



BUCKINGHAM PLAZA | 1413 W BUCKINGHAM RD, GARLAND, TX 75042

Features

Buckingham Plaza offers excellent visibility and a prime location at the intersection of Buckingham Road and Garland Avenue, two of the trade area's most heavily traveled thoroughfares. The shopping center is anchored by ROSS, dd's Discounts and DTLR. Other retailers at the intersection include ALDI, Dollar General, ACE Hardware, Hacienda Mexican Buffet, Dickey's BBQ and O'Reilly Auto Parts.

FOR LEASE

TOTAL SF: 92,569
AVAILABLE SF: 3,900
MIN CONTIGUOUS SF: 900
MAX CONTIGUOUS SF: 3,000
CONTACT FOR MORE INFORMATION
NNN: \$5.04 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
W Buckingham Road	35,514 VPD	Total Population		19,014	141,536	338,275
N Garland Avenue	21,262 VPD	Total Households		6,236	47,553	120,636
		Average Household Income		\$84,339	\$95,456	\$107,331
		Total Daytime Population		13,323	118,666	334,478

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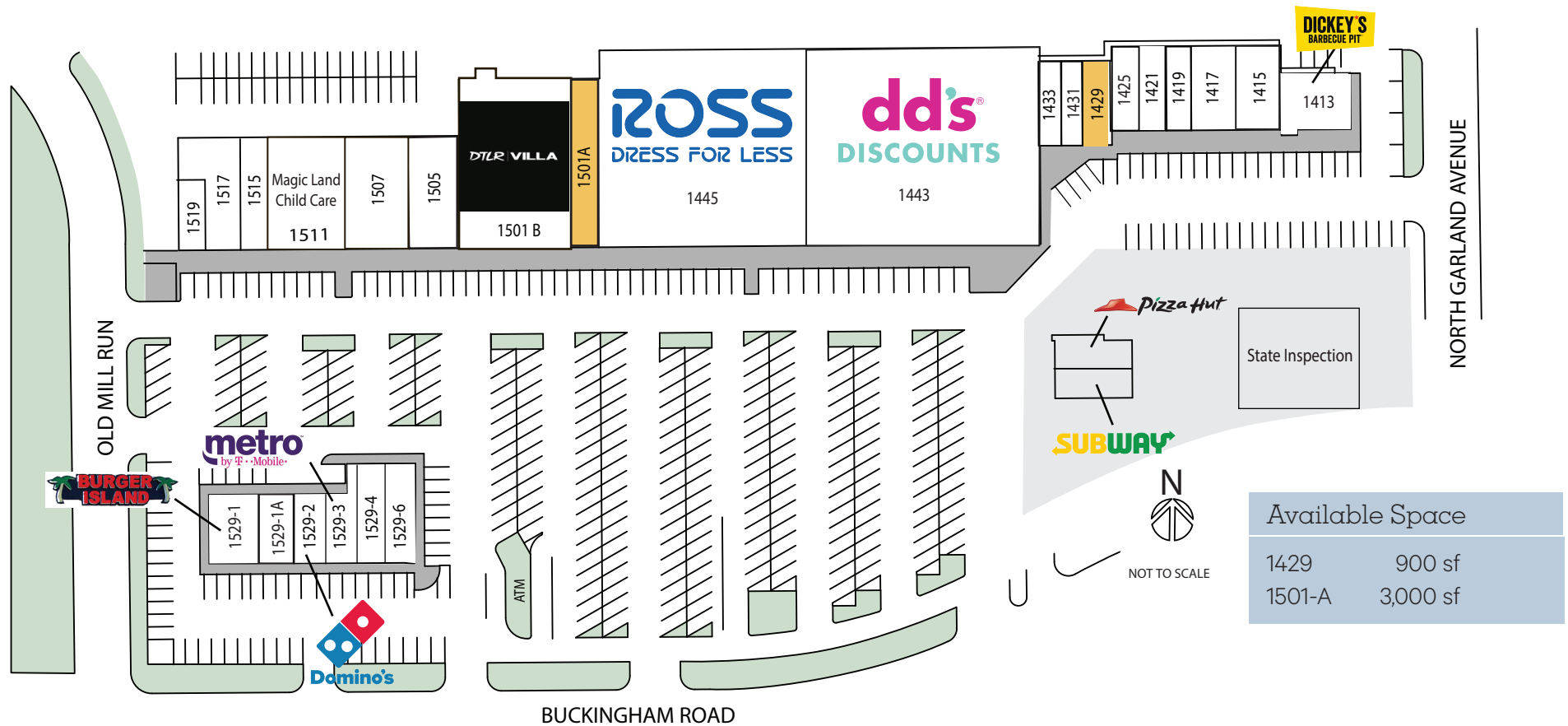
Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

