

# Information Package



**EBG**  
EUREKA BUSINESS GROUP



# FOR LEASE

**625 Gatewood Rd.  
Garland, TX 75043**

**Joseph Gozlan**

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**2,300 SF  
Retail/Medical/  
Office**

# Executive Summary



This 2,300SF Retail/Medical building at 625 Gatewood Rd. in Garland is available for lease and immediate move-in.

The property is zoned Community Retail (CR), which permits various uses including personal service, medical offices, retail establishments, day care, church, restaurants, and professional services.

The local market has experienced limited new construction activity in recent years and low vacancy.

The interior is being refreshed by the landlord and includes updated flooring and professional-grade finishes suitable for medical or office use. The property provides on-site parking and visibility from Gatewood Road. The location offers access to Broadway Ave. (27,692 VPD) and to surrounding residential neighborhoods (over 120,000 people in 3 miles radius).

This combination of location, condition, and flexible zoning makes 625 Gatewood Rd. an outstanding opportunity for businesses seeking an established Garland location with room for growth and operational success.



# The Property

625 Gatewood Rd.  
Garland, TX 75043

**Address:** 625 Gatewood Rd. Garland, TX 75043

**Available RBA:** 2,300SF

**Zoning:** CR (Community Retail district)

The Community Retail (CR) district is intended to accommodate a variety of retail, service, and business establishments. Allowing uses as personal services, medical, office, convenience store, churches, day care, hais salon, nail salon, schools, vet clinics, doggy day care, bakery, pharmacy, restaurants and more!

**Availability:** Immediate

**Asking Rent:** \$3,000/month gross

**Call to Schedule a Tour**  
**(903) 600-0616**





# Pictures

625 Gatewood Rd.  
Garland, TX 75043



Your Retail Navigator in DFW;  
Charting the Course for Retail Growth!

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Garland, TX 75043



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# Video

Click Below to Watch  
the Video Tour

## Retail/Medical For Lease



**Available: 2,300 SF**

 Retail, Office,  
Medical, etc.

✓ Free standing building

 Densely populated  
area

**JOSEPH GOZLAN**  
Joseph@EBGTexas.com  
(903) 600-0616

Contact Us!

