

AVAILABLE

GRANDY'S — GARLAND — I-635 & NORTHWEST HWY

2155 W NORTHWEST HIGHWAY, GARLAND, TX 75041



PROPERTY INFO

- + 4,800 SF building on 81,160 SF of land (1.863 acres)
- + Heavily traveled regional intersection
- + 2nd generation restaurant with drive-thru
- + Great visibility
- + Large tract size provides ability to add more parking or other types of use
- + Restaurants nearby include: Starbucks, Chili's, Braum's, Denny's, etc.
- + Built in 1980
- + Pylon sign



2019 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	13,559	143,263	384,614
Daytime Population	16,777	126,889	332,379
Average HH Income	\$56,733	\$67,585	\$71,902

Traffic Counts

Northwest Hwy	31,999 vpd
I-635	174,950 vpd

Source: CoStar 2018

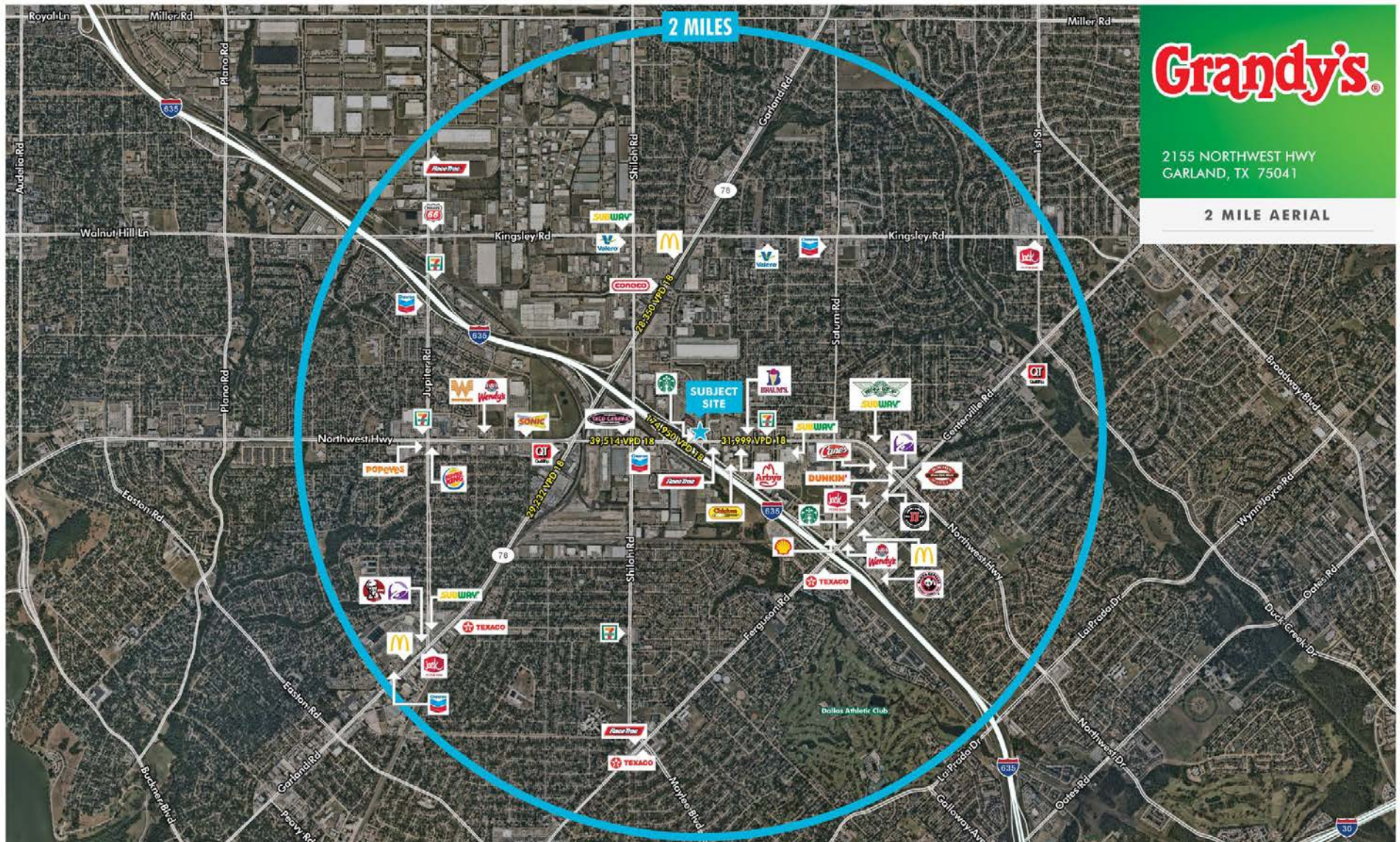
Retail Science from CBRE

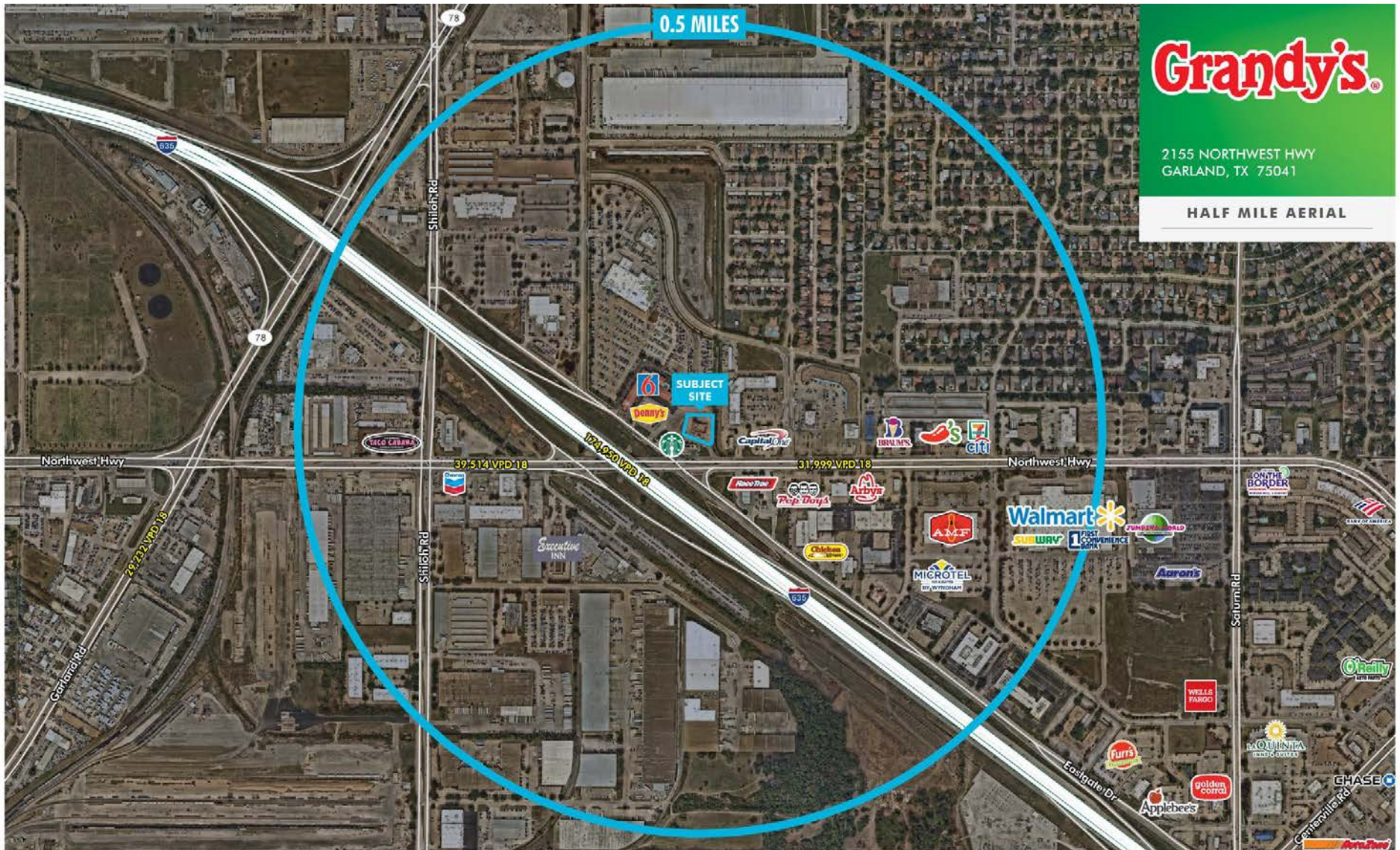
cbre.us/southcentralretail

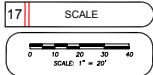
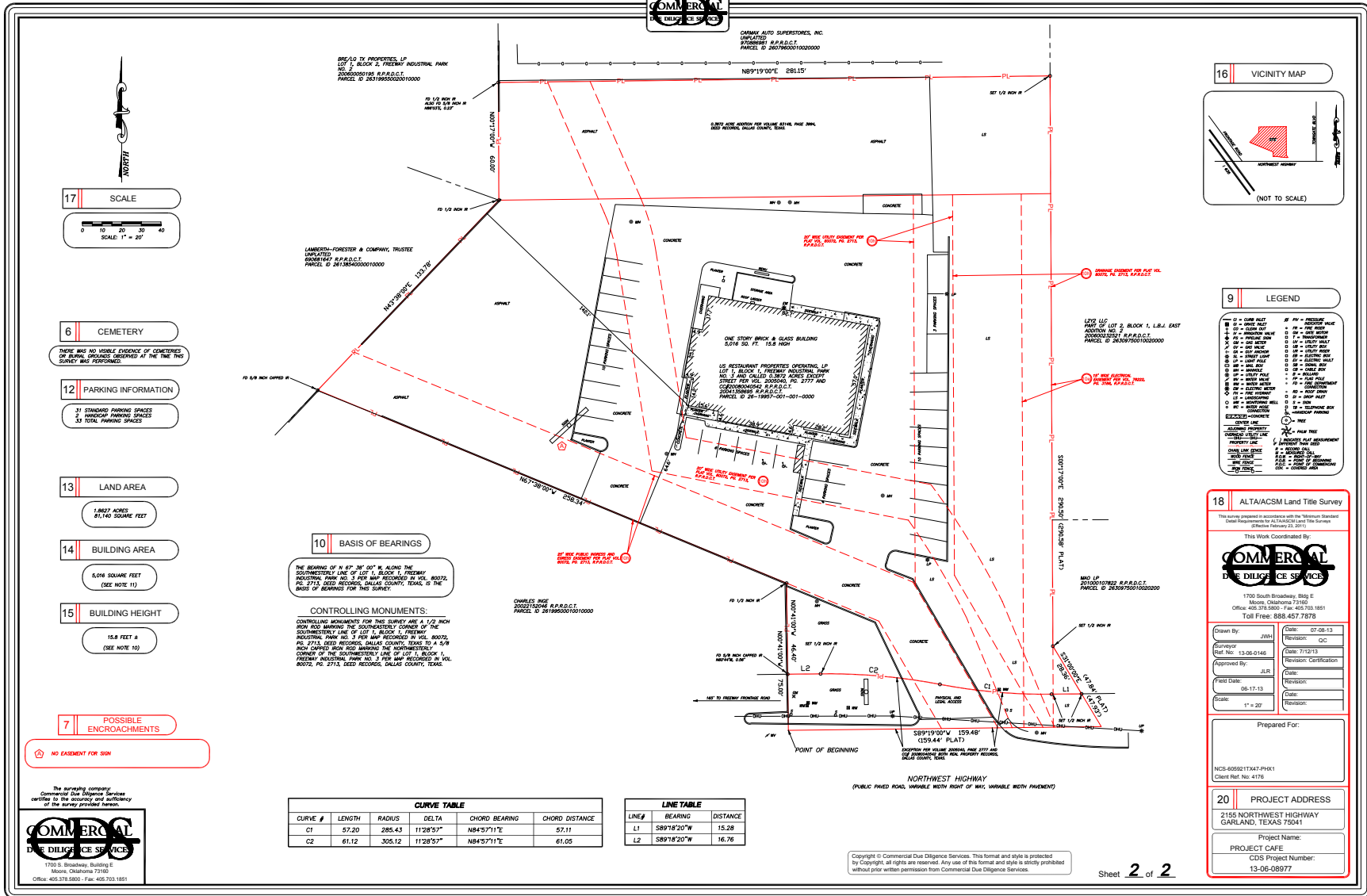
CBRE

