

Centerville

West of the Intersection of HWY 66 &
Centerville Rd, Garland, TX

5.92 Acres



Please inquire for pricing

- High traffic count
- Utilities to site
- Zoned retail/office with townhome potential



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REAL ESTATE | DEVELOPMENT | INVESTMENT

10800 Pecan Park Blvd, Ste. 125
512.335.5577 www.pohljensen.com

Demographics

	1 MILE	3 MILE	5 MILE
2018 population	11,053	104,021	279,439
Average HH Income	\$85,682	\$79,928	\$80,880
Traffic Count	29,000 vehicles per day		

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HIDDEN FOREST ESTATES
ALLEY
Dallas CAD Web Map



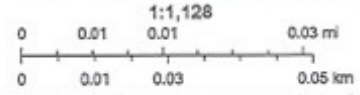
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- Parcels
- Subdivision
- Abstracts
- Street Centerline

Dallas County Boundary

STATE HWY 66

ATTACHMENT C



Esri Community Maps Contributors, Texas Parks & Wildlife, ©
OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,
Dallas County Appraisal District, BJS Consulting - www.bjsconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

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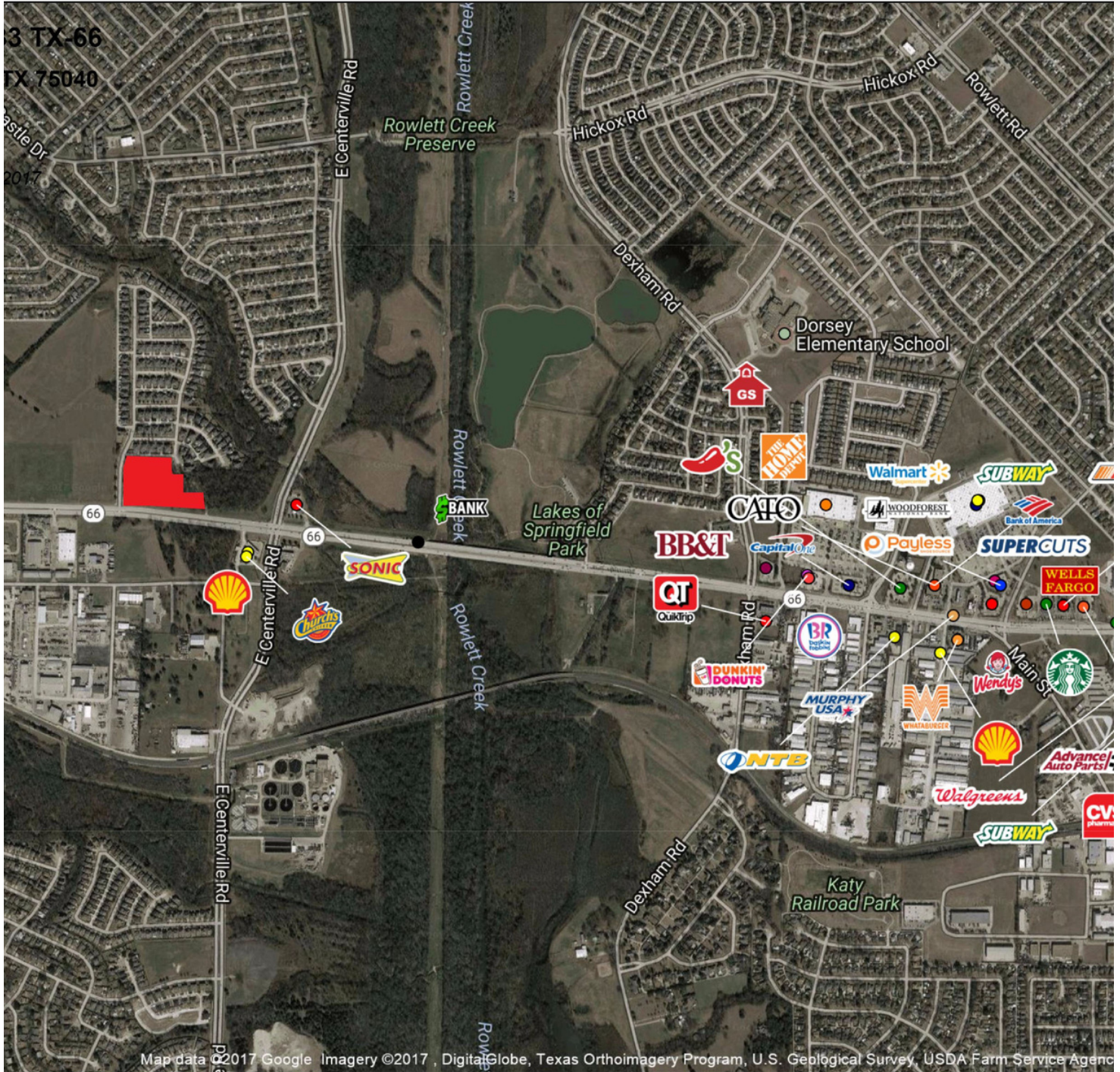
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The information contained herein was obtained from sources deemed reliable; however, Pohl Jensen, LLC makes no guarantees, warranties or representation to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice.

