



LAND AVAILABLE

Approximately 2.2 acres available
4680 N. Shiloh Road, Garland, TX.
at SEQ of Arapaho Rd. & Shiloh Rd.

Property Tract Details

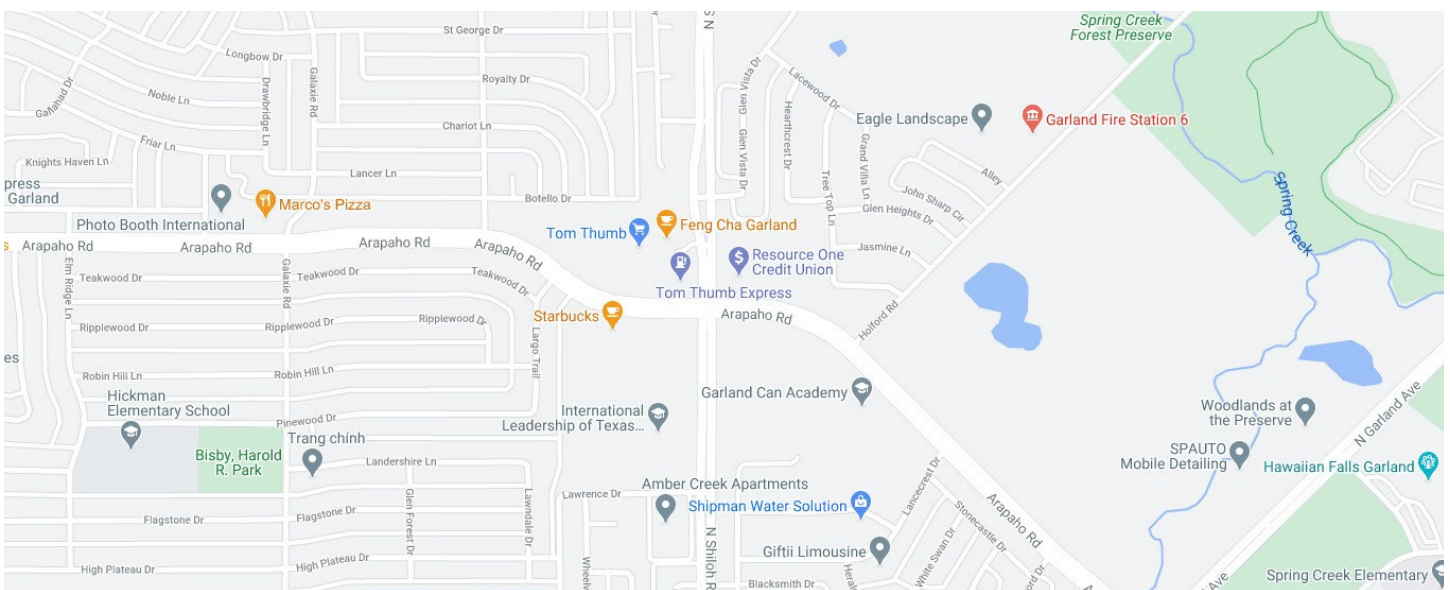
Frontage: Approx. 746 ft. along Shiloh Rd.

Tom Thumb shopping center, Chase Bank, Western Union, Tom Thumb Pharmacy, SuperCuts, T-Mobile, Jackson Hewitt Tax Service, Murphy USA, Garland Cleaners

Vehicles per day: 40,000+ Arapaho Rd. & Shiloh Rd. and 100,000+ George Bush Freeway

JD Gonzales, (214) 402-9741 | jd@callejocp.com
Trey Hart, (214) 288-6512 | trey@callejocp.com

