

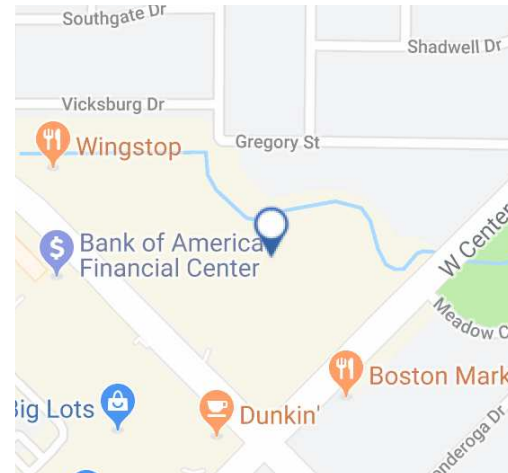


Multi-Tenant For Lease

Total SF: 162,012
Available: 14,825 SF
Total Acres: 15.52
Min Contiguous SF: 1,050
Max Contiguous SF: 4,800
NNN Rate: \$5.26 - \$6.23 Per SF

Meadow Creek Square is located at the very busy and well established intersection of Northwest Highway and Centerville Rd in Garland. It is close to I-635 and anchored by Tom Thumb Grocery and Texas Family Fitness.

Garland is conveniently located in the northeast corner of Dallas County. A population of over 220,000 makes it the 10th largest city in Texas, and the 83rd largest in the United States. Three interstate highways, and several state and federal roads make access to all parts of the Metroplex easy. Garland has a strong industrial base with more than 4,500 businesses. Raytheon and Kraft Foods are some of Garland's major employers. The city also owns a state-of-the-art 63-hole golf facility; Fire Wheel Golf Park. On the cultural side, the Patty Granville Arts Center complex is owned and operated by the City of Garland and includes The Theatres at the Granville Arts Center, The Atrium at the Granville Arts Center, the Plaza Theatre, and the Pace House.



Traffic Counts

Northwest Highway	29,339 CPD
W. Centerville Road	45,313 CPD
Year: 2017 Source: TXDOT	

Features

Anchor Tenant: Tom Thumb

Demographics

2017 - Source: ESRI	1 Mile	3 Mile	5 Mile
Population	21,096	150,947	346,408
Households	7,328	50,316	120,279
Avg HH Income	\$54,658	\$60,792	\$68,113



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MEADOW CREEK SQUARE SHOPPING CENTER

901-1251 NORTHWEST HIGHWAY
GARLAND, TX 75041

PROPERTY DATA
901-1251 NORTHWEST HIGHWAY

SUITE	TENANT	SF	SUITE	TENANT	SF
901	AT&T	4300	1037	CIC'S PIZZA	4709
908A	AVAILABLE	1050	1101A	HAIR PRO	1110
905	COLOR KUTS SALON	1050	1101B	LA MICHOCAN	1125
907	THE CLEANERS	900	1109	COMFORT DENTAL	3000
909	YOBERRY	1200	1111	AVAILABLE	1500
925	TOM THUMB	55025	1121	TEXAS FAMILY FITNESS	24103
1005	AVAILABLE	2400	1205	AVAILABLE	4800
1007	SALLY'S BEAUTY SALON	2000	1209	MAIL POST	1200
1009	JOEY'S TAILORS	1400	1211	AVAILABLE	1700
1011B	GREAT EARTH VITAMINS	1400	1213	AVAILABLE	1438
1011A	HRB BLOCK	1800	1215	NAVY	1200
			1217	MARINES	1200
1013	LESLIE'S POOL SUPPLIES	4250	1229	ARMY	1200
1013#110	MORNING DEW MASSAGE	1000	1231	AIR FORCE	1200
1015	SUPERCUTS	1500	1235	TEXAS COALITION	3600
1017	EXPERT NAILS	1125	1237	TR MEN'S WEAR	2800
1019	ALLSTATE	1125	1241	WORK WEAR SAFETY SHOES	2800
1019CR	CAMERA ROOM	0	1249	TROMPO TAQUERIA	2400
1023	MERLE NORMAN	1500	1251C	WINGSTOP	4172
1025	AVAILABLE	1875	1251	SUBWAY	1600
1027	BELTONE HEARING AID	1125			
1029	ONEMAIN FINANCIAL	2250			
1031	PET SUPPLIES PLUS	7124	TOTAL		162012



