

FOR SALE



OPERATING C-STORE

2020 Hwy 66, Garland, Texas, 75040

HENRY S. MILLER

5151 Beltline, Suite 900
Dallas, TX, 75254

www.henrysmiller.com

Mike Bristol, VP

Vice President
mbristol@henrysmiller.com
p 972-419-4091
m 214-893-4295



OPERATING C-STORE INFORMATION



Location	2020 HWY 66 Garland, TX 75040
Land size	1.2 Acres
Bldg Size	2,206 Square Feet
Zoning	PD CR
Sale Price	\$1,250,000
Gallons	50,000
Inside	\$50,000
Rent Inc.	\$2700 monthly
Propane	non-operating tank
MPDs	5, 1 diesel nozzle
Wet	Yes
Other	Room for Drive thru

Lease or Owner Carry Note
Possible

HENRY S. MILLER

5151 Beltline, Suite 900
Dallas, Texas 75254

www.henrysmiller.com

The above information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



OPERATING C-STORE DEMOGRAPHICS/TRAFFIC COUNTS



DEMOGRAPHICS 2019	1 Mile	3 Miles	5 Miles
Estimated Population	8,908	101,641	282,486
Estimated Households	2,709	32,931	97,335
Average HH Income	\$82,498	\$79,926	\$79,884
Total Businesses	143	2,824	7,591
Total Employees	1,423	23,972	70,091

TRAFFIC COUNT 2019	VPD
E. Centerville Rd. and HWY 66	41,200
Commerce St. and E. Centerville Rd.	10,260

HENRY S. MILLER

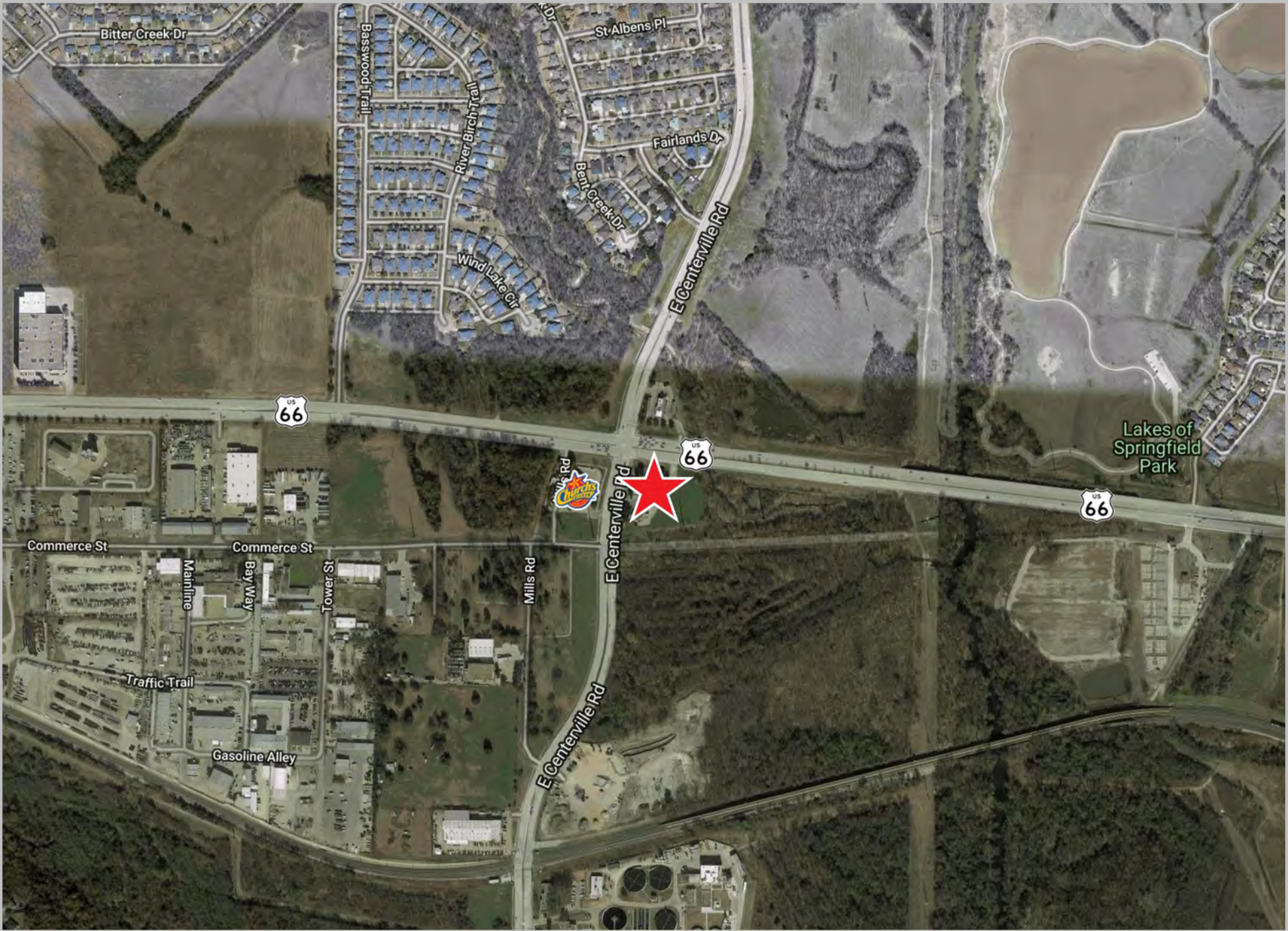
5151 Beltline Rd, Suite 900
Dallas, TX 75254

