

STRIKE + REEL ANCHORED



 **VENTURE 7.8 AC DEVELOPMENT** FOR SALE OR LEASE

214.378.1212

NWQ PRESIDENT GEORGE BUSH TURNPIKE & HOLFORD RD
GARLAND, TX

JOHN ZIKOS
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LOCATION

NWQ PRESIDENT GEORGE BUSH TURNPIKE & HOLFORD ROAD

SIZE

LAND
7.837 AC

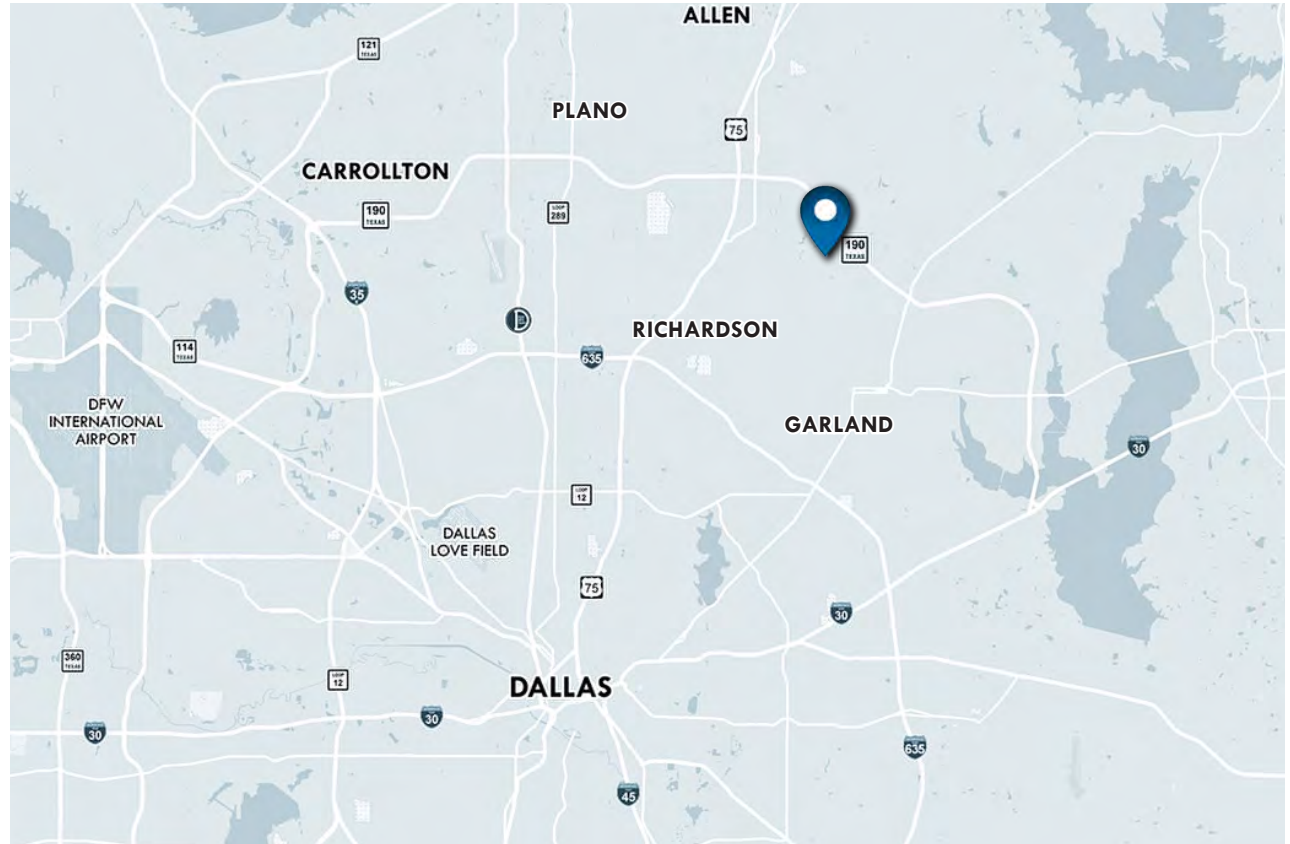
TRAFFIC COUNTS

PGBT 82,926 VPD 2018 **HOLFORD RD** 2,714 VPD 2014

* HOLFORD RD IS BEING WIDENED TO 4 LANES FROM PGBT TO CAMPBELL RD

PROPERTY HIGHLIGHTS

- ★ ANCHORED BY STRIKE+REEL, A BOWLING ALLEY, MOVIE, ENTERTAINMENT, FOOD AND MORE CONCEPT DEVELOPED BY PINSTACK & CINEMARK
- ★ OVER 100,000 PEOPLE WITH OVER \$100K AVERAGE HOUSEHOLD INCOME IN A THREE-MILE RADIUS
- ★ CLOSE PROXIMITY TO A LARGE DAY-TIME POPULATION AT THE TELECOM CORRIDOR
- ★ KROGER, SUPER TARGET, WALMART SUPERCENTER, SAM'S CLUB & LIFE-TIME FITNESS IN CLOSE PROXIMITY TO THE SITE

