



FIREWHEEL MARKET | 4720, 4280, 4430 LAVON DR, GARLAND, TX 75040

Features

Firewheel Market features easy access and visibility from the NEQ of SH-190 and SH-78, as well as town-square architecture that complements the tenant mix. The trade area has a population of 268,000 and a high average household income. firewheelmarket.com

FOR LEASE

TOTAL SF: 107,085
AVAILABLE SF: 5,986
MIN CONTIGUOUS SF: 1,250
MAX CONTIGUOUS SF: 1,912
CONTACT FOR MORE INFORMATION
NEGOTIABLE
NNN: \$12.53 PER SF/YR EST.

Traffic Counts

SH 190 56,767 VPD
 SH 78 53,362 VPD

Demographics

YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population	7,377	107,480	285,143
Total Households	3,164	36,773	96,973
Average Household Income	\$152,629	\$131,055	\$127,304
5 Year Population Growth	15.48%	5.63%	2.52%

Lynn Van Amburgh

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Area Retailers & Businesses



MOVIE TRADING Co.

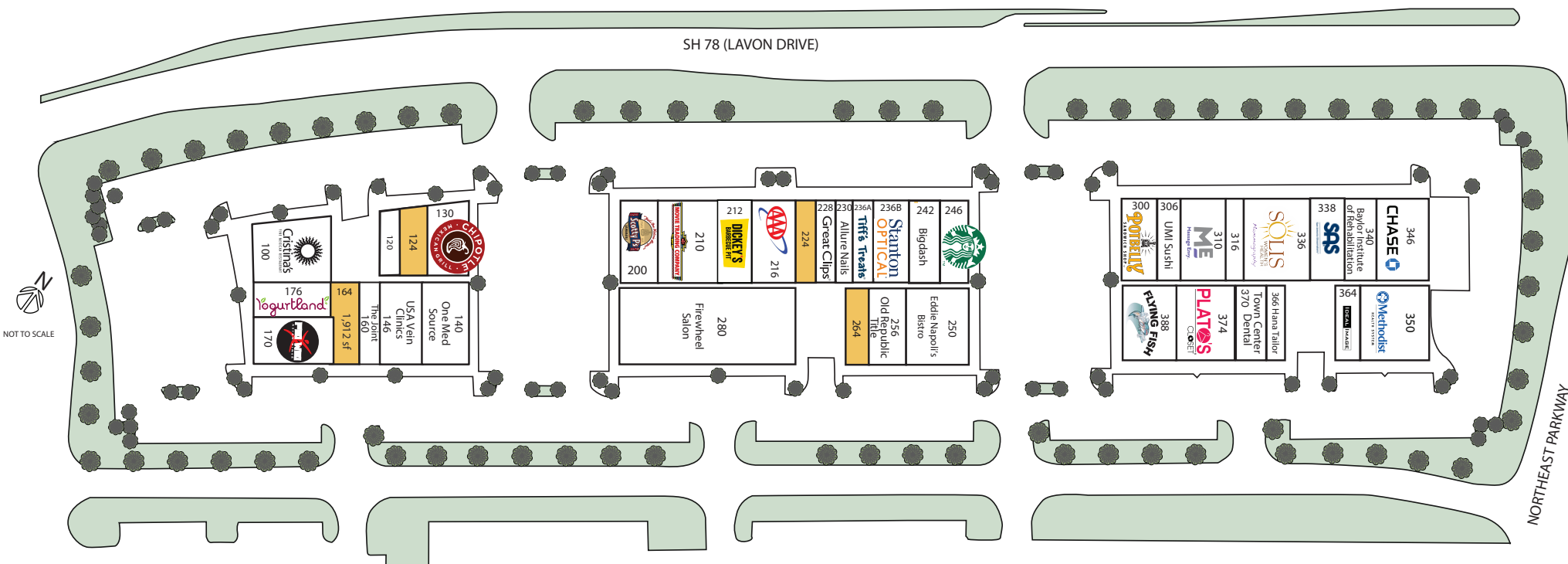


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FIREWHEEL MARKET

NEQ OF SH 190 & SH 78, GARLAND, TX 75040



Available Space

124	1,324 sf
164	1,912 sf
224	1,250 sf
264	1,500 sf

Current Tenants

Building A - 4170 Lavon Dr

100	Cristina's Restaurant	4,500 sf
120	Einstein Bros Bagels	1,201 sf
130	Chipotle	2,741 sf
140	One Med Source	2,813 sf
146	USA Vein Clinics	3,119 sf
160	The Joint	1,482 sf
170	Pei Wei Asian Diner	3,265 sf
176	Yogurtland	1,845 sf

Building B - 4280 Lavon Dr

200	Scotty P's Hamburgers	2,882 sf
210	Movie Trading Company	4,403 sf
212	Dickey's BBQ	1,577 sf
216	AAA	3,424 sf
228	Great Clips	1,151 sf
230	Allure Nails	1,322 sf
236A	Tiff's Treats	1,700 sf
236B	Stanton Optical	2,500 sf
242	Bigdash	2,250 sf
246	Starbucks	1,700 sf
250	Eddie Napoli's Bistro	3,393 sf
256	Old Republic Title	3,010 sf
280	Firewheel Salon	11,267 sf

Building C - 4430 Lavon Dr

300	Potbelly Sandwich Works	2,421 sf
306	UMI Sushi	1,220 sf
310	Massage Envy	3,524 sf
316	European Wax Center	1,321 sf
336	Solis Women's Health	3,902 sf
338	SAS Shoes	2,436 sf
340	Baylor Institute of Rehabilitation	2,500 sf
346	Chase Bank	4,000 sf
350	Methodist Family Health Center	4,500 sf
364	Ideal Image	1,549 sf
366	Hana Tailor	1,030 sf
370	Town Center Dental	2,000 sf
374	Plato's Closet	3,754 sf
388	The Flying Fish	3,500 sf

FIREWHEEL MARKET | NEQ OF SH 190 (PGBT) & SH 78 (LAVON DR), GARLAND, TX 75040

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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. **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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Date