

4402 BROADWAY BLVD.

Garland, TX



Property Overview

±3,600 square-feet of office space in Garland, Texas. This property features three connected suites with an industrial walk-in safe, safety deposit boxes, drive-thru and secured exterior drop-box. These suites include a shared waiting area, shared reception, kitchen, multiple restrooms, offices, conference rooms and more. This property would be perfect for any general/medical office, pharmacy or bank/financial services.

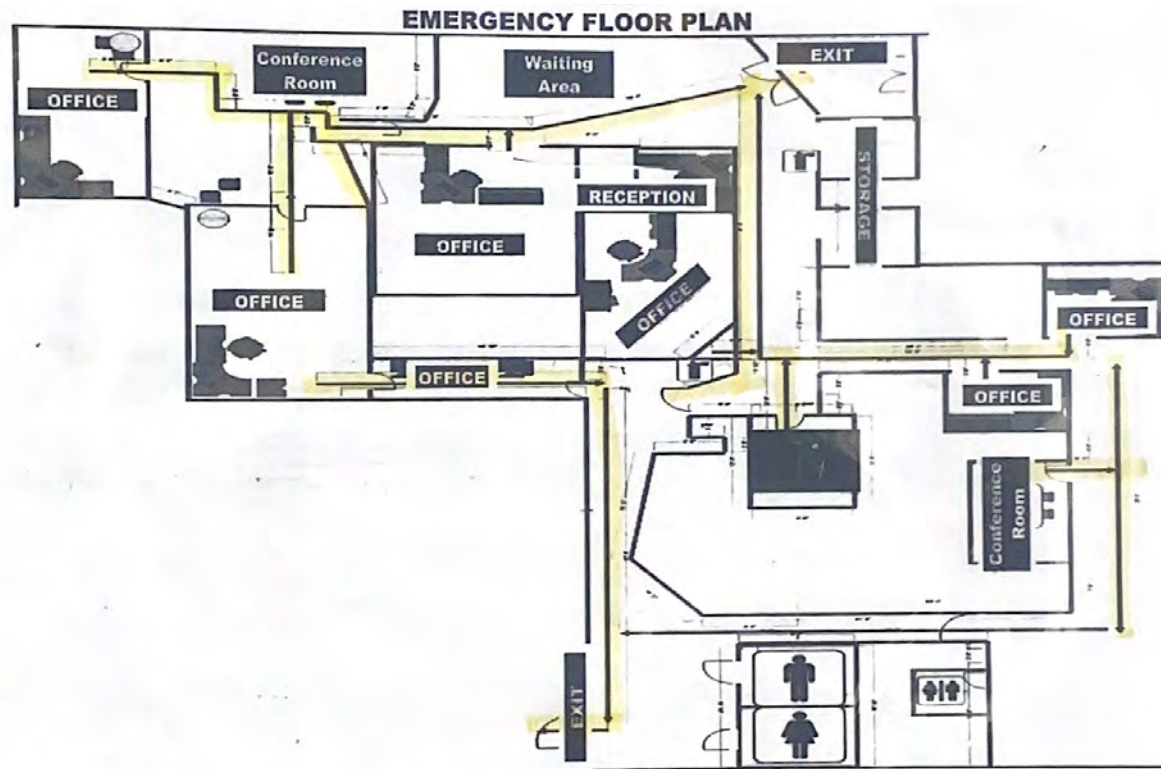
Property Highlights

- ±3,600 SF of office space in Garland, TX
- Located just 1.5 miles from I-30 with over 141,900 VPD
- Features a walk-in safe, deposit boxes, drive-thru and secured drop-box
- Perfect for any general/medical office, pharmacy or bank/financial services.

M & D COMMERCIAL
GROUP

FOR LEASE





Features:

- Shared reception, waiting area and kitchen/break-room
- Multiple offices, conference rooms and restrooms
- Industrial walk-in safe with safety security boxes
- Drive-thru
- Exterior secured drop-box





78

INTERSTATE 635

Zacha Junction

◀ **SITE**

Rose Hill

INTERSTATE 635

INTERSTATE 30

Public Storage
TACO CABANA
SONIC
Sam's Club
RUSTY WALLIS Honda
Rusty Wallis Volkswagen
WHATABURGER
GOLDEN CHICK

Office DEPOT
ROSS DRESS FOR LESS
CHUCK E. CHEESE'S
WING STOP
CARMAX
LA FITNESS
Capital One
BIG LOTS!
DISCOUNT TIRE
WELLS FARGO
DUNKIN' DONUTS
IHOP
BRAUM'S
ALDI
ON THE BORDER MEXICAN GRILL & CANTINA
golden corral Buffet & Grill
PANDA EXPRESS
DOLLAR GENERAL
Chicken EXPRESS
Tom Thumb
McDonald's
Cane's
Denny's
HOSTON SPARKS
cicis BEYOND PIZZA
CHASE
Walmart
O'Reilly AUTO PARTS
Arby's

WHY CHOOSE DALLAS? Dallas' business-friendly environment attracts companies of all types and sizes to its energetic and lively atmosphere. The communities of DFW are consistently ranked among the **top places to work, best places to live, and top places for investment**. DFW ranks as a top region in the nation for business mostly thanks to the **low cost of living, business-friendly environment, strong base of well-educated and skilled employees and robust access to U.S. and international markets**.

Another attractive element for companies looking to expand or relocate to, is its **low cost of state and local taxes** compared to other major U.S. business centers. Additionally, Dallas **ranks well below other major U.S. markets for the costs of labor and rent**, two of the largest corporate expenses. Last but not least, the region has a robust talent pool that **ranks the 4th largest in the U.S. for its labor pool of over 3.7 million workers**.

KEY STATS

DFW is #1 in the country for 3-year job growth (185,600 jobs)

DFW is ranked #1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)

DFW cost of doing business is 5% lower than national average

2,586,050

2021 Estimated Population
Dallas County

\$61,870

2020 Median HH Income
Dallas County

\$193,900

2020 Median Home Value
Dallas County



The DFW labor market is booming, along with the massive population growth seen by the region. Between 2019 and 2021, DFW added 59,000 workers in professional and business services, a gain of 8.9%, according to data from the U.S. Bureau of Labor Statistics. In contrast, New York, Los Angeles and Chicago had net declines in those workers over the same period (Dallas Morning News). **Dallas-Fort Worth is leading every U.S. metro area in labor market performance**, despite slowing national job gains, according to Dallas-based ThinkWhy's new data analysis of best-performing cities through September. According to Dallas Innovates, the city also had the **6th highest tech talent pool in the United States**. Furthermore, over 110 California companies relocated to Texas between Jan. 1, 2018, to June 30 2021, making it so the state is claiming California company headquarters at more than four times the rate of its nearest competitor, according to a study by Spectrum Location Solutions and Stanford University's Hoover Institution.





Location

Just 1.5 miles from Interstate 30 with over 141,900 VPD



Size

±3,600 square-foot



Opportunity

Perfect for any general/medical office, pharmacy or bank/
financial services



Karan Aulakh

Associate

karan@mdregroup.com

469.653.0085

2500 Discovery Blvd Suite 200

Rockwall, Texas 75032



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:
 - 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.

M&D Real Estate LP	9009323	Danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Karan Aulakh	731346	karan@mdregroup.com	(469) 469-0085
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date