

BROADMOOR VILLAGE

RETAIL SPACE FOR LEASE

950 W. CENTERVILLE RD, GARLAND, TEXAS 75041



CLAY TROZZO
832.804.8524
CTROZZO@PROPERTYCOMMERCE.COM

PROPERTY COMMERCE
8811 GAYLORD DR, STE 200
HOUSTON, TX 77024

The information contained herein was obtained from sources deemed reliable; however, Blue Ox Brokerage, LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof.
The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

BROADMOOR VILLAGE

950 W. Centerville Rd, Garland, Texas 75041

AVAILABLE SPACE

±3,250 SF IN-LINE SPACE (DIVISIBLE)
±25,000 SF 2ND GEN RETAIL SPACE
PAD AVAILABLE

NEARBY TRAFFIC GENERATORS

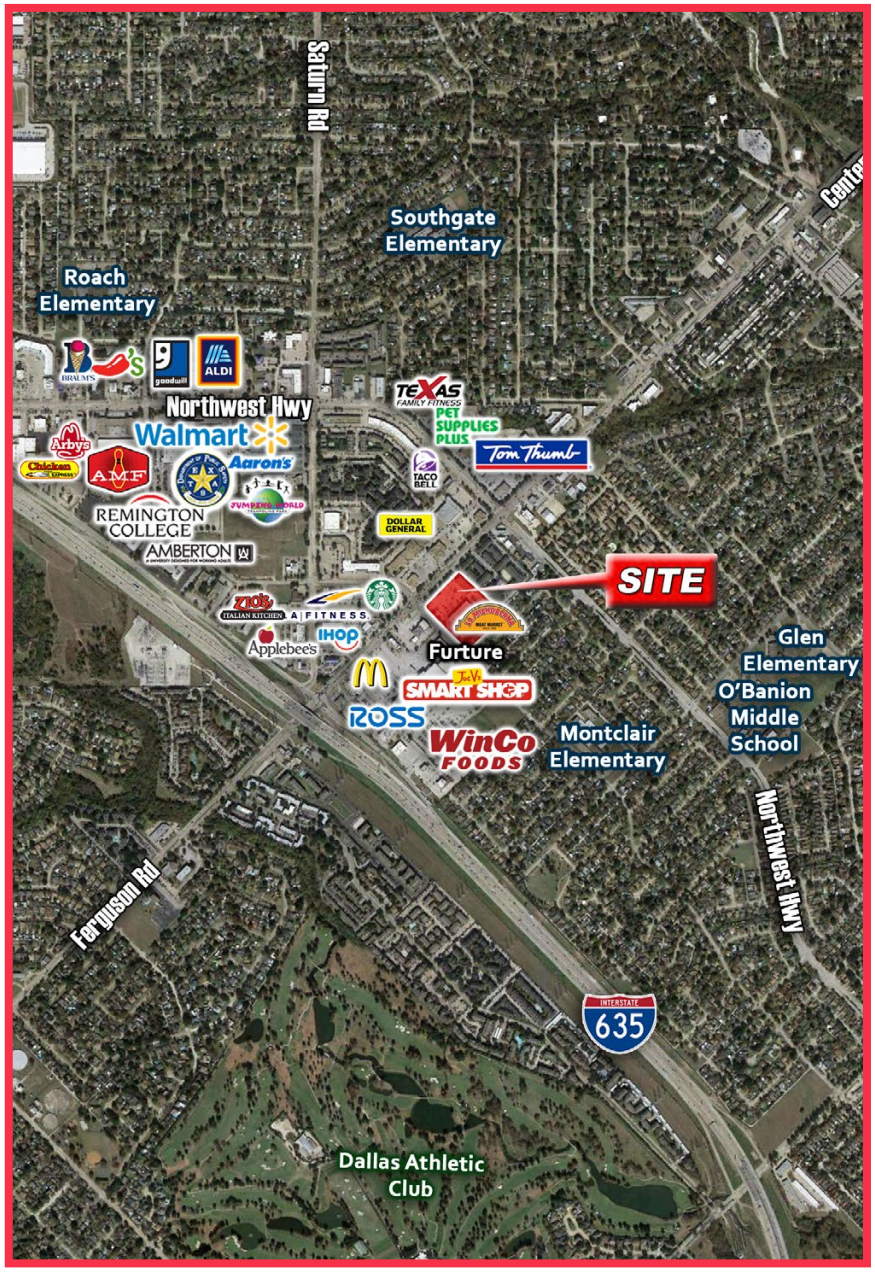
LA MICHOCANA - DOLLAR TREE - WINCO FOODS - ROSS - AUTO-ZONE - O'REILLY - DISCOUNT TIRE CHASE - WELLS FARGO - IHOP - MCDONALD'S - WENDY'S - PANDA EXPRESS - CHUCK-E-CHEESE - APPLEBEE'S - LA FITNESS - HARLEY

