

2301 Walnut St

Garland, Texas

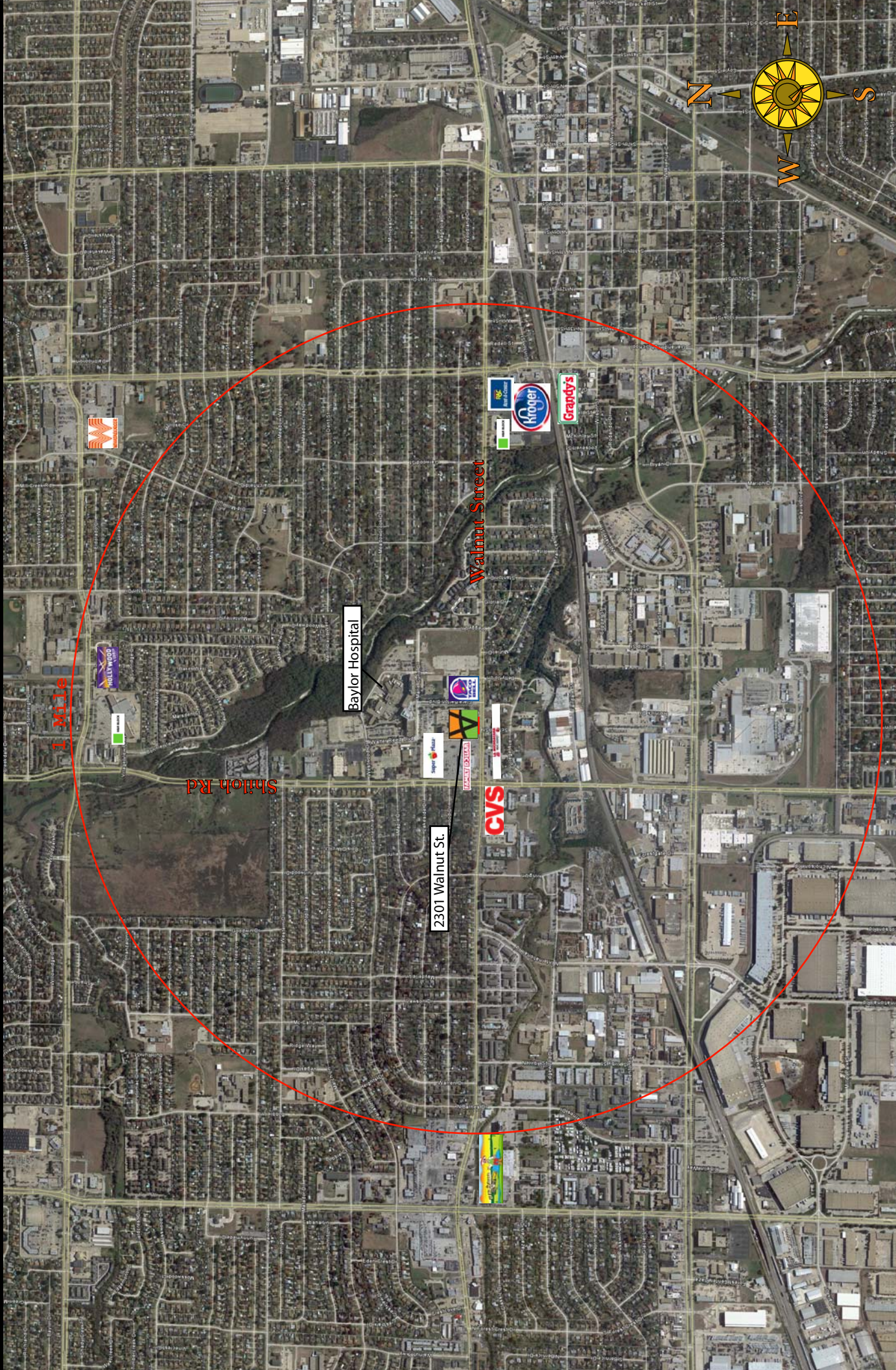
VISTA



VISTA
PROPERTY CO.

2301 Walnut St

Garland, TX 75042



PROPERTY INFORMATION

SIZE

Building: 1,407 square feet
Land: 18,730 square feet

TRAFFIC COUNTS

Walnut Street: 21,754 VPD

NNN

Currently estimated at \$4.50

HIGHLIGHTS

- Freestanding building can be converted to a restaurant with drive through
- Ample parking and excellent access off Walnut St.
- Walking distance to strong grocery operators: La Michoacana and Super Plaza
- Excellent opportunity to capture growing Hispanic market

AREA RETAILERS



Demographics

Radius	Population	Avg. H.H Income	% Hispanic
1 Mile	15,479	\$52,992	50.9%
3 Miles	129,723	\$59,810	40.0%
5 Miles	338,476	\$64,490	33.6%

*Source: Claritas 2009

Rolando Leal
Whitney Toeller
P: 214.234.2555
F: 214.234.2560

For More Information Please Contact
rolando@vistapropertyco.com
whitney@vistapropertyco.com

