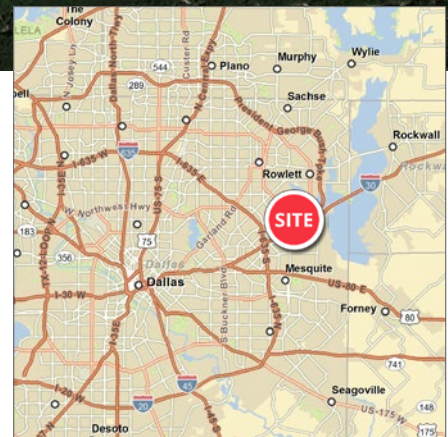
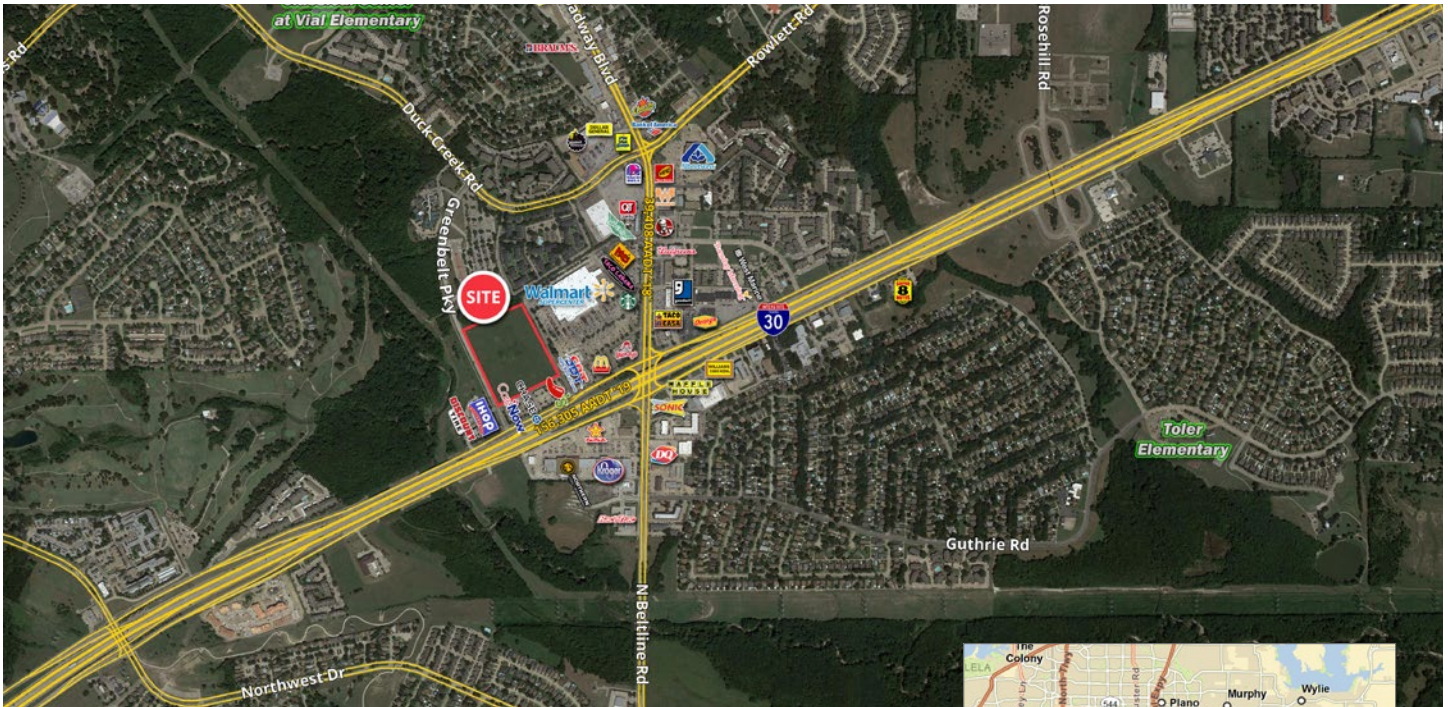