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	21,358	147,292	337,676
DAYTIME POPULATION	15,643	117,426	305,118
HOUSEHOLDS	7,756	50,915	118,839
AVG HH INCOME	$82,969	$88,320	$102,149

TRAFFIC COUNTS

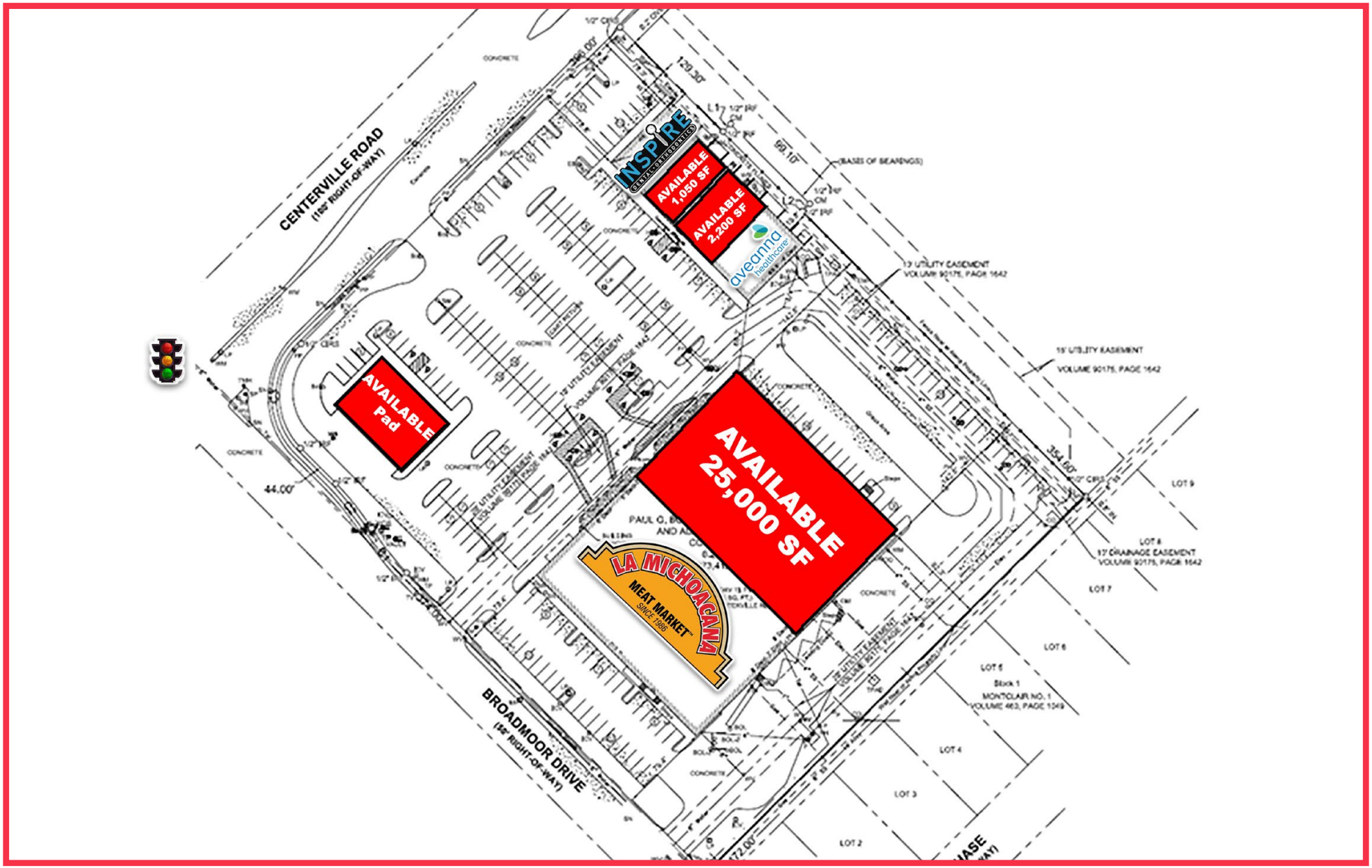
W. CENTERVILLE RD: 41,784 VPD (TXDOT 2024)
I-635/LBJ FWY: 182,682 VPD (TXDOT 2024)