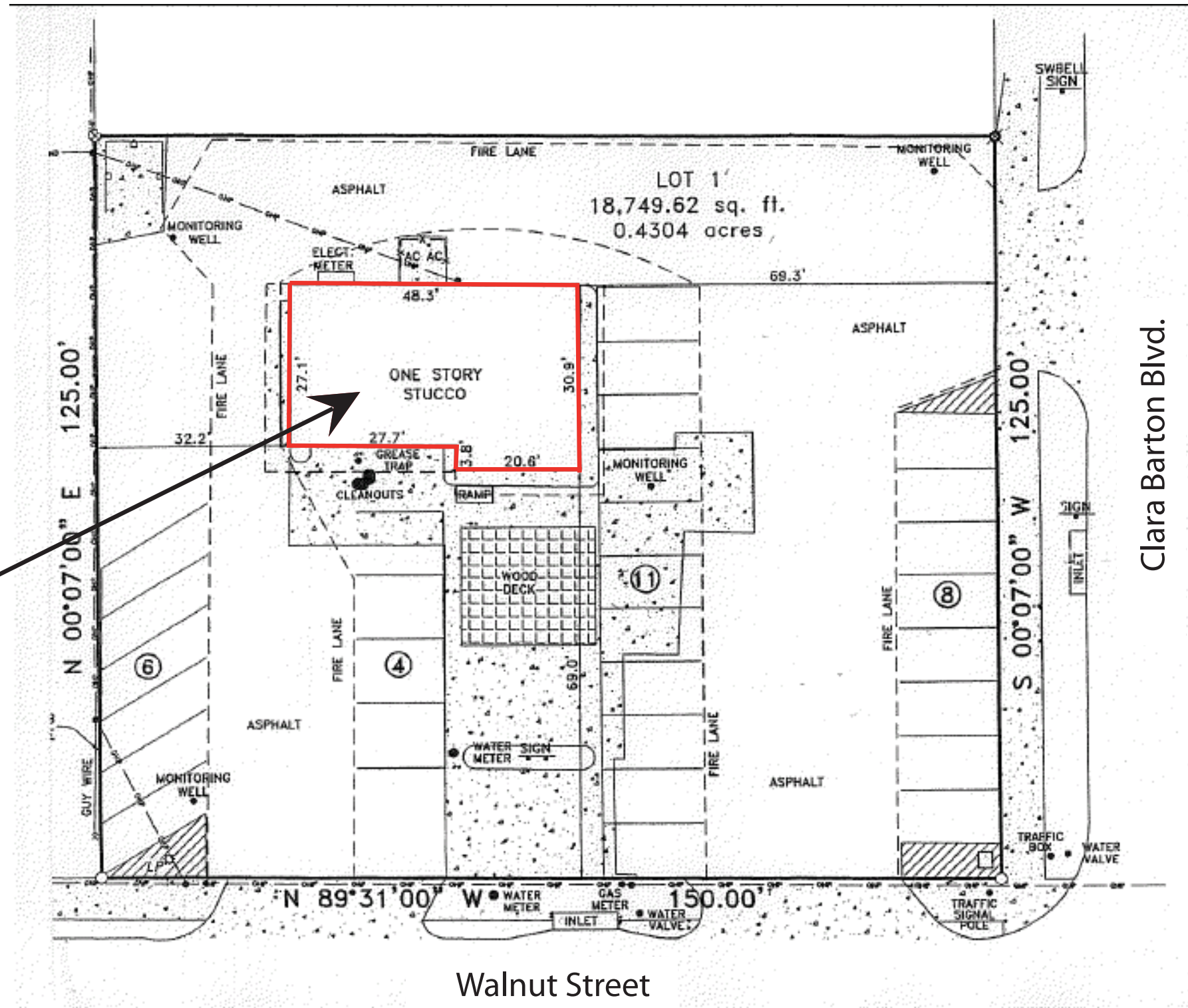
8750 N. Central Expressway
Suite 625
Dallas, TX 75231



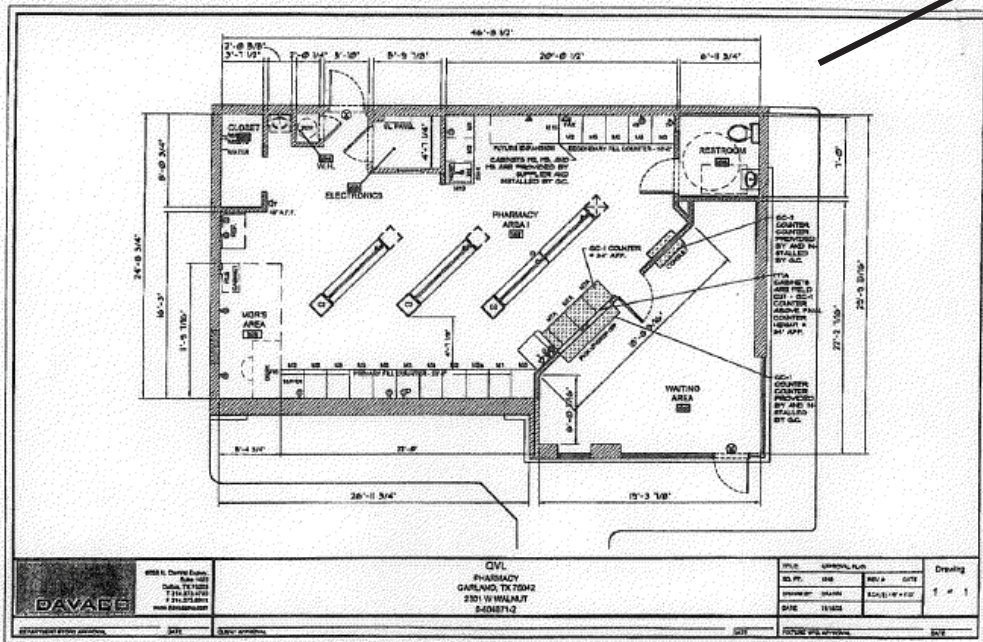
VISTA
PROPERTY CO.

2301 Walnut St
Dallas, TX

Site Plan



Floor Plan



Clara Barton Blvd.