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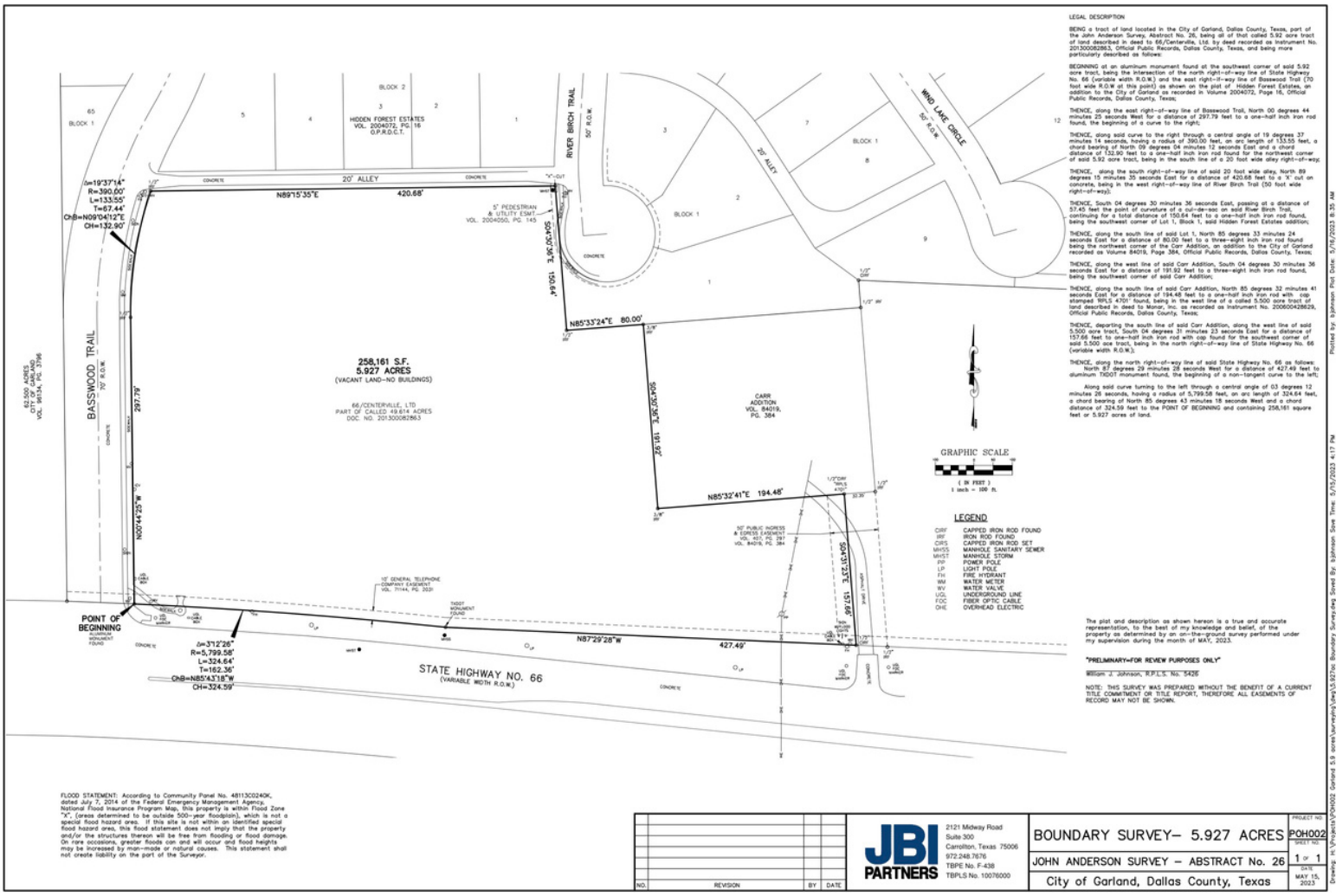
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LEGAL DESCRIPTION

