

FOR SALE

OFFICE CONDOS NEAR I-30

6330 Broadway Blvd, Stes B & C | Garland, TX 75043



VISION

COMMERCIAL REAL ESTATE



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PRICE | CONTACT BROKER

PROPERTY AREA | 1,972 SF & 1,272 SF

PROPERTY HIGHLIGHTS

- Office condos with tenants in place - **DO NOT DISTURB TENANTS**
- Located at hard corner intersection of Broadway Blvd and Guthrie Rd, just off I-30
- Dense retail area including Kroger anchored center across Broadway Blvd and Walmart Supercenter nearby

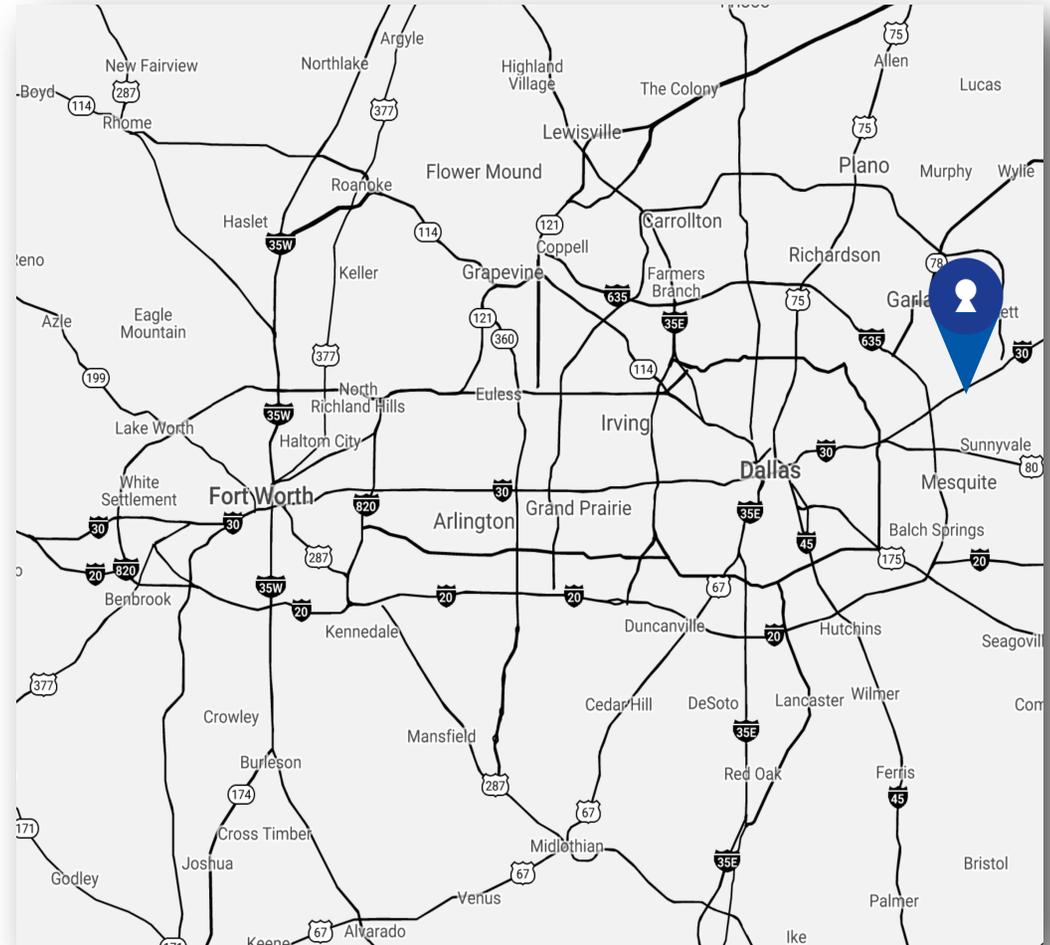
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	11,676	44,572	98,076	258,679
DAYTIME POPULATION	3,727	10,691	26,759	70,032
AVG HH INCOME	\$72,469	\$79,022	\$81,992	\$77,997
MEDIAN HOME VALUE	\$211,054	\$223,899	\$229,951	\$211,488

