

Senior Living Site For Sale

5100 Block N 190 Hwy Garland, TX

Land Size: 4 Acres; \$10 Per SQFT; Asking Price: \$1,742,400.00



| | |
|--------------|---------------|
| Price: | \$1,742,400 |
| Acreage: | 4 Acres |
| Square Feet: | 174,240 |
| Price Per SF | \$10 |
| Zoning: | Senior Living |

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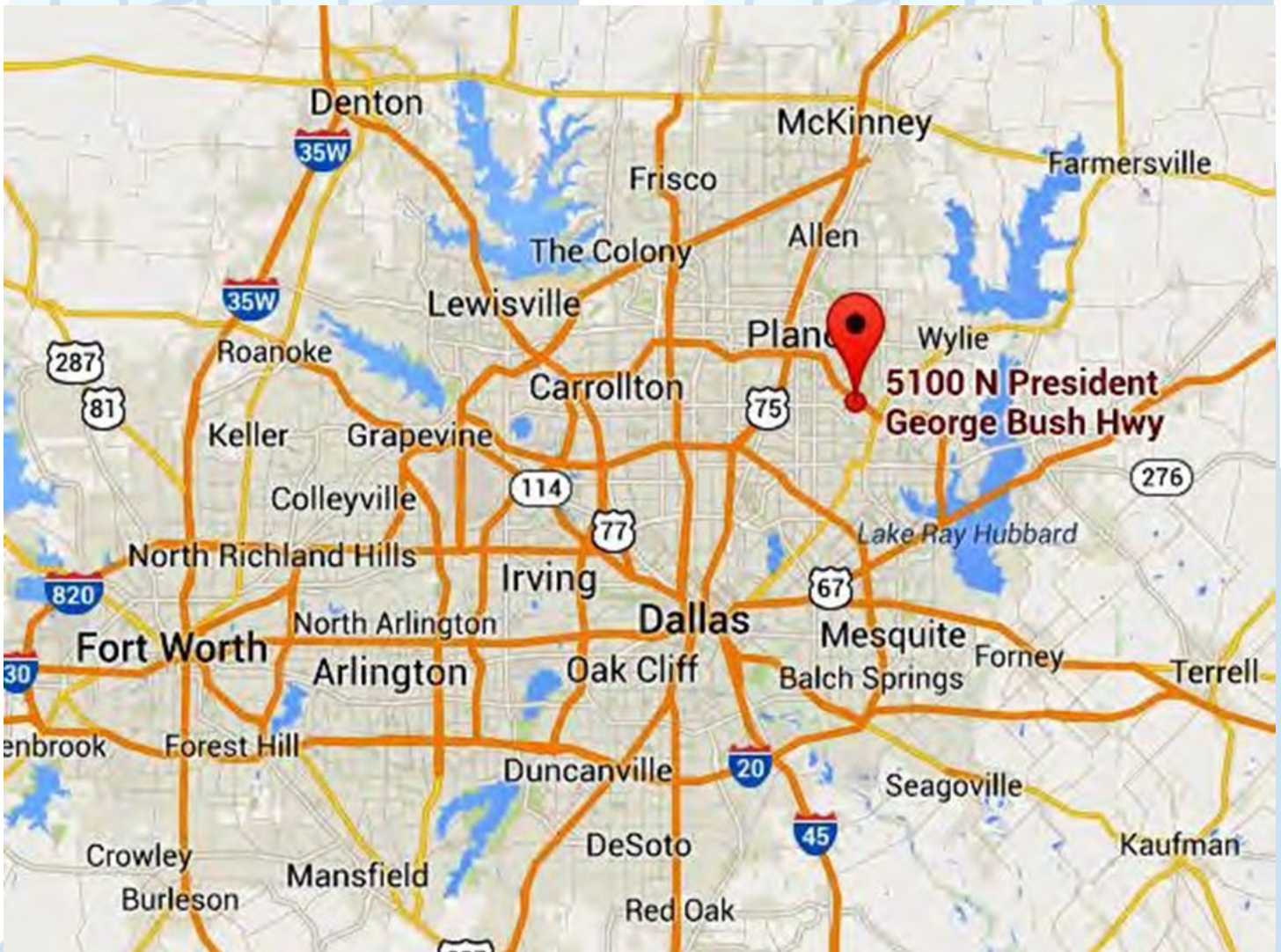
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The buyer/lessee must verify all the information contained herein and bear all risks for any inaccuracies.