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6 CEMETERY

12 PARKING INFORMATION

31 STANDARD PARKING SPACES
2 HANDICAP PARKING SPACES
33 TOTAL PARKING SPACES

13 LAND AREA

1.8627 ACRES
81,740 SQUARE FEET

14 BUILDING AREA

5,016 SQUARE FEET
(SEE NOTE 11)

15 BUILDING HEIGHT

15.8 FEET ±
(SEE NOTE 10)

7 POSSIBLE ENCROACHMENTS

NO EASEMENT FOR SIGN

The surveying company, Commercial Due Diligence Services, certifies to the accuracy and sufficiency of the survey provided herein.

COMMERCIAL DUE DILIGENCE SERVICES

1700 S. Broadway, Building E
Moore, Oklahoma 73102
Office: 405.378.5800 - Fax: 405.703.1851

10 BASIS OF BEARINGS

THE BEARINGS OF R 8P 3P 01" W, ALONG THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 1, FREEMAN INDUSTRIAL PARK AC. 3 PER MAP RECORDED IN VOL. 80072, PG. 271A, DEED RECORDS, DALLAS COUNTY, TEXAS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

CONTROLLING MONUMENTS:

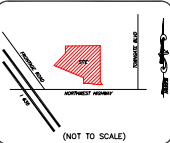
CONTROLLING MONUMENTS FOR THIS SURVEY ARE A 1/2 INCH IRON ROD MARKING THE SOUTHWESTERLY CORNER OF THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 1, FREEMAN INDUSTRIAL PARK AC. 3 PER MAP RECORDED IN VOL. 80072, PG. 271A, DEED RECORDS, DALLAS COUNTY, TEXAS TO A 5/8 INCH CAPTED IRON ROD MARKING THE NORTHWESTERLY CORNER OF THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 1, FREEMAN INDUSTRIAL PARK AC. 3 PER MAP RECORDED IN VOL. 80072, PG. 271A, DEED RECORDS, DALLAS COUNTY, TEXAS.

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	57.20	285.43	112°53'	N84°57'11"E	57.11
C2	61.12	305.12	112°53'	N84°57'11"E	61.05

LINE#	BEARING	DISTANCE
L1	S89°18'20"W	15.28
L2	S89°18'20"W	16.76

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16 VICINITY MAP



9 LEGEND

- 1" = CURB WALK
- 2" = DRIVE WALK
- 3" = DRIVE WALK
- 4" = DRIVE WALK
- 5" = DRIVE WALK
- 6" = DRIVE WALK
- 7" = DRIVE WALK
- 8" = DRIVE WALK
- 9" = DRIVE WALK
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- 96" = DRIVE WALK
- 97" = DRIVE WALK
- 98" = DRIVE WALK
- 99" = DRIVE WALK
- 100" = DRIVE WALK

18 ALTAIACSM Land Title Survey

This survey prepared in accordance with the National Standard Detail Requirements for ALTAIACSM Land Title Surveys (Effective February 01, 2017).

This Work Coordinated By:

COMMERCIAL DUE DILIGENCE SERVICES

1700 South Broadway, Suite E
Moore, Oklahoma 73102
Office: 405.378.5800 - Fax: 405.703.1851
Toll Free: 888.457.7878

Drawn By: JWH	Date: 07-28-13
Surveyor Ref No: 13-08-0148	Revision: QC
Approved By: JLR	Date: 07-12-13
Field Date: 06-17-13	Revision: Certification
Scale: 1" = 20'	Date: 06-17-13
	Revision:

Prepared For:

NCS-8058217447-PRX1
Client Ref. No: 4178

20 PROJECT ADDRESS

2155 NORTHWEST HIGHWAY
GARLAND, TEXAS 75041

Project Name:
PROJECT CAFE
C219 Project Number:
13-06-08977



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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

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

_____	_____	_____	_____
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____		_____	
Buyer/Tenant/Seller/Landlord Initials		Date	