**GARLAND, TEXAS**

**555 W. INTERSTATE 30**



<b>Price:</b>	Contact Broker
<b>Excess Land:</b>	± 13.98 Acres
<b>Est. 2020 Population:</b>	1-mile Radius..... 14,422 3-mile Radius..... 101,357 5-mile Radius..... 266,636
<b>Est. 2020 Income:</b>	1-mile Radius..... \$51,786 3-mile Radius..... \$59,823 5-mile Radius..... \$55,208

- Additional Comments:**
- Anchored by Walmart Supercenter
  - Great visibility to Highway 30

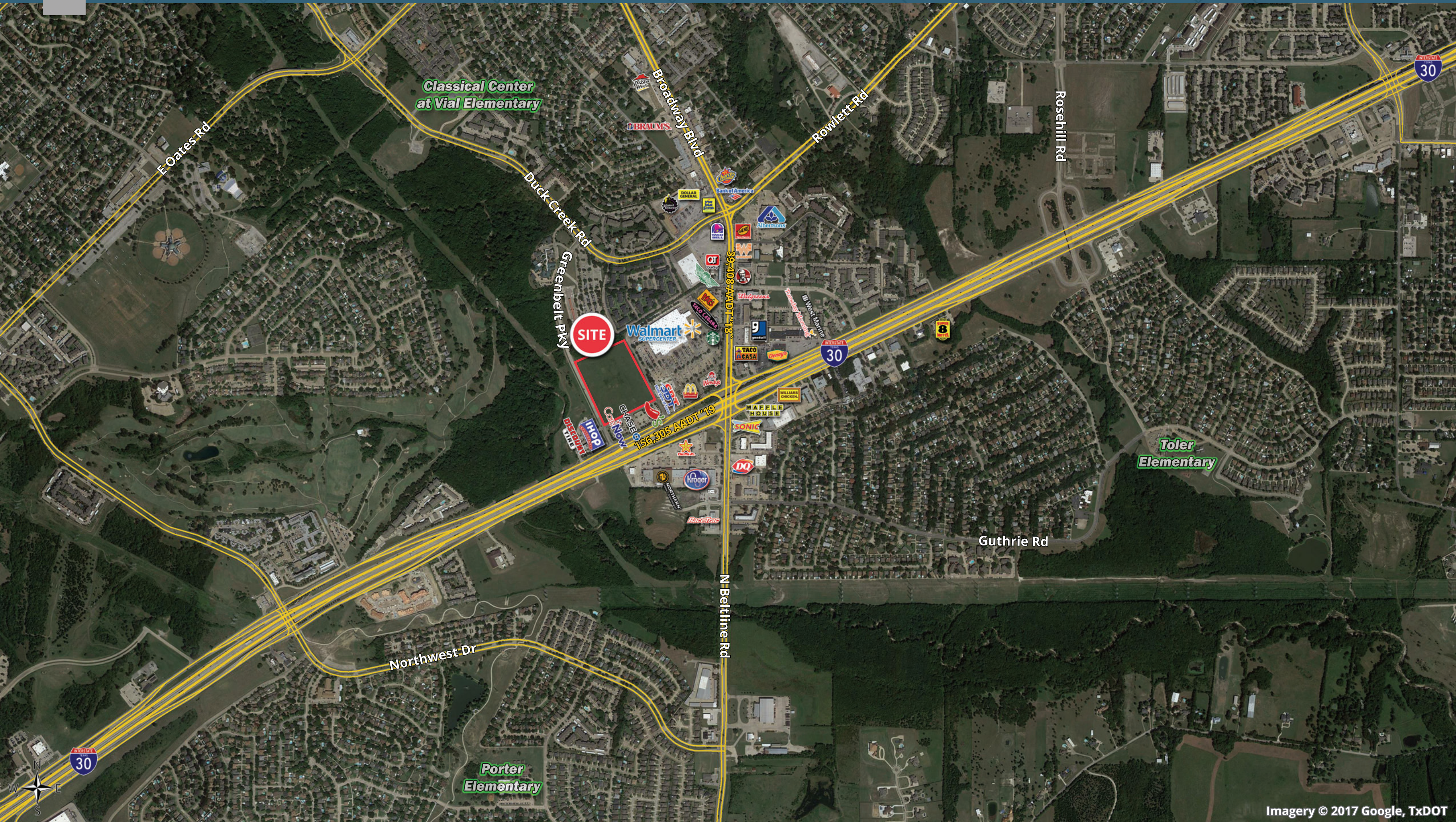
**Area Retailers:**



EXCLUSIVELY OFFERED BY:

**Hank Wright**, Vice President  
[hank.wright@srsre.com](mailto:hank.wright@srsre.com)  
 214.560.3328  
[www.srsre.com](http://www.srsre.com)





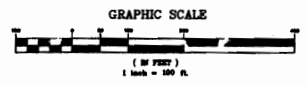
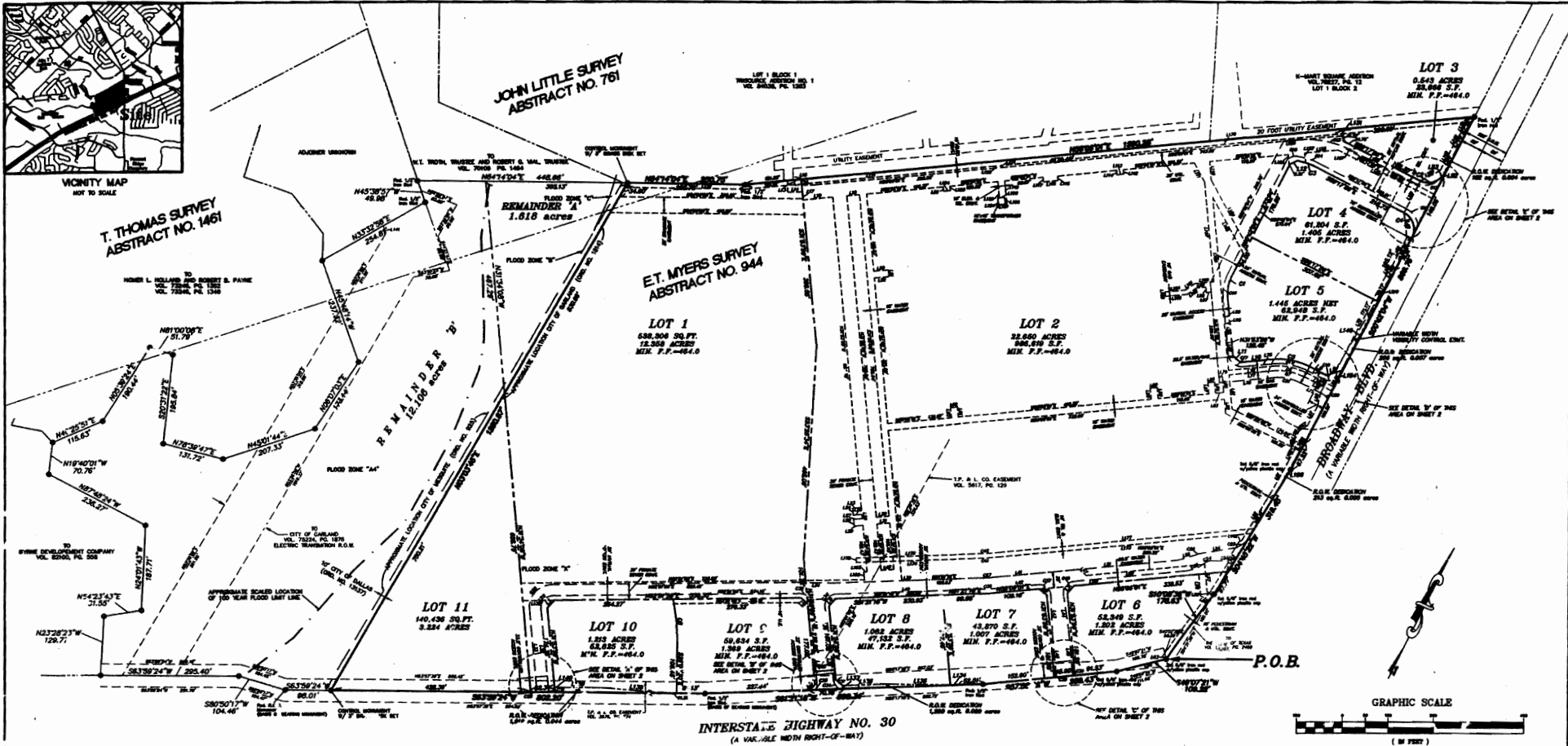


