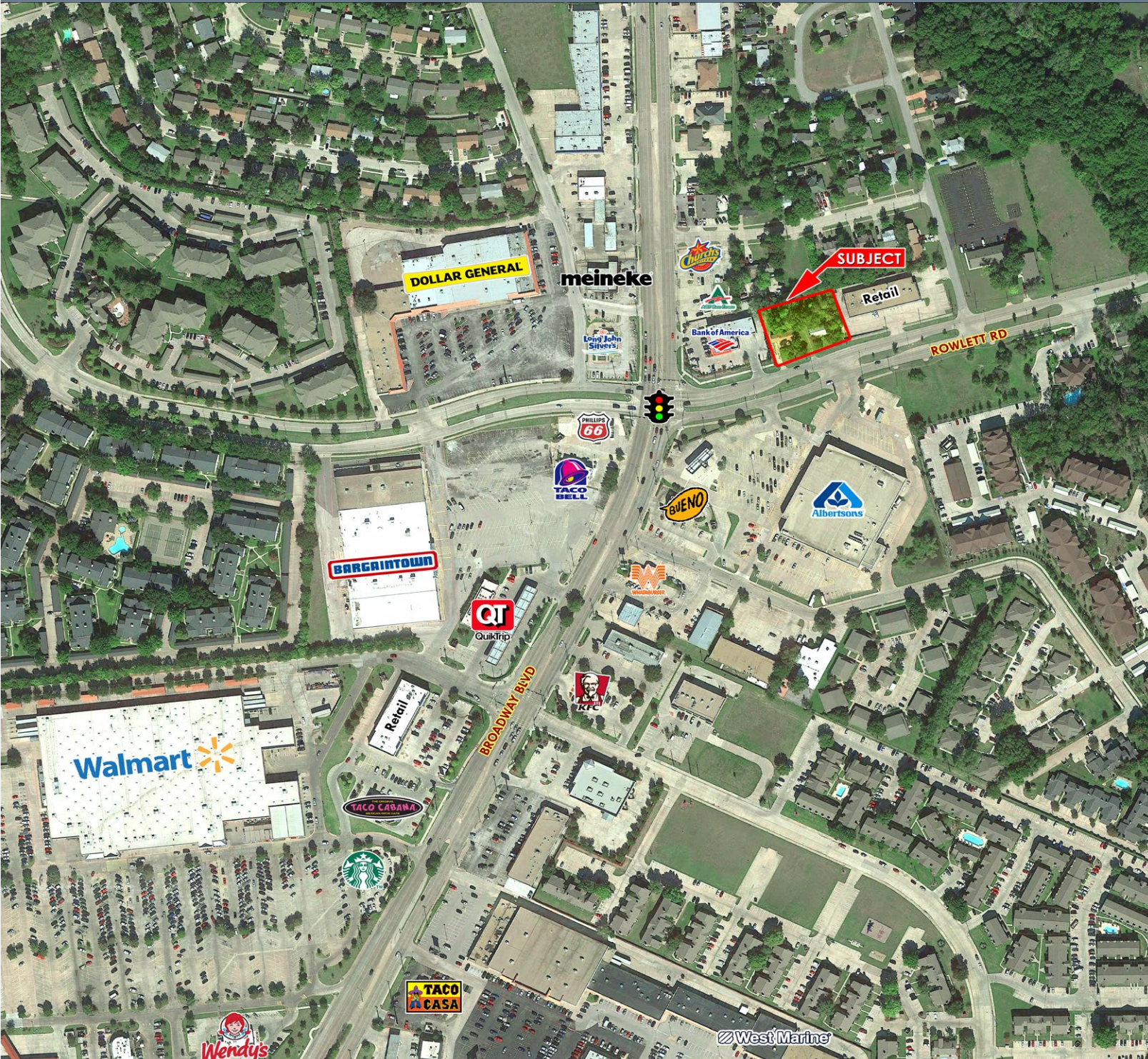


NEQ BROADWAY BLVD & ROWLETT RD

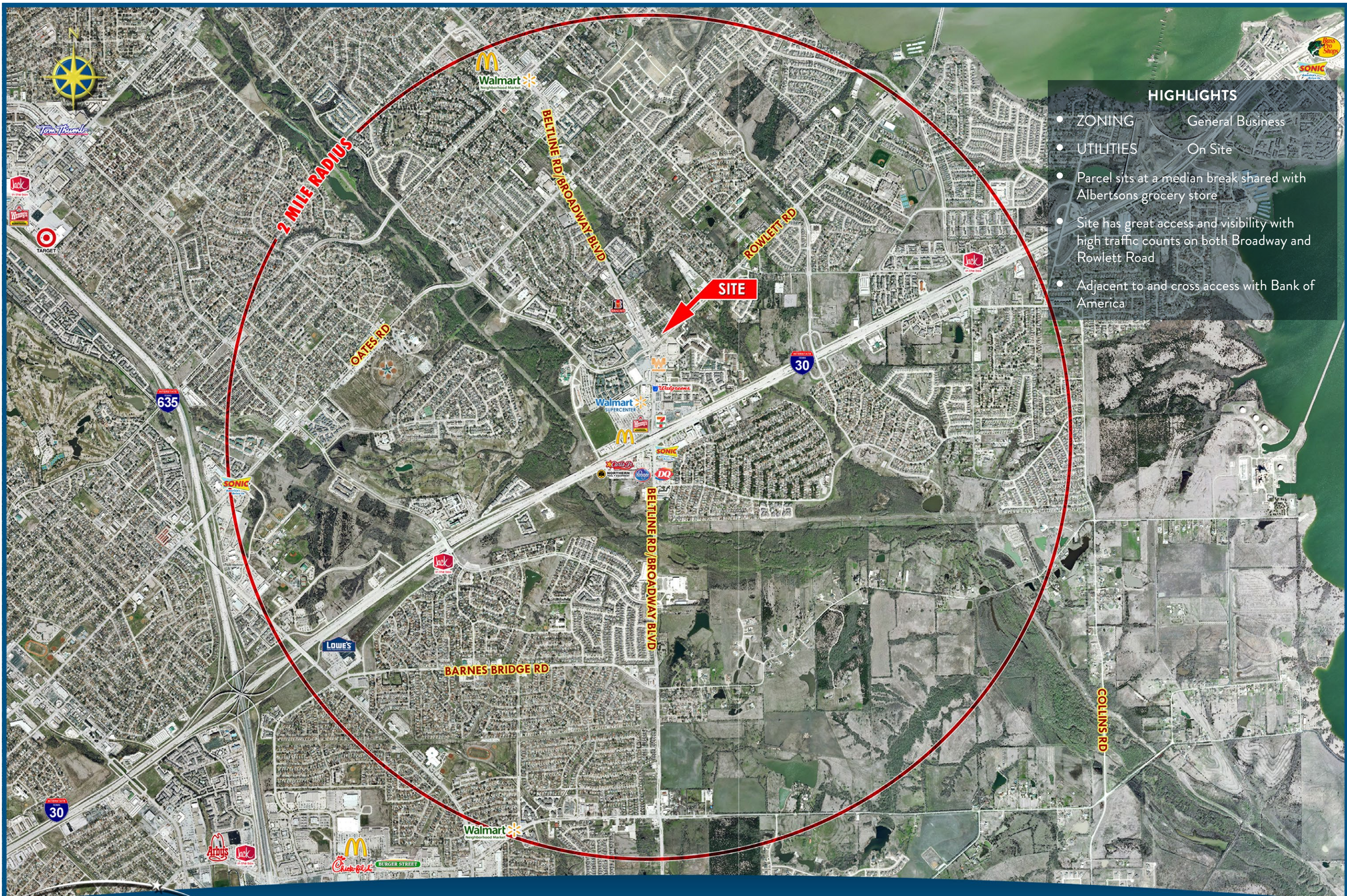
PAD SITE FOR SALE

GARLAND, TEXAS

CLAY MOTE



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



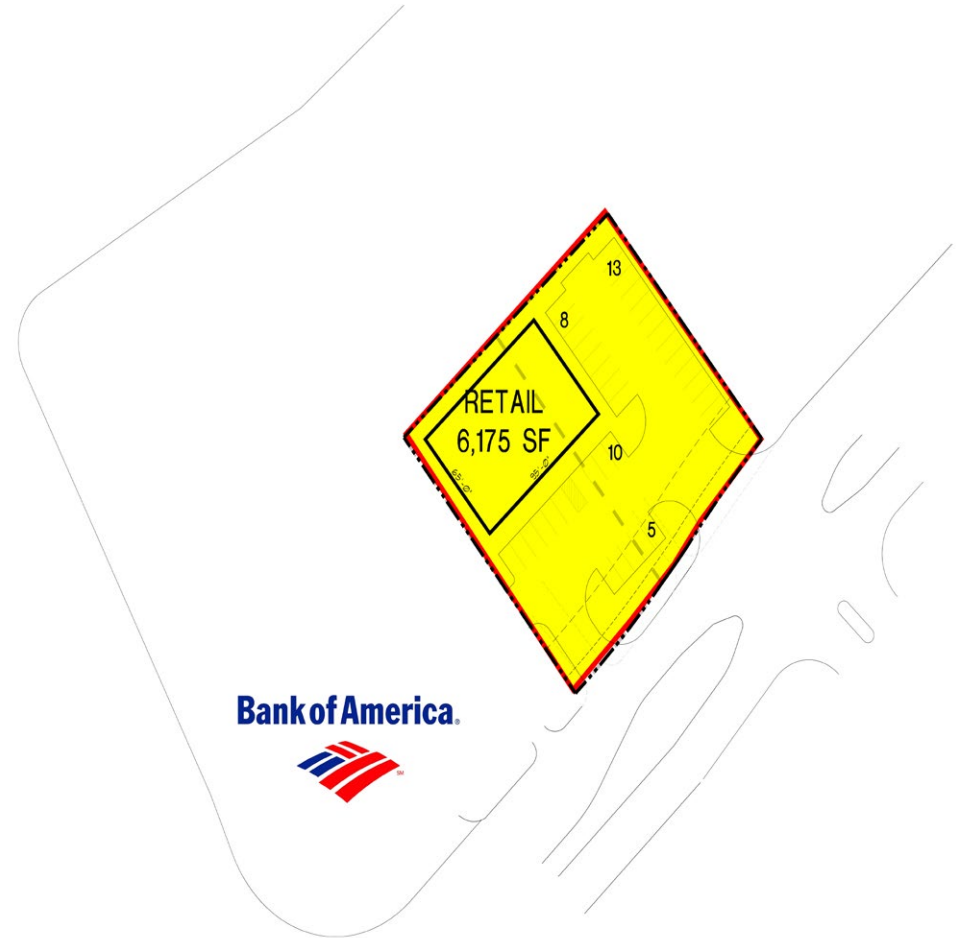
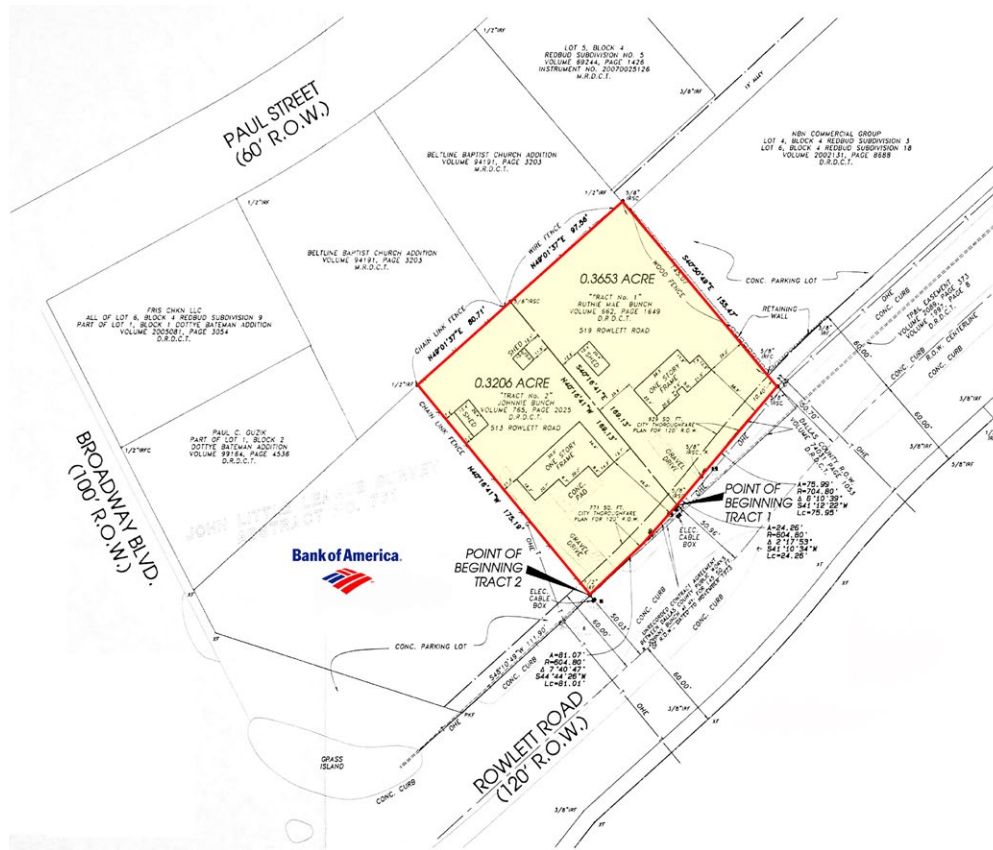
HIGHLIGHTS

- ZONING General Business
- UTILITIES On Site
- Parcel sits at a median break shared with Albertsons grocery store
- Site has great access and visibility with high traffic counts on both Broadway and Rowlett Road
- Adjacent to and cross access with Bank of America

NEQ BROADWAY BLVD & ROWLETT RD

SURVEY

CONCEPTUAL SITE PLAN



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2015 EST POPULATION	13,959	98,602	250,625
2015 EST AVG HH INCOME	\$55,363	\$64,312	\$60,764

TRAFFIC COUNTS	
I-30:	148,000 VPD (TXDOT 2010)
ROWLETT RD:	14,422 VPD (CITY OF GARLAND 2010)
BROADWAY:	35,133 VPD (NCTCOG 2009)