3500 Oak Lawn Ave. Suite 325 Dallas, TX 75219 214-231-0100 www.HarvardCo.com

4 Acres Land For Sale

Zoned: Senior Independent Living Facility



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4 Acres Land

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Price Per Square Foot: \$10.00

Asking Price: \$1,742,400.00

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Utilities

- Water
- Sanitary, Storm and Sewer to the site
- No need for water retention pond
- Existing pipes flow to the existing retention pond south of Curtis Cullwell Event Center

Site Access

- Access from Pres. George Bush Service Road, Elliott Ave. & Naaman Forest Blvd.

Zoned

- Highway Commercial (most commercial Types)

Locality

- Located on the South Side of President George Bush Highway (190)

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Area Amenities



Site Inclusive

- Hyatt Place Hotel & Conference Center
- Matt Martinez Mexican Restaurant
- Buffalo Wild Wings
- IHOP
- Fuzzy Tacos

Adjacent

- Curtis Cullwell Event Center

Garland Population

- As of the 2010 census, the city had a population of 226,876, making it the eighty-seventh most populous city in the United States of America and the twelfth most populous city in the state of Texas.

Traffic Count President George Bush Highway

- 86,0000 Average Daily Vehicles per Day

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- Garland is 11th in Texas out of 326 other cities in Total businesses (including small businesses)
- Garland is 12th in Texas out of 340 other cities in Current population (2012)
- Garland is 12th in Texas out of 389 other cities in Households
- Garland is 12th in Texas out of 389 other cities in Housing units
- Garland is 17th in Texas out of 389 other cities in Population density (people per sqmi) Garland is 19th in Texas out

Population Trends 1990 to 2030

| Year | 1990 | 2000 | 2010 | 2020 |
|--------------------------|---------|---------|---------|---------|
| Population Trends | 180,650 | 215,768 | 226,876 | 234,650 |
| CAGR* | 1.79% | 0.50% | 0.34% | 0.30% |

****2011 Population Density (persons per square mile): 3,917.62***

Income Demographics

| | | | | |
|---------------------------|----------|-----------------------|----------|----------|
| Income per capita | \$21,977 | 195th | \$25,548 | \$27,915 |
| Income per household | \$52,441 | 142nd | \$50,920 | \$52,762 |
| Income below poverty line | 14.50% | 232nd | 17.00% | 14.30% |

Business Demographics

| | Garland | Rank | Texas | US |
|---|-------------|-----------------------|---------------|------------------|
| Total businesses (including small businesses) | 19,734 | 11th | 2,164,852 | 27,092,908 |
| Retail sales | \$2,320,031 | | \$311,334,781 | \$33,917,663,456 |
| Retail sales per capita | \$10,679 | 214th | \$13,061 | \$12,990 |
| Retail accommodation and food service sales | \$227,937 | 29th | \$42,054,592 | \$613,795,732 |

[19th](#)

Population Demographics

5100 North President George Bush Highway, North Garland, TX

75040

| Population | | 3-mi. | 5-mi. |
|-------------------------------------|--------------|----------------|----------------|
| 2012 Male Population | | 54,549 | 130,832 |
| 2012 Female Population | | 57,658 | 134,985 |
| 2012 Total Population: Adult | | 82,455 | 189,882 |
| 2012 Total Daytime Population | | 85,223 | 254,053 |
| 2012 Total Employees | | 28,529 | 115,356 |
| Change 2012 Total Population | | 112,207 | 265,817 |
| Housing | | 3-mi. | 5-mi. |
| 2000 Housing Units | | 32,764 | 74,115 |
| Income | 1-mi. | 3-mi. | 5-mi. |
| 2012 Household Income: Median | \$71,497 | \$69,225 | \$66,225 |
| 2012 Household Income: Average | \$91,547 | \$89,684 | \$84,665 |
| 2012 Per Capita Income | \$34,175 | \$30,848 | \$27,775 |
| Retail Sales Volume | 1-mi. | 3-mi. | 5-mi. |

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Nearby Shopping

- Life Spa & Salon
- Banfield Pet Hospital
- Walmart
- Sam's Club
- Michael's
- Target

Recreational Activity

- Firewheel Golf Park
- Spring Creek Forest Park Reserve
- Hawaiian Fall Adventure Park



Independent Living Senior Housing Site

LOCATION

South side of President George Bush Highway, just east of Garland Rd. and west of Firewheel Mall (Hwy. 78). Adjacent to Hyatt Place Hotel and Conference Center, 5101 N. President George Bush Hwy. Garland Texas 75040.

