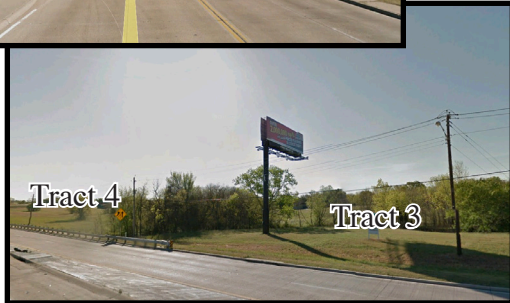
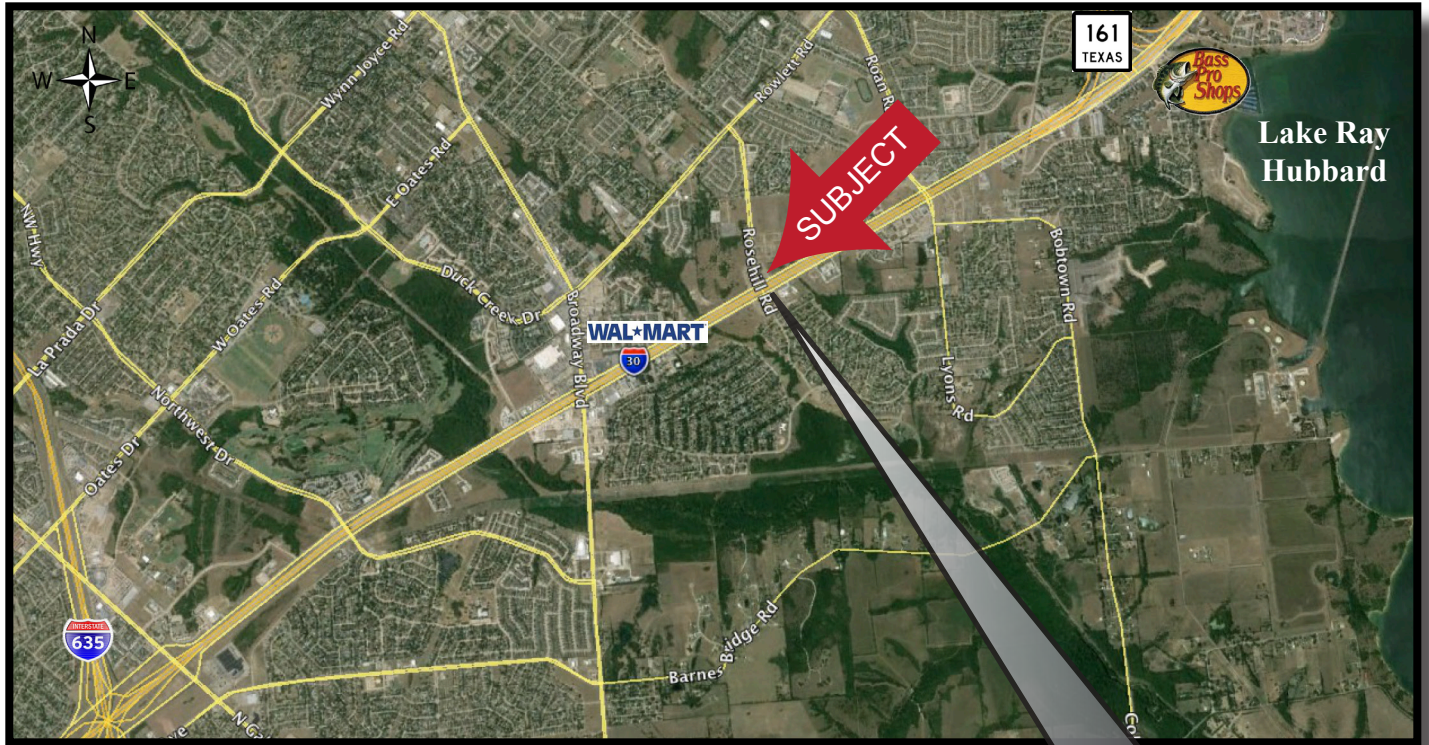


Garland, TX (Dallas Metroplex) Interstate 30 & Rosehill Exit Up to 81 Acres For Sale



**For More Information
Please Contact:**

RCR

REESE COMMERCIAL REALTY

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Tract 1: ± 54.01

Tract 2: ± 8.82

Tract 3: ± 8.99

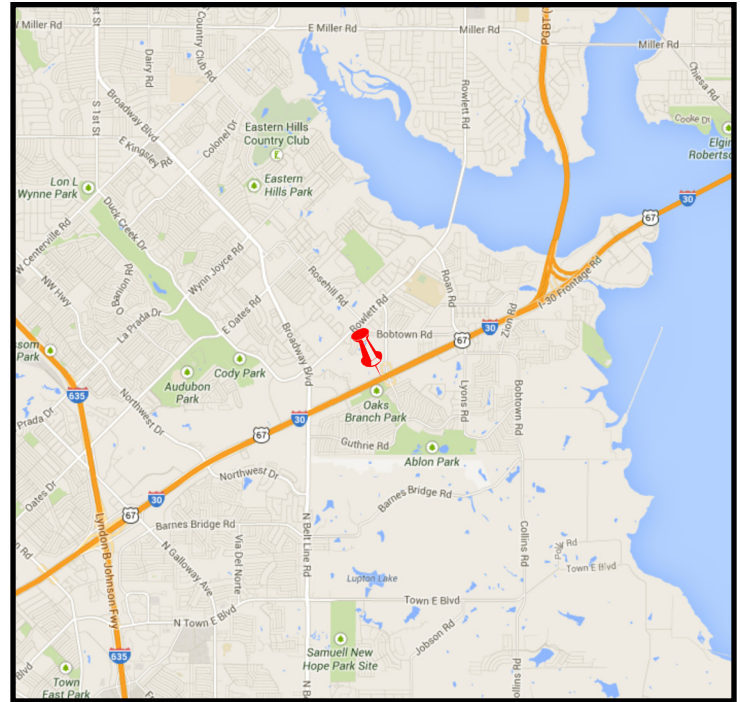
Tract 4: ± 9.21

Garland, TX (Dallas Metroplex) Interstate 30 & Rosehill Exit Up to 81 Acres For Sale

Executive Summary

- Location on Interstate 30 in the Dallas Metroplex at the Rosehill exit
- Near President George Bush Turnpike, Loop 635, Belt Line Rd. and Lake Ray Hubbard
- Access along I-30 Frontage Rd, Rosehill Rd. and Bobtown Rd.
- Traffic counts:
In excess of 150,000 vpd on Interstate 30 in front of site
- Large tracts available up to 54 acres
- City of Garland utilities to site
- Zoning: FW (Freeway District I-30), allowing office, retail, restaurants with drive-throughs, churches, nursing home, medical & entertainment
- Minimal floodplain on property along Duck Creek
- Demographics:2013
Population within 3 miles:76,279
Projected 5-year growth: 8.29%
Median Household Income: \$55,564

Locator Map



This property is located in one of the fastest growth corridors of the Dallas Metroplex, from Garland to Rockwall. It boasts great access and mobility along Interstate 30 with nearby Loop 635 and the Bush Turnpike. Lake Ray Hubbard is a major recreational area two miles to the east: the Garland side features a Bass Pro retail store with boat sales, and restaurants; the Rockwall side showcases The Harbor with a Hilton Hotel, Cinemark 12-screen theater and upscale restaurants. A power center to the west at Belt Line Rd. has a Wal-Mart anchor and fast-food restaurants. Ideal for office, medical, restaurants, hotel, entertainment, church or retail uses.

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.