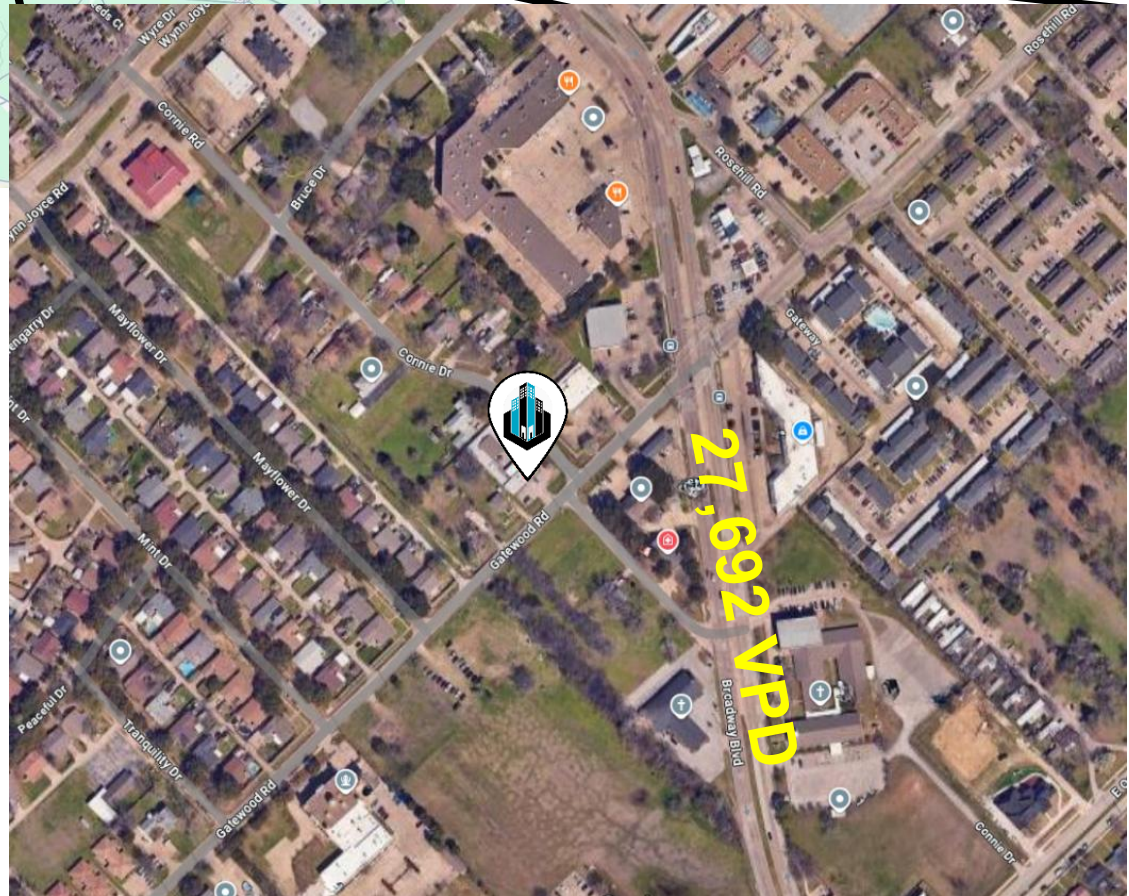
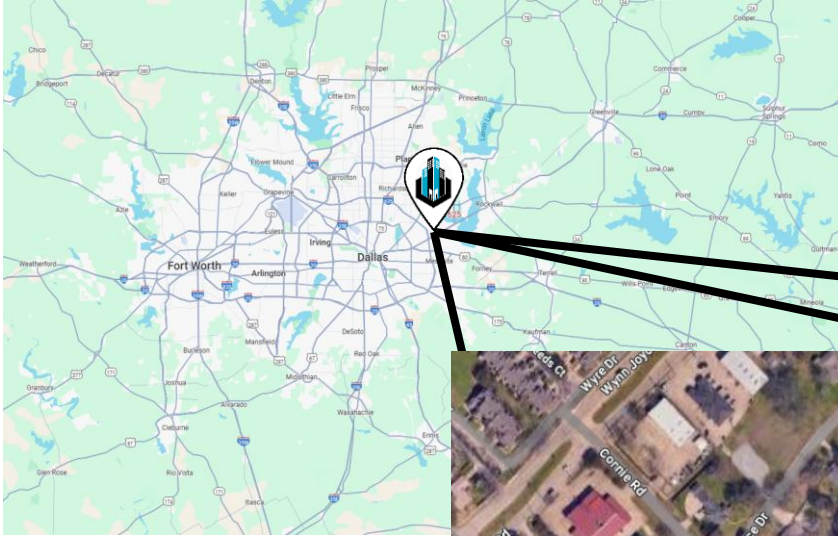
 **GARLAND, TX**

