



# PAD SITE

**DUWEST**  
CREATING, ENHANCING & PROTECTING VALUE

**0.869 AC ON GARLAND ROAD**  
NWC OF GARLAND RD & PEAVY RD, DALLAS, TX

**SCOTT RODGERS** Partner  
scottrodgers@duwestrealty.com | 214.720.0004

4403 North Central Expressway #200 Dallas Texas 75205  
**duwestrealty.com**

**DOYLE MCALPIN** Associate  
doyle@duwestrealty.com | 214.720.0004

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# Garland Road Pads | NWC of Garland Rd & Peavy Rd, Dallas, Texas

## OVERVIEW

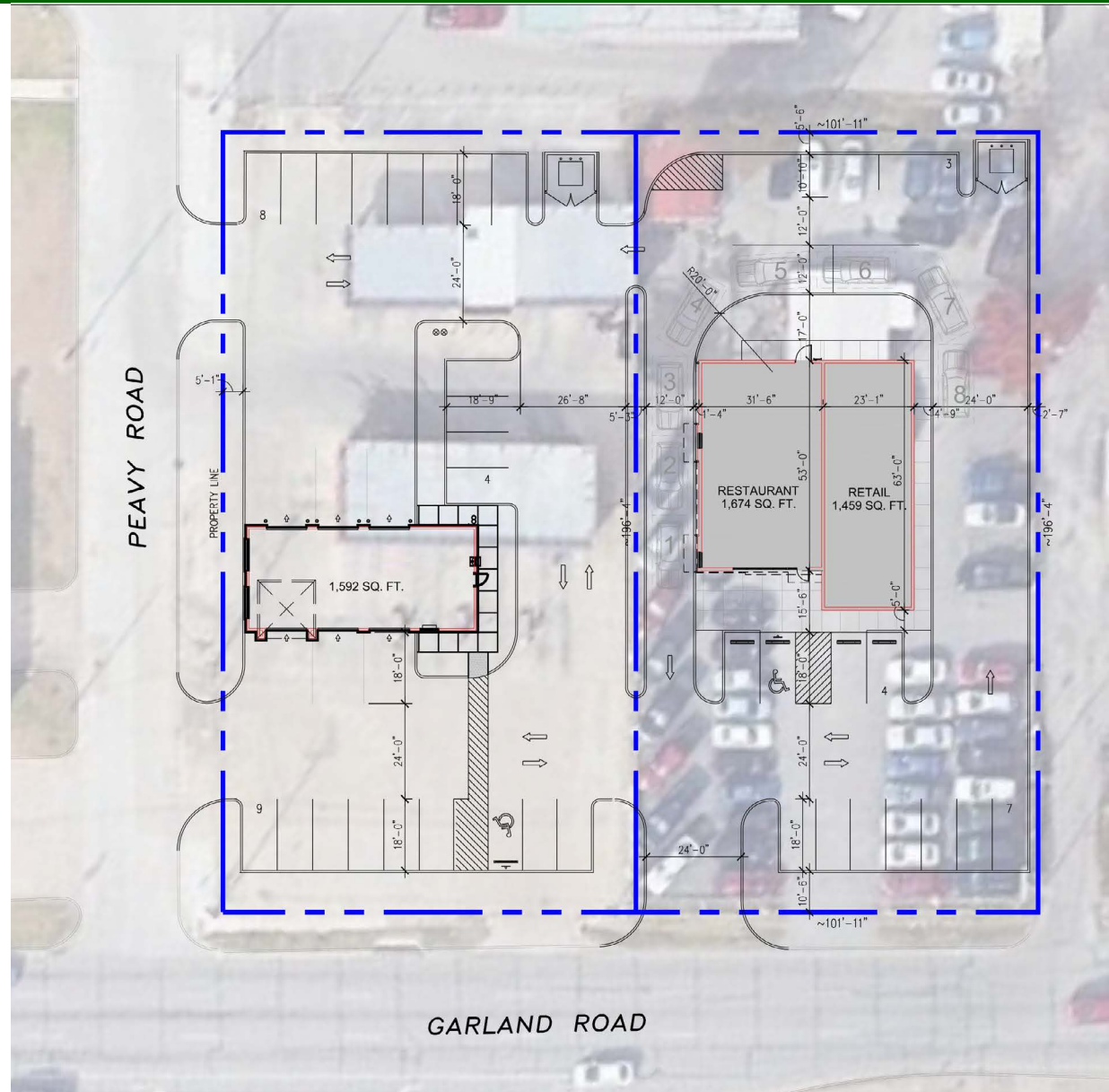
- Lot 1: 0.41 AC (20,940 SF)  
1,592 SF Building
- Pad 2: 0.459 AC (20,000 SF)  
1,674 SF Restaurant Space  
1,459 SF Retail Space
- Signalized Intersection
- Easy access and great visibility
- Across from Walgreens & CVS
- Located just north of White Rock Lake
- Call for Info & Price

