3347 W. WALNUT, 520 N. JUPITER | GARLAND, TEXAS 75042

Walnut Plaza

VISTA PROPERTY CO.

MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

- Walnut Plaza is a 112,947 SF neighborhood center located in Garland, Texas at a dense four corner intersection
- Shadow anchored by Hiep Thai Grocer
- Great long term neighborhood tenant mix

LEASE RATES

Please Call for Rates

AVAILABILITY

- 3,839 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2022 Population	22,982	160,672	386,753
Households	6,747	58,124	142,400
Average Household Income	$67,411	$79,606	$94,392

Traffic Counts **Jupiter Rd:** 30,528 VPD | **W Walnut St:** 18,762 VPD

AREA RETAILERS

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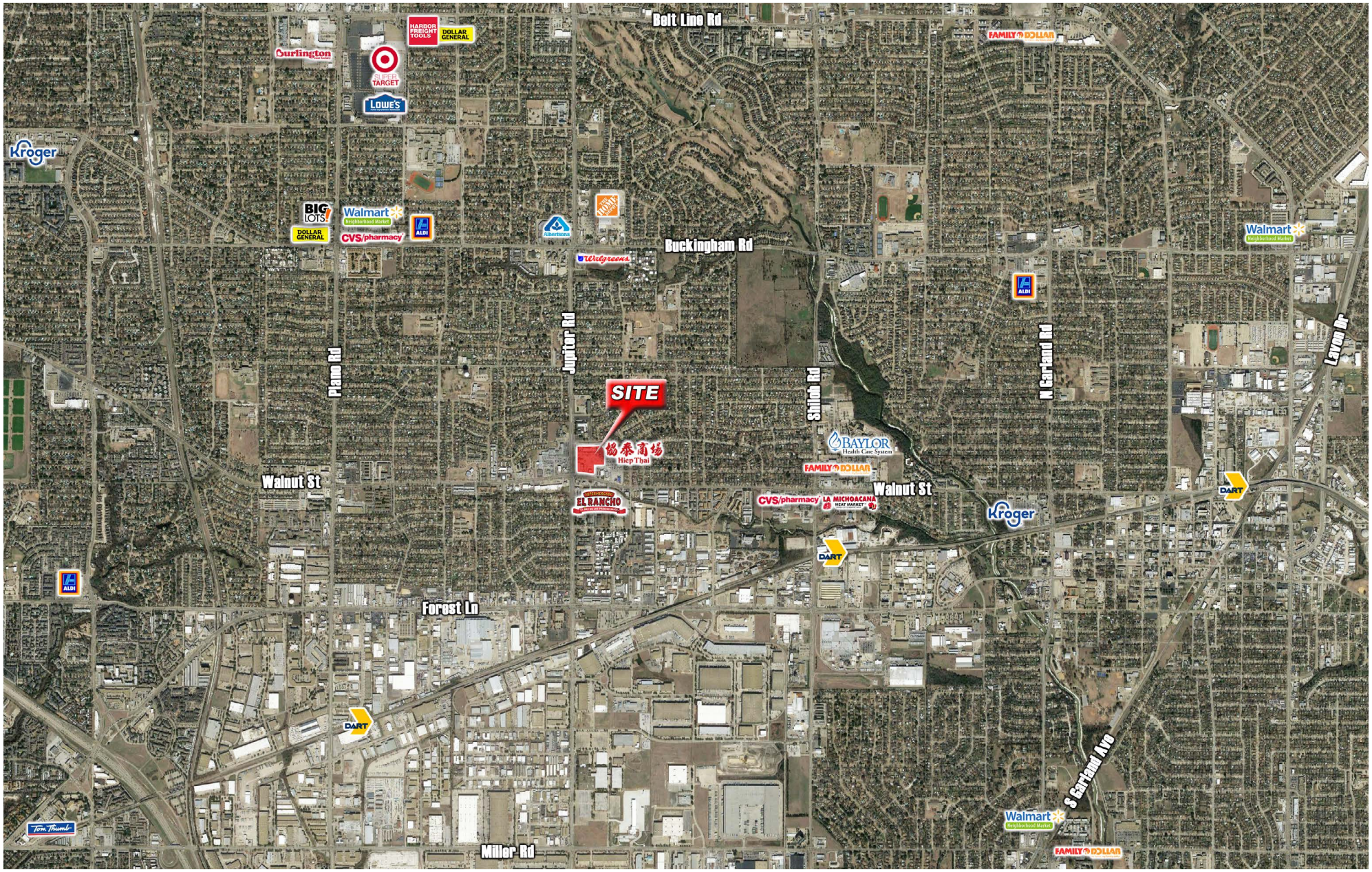