BEGINNING at a point located in the City of Garland, Dallas County, Texas, part of the John Anderson Survey, Abstract No. 26, being all of that called 5.92 acre tract of land described in deed to 66 Centerville, L.L.C. by deed recorded as instrument No. 2020042828, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an aluminum monument found at the southwest corner of said 5.92 acre tract, being the intersection of the north right-of-way line of State Highway No. 66 (variable with R.O.W.) and the east right-of-way line of Basswood Trail (70 feet wide R.O.W. at this point) as shown on the plat of Hidden Forest Estates, in addition to the City of Garland as recorded in Volume 2004072, Page 16, Official Public Records, Dallas County, Texas;

THENCE, along the east right-of-way line of Basswood Trail, North 00 degrees 44 minutes 22 seconds West for a distance of 297.79 feet to a one-half inch iron rod found, the beginning of a curve to the right;

THENCE, along said curve to the right through a central angle of 19 degrees 27 minutes 14 seconds, being a radius of 300.00 feet, on an arc length of 133.55 feet, a chord bearing of North 09 degrees 04 minutes 12 seconds East and a chord distance of 123.20 feet to a one-half inch iron rod found for the northeast corner of said 5.92 acre tract, being in the south line of a 20 foot wide alley right-of-way;

THENCE, along the south right-of-way line of said 20 foot wide alley, North 89 degrees 15 minutes 35 seconds East for a distance of 420.68 feet to a 3\"/>

FLOOD STATEMENT: According to Community Panel No. 481130240K, dated July 7, 2014 of the Federal Emergency Management Agency National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplains), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

NO.	REVISION	BY	DATE

JBI PARTNERS
2121 McKay Road
Suite 300
Carrollton, Texas 75006
972.248.7876
TBP# No. F-438
TBP#S No. 10070000

BOUNDARY SURVEY- 5.927 ACRES
PROJECT NO. P04002
SHEET NO. 1 of 1
DATE: MAY 15, 2023
City of Garland, Dallas County, Texas