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# Location

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Garland, TX 75043



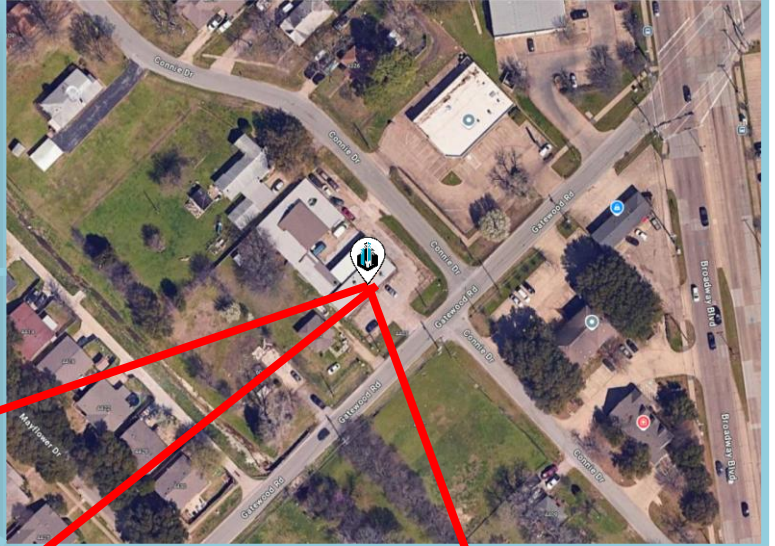
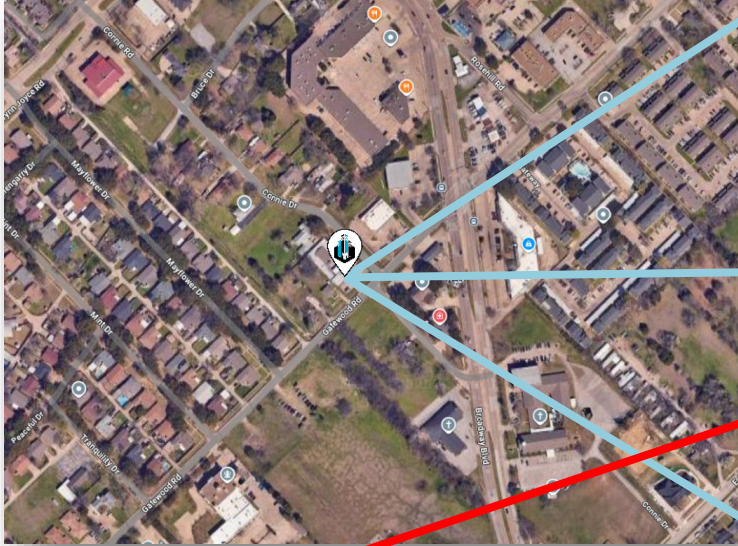
**625 Gatewood Rd.**  
**Garland, TX 75043**

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# Location

625 Gatewood Rd.  
Garland, TX 75043



→ **625 Gatewood Rd.  
Garland, TX 75043**

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# The Market

625 Gatewood Rd.  
Garland, TX 75043

## Garland Submarket Summary

Garland Office

The Garland office submarket has a vacancy rate of 10.7% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by -1.2%, a result of 7,500 SF of net delivered space and 49,000 SF of net absorption.

Garland's vacancy rate of 10.7% compares to the submarket's five-year average of 11.8% and the 10-year average of 12.5%.

The Garland office submarket has roughly 430,000 SF of space listed as available, for an availability rate of 12.1%. As of the third quarter of 2025, there is no office space under construction in Garland. In comparison, the submarket has averaged 36,000 SF of