## TRAFFIC COUNTS

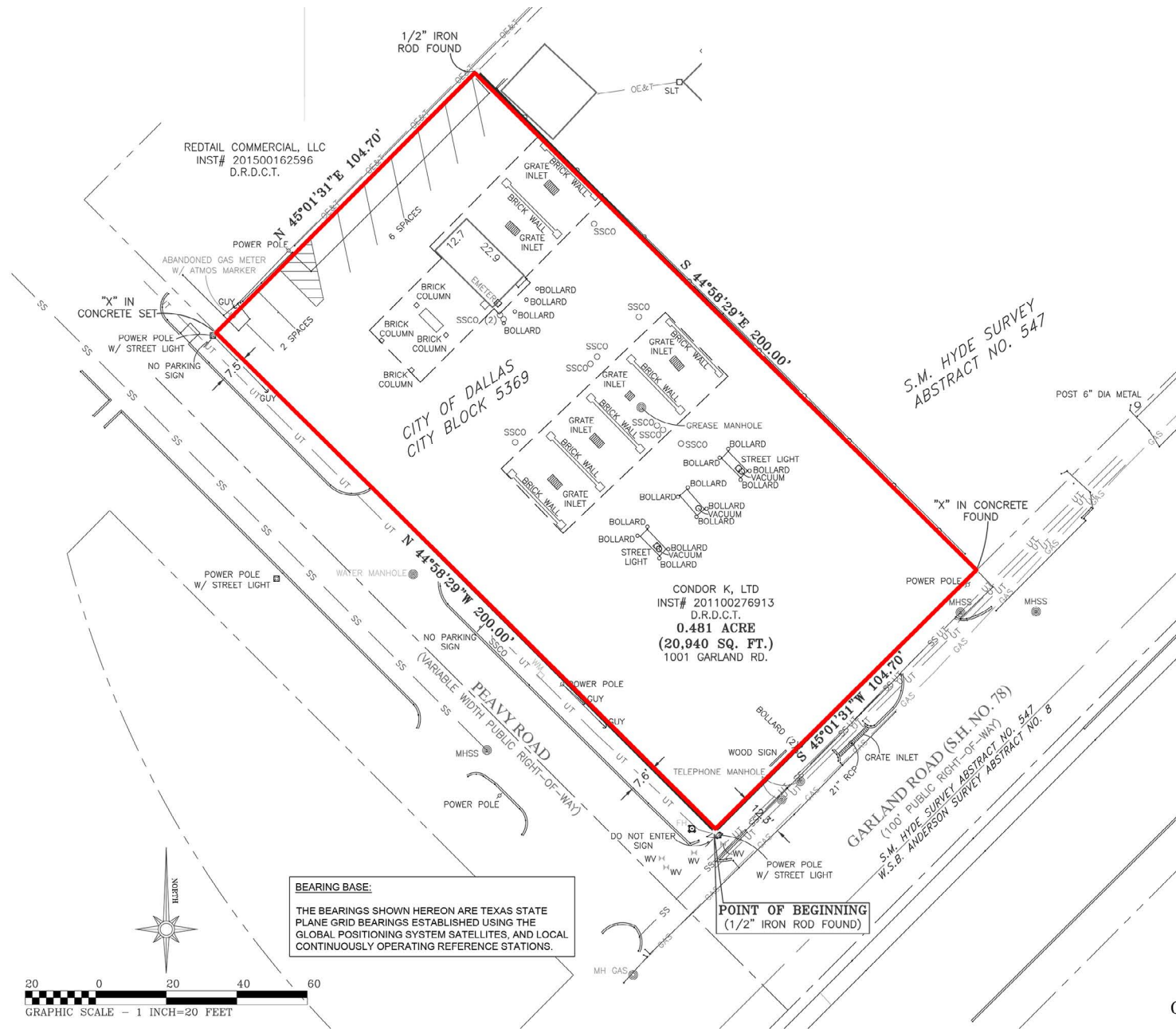
Garland Rd: 33,003 VPD @ Easton Rd  
 Garland Rd: 31,981 VPD @ Buckner Rd  
 Peavy Rd: 7,550 VPD (north) & 9,394 VPD (south)  
 (TXDOT 2019)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2020 Population	12,220	129,075	400,097
Households	5,486	48,914	154,729
Daytime Pop.	11,850	109,953	386,585
Avg HH Income	\$97,975	\$93,579	\$88,126