Density



4680 N. SHILOH ROAD • GARLAND, TX



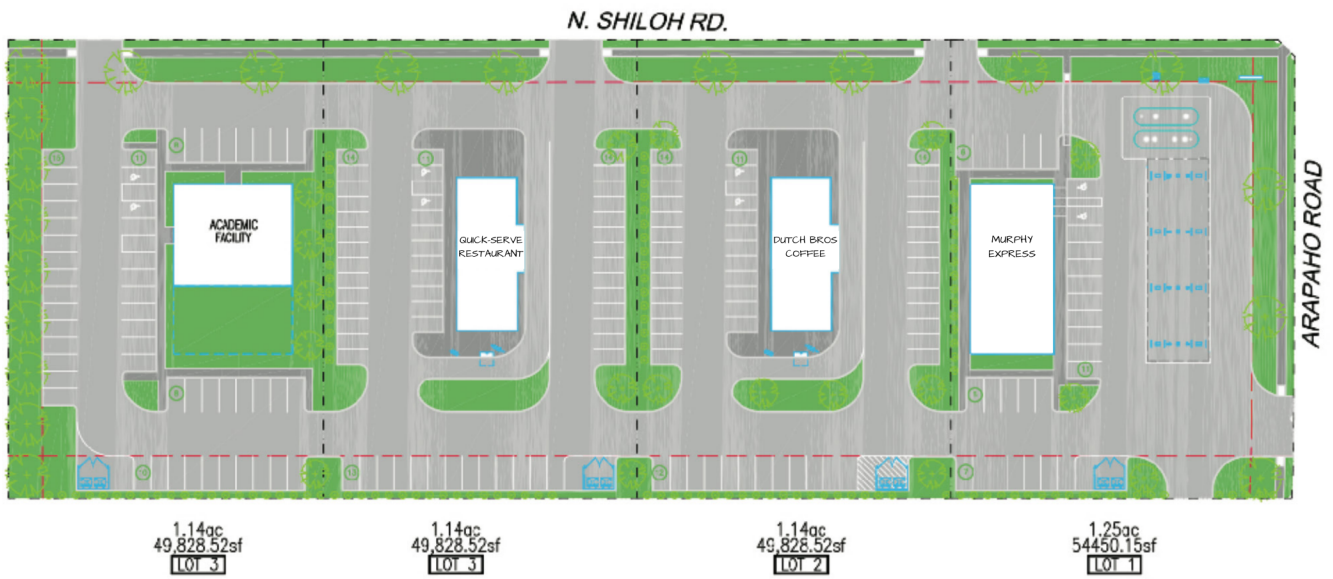
MURPHY EXPRESS ★

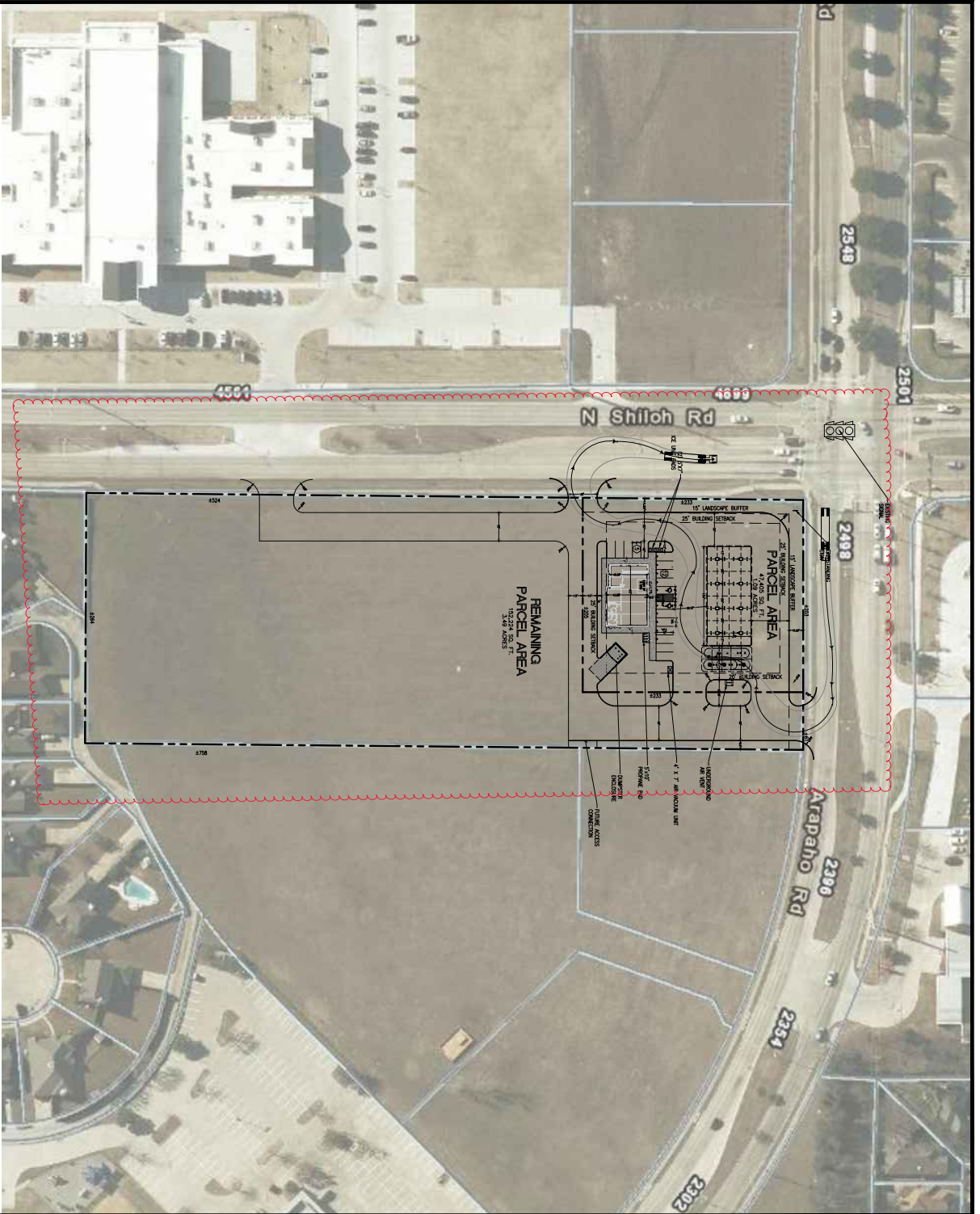


Callejo Commercial Properties, LLC

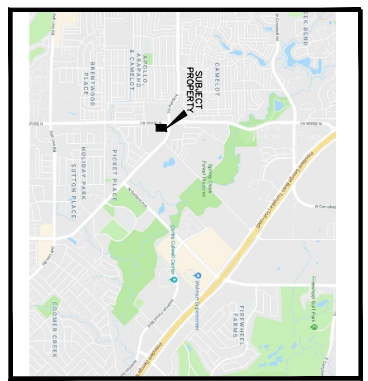
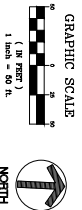
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1 COMPOSITE SITE PLAN



2 VICINITY MAP
SCALE: 1/8" = 30' FT

PRELIMINARY PROJECT DATA	
ZONE	PD-8-47 (NOI)
MURPHY SITE AREA	47,405 SF (1.08 AC)
REMAINING SITE AREA	152,224 SF (3.48 AC)
BUILDING AREA/FOOTPRINT	2,824 SF
PARKING REQUIRED	1/2000SF = 14
PARKING PROVIDED	15
H.C. PARKING PROVIDED	2
TOTAL PARKING	17

• NOT BASED ON ACTUAL SURVEY

NOTE:
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE CONDITIONS, SURROUNDING DEVELOPMENT, AND REGULATORY REQUIREMENTS MAY VARY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE SOILS, SETBACKS, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

REVISION RECORD	
REV-0	03/04/2019

COMPOSITE SITE PLAN

MURPHY EXPRESS
GARLAND, TX
SE CORNER OF ARAPAHOE & SHILOH

5900 S Lake Forest Drive,
Suite 380
McKinney, TX 75070
Ph. 214-491-1830
John Meesele, PE
CIVIL ENGINEER

Engineering
Solutions Group

SHEET NO.
CSP



Executive Summary

4680 N Shiloh Rd, Garland, Texas, 75044
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.95834
Longitude: -96.66475

	1 mile	3 miles	5 miles
Population			
2000 Population	14,220	102,438	265,135
2010 Population	16,258	109,956	292,718
2020 Population	18,592	123,946	343,151
2025 Population	20,806	131,978	366,376
2000-2010 Annual Rate	1.35%	0.71%	0.99%
2010-2020 Annual Rate	1.32%	1.18%	1.56%
2020-2025 Annual Rate	2.28%	1.26%	1.32%
2020 Male Population	48.1%	48.7%	49.2%
2020 Female Population	51.9%	51.3%	50.8%
2020 Median Age	36.6	38.5	35.5

