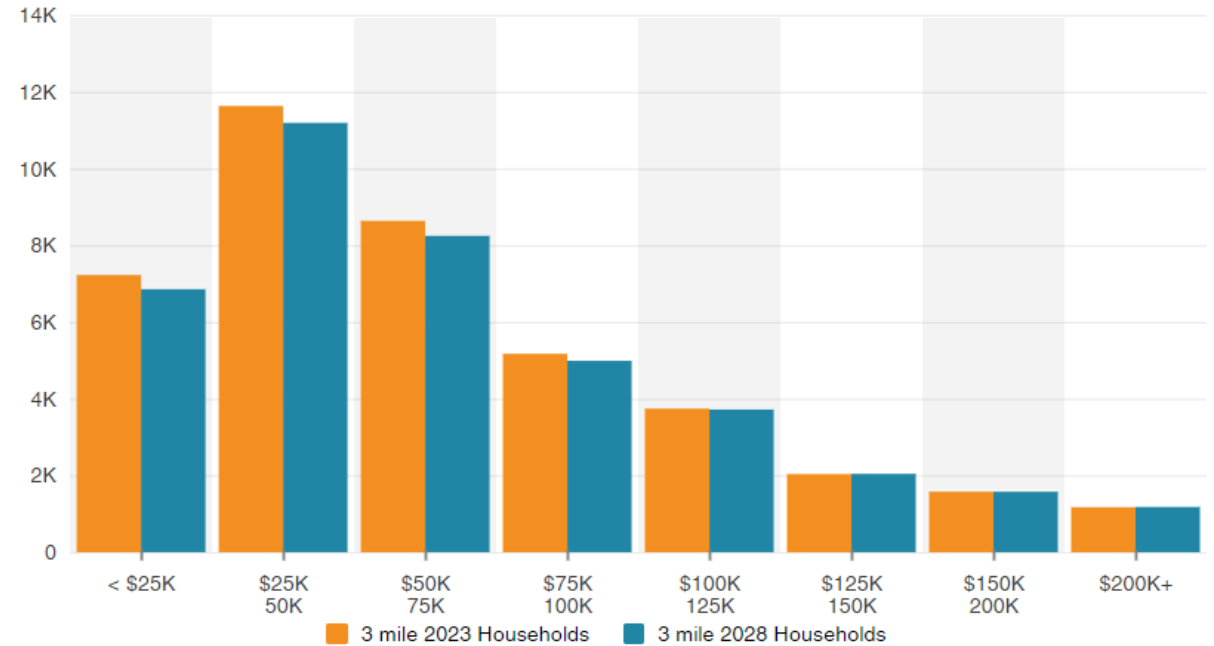


**3160 Saturn Rd
#230B, Garland, TX
75041**

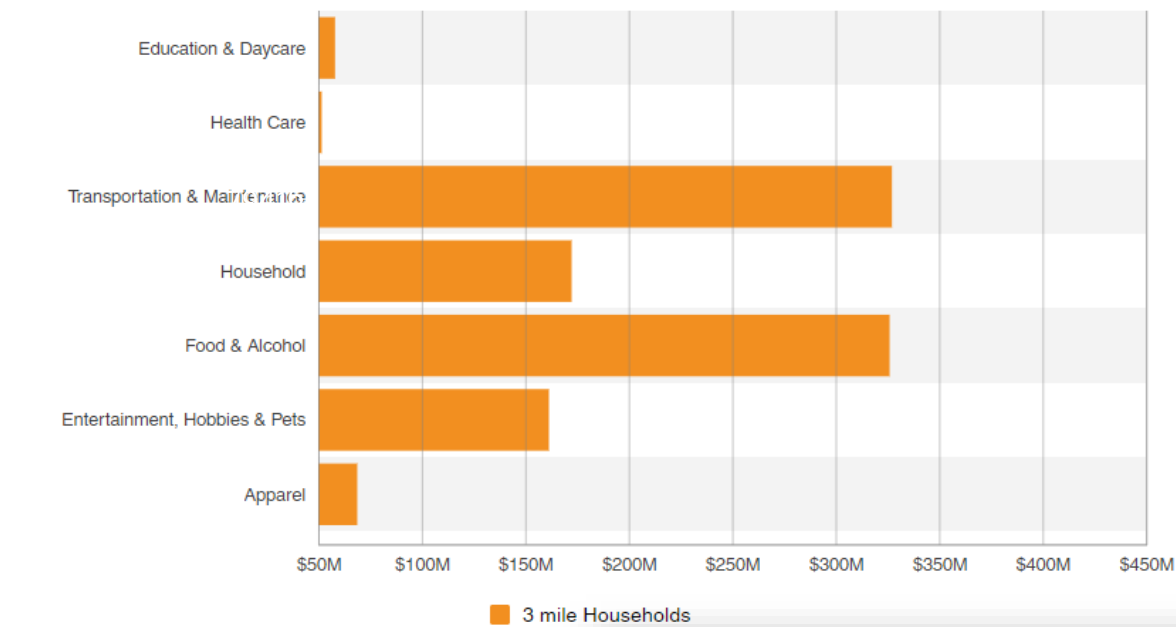
Population By Age



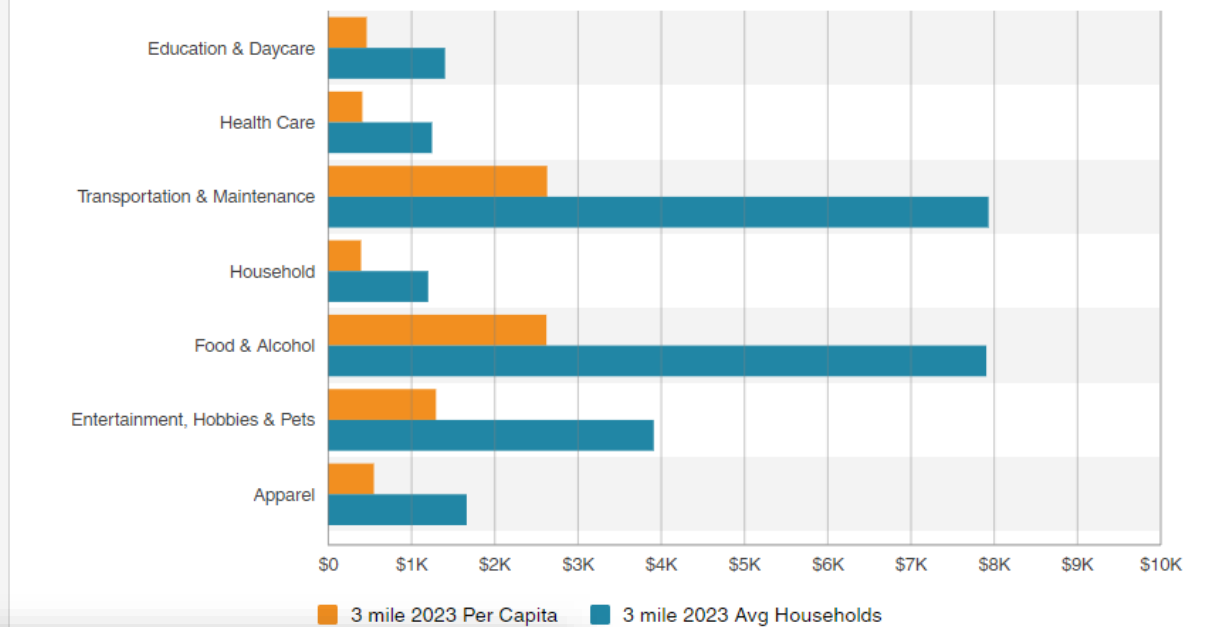
Household Income



Consumer Spending



Per Capita & Avg Household Spending



Population

	1 mile	3 mile	5 mile
2010 Population	15,818	125,811	354,915
2023 Population	16,006	124,106	353,507
2028 Population Projection	15,576	120,214	342,917
Median Age	34.3	33.7	34.8
Bachelor's Degree or Higher	14%	17%	22%



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Contact

INFORMATION ABOUT BROKER SERVICES

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:
 - 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.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone

<u>Joseph Gozlan</u>	<u>0593483</u>	<u>Joseph@EBGTexas.com</u>	<u>4694436336</u>
Sales Agent/Associate's Name	License No.	Email	Phone