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Centerville		1 mi radius	3 mi radius	5 mi radius
Garland, TX 75040				
POPULATION	2018 Estimated Population	11,053	104,021	279,439
	2023 Projected Population	11,529	108,879	293,106
	2010 Census Population	10,090	96,605	256,768
	2000 Census Population	9,294	91,312	234,512
	Projected Annual Growth 2018 to 2023	0.9%	0.9%	1.0%
	Historical Annual Growth 2000 to 2018	1.1%	0.8%	1.1%
HOUSEHOLDS	2018 Estimated Households	3,244	33,680	95,975
	2023 Projected Households	3,402	35,359	100,846
	2010 Census Households	2,892	30,395	85,866
	2000 Census Households	2,660	28,597	79,724
	Projected Annual Growth 2018 to 2023	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2018	1.2%	1.0%	1.1%
AGE	2018 Est. Population Under 10 Years	15.5%	14.6%	14.8%
	2018 Est. Population 10 to 19 Years	16.5%	16.1%	15.5%
	2018 Est. Population 20 to 29 Years	13.1%	12.5%	13.0%
	2018 Est. Population 30 to 44 Years	21.2%	20.6%	21.3%
	2018 Est. Population 45 to 59 Years	18.6%	19.7%	19.4%
	2018 Est. Population 60 to 74 Years	10.9%	12.2%	12.1%
	2018 Est. Population 75 Years or Over	4.1%	4.3%	4.0%
	2018 Est. Median Age	32.5	34.5	34.2
MARITAL STATUS & GENDER	2018 Est. Male Population	48.4%	49.2%	49.0%
	2018 Est. Female Population	51.6%	50.8%	51.0%
	2018 Est. Never Married	34.9%	31.0%	31.8%
	2018 Est. Now Married	49.0%	49.7%	48.6%
	2018 Est. Separated or Divorced	12.5%	14.9%	15.3%
	2018 Est. Widowed	3.7%	4.5%	4.3%
INCOME	2018 Est. HH Income \$200,000 or More	3.4%	4.3%	4.8%
	2018 Est. HH Income \$150,000 to \$199,999	6.9%	6.4%	6.4%
	2018 Est. HH Income \$100,000 to \$149,999	17.5%	17.1%	15.7%
	2018 Est. HH Income \$75,000 to \$99,999	13.9%	13.9%	14.4%
	2018 Est. HH Income \$50,000 to \$74,999	22.9%	20.7%	20.0%
	2018 Est. HH Income \$35,000 to \$49,999	15.0%	14.7%	14.5%
	2018 Est. HH Income \$25,000 to \$34,999	7.3%	9.9%	10.0%
	2018 Est. HH Income \$15,000 to \$24,999	6.4%	7.0%	7.3%
	2018 Est. HH Income Under \$15,000	6.7%	6.1%	7.0%
	2018 Est. Average Household Income	\$85,682	\$79,928	\$80,880
	2018 Est. Median Household Income	\$68,093	\$68,095	\$67,947
	2018 Est. Per Capita Income	\$25,149	\$25,894	\$27,793
	2018 Est. Total Businesses	145	2,698	7,262
2018 Est. Total Employees	1,671	23,512	70,797	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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RACE	2018 Est. White	55.1%	59.0%	56.6%
	2018 Est. Black	20.5%	14.0%	16.0%
	2018 Est. Asian or Pacific Islander	7.9%	7.9%	9.8%
	2018 Est. American Indian or Alaska Native	0.7%	0.8%	0.8%
	2018 Est. Other Races	15.8%	18.3%	16.8%
HISPANIC	2018 Est. Hispanic Population	4,835	44,003	102,528
	2018 Est. Hispanic Population	43.7%	42.3%	36.7%
	2023 Proj. Hispanic Population	43.4%	42.2%	36.8%
	2010 Hispanic Population	45.9%	40.5%	34.4%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	6,835	65,959	177,821
	2018 Est. Elementary (Grade Level 0 to 8)	12.1%	12.7%	10.4%
	2018 Est. Some High School (Grade Level 9 to 11)	8.8%	11.0%	9.7%
	2018 Est. High School Graduate	28.8%	26.0%	24.7%
	2018 Est. Some College	19.8%	20.6%	22.3%
	2018 Est. Associate Degree Only	8.7%	7.1%	7.7%
	2018 Est. Bachelor Degree Only	14.7%	15.8%	17.5%
	2018 Est. Graduate Degree	7.1%	6.7%	7.7%
HOUSING	2018 Est. Total Housing Units	3,298	34,440	98,152
	2018 Est. Owner-Occupied	77.5%	73.4%	65.4%
	2018 Est. Renter-Occupied	20.9%	24.4%	32.4%
	2018 Est. Vacant Housing	1.6%	2.2%	2.2%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	1.4%	1.5%	1.8%
	2010 Homes Built 2000 to 2004	9.6%	11.0%	13.9%
	2010 Homes Built 1990 to 1999	30.7%	17.0%	16.5%
	2010 Homes Built 1980 to 1989	18.7%	25.5%	26.2%
	2010 Homes Built 1970 to 1979	29.7%	21.7%	24.2%
	2010 Homes Built 1960 to 1969	12.3%	13.2%	12.8%
	2010 Homes Built 1950 to 1959	4.1%	14.5%	10.4%
	2010 Homes Built Before 1949	1.6%	5.0%	3.4%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.6%	0.6%	0.6%
	2010 Home Value \$500,000 to \$999,999	3.8%	3.7%	3.8%
	2010 Home Value \$400,000 to \$499,999	2.1%	2.6%	3.0%
	2010 Home Value \$300,000 to \$399,999	4.4%	4.8%	5.9%
	2010 Home Value \$200,000 to \$299,999	14.4%	15.8%	17.3%
	2010 Home Value \$150,000 to \$199,999	19.3%	20.6%	22.0%
	2010 Home Value \$100,000 to \$149,999	35.2%	30.5%	32.6%
	2010 Home Value \$50,000 to \$99,999	26.5%	25.8%	20.6%
	2010 Home Value \$25,000 to \$49,999	1.3%	1.7%	1.4%
	2010 Home Value Under \$25,000	1.1%	2.1%	1.8%
	2010 Median Home Value	\$134,526	\$138,918	\$149,851
2010 Median Rent	\$896	\$909	\$851	

