

Information Package



EBG
EUREKA BUSINESS GROUP



FOR LEASE

3160 Saturn Rd. Suite 230A
Garland, TX 75041

Joseph Gozlan
P: (903) 600-0616
E: Joseph@ebgtexas.com

5,100 SF
Retail Space

Lease Information



Property Profile

Available SF:	5,100SF
Type:	Retail
Secondary Type:	Shopping Center
Year Built:	1980
Entries:	Double Front, 2 Back
Bathrooms:	In-unit
Street Type:	Primary
Visible Signage:	Available
HVAC:	Central Heat & Air
Traffic:	Kingsley: 18,345 VPD Saturn: 15,060 VPD

Call to Schedule
a Tour
(903) 600-0616

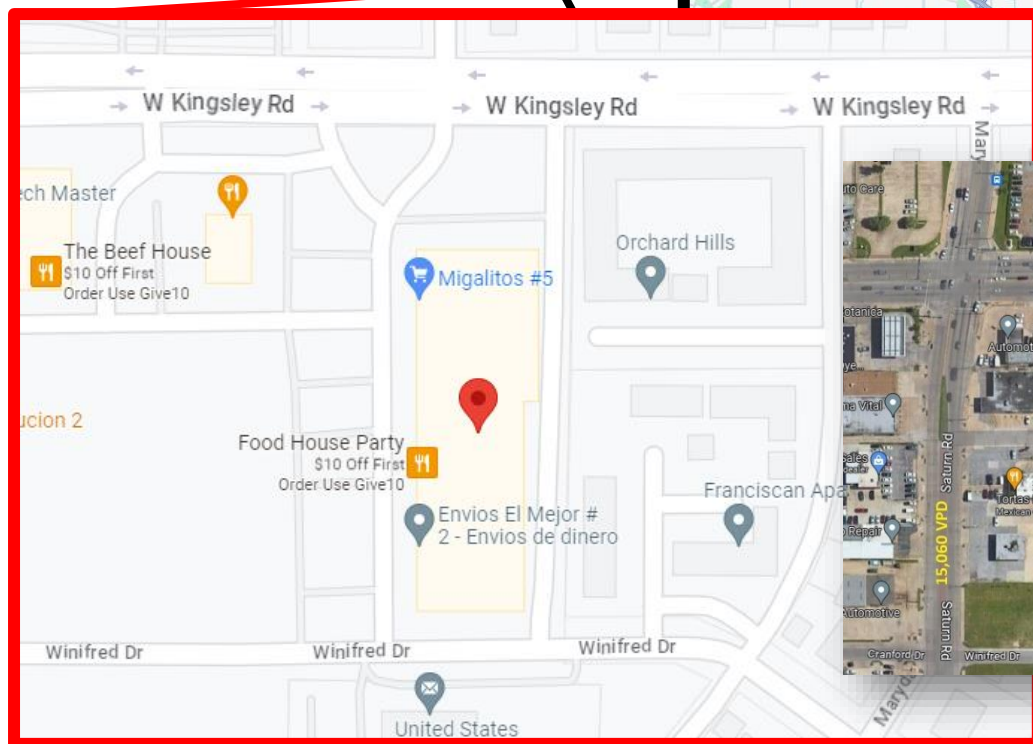
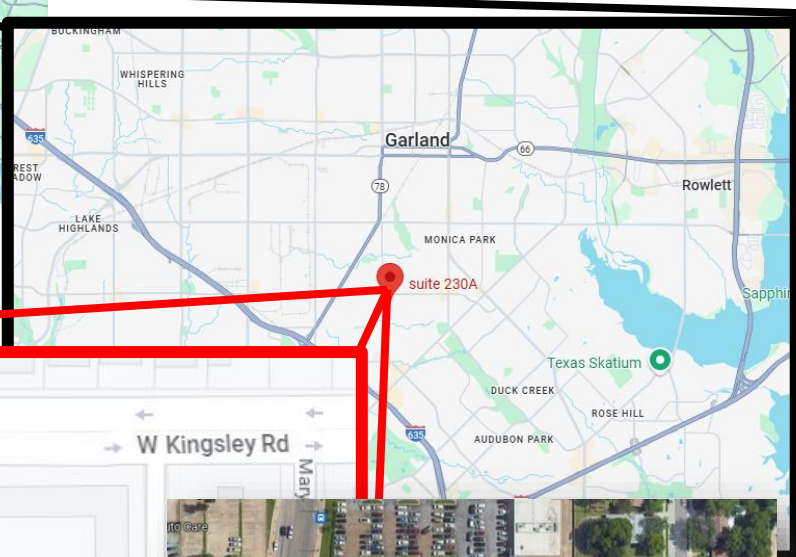
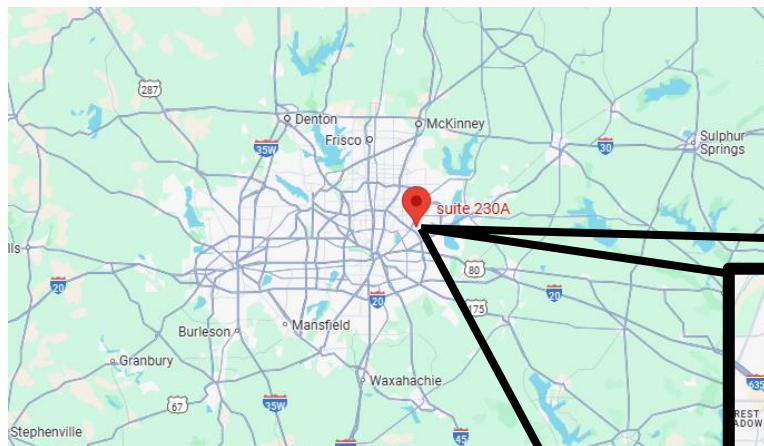
- **Street Address:**
**3160 Saturn Rd STE 230A,
Garland, TX**
- **Usage:** Retail/Office/Restaurant,
etc.
- **Parking:** Ample parking spaces
- **Buildout:** Whitebox
- **Ti Budget:** Negotiable
- **Traffic:**
Kingsley: 18,345 VPD
Saturn: 15,060 VPD
- **Term:** Negotiable
- **Rent:** Contact Broker
- **Available:** Immediately!