VICINITY MAP  
NOT TO SCALE

T. THOMAS SURVEY  
ABSTRACT NO. 1461

JOHN LITTLE SURVEY  
ABSTRACT NO. 761

E.T. MYERS SURVEY  
ABSTRACT NO. 944



**ENGINEER/SURVEYOR**  
DUNAWAY ASSOCIATES, INC.  
1001 METRAC CIRCLE, SUITE 100  
WORTH, TEXAS 76107  
(972) 321-1771

**DEVELOPER/OWNER**  
WAL-MART STORES EAST, INC.  
2001 S.E. 10TH STREET  
BENTONVILLE, AR 72712-6489  
(501) 273-8379

**DEVELOPER/OWNER**  
CHRISTON COMPANY  
15900 BOOLEY ROAD  
ADDICKS, TEXAS 75001  
(972) 233-3333

APPROVED BY: City Secretary, City Planning and Zoning Commission,  
City of Garland, This 1st day of June, 2000.

By: *David M. Wood* Chairman  
*D. J. Bost* City Secretary



**NOTE:**

1. APPROVAL OF THIS PLAT IS CONTINGENT ON THE PLAT BEING FILED FOR RECORD IN THE DALLAS COUNTY CLERK'S OFFICE WITHIN 180 DAYS OF THE APPROVAL DATE.
2. THE BASIS OF BEARING FOR THIS PLAT IS THE NORTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY No. 33 ACCORDING TO HIGHWAY DEPARTMENT DATA, ACCORDING TO RECORDED MONUMENTS ON BOTH ENDS OF A 900.21 FOOT LINE SHOWN HEREON AND MARKED BASIS OF BEARING MONUMENTS.
3. ALL PROPERTY CORNERS ARE 5/8" IRON RODS WITH YELLOW PLASTIC CAP MARKED DUNAWAY & ASSOCIATES UNLESS OTHERWISE NOTED.

A FINAL PLAT  
OF  
**LOTS 1 THROUGH 11  
BROADWAY WAL-MART ADDITION**

Being a 47.594 acre tract of land, an addition to the City of Garland, situated in E.T. Myers Survey Abstract No. 944 and John Little Survey Abstract No. 761, in the city of Garland, Dallas County, Texas

**DUNAWAY ASSOCIATES, Inc.**  
LANDSCAPE ARCHITECTS - PLANNERS - SURVEYORS  
1500 METRAC CIRCLE, SUITE 100 - FORT WORTH, TEXAS 76107  
PHONE (817) 333-1123 FAX (817) 333-7437

SURVEYOR'S CERTIFICATE  
KNOW ALL MEN BY THESE PRESENTS:  
That I, *Jeffrey A. Pielson*, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.  
*Jeffrey A. Pielson*  
Registered Professional Land Surveyor  
Texas Registration No. 4286  
DATE: *May 24, 2000*