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LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	8,214	78,554	211,280
	2018 Est. Civilian Employed	70.9%	66.6%	67.4%
	2018 Est. Civilian Unemployed	1.7%	2.3%	2.6%
	2018 Est. in Armed Forces	-	-	-
	2018 Est. not in Labor Force	27.4%	31.1%	30.0%
	2018 Labor Force Males	47.4%	48.6%	48.2%
	2018 Labor Force Females	52.6%	51.4%	51.8%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,850	52,672	142,135
	2010 Mgmt, Business, & Financial Operations	11.3%	12.7%	13.6%
	2010 Professional, Related	14.9%	16.6%	18.3%
	2010 Service	19.5%	18.7%	18.1%
	2010 Sales, Office	25.9%	23.1%	24.2%
	2010 Farming, Fishing, Forestry	0.2%	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	12.1%	14.0%	11.9%
	2010 Production, Transport, Material Moving	16.1%	14.8%	13.7%
	2010 White Collar Workers	52.2%	52.4%	56.1%
	2010 Blue Collar Workers	47.8%	47.6%	43.9%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	82.3%	79.6%	79.5%
	2010 Drive to Work in Carpool	9.7%	11.9%	11.7%
	2010 Travel to Work by Public Transportation	2.0%	2.2%	2.3%
	2010 Drive to Work on Motorcycle	0.2%	0.1%	0.2%
	2010 Walk or Bicycle to Work	0.8%	0.9%	0.9%
	2010 Other Means	0.8%	0.9%	0.9%
	2010 Work at Home	4.2%	4.5%	4.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	16.5%	15.8%	15.1%
	2010 Travel to Work in 15 to 29 Minutes	29.4%	32.7%	34.3%
	2010 Travel to Work in 30 to 59 Minutes	48.9%	42.3%	42.6%
	2010 Travel to Work in 60 Minutes or More	10.0%	9.3%	9.2%
	2010 Average Travel Time to Work	30.3	28.0	28.0
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$206 M	\$2.02 B	\$5.79 B
	2018 Est. Apparel	\$7.24 M	\$70.8 M	\$203 M
	2018 Est. Contributions, Gifts	\$13.8 M	\$137 M	\$396 M
	2018 Est. Education, Reading	\$7.96 M	\$78.5 M	\$227 M
	2018 Est. Entertainment	\$11.6 M	\$114 M	\$326 M
	2018 Est. Food, Beverages, Tobacco	\$31.6 M	\$309 M	\$884 M
	2018 Est. Furnishings, Equipment	\$7.09 M	\$69.9 M	\$200 M
	2018 Est. Health Care, Insurance	\$17.7 M	\$175 M	\$500 M
	2018 Est. Household Operations, Shelter, Utilities	\$63.6 M	\$625 M	\$1.79 B
	2018 Est. Miscellaneous Expenses	\$3.02 M	\$29.6 M	\$84.7 M
2018 Est. Personal Care	\$2.67 M	\$26.2 M	\$75.0 M	
2018 Est. Transportation	\$39.6 M	\$387 M	\$1.10 B	

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Pohl Jensen, LLC	9011091	Bpohl@pohlbrown.com	512-335-5577
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William B. Pohl	160729	Bpohl@pohlbrown.com	512-335-5577
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