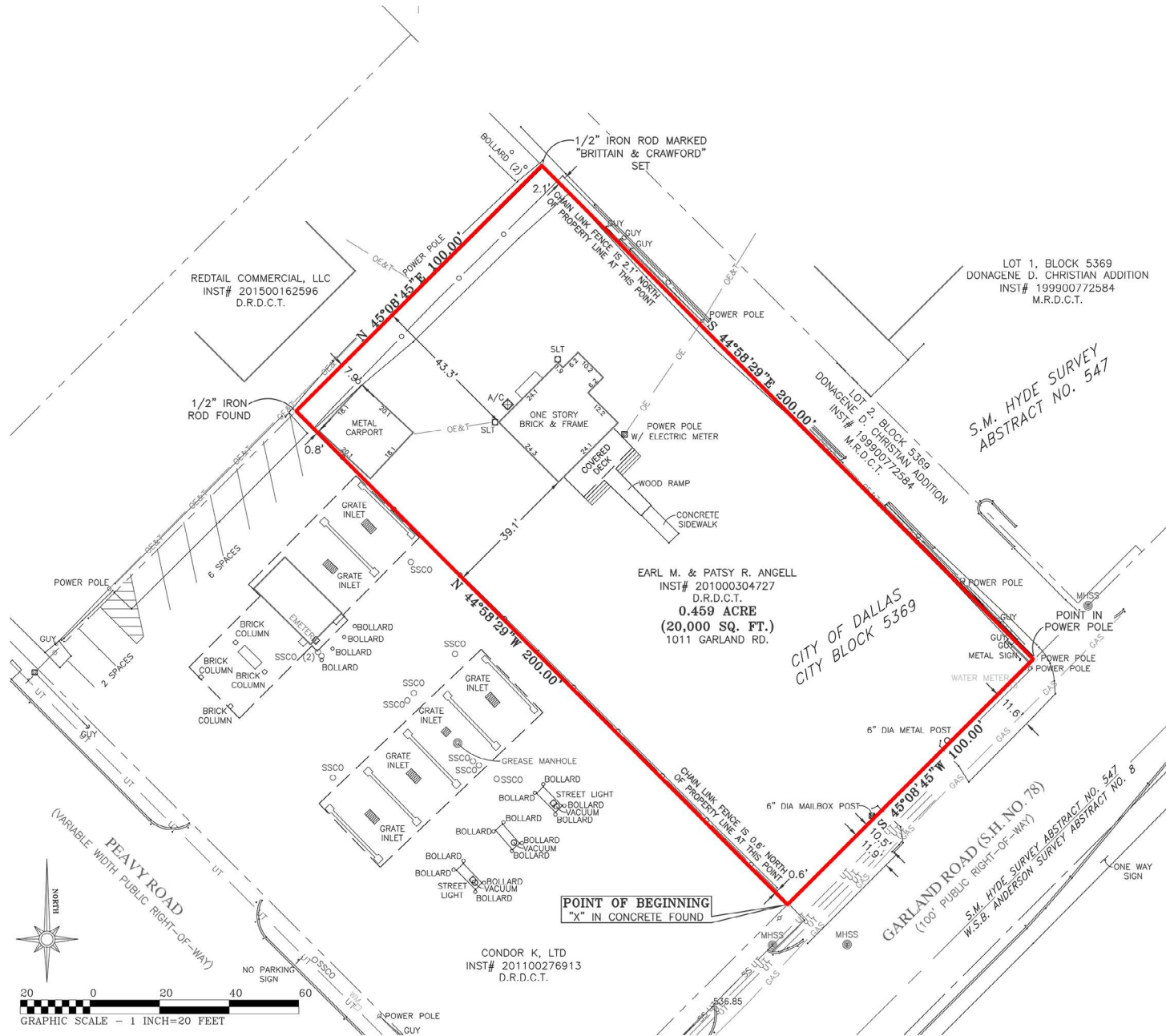


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