*Costar 2025

TRAFFIC COUNT

138,000 VPD at I-30 & Broadway Blvd
 26,484 VPS at Broadway Blvd & Guthrie Rd



Walmart

Chili's

Wendy's

STARBUCKS COFFEE

IHOP RESTAURANTS

TACO BELL

Care Now

McDonald's

THE ORIGINAL TACO CABANA MEXICAN PATIO CAFE

CHASE

Dutch Bros Caffe

THE QUINN
ON THIRTY

STATE RDA BEAUTY SUPPLY PRO MART

metro by T-Mobile

Kroger

ROCKLER

YCHCP THE COLLEGE OF HEALTH CARE PROFESSIONALS For the Career of Your Life

NORTHERN TOOL + EQUIPMENT

STORAGE 365

RaceTrac

Broadway Blvd

Albertsons

WHATABURGER

KFC

Habitat for Humanity

ReStore FURNITURE, MATTRESSES & STUFF

Little Caesars

Denny's

TACO CASA

TEXAS Department of Public Safety

SONIC

PAWN SUPERSTORE

DQ

RED WING

INTERSTATE 30

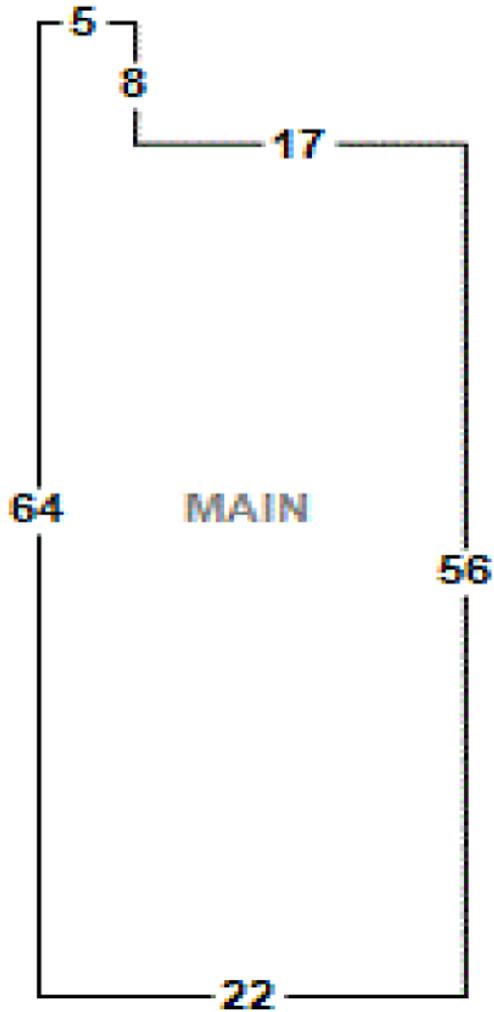


Broadway Blvd

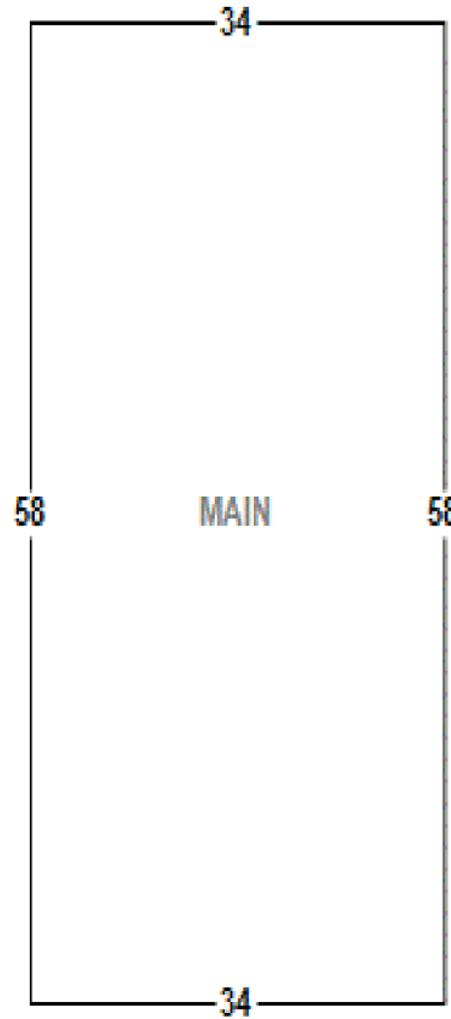
SITE

Guthrie Rd

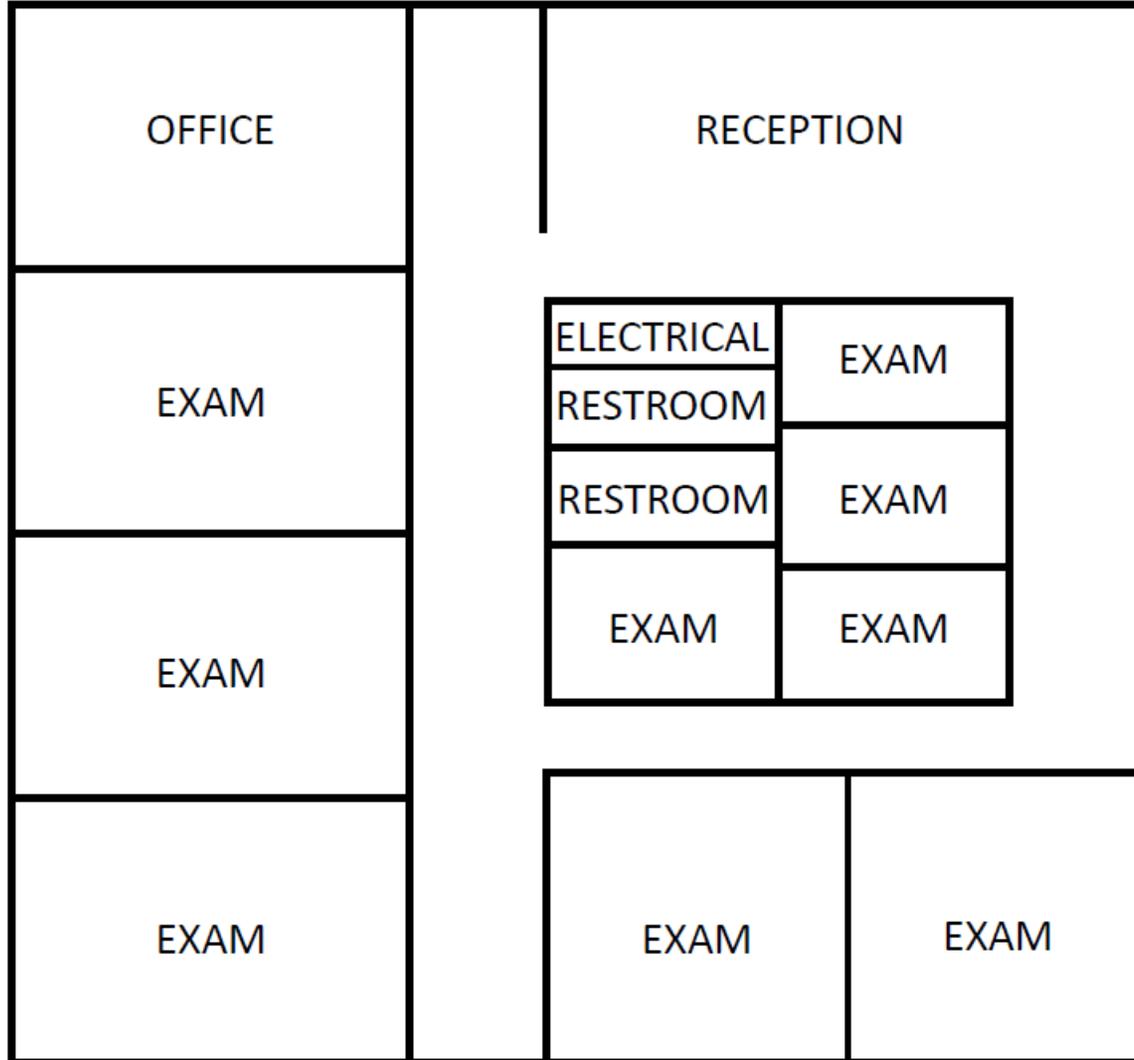
Condo B



Condo C



Suite C
Not to scale





COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



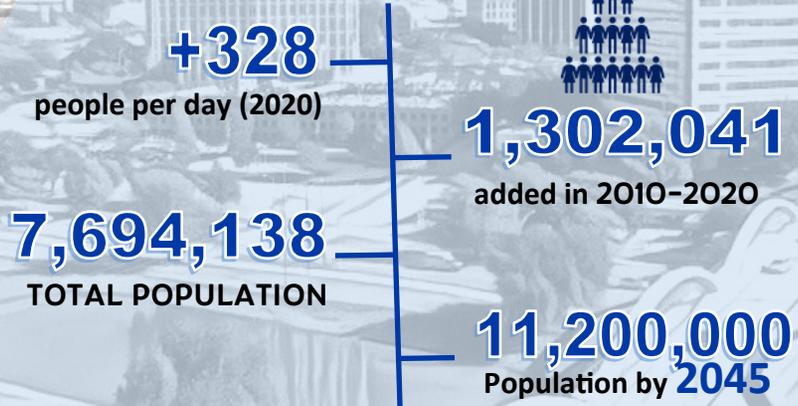
#1 in the country for 3-year job growth (185,600 jobs)