www.henrysmiller.com

The above information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



OPERATING C-STORE AERIAL



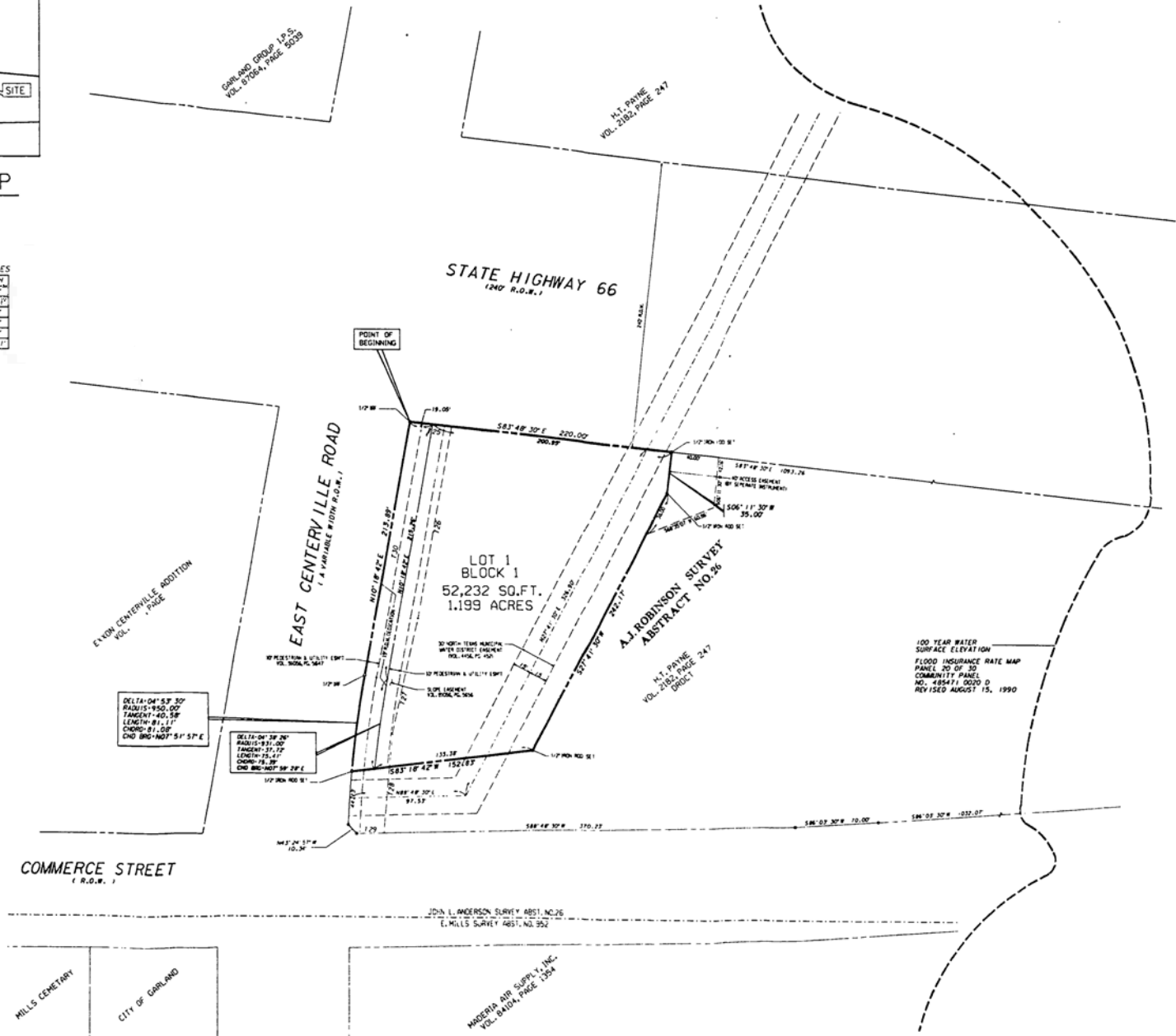
OPERATING C-STORE SURVEY



VICINITY MAP

SLOPE EASEMENT LINE TABLES

TANGENT	BEARING	LENGTH
T25	S83°48'30"E	29.00'
T26	S10°18'42"W	152.11'
T27	S12°34'26"W	95.00'
T28	S04°56'52"W	85.87'
T29	S88°48'30"W	28.04'
T30	N10°18'42"E	212.61'



MILLS CEMETARY
CITY of GARLAND

WADSWORTH AIR SUPPLY, INC.
VOL. 8410A, PAGE 1304