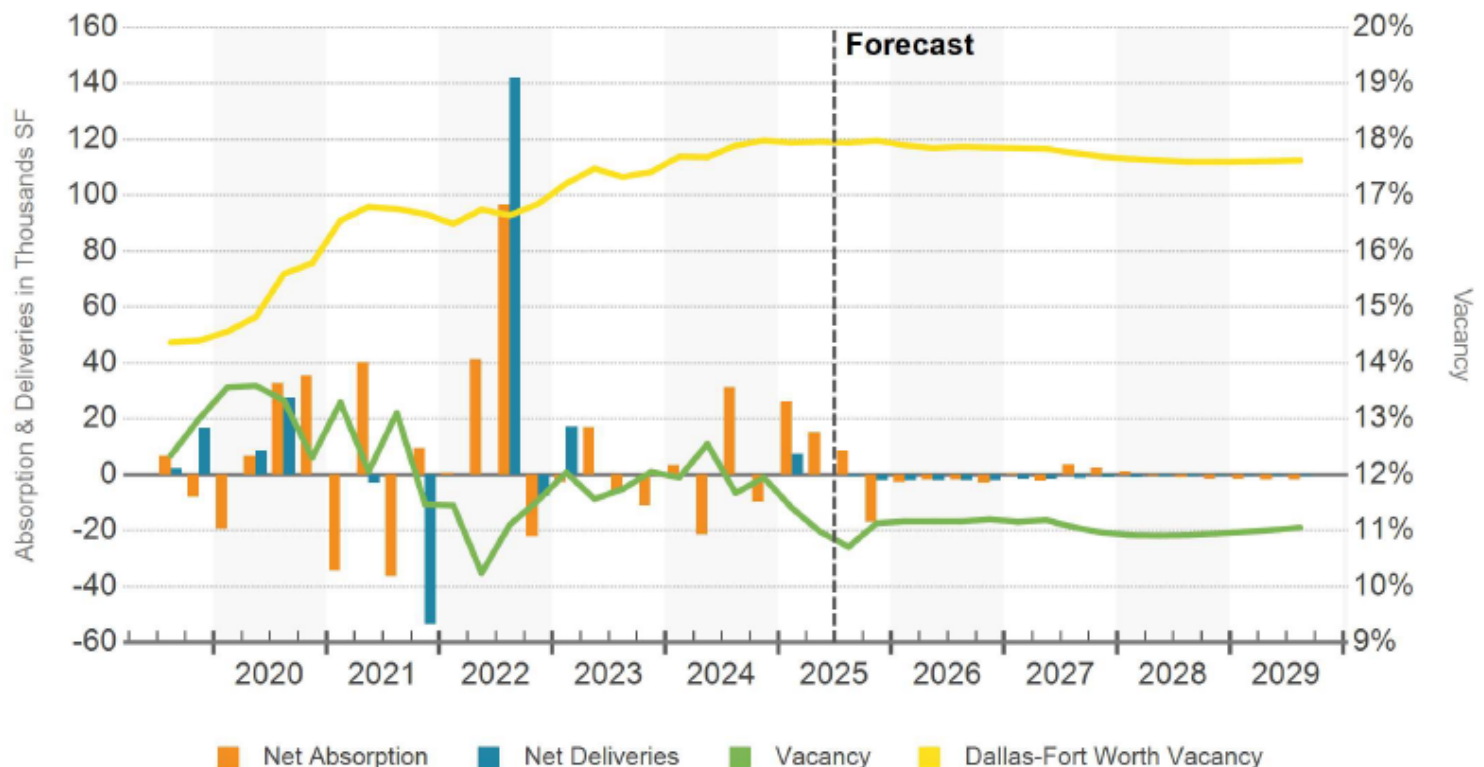
under construction inventory over the past 10 years.

Garland contains 3.6 million SF of inventory, compared to 431 million SF of inventory metro wide.

Average rents in Garland are roughly \$27.00/SF, compared to the wider Dallas-Fort Worth market average of \$32.00/SF.

Rents have changed by 0.9% year over year in Garland, compared to a change of 1.4% metro wide. Annual rent growth of 0.9% in Garland compares to the submarket's five-year average of 3.6% and its 10-year average of 2.9%.

### NET ABSORPTION, NET DELIVERIES & VACANCY



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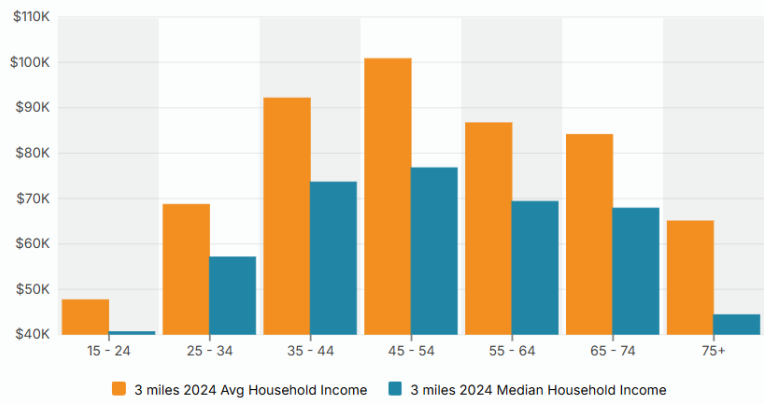
# Demographics