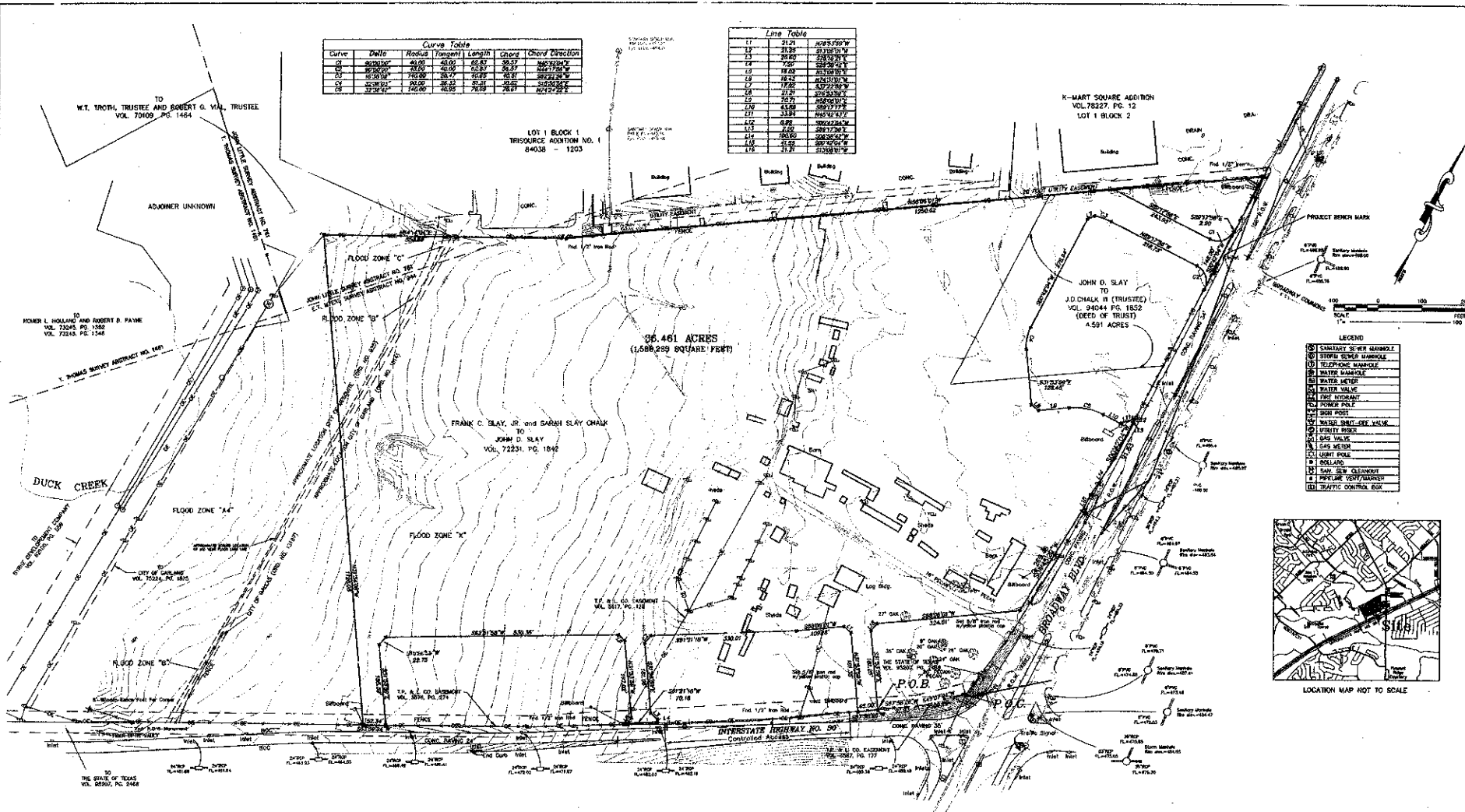
DATE: MAY 2000

FILED  
JUN 7 10 30 AM '00

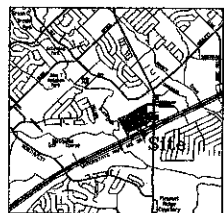
61 200001, Pg. 04958

Curve	Delta	Radius	Tangent	Length	Chord	Chord Direction
C1	90.00°	40.00	40.00	80.00	80.00	S89°59'59"W
C2	90.00°	75.00	75.00	150.00	150.00	S89°59'59"W
C3	90.00°	100.00	100.00	200.00	200.00	S89°59'59"W
C4	90.00°	150.00	150.00	300.00	300.00	S89°59'59"W
C5	90.00°	200.00	200.00	400.00	400.00	S89°59'59"W
C6	90.00°	250.00	250.00	500.00	500.00	S89°59'59"W

Line	Length	Bearing
L1	21.21	S89°59'59"W
L2	21.21	S89°59'59"W
L3	21.21	S89°59'59"W
L4	21.21	S89°59'59"W
L5	21.21	S89°59'59"W
L6	21.21	S89°59'59"W
L7	21.21	S89°59'59"W
L8	21.21	S89°59'59"W
L9	21.21	S89°59'59"W
L10	21.21	S89°59'59"W
L11	21.21	S89°59'59"W
L12	21.21	S89°59'59"W
L13	21.21	S89°59'59"W
L14	21.21	S89°59'59"W
L15	21.21	S89°59'59"W
L16	21.21	S89°59'59"W



- LEGEND
- (S) SURVEY SEVEN MANHOLE
  - (T) TELEPHONE MANHOLE
  - (W) WATER MANHOLE
  - (H) WATER METER
  - (V) WATER VALVE
  - (F) FIRE HYDRANT
  - (P) POWER POLE
  - (S) SIGN POST
  - (C) CONCRETE CURB
  - (S) SAND BRUSH-SET VALVE
  - (F) FENCE POST
  - (V) GAS VALVE
  - (L) GAS METER
  - (C) LIGHT POLE
  - (B) BOLLARD
  - (M) MAIL BOX
  - (P) PIPELINE (VERT/UNDER)
  - (S) PIPELINE CONTROL BOX



AN ALTA/ACSM LAND TITLE SURVEY  
OF  
PORTIONS OF  
THE  
