



LAND FOR SALE | 7.49 Acres

1602-1800 West Avenue B Garland, TX 75042

Area

7.49 Acres

Lot 1 – 1800 W Avenue B

3.9703 Acres

Lot 2 – 1602 W Avenue B

3.5224 Acres

Zoning

PD 86-8

Planned Development

Light Industrial

Asking Price

Contact Broker for Pricing

Possession

Immediate

For information, please contact:

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Managing Director

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2601 Olive Street

Suite 1600,

Dallas, Texas 75201

nmrk.com



NEWMARK

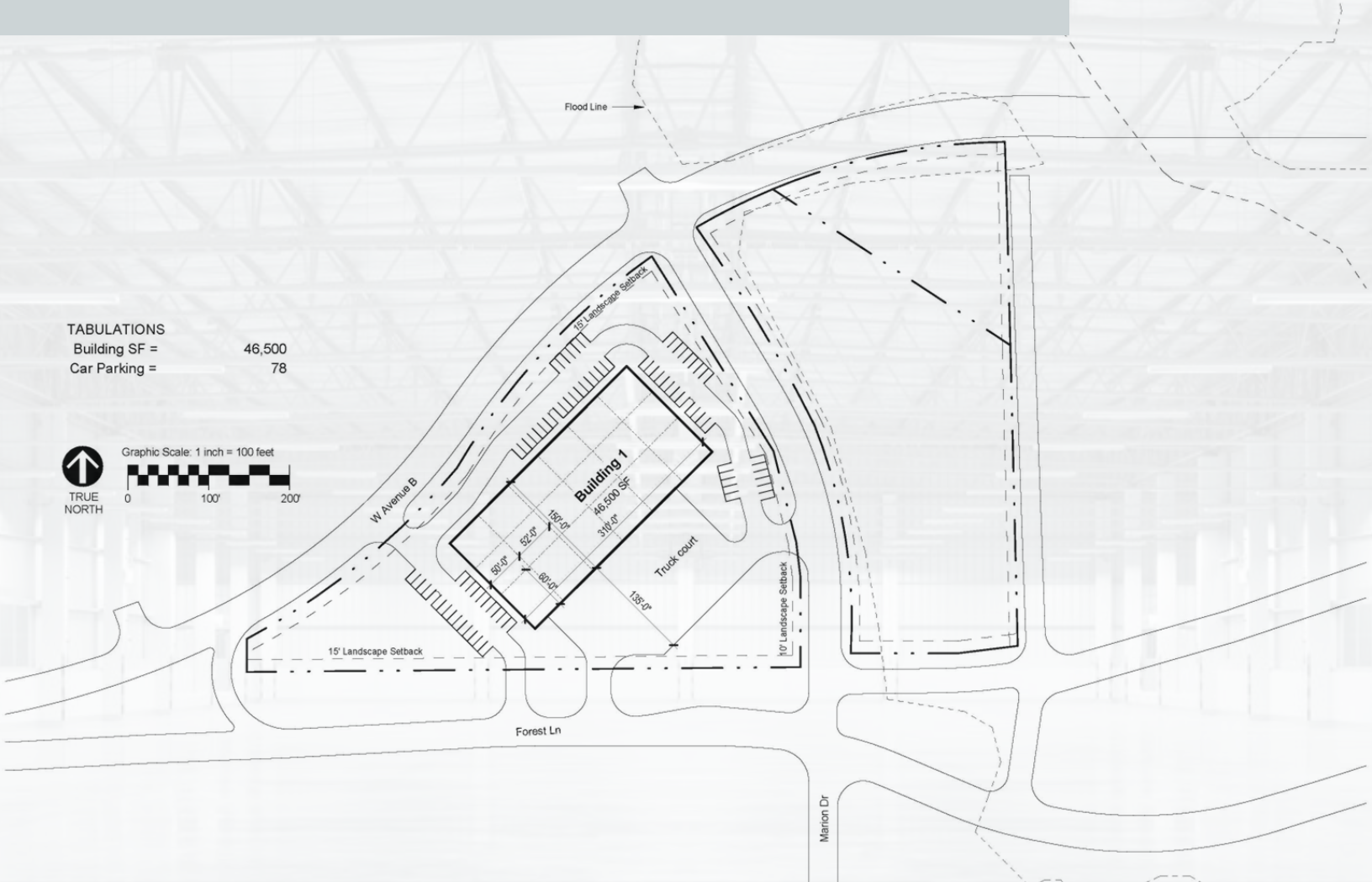
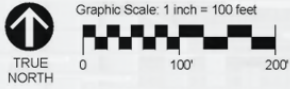
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PROPOSED BUILDING PLAN | 46,500 SF

