



NORTH GARLAND CROSSING | 5435 N GARLAND AVE, GARLAND, TX 75040

Features

North Garland Crossing is a Target anchored, neighborhood shopping center, conveniently located at the corner of North Garland Avenue and President George Bush Turnpike, the primary retail intersection in the trade area. This intersection is also home to Lifetime Fitness, Academy, Walmart Supercenter, and a variety of retail and quick service restaurant users.

FOR LEASE

TOTAL SF: 75,811
AVAILABLE SF: 10,104
MIN CONTIGUOUS SF: 865
MAX CONTIGUOUS SF: 6,420
CONTACT FOR MORE INFORMATION

Traffic Counts

N Garland Ave	21,228 VPD
SH-190	103,924 VPD

Demographics

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		9,892	118,607	314,150
Total Household		4,369	44,087	111,706
Average Household Income		\$114,582	\$127,388	\$123,719
5 Year Population Growth		1.30%	1.97%	2.23%

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Area Retailers & Businesses



NORTH GARLAND CROSSING

5435 N GARLAND AVE, GARLAND, TX 75040

 Occupied but Available
 Available



Current Tenants

100A	The Mattress Firm	4,000 SF
110A	Staff Sense	1,200 SF
115A	Luxury Nails	1,200 SF
120A	Major Distro Vape & Smoke	1,258 SF
125A	Garland Dental	1,800 SF
130A	Available	1,769 SF
140A	The UPS Store	1,300 SF
150A	Music & Arts	3,300 SF
160A	LA Hair Studio	1,200 SF
180A	North American Title Company (Available)	2,727 SF
185/190A	Available	3,693 SF
*Can be demised to 1,136 SF/2,734 SF		
300B	Tropical Smoothie	1,500 SF
310B	Crumbl Cookies	1,280 SF
320B	AT&T	3,715 SF
350B	Panda Express	2,242 SF
370B	Available	865 SF
380B	Available	1,050 SF
5325	Michael's	23,948 SF
5401	Petsmart	18,875 SF

N Garland Ave





Garland ISD Special Events Center
 190,000 SF
 It accommodates high school convocations, graduations, sporting events, concerts, and national/regional tournaments. The community uses the facility for activities: trade shows, corporate training events, and municipal functions

The Gilbreath-Reed Career and Technical Center
 The Gilbreath-Reed Career and Technical Center offers students the opportunity to take more than 80 advanced-level Career and Technical Education (CTE) courses regardless of their home campus. Courses are taught by industry experts in a state-of-the-art learning environment.

- PEI WEI
- SCOTTY'S
- CHASE
- PLATO'S ME
- Methodist
- Great Clips
- Yogurtland

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. R:PS/DAL/FA/Garland-190 PGBT corridor 4mi March 2025

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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