JOHN LITTLE SURVEY ABSTRACT NO. 761  
and the  
E.T. MYERS SURVEY ABSTRACT NO. 944  
SITUATED IN THE CITIES OF  
GARLAND, MESQUITE AND DALLAS,  
DALLAS COUNTY, TEXAS

CERTIFICATION:  
I hereby certify to HNS Insurance Co., Met-Mart Stores East Inc., John D. Slay FSC, Inc. and Family Income Title Insurance Company that this map or plat and the survey to which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM and revised in 1995, and include ALTA 2.2.4.6.6.6.6.10 and 7.1 of Table A thereof, and pursuant to the Accuracy Standards of a "Class" Survey. The statements shown on this survey are based upon Commitment Policy of No. 012308-D-0034 prepared by Family Income Title Insurance Company. Not all interior improvements and utilities are shown.

*[Signature]* 4/18/00  
Registered Professional Land Surveyor  
Texas Registration No. 4188

DUNAWAY ASSOCIATES, Inc.  
1100 WEST WILSON ROAD  
SUITE 1000  
DALLAS, TEXAS 75201-4116  
PHONE: 972-242-1111  
FAX: 972-242-1116



DATE OF SURVEY: 4/18/00  
BY: [Signature]  
TITLE: SURVEYOR  
EXPIRES: 4/18/05  
STATE: TEXAS  
NO. OF SURVEYS: 1000  
NO. OF ACRES: 1000

THE SURVEYOR AND CLIENT AGREE TO SIGN TO THIS STATEMENT OF WORK AND TO HOLD EACH OTHER HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST EITHER PARTY AS A RESULT OF THIS SURVEY OR THE NEGLIGENCE OF EITHER PARTY.