TABULATIONS

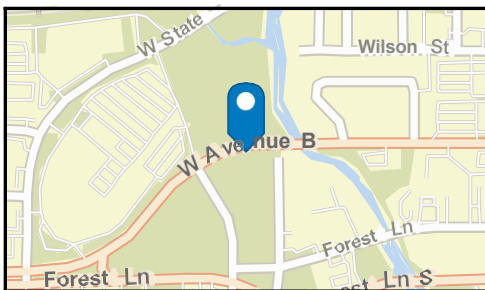
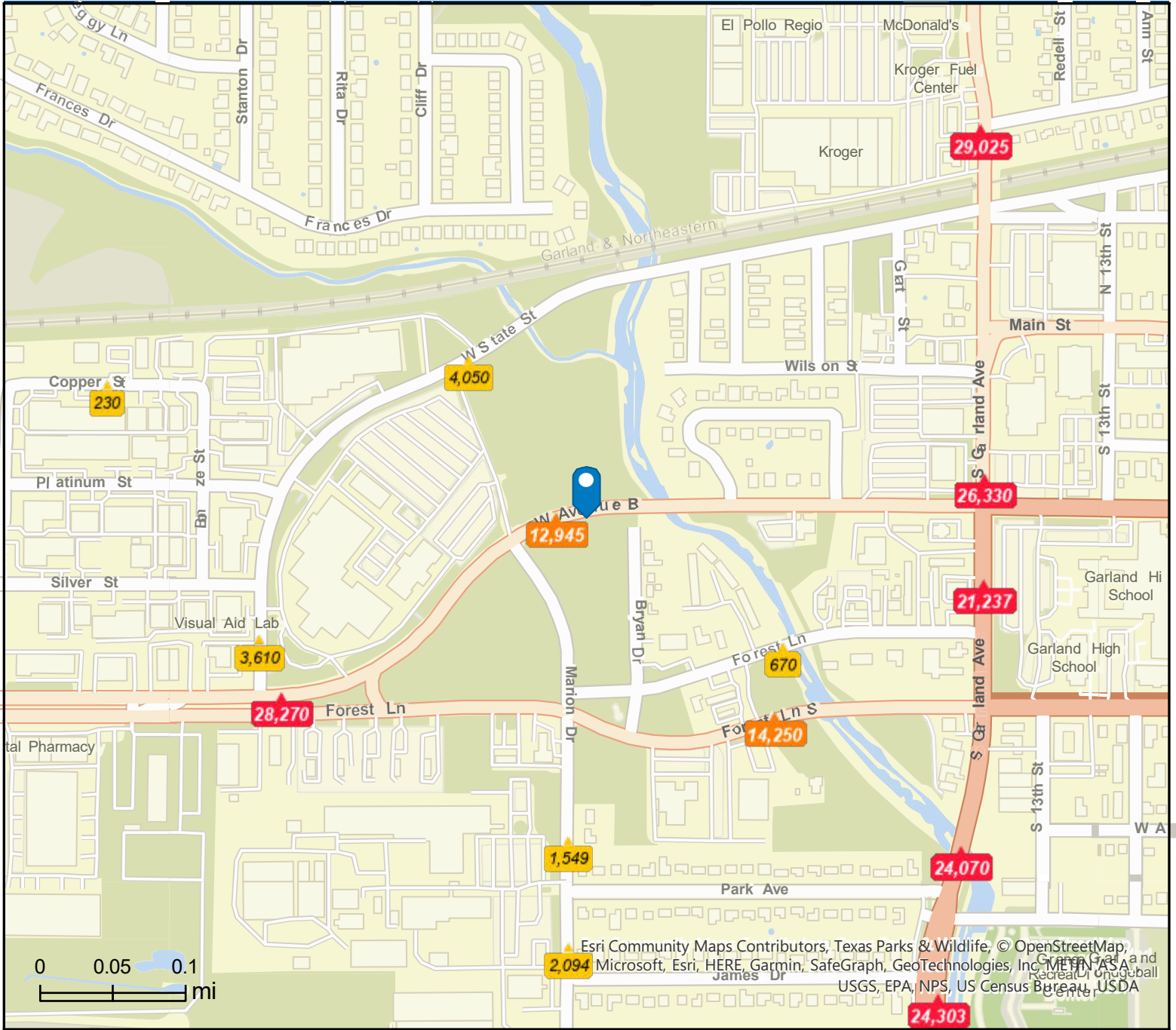
Building SF =	46,500
Car Parking =	78



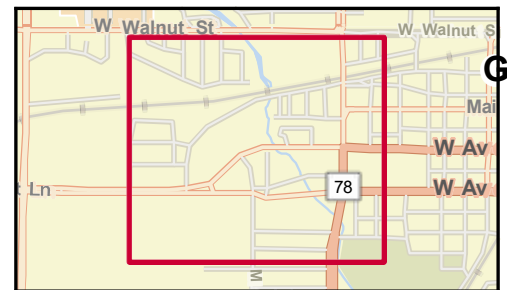
Traffic Count Map - Close Up

1602 W Avenue B, Garland, Texas, 75042 2
 1602 W Avenue B, Garland, Texas, 75042
 Rings: 5, 10, 15 mile radii

Prepared by Esri
 Latitude: 32.91089
 Longitude: -96.65278



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).