625 Gatewood Rd.  
Garland, TX 75043

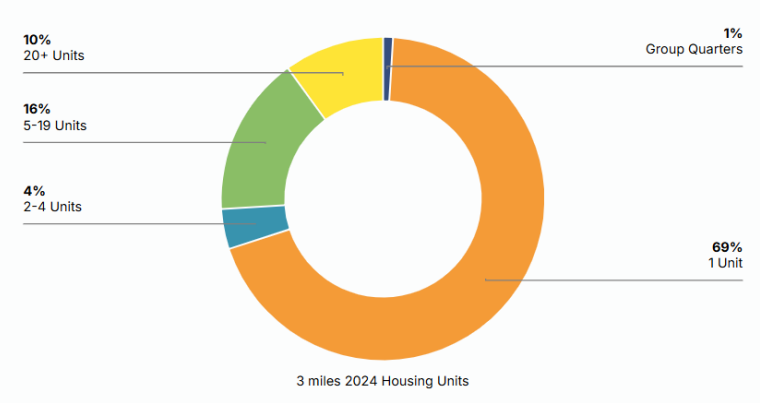
## Population

	1 mile	3 miles	5 miles
2020 Population	17,013	121,407	278,911
2024 Population	16,020	115,537	268,862

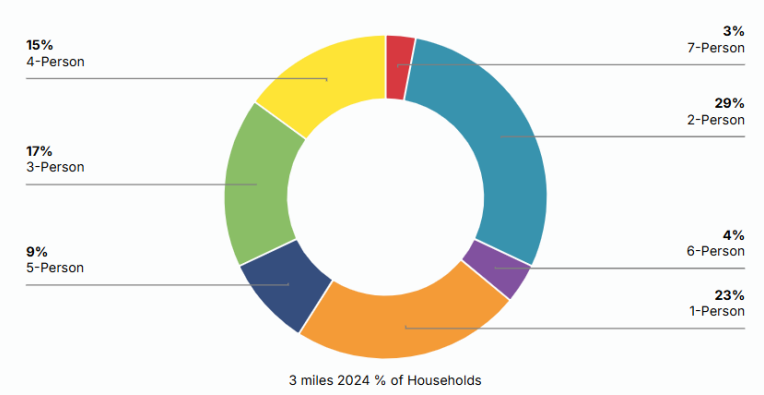
Household Income By Age



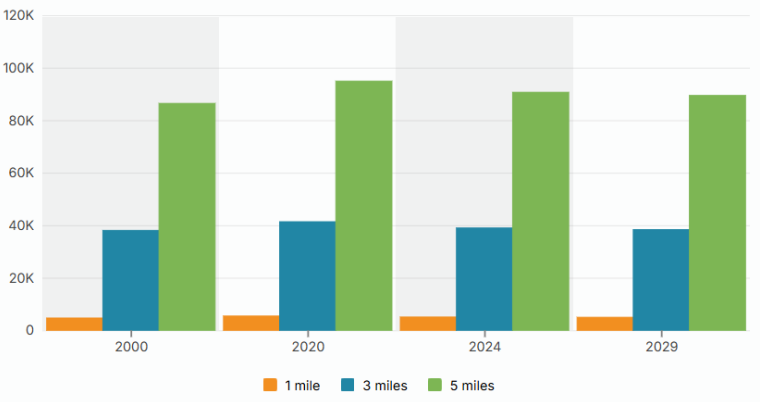
Housing Type



Household Size



Households





# Contact



JOSEPH GOZLAN

THE RETAIL NAVIGATOR™

## Joseph Gozlan Managing Principal

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W: [www.EBGTX.com](http://www.EBGTX.com)



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# Our Services



## COMMERCIAL REAL ESTATE



Investment Sales



Landlord/Tenant  
Representation



Consulting Services



Commercial Property  
Management



[www.ebgtx.com](http://www.ebgtx.com)



[\(903\) 600-0616](tel:(903)600-0616)



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# Legal Disclaimer

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## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.





# Information About Brokerage Services

Texas law requires all real estate licensees 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 work with clients on behalf of the broker.

## ABROKER'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 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 listing 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 instructions 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 written 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 writing 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.

<u>Joseph Gozlan</u>	<u>0593483</u>	<u>Joseph@EBGTexas.com</u>	<u>(903)600-0616</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Eureka Business Group, 5760 Legacy Dr, Suite B3-127 Plano TX 75024  
Joseph Gozlan

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Harvest Run

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