#1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)
BLS, Dec. 2021

4 Global 500 Companies
Fortune, 2021
9 World's Most Admired Companies
Fortune, 2022
22 Fortune 500 Companies



DFW AREA GROWTH

50% LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.
+7.2% EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022



3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations

HIGHER EDUCATION

Three Research 1 Universities



Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions
15 Major Universities Including:



4TH LARGEST METRO IN U.S. OVER **200** CITIES

HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

PRICE	CONTACT BROKER
PRICE PSF	CONTACT BROKER
NOI	CONTACT BROKER
CAP RATE	CONTACT BROKER
TOTAL SUITES	2
TENANTS	2
OCCUPANCY	100%
VACANCY	0%
GLA	1,970 SF & 1,272 SF
LOT SIZE	28,488 SF (.65 AC)
YEAR BUILT	1982

Vision Commercial Real Estate is pleased to present the opportunity to acquire a 100% occupied two-tenant condo located in Garland, TX. This 3,244 sf building sits on a 28,488 sf lot. Occupied by two tenants - a medical clinic and a salon - this building is a stable income producing asset with proven and stable tenants located on a highly trafficked, signalized intersection.

TENANT	SUITE	SQUARE FEET	SF%	<u>LEASE TERM</u>		<u>BASE</u>	<u>MONTHLY</u>	<u>ANNUAL</u>	LEASE TYPE	OPTIONS
				BEGIN	END	\$/SF/YR	RENT	RENT		
Randa Salon Suites	B	1,272	39%							
Elite Health and Wellness	C	1,970	61%							
Total		3,242	100%							

CONTACT BROKER

INFORMATION ON BROKERAGE SERVICES



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 on 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 on known by the agent, including information disclosed to the agent or subagent 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 on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on 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 on. 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 on 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 on 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 on 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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025