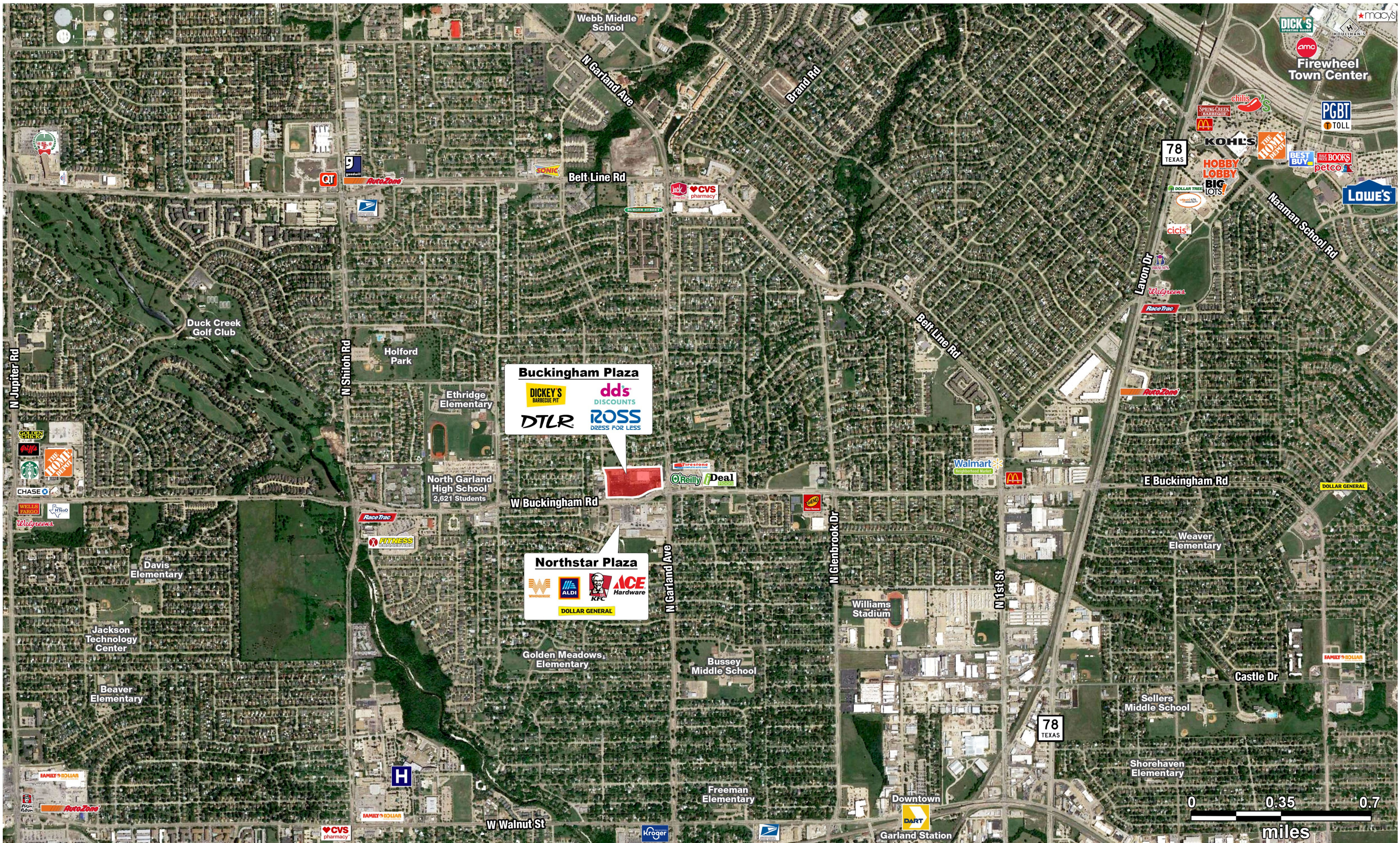
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BUCKINGHAM PLAZA | 1413-1529 W BUCKINGHAM RD, GARLAND, TX 75042



Current Tenants

1529-1	Burger Island	2,250 sf	1505	James Yan DDS	2,360 sf	1421	Pharmacy	1,800 sf
1529-1A	Mariscos Sinaloa	692 sf	1507	Helen Beauty Supply	4,000 sf	1419	Herbalife	900 sf
1529-2	Domino's Pizza	1,500 sf	1501 B	DTLR Villa	9,000 sf	1417	Hair Creations	1,800 sf
1529-3	Metro by T-Mobile	1,310 sf	1445	Ross Dress for Less	22,000 sf	1415	Clinica Hispana San Jose	1,500 sf
1529-4	Freeway Insurance	1,293 sf	1443	DD's Discount	22,100 sf	1413	Dickey's BBQ	2,000 sf
1529-6	Buckingham Beer & Wine	1,400 sf	1433	Hair Braiding	900 sf			
1519	Magic Land Child Care Center	3,725 sf	1431	Jagwan Insurance	1,200 sf	Mobil		352 sf
1515	ML Academy	1,870 sf	1425	Electronic Repair	1,200 sf	Pizza Hut/Subway		2,280 sf
1511	Magic Land Child Care	4,000 sf						



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. **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 about the property or transaction 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. 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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Buyer/Tenant/Seller/Landlord Initials

Date

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