SITE

Four acres within a 20 acre development which includes the Hyatt Place Hotel and Conference Center, Matt Martinez Mexican Restaurant, Buffalo Wild Wings, HOP, Fuzzy Tacos and others.

UTILITIES

Water, sanitary, and storm sewer to the site. No need for water detention pond. Existing storm pipes flow to the enlarged detention pond south of the Curtis Cullwell Event Center.

SITE ACCESS

Cross easement agreements allow for access from Pres. George Bush Service Road, Naaman Forest Blvd. and Elliott Street. There is also direct access to Naaman Forest Blvd. via a stretch of land that follows the wooded property line.

AREA AMENITIES

Ideal for the active senior.

This site allows for an easy stroll to four good restaurants within the overall development, an easy walk to the Curtis Cullwell Special Events Center to attend grandchildren's graduation, sporting events and various shows.

Adjacent to Sam's and Walmart and close to Target and many other retailers.

Less than a mile to the Firewheel Mall, AMC Theater and to the 72 hole Firewheel Golf Course.

A half mile to the hiking trails of Spring Creek Forest Reserve. One block to the Baylor Medical Clinic.

Three miles west to the new 108 bed Methodist Hospital. Three miles east to the new Sachse Regional Hospital.

Adjacent to the 164 room Hyatt Place Hotel with 24,000 square feet of meeting space including a 10,000 square foot ballroom. A place for senior's visiting family and for special senior events held in the ballroom.

INITIAL DEVELOPMENT PLANS

Zoned for independent senior living with a maximum density of 35 units per acre (140 units total). Envision a four story building with approximately one half of the ground floor dedicated to covered parking. First floor constructed of concrete and steel and the next three floors of wood frame. Amenities to include an indoor pool, a large fitness center, theater, game room, and an open area for dining and happy hour entertainment.



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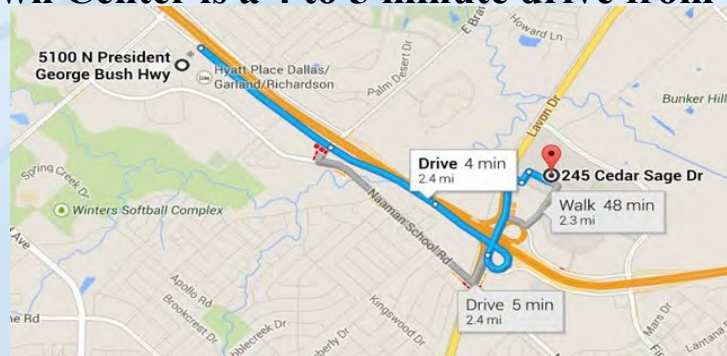
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Firewheel Town Center



Firewheel Town Center is a 4 to 5 minute drive from the subject site



Firewheel Town Center is a 1,004,000-square-foot (93,300 m²) open-air regional shopping mall in Garland, Texas, a suburb of Dallas. The mall is located on the northeast corner of President George Bush Turnpike and State Highway 78. The mall opened on October 7, 2005. Although "coming soon" signs first appeared in 1984, actual construction did not begin until early 2003. It was completed in 2005 and is owned by the Simon Property Group. Unlike a traditional mall, Firewheel Town Center was designed in the new urbanism style.

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

| | | | |
|--|----------------------|----------------|----------------|
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| _____ Designated Broker of Firm | _____ License No. | _____ Email | _____ Phone |
| _____ Licensed Supervisor of Sales Agent/ Associate | _____ License No. | _____ Email | _____ Phone |
| _____ Sales Agent/Associate's Name | _____ License No. | _____ Email | _____ Phone |
| _____ Buyer/Tenant/Seller/Landlord Initials | | _____ Date | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0