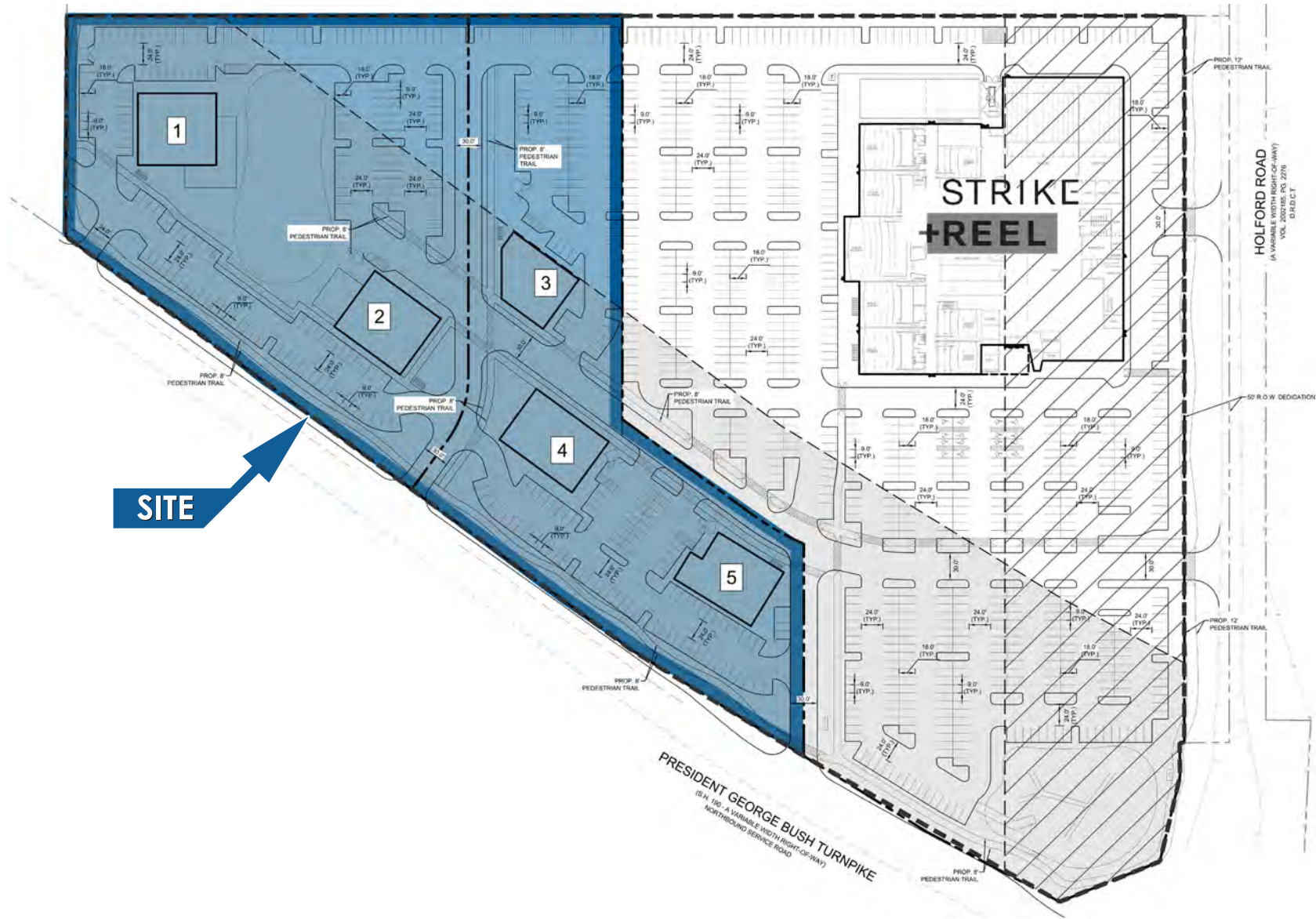


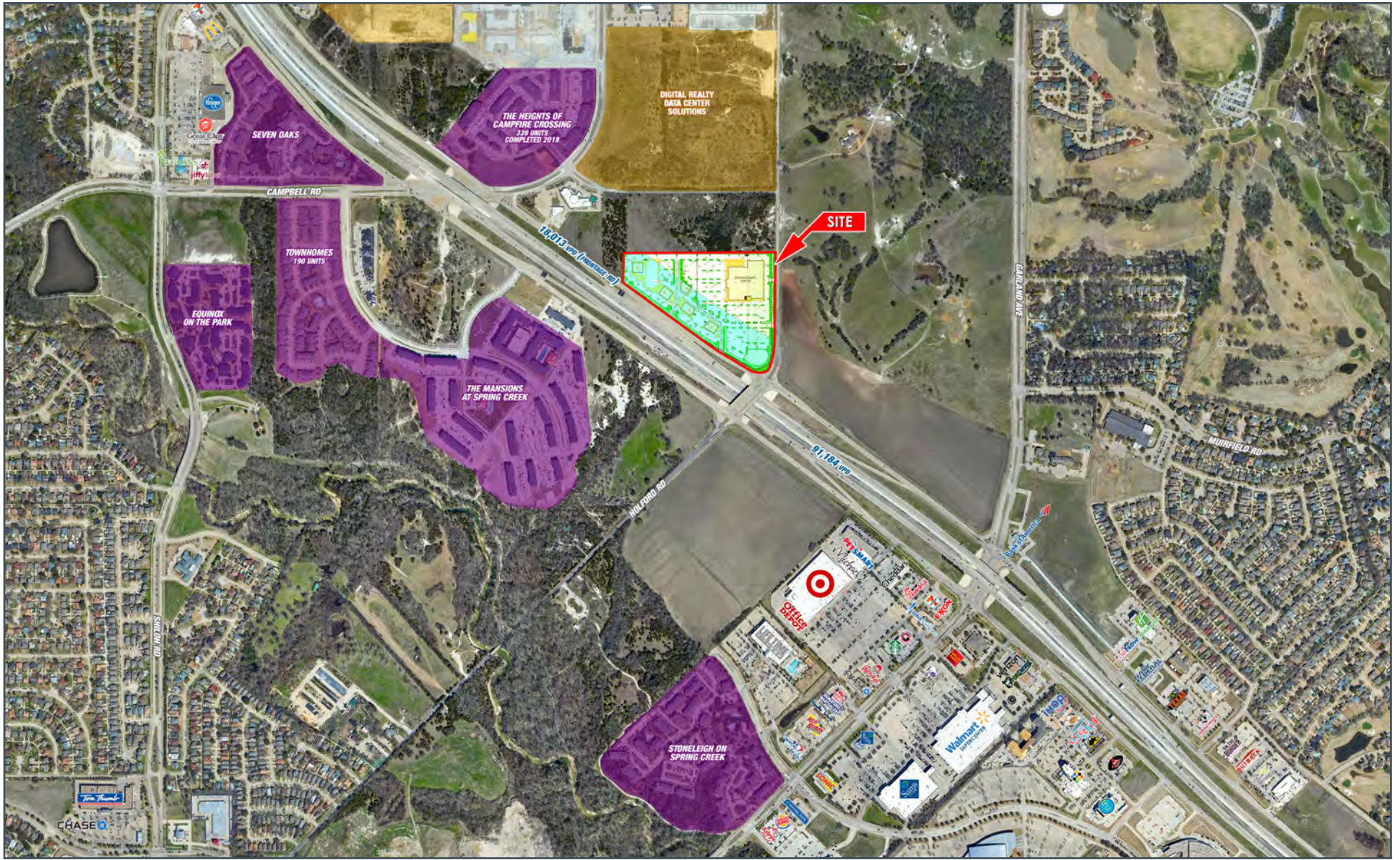
2023 DEMOGRAPHIC SUMMARY

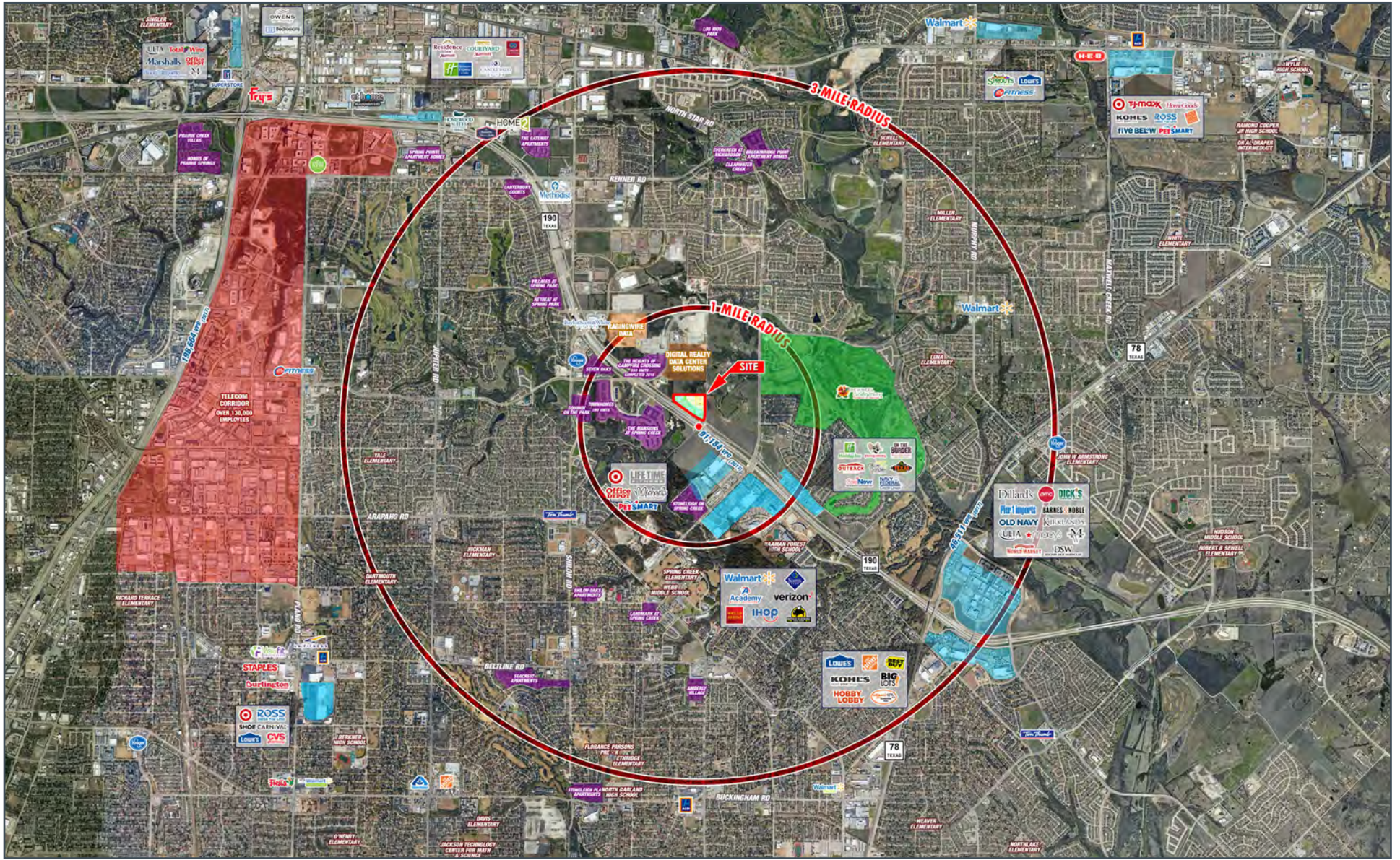
	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,093	110,455	315,177
EST. DAYTIME POPULATION	1,961	43,666	146,844
EST. AVG. HH INCOME	\$93,251	\$130,720	\$121,934

AREA ATTRACTIONS













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SUITE 720
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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 supervised by a broker to perform any services and works with clients on behalf of the broker.

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- 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:

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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
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Agent’s Supervisor’s Name	License No.	Email	Phone
John Zikos	375018	jzikos@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
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