Pictures



Location



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



Location



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

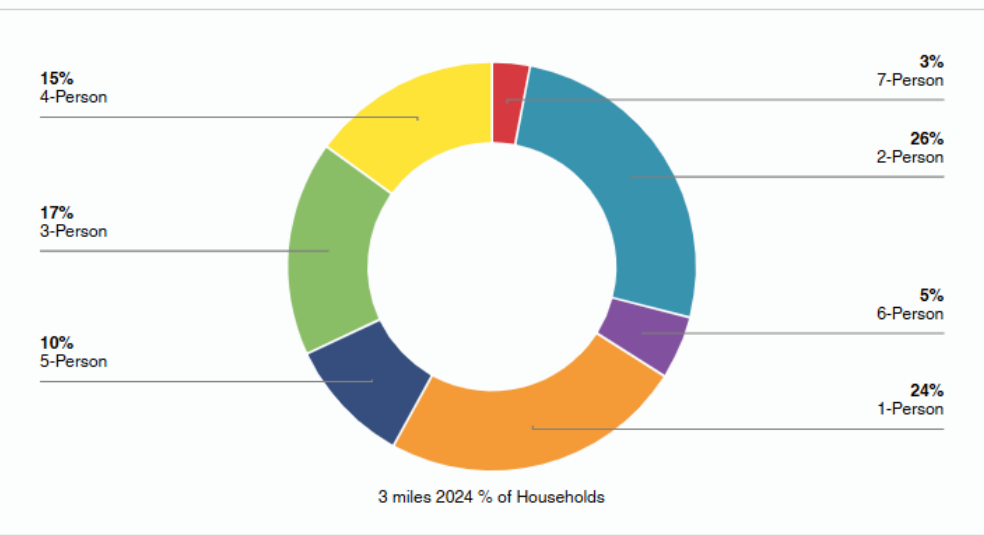


Demographics

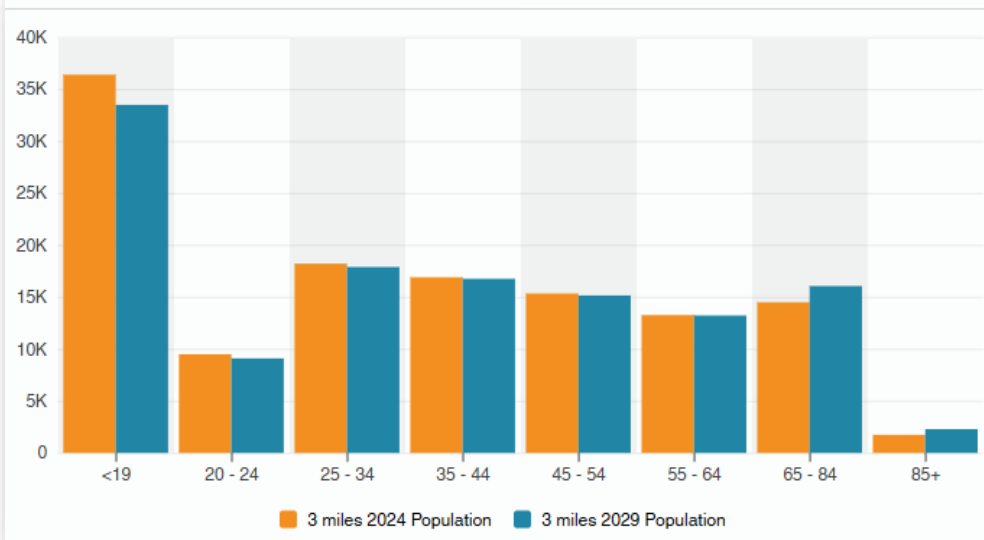
Population

	2 miles	3 miles	5 miles
2024 Population	58,843	125,813	359,973

Household Size

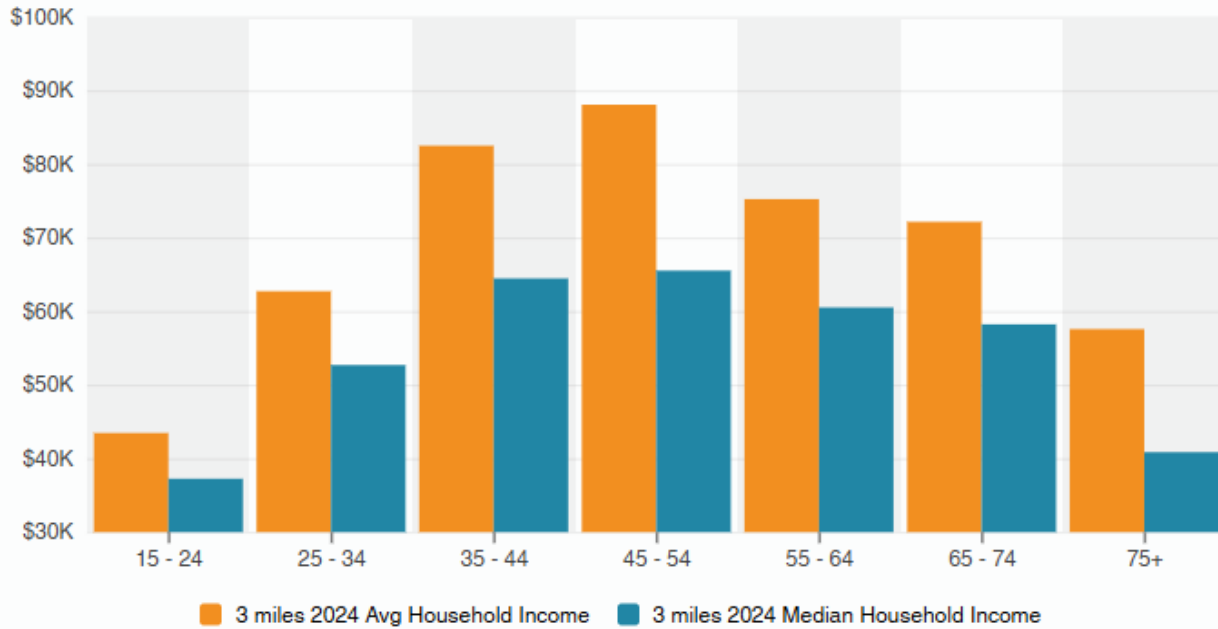


Population By Age

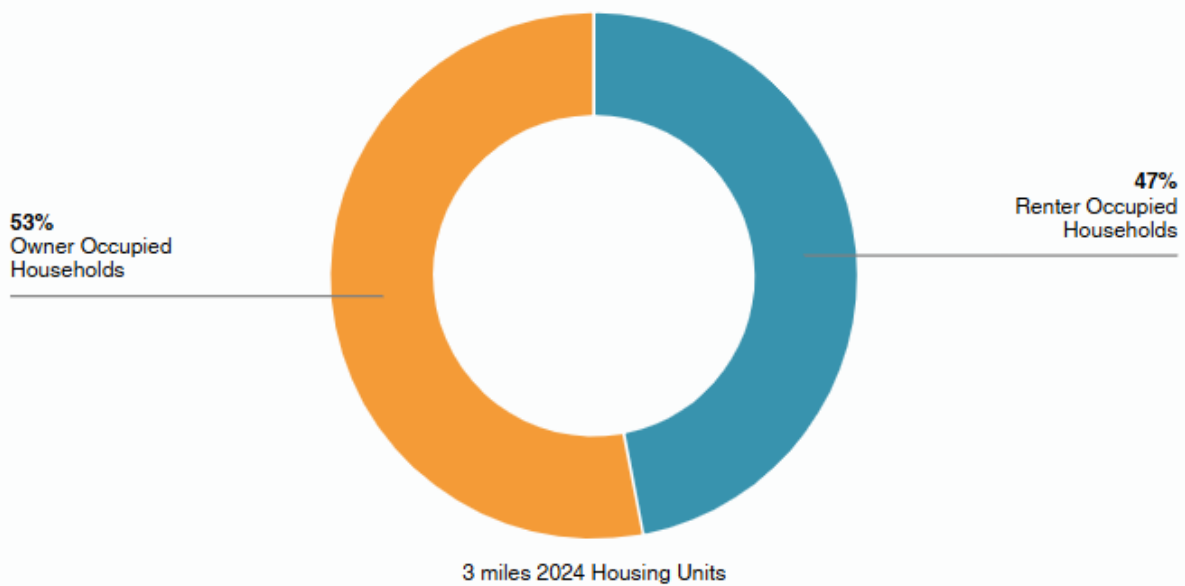


Demographics

Household Income By Age



Housing Occupancy



Contact

For property inquiries or tour scheduling:



EBG
EUREKA BUSINESS GROUP

Joseph Gozlan

Broker

M: (903) 600-0616

E: Joseph@EBGTexas.com

W: www.EBGTX.com

License #0593483



Legal Disclaimer

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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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 and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'SMINIMUMDUTIESREQUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):

- Put the interest 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 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.

Joseph Gozlan	0593483	Joseph@EBGTexas.com	(903)600-0616
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
Designated Broker of Firm	LicenseNo.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Sales Agent/Associate's Name	LicenseNo.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	