CLAY TROZZO
832.804.8524
CTROZZO@PROPERTYCOMMERCE.COM

BROADMOOR VILLAGE

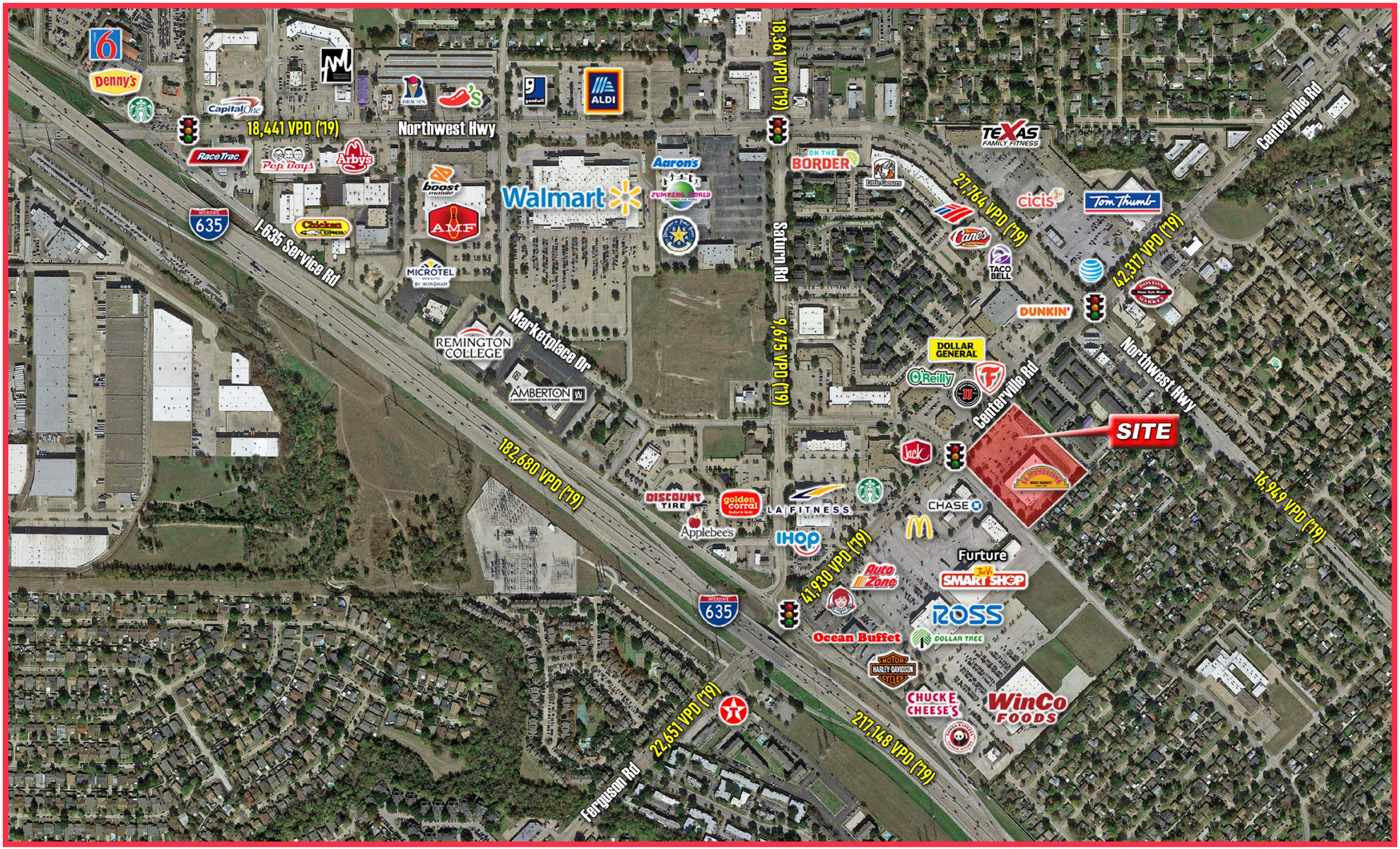
950 W. Centerville Rd, Garland, Texas 75041



