

**FOR SALE**



# I-30 OFFICE BUILDING FOR SALE

362 Oaks Trail, Garland, TX 75043

## **HENRY S. MILLER**

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Dallas, TX 75254

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## PROPERTY INFORMATION

### BUILDING

±24,300 SF  
2 Stories

### LAND

±1.40 Acres

### YEAR BUILT

1984

### PARKING

3.2/1000 Parking Ratio

### FEATURES

- Attractive Frontage on Oaks Trail
- High Traffic Volume and Excellent Visibility
- Many New Businesses and Developments within a 1-Mile Radius
- Minutes from Lake Ray Hubbard
- Ideal East DFW Location

### PRICE

\$1,500,000.00

The property is located in Garland, Texas, in the heart of North-east Dallas with immediate accessibility to I-30. Close access to surrounding thoroughfares, President George Bush Turnpike (190) and I-635 (LBJ Freeway). Surrounding cities Mesquite, Richardson and Plano, as well as Downtown Dallas.

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,281	67,278	201,950
Households	4,973	24,788	71,198
Median Income	\$61,176	\$66,144	\$58,007
Businesses	214	1,089	5,150
Employees	1,586	10,446	51,270

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume
E I- 30	Bobtown Rd	0.25 NE	8,123
I-30 Svc Rd	Oaks Trl	0.04 SW	7,854
E I- 30	Bobtown Rd	0.21 E	4,931
I-30 Svc Rd	Oaks Trl	0.08 SW	4,642
Bobtown Rd	Lyons Rd	0.00 W	10,214
I-30 Svc Rd		0	5,073
Bobtown Rd	Oaks Trl	0.03 S	5,151
I-30 Svc Rd		0	3,042
Bobtown Rd	Oaks Trl	0.05 W	6,700

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