In the identified area, the current year population is 343,151. In 2010, the Census count in the area was 292,718. The rate of change since 2010 was 1.56% annually. The five-year projection for the population in the area is 366,376 representing a change of 1.32% annually from 2020 to 2025. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 36.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	44.2%	51.0%	49.9%
2020 Black Alone	18.7%	12.6%	15.7%
2020 American Indian/Alaska Native Alone	0.4%	0.5%	0.6%
2020 Asian Alone	24.1%	22.0%	17.7%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	8.4%	10.0%	12.3%
2020 Two or More Races	4.2%	3.8%	3.7%
2020 Hispanic Origin (Any Race)	23.1%	26.3%	31.1%

Persons of Hispanic origin represent 31.1% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 82.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	61	111	96
2000 Households	5,106	35,486	96,014
2010 Households	5,991	38,848	103,282
2020 Total Households	6,807	43,164	118,802
2025 Total Households	7,709	45,877	126,529
2000-2010 Annual Rate	1.61%	0.91%	0.73%
2010-2020 Annual Rate	1.25%	1.03%	1.38%
2020-2025 Annual Rate	2.52%	1.23%	1.27%
2020 Average Household Size	2.72	2.86	2.88

The household count in this area has changed from 103,282 in 2010 to 118,802 in the current year, a change of 1.38% annually. The five-year projection of households is 126,529, a change of 1.27% annually from the current year total. Average household size is currently 2.88, compared to 2.82 in the year 2010. The number of families in the current year is 84,271 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Executive Summary

4680 N Shiloh Rd, Garland, Texas, 75044
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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	11.2%	11.9%	13.8%
Median Household Income			
2020 Median Household Income	\$62,280	\$72,824	\$65,991
2025 Median Household Income	\$65,048	\$77,429	\$70,027
2020-2025 Annual Rate	0.87%	1.23%	1.19%
Average Household Income			
2020 Average Household Income	\$75,090	\$97,390	\$90,402
2025 Average Household Income	\$82,244	\$107,313	\$98,687
2020-2025 Annual Rate	1.84%	1.96%	1.77%
Per Capita Income			
2020 Per Capita Income	\$27,764	\$33,958	\$31,300
2025 Per Capita Income	\$30,770	\$37,366	\$34,084
2020-2025 Annual Rate	2.08%	1.93%	1.72%

Households by Income

Current median household income is \$65,991 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$70,027 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$90,402 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$98,687 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$31,300 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,084 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	171	163	143
2000 Total Housing Units	5,218	36,366	99,628
2000 Owner Occupied Housing Units	3,685	25,965	58,659
2000 Renter Occupied Housing Units	1,421	9,520	37,355
2000 Vacant Housing Units	112	881	3,614
2010 Total Housing Units	6,351	40,761	111,270
2010 Owner Occupied Housing Units	3,720	27,417	63,204
2010 Renter Occupied Housing Units	2,271	11,431	40,078
2010 Vacant Housing Units	360	1,913	7,988
2020 Total Housing Units	7,335	45,919	128,384
2020 Owner Occupied Housing Units	3,531	27,172	63,722
2020 Renter Occupied Housing Units	3,277	15,992	55,080
2020 Vacant Housing Units	528	2,755	9,582
2025 Total Housing Units	8,212	48,538	136,070
2025 Owner Occupied Housing Units	3,575	27,884	66,301
2025 Renter Occupied Housing Units	4,134	17,994	60,228
2025 Vacant Housing Units	503	2,661	9,541

Currently, 49.6% of the 128,384 housing units in the area are owner occupied; 42.9%, renter occupied; and 7.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 111,270 housing units in the area - 56.8% owner occupied, 36.0% renter occupied, and 7.2% vacant. The annual rate of change in housing units since 2010 is 6.56%. Median home value in the area is \$217,693, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.87% annually to \$250,804.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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.

11-2-2015



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 works with clients on behalf of the broker.

A BROKER'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 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:

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JD Gonzales	345746	jd@callejocp.com	
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date