CLAY TROZZO
832.804.8524
CTROZZO@PROPERTYCOMMERCE.COM

BROADMOOR VILLAGE

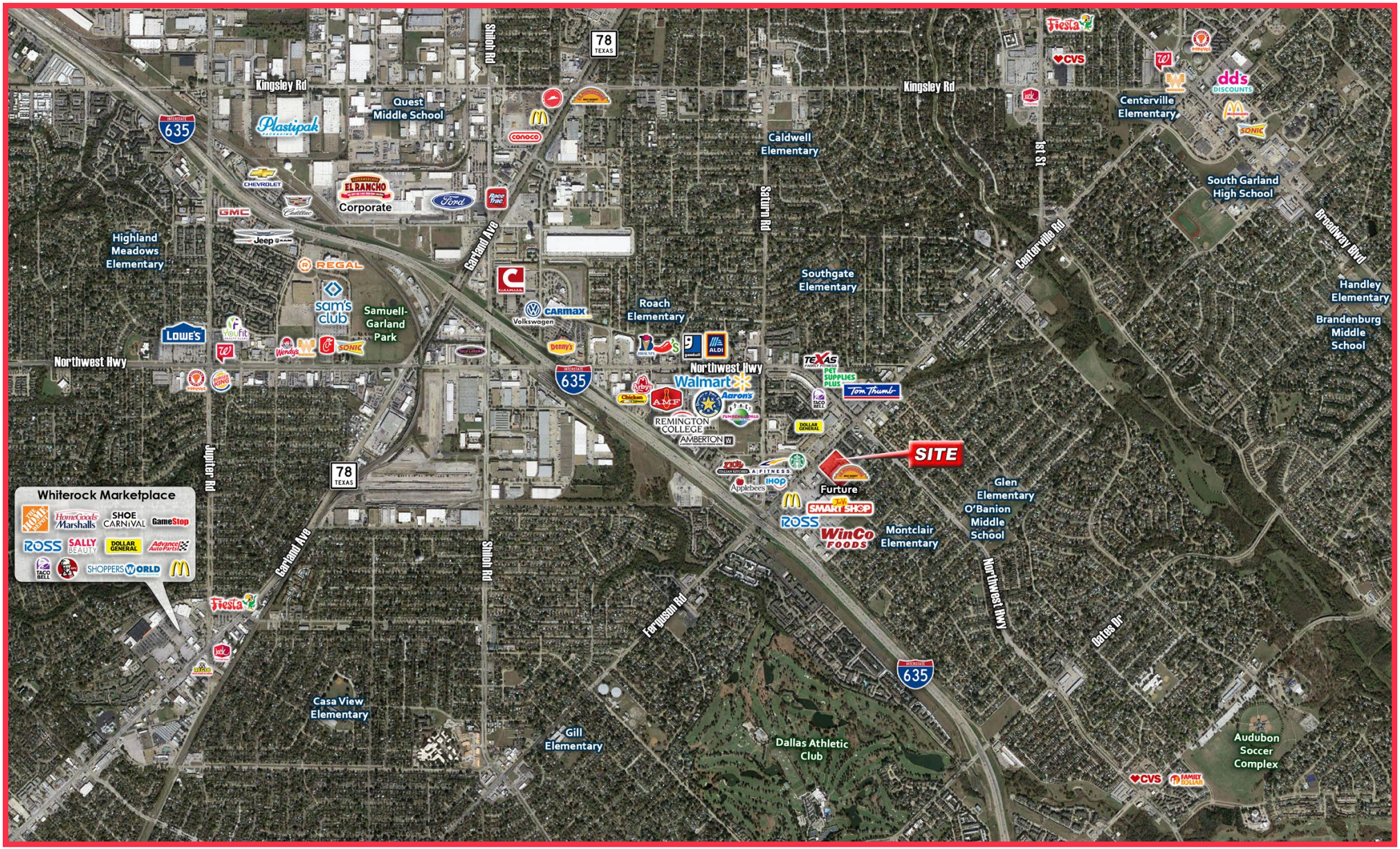
950 W. Centerville Rd, Garland, Texas 75041



CLAY TROZZO
832.804.8524
CTROZZO@PROPERTYCOMMERCE.COM

BROADMOOR VILLAGE

950 W. Centerville Rd, Garland, Texas 75041



CLAY TROZZO
832.804.8524
CTROZZO@PROPERTYCOMMERCE.COM

EQUAL HOUSING OPPORTUNITY

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.

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 listng 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wriΣen 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 writtng 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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