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BLDG	STE	TENANT	SF
1	103	First Chinese BBQ	3,000
	105	No. 1 Feet Massage	1,500
	107	Beef Jerkey	1,500
	109	Metro by T-Mobile	1,500
	205	**AVAILABLE**	**3,839**
	209	Thai Dental Clinic	1,617
	211	Cao Medical Clinic	1,821
	213	Envios/Maxi Transfers	1,875
	215	Thalia's Salon	1,875
	217	Com Tam Restaurant	1,875
	219	Bep Que	3,750
	223	Famicare	5,280
	229	Family Dollar	8,400
	300	Coin Laundry	6,000
	301	TC Nail Depot	8,824
2	100	Crazy Hot Deals	29,393
	200	LS Nail Depot	7,200
3		Mr. Tofu	7,200
4	A	Gebeta Ethiopian Grocery	1,645
	B	Le Artist Hair Salon	1,200
	C	Da Nang Quan	1,460
	D	AT&T	1,680
	E	American Chinese Herbs	1,200
	F	Nguyen Law Office	1,200
	G	Total by Verizon	1,200
	H	Baja Auto Insurance	1,200
5		Eagle Tire	1,599
6	102	Pizza Patron	1,200
	104	Quoc Bao Bakery	1,200
	106	E-Coffee	1,440
	110	Attraction Salon	800
	112	Regalo Nutrition	1,000
	114	Catholic Bookstore	1,200
7		Jefferson Dental	4,900

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	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	21,020	148,945	370,323
2028 Projected Population	22,487	154,785	385,738
2020 Census Population	21,168	149,851	372,424
2010 Census Population	20,619	145,765	348,400
Projected Annual Growth 2023 to 2028	1.4%	0.8%	0.8%
Historical Annual Growth 2010 to 2023	0.1%	0.2%	0.5%
2023 Median Age	30.8	33.8	34.8
HOUSEHOLDS			
2023 Estimated Households	6,129	54,321	138,153
2028 Projected Households	6,493	55,787	142,193
2020 Census Households	6,093	53,977	137,443
2010 Census Households	5,962	52,334	126,837
Projected Annual Growth 2023 to 2028	1.2%	0.5%	0.6%
Historical Annual Growth 2010 to 2023	0.2%	0.3%	0.7%
RACE AND ETHNICITY			
2023 Estimated White	24.5%	32.5%	38.8%
2023 Estimated Black or African American	13.6%	23.1%	20.3%
2023 Estimated Asian or Pacific Islander	14.4%	12.6%	10.1%
2023 Estimated American Indian or Native Alaskan	1.7%	1.0%	1.0%
2023 Estimated Other Races	45.9%	30.8%	29.9%
2023 Estimated Hispanic	57.7%	38.1%	37.2%

	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	$77,812	$91,863	$105,276
2023 Estimated Median Household Income	$57,944	$67,185	$76,761
2023 Estimated Per Capita Income	$22,726	$33,532	$39,318
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	22.7%	12.6%	10.2%
2023 Estimated Some High School (Grade Level 9 to 11)	12.3%	8.9%	8.0%
2023 Estimated High School Graduate	26.0%	23.2%	21.8%
2023 Estimated Some College	20.7%	21.4%	20.0%
2023 Estimated Associates Degree Only	5.0%	7.4%	7.3%
2023 Estimated Bachelors Degree Only	8.9%	17.2%	20.7%
2023 Estimated Graduate Degree	4.3%	9.3%	12.0%
BUSINESS			
2023 Estimated Total Businesses	696	7,045	19,023
2023 Estimated Total Employees	4,937	62,074	166,262
2023 Estimated Employee Population per Business	7.1	8.8	8.7
2023 Estimated Residential Population per Business	30.2	21.1	19.5

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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.

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 and buyer) 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 wriZen 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.

VPC Property Services, Inc.	9004601	colton@vistapropertyco.com	214.234.2555
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colton Wright	550365	colton@vistapropertyco.com	214.234.2574
Designated Broker of Firm	License No.	Email	Phone
Mason duPerier	9004601	mason@vistapropertyco.com	214.234.2573
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 _____