TABULATIONS

LAND AREA:	15.827 ACRES
LAND AREA SF:	676,356.13 SF
BUILDING AREA:	162,012 SF
BLDG / LAND RATIO:	24.1%
PHASE I:	99,800 SF
PHASE II:	30,110 SF
PHASE III:	31,972 SF

PARKING TOTALS

STANDARD:	854
HANDICAP:	21
TOTAL:	875

SITE LEGEND

	ROOF HATCH ACCESS
	ROOF LADDER ACCESS



THIS SITE PLAN IS INDICATED SOLELY FOR THE PURPOSE OF IDENTIFYING THE APPROXIMATE LOCATION AND SIZE OF THE BUILDINGS PRESENTLY OPERATED BY THE OWNER. BUILDING SIZES, SITE DIMENSIONS, ACCESS AND PARKING AREAS, EXISTING TENANT LOCATIONS, AND CONDITIONS ARE SUBJECT TO CHANGE AT THE OWNER'S DISCRETION, EXCEPT AS OTHERWISE EXPRESSLY RESTRICTED HEREON.



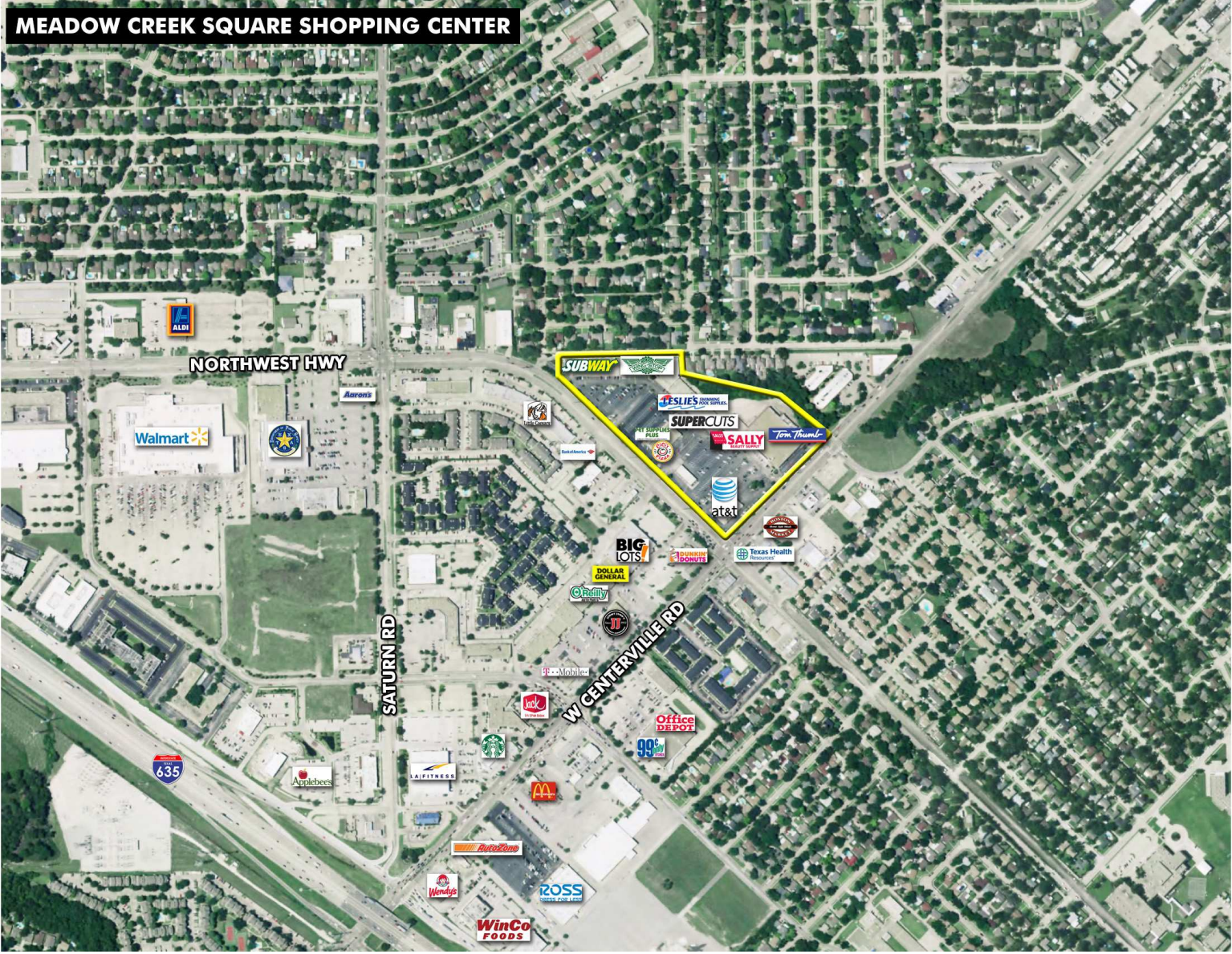
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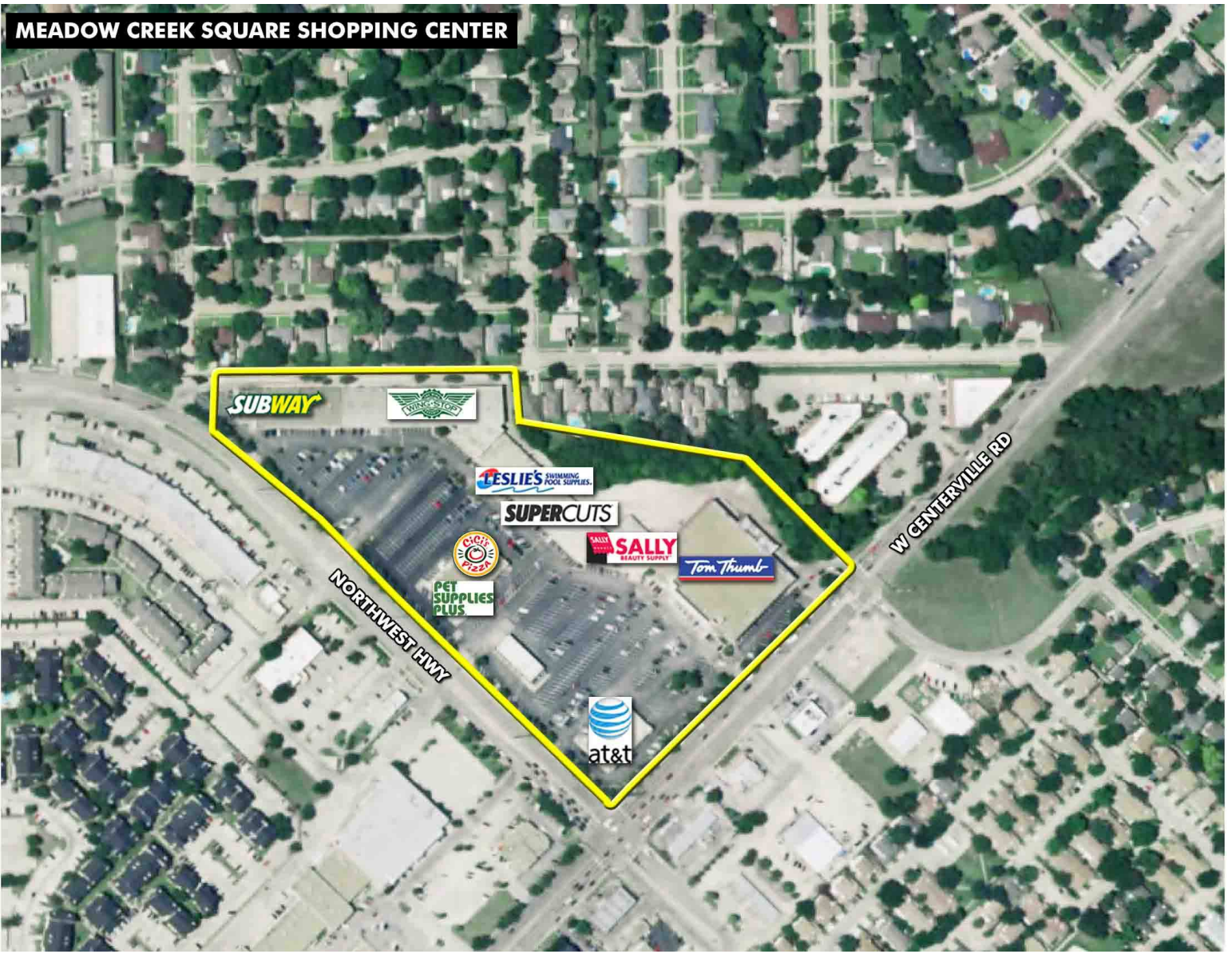
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