REVISED 11/09/99 EASEMENT WITH ALONG 1999-20  
REVISED 1/25/00 TO REVISION BOUNDARY AND PROPERTY DESCRIPTION  
REVISED 1/28/00 TO REVISION CERTIFICATION AND ITEMS E AND G  
REVISED 4/18/00 TO RECONSTRUCT SHEET LAYOUT



# Demographic Summary Report

Walmart #3224  
 555 W Interstate 30, Garland, Texas, 75043  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 32.84237  
 Longitude: -96.59774

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	12,746	85,398	232,948
2010 Population	13,719	93,785	246,410
2020 Population	14,422	101,357	266,636
2025 Population	14,835	105,147	278,361
2000-2010 Annual Rate	0.74%	0.94%	0.56%
2010-2020 Annual Rate	0.49%	0.76%	0.77%
2020-2025 Annual Rate	0.57%	0.74%	0.86%
2020 Male Population	46.2%	47.9%	48.7%
2020 Female Population	53.8%	52.1%	51.3%
2020 Median Age	34.0	35.3	33.8
<b>Households</b>			
2000 Households	4,974	31,883	82,406
2010 Households	5,533	34,553	84,708
2020 Total Households	5,694	36,432	89,190
2025 Total Households	5,809	37,443	92,314
2000-2010 Annual Rate	1.07%	0.81%	0.28%
2010-2020 Annual Rate	0.28%	0.52%	0.50%
2020-2025 Annual Rate	0.40%	0.55%	0.69%
2020 Average Household Size	2.50	2.77	2.98
<b>Housing Units</b>			
2020 Total Housing Units	6,188	39,157	96,869
2020 Owner Occupied Housing Units	2,077	18,850	47,772
2020 Renter Occupied Housing Units	3,617	17,582	41,418
2020 Vacant Housing Units	494	2,725	7,679
<b>Race and Ethnicity</b>			
2020 White Alone	49.8%	51.9%	53.7%
2020 Black Alone	27.0%	22.8%	18.4%
2020 American Indian/Alaska Native Alone	0.6%	0.8%	0.8%
2020 Asian Alone	6.3%	8.0%	5.7%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	31.7%	33.2%	44.2%
<b>Income</b>			
2020 Median Household Income	\$51,786	\$59,823	\$55,208
2020 Average Household Income	\$67,923	\$78,707	\$73,319
2020 Per Capita Income	\$26,659	\$28,299	\$24,524
<b>2019 Population 25+ by Educational Attainment</b>			
Total	9,372	67,343	170,238
High School Graduate	22.3%	21.9%	23.0%
GED/Alternative Credential	3.4%	4.2%	4.7%
Some College, No Degree	24.5%	24.9%	22.2%
Associate Degree	8.2%	9.0%	7.5%
Bachelor's Degree	17.1%	17.4%	14.1%
Graduate/Professional Degree	9.5%	8.6%	6.9%
<b>Daytime Population</b>			
2020 Total Daytime Population	13,286	86,810	229,773
Workers	6,185	37,738	92,204
Residents	7,101	49,072	137,569

Source: Esri, U.S. Census

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.

SRS Real Estate Partners-Southwest, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	600324 License No.	mark.reeder@srsre.com Email	214-560-3200 Phone
Mark B. Reeder Designated Broker of Firm	318755 License No.	mark.reeder@srsre.com Email	214-560-3251 Phone
Mark B. Reeder Licensed Supervisor of Sales Agent/Associate	318755 License No.	mark.reeder@srsre.com Email	214-560-3251 Phone
Henry Hayden Wright Sales Agent/Associate's Name	585383 License No.	hank.wright@srsre.com Email	214-560-3328 Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date