

# La Familia Auto Insurance

10,806 Garland Road, Dallas TX 75218

100% Leased



**Saul Waranch**

Broker  
(214) 526-5800  
swaranch@sfwaranch.com

**Jeff Lewin**

Head of Brokerage  
(214) 336-7715  
jlewin@sfwaranch.com



# THE SPACE

Location 10,806 Garland Road, Dallas, TX, 75218

## HIGHLIGHTS

- Excellent access and visibility
- Ample parking
- Strong demographics



### POPULATION

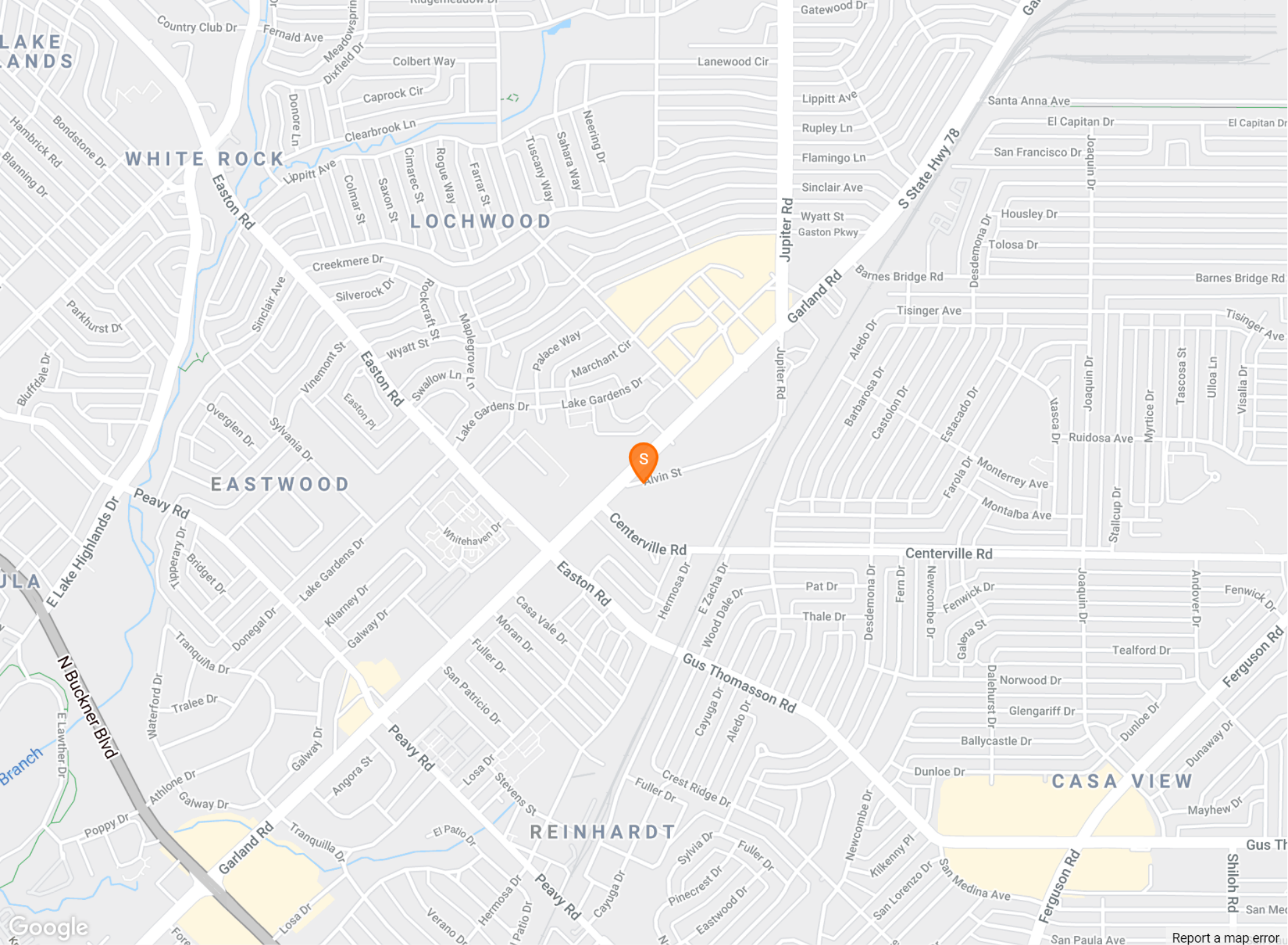
1.00 MILE	3.00 MILE	5.00 MILE
16,278	129,317	398,100

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$89,235	\$87,726	\$87,239

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,916	47,658	151,497



[Report a map error](#)



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,975	122,162	381,879
2010 Population	15,630	121,132	370,295
2021 Population	16,278	129,317	398,100
2026 Population	16,664	133,610	412,855
2021 African American	1,651	20,584	75,943
2021 American Indian	108	904	2,803
2021 Asian	281	3,983	16,207
2021 Hispanic	8,525	59,516	172,184
2021 Other Race	3,703	24,657	73,538
2021 White	9,902	74,596	215,372
2021 Multiracial	609	4,504	14,037
2021-2026: Population: Growth Rate	2.35 %	3.30 %	3.65 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	520	4,506	15,372
\$15,000-\$24,999	456	4,164	13,620
\$25,000-\$34,999	609	4,893	15,349
\$35,000-\$49,999	863	6,707	22,262
\$50,000-\$74,999	1,092	8,399	27,683
\$75,000-\$99,999	687	6,177	18,321
\$100,000-\$149,999	853	6,296	18,730
\$150,000-\$199,999	319	2,631	7,707
\$200,000 or greater	518	3,886	12,452
Median HH Income	\$59,309	\$58,332	\$56,212
Average HH Income	\$89,235	\$87,726	\$87,239

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,300	50,223	162,994
2010 Total Households	5,844	46,092	144,212
2021 Total Households	5,916	47,658	151,497
2026 Total Households	6,004	48,849	156,299
2021 Average Household Size	2.74	2.70	2.62
2000 Owner Occupied Housing	4,065	26,592	68,948
2000 Renter Occupied Housing	2,037	21,668	85,576
2021 Owner Occupied Housing	3,782	25,165	65,959
2021 Renter Occupied Housing	2,135	22,493	85,538
2021 Vacant Housing	562	5,094	18,409
2021 Total Housing	6,478	52,752	169,906
2026 Owner Occupied Housing	3,929	26,335	69,344
2026 Renter Occupied Housing	2,074	22,514	86,954
2026 Vacant Housing	546	5,020	18,294
2026 Total Housing	6,550	53,869	174,593
2021-2026: Households: Growth Rate	1.50 %	2.45 %	3.15 %



Source: esri

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	969	9,010	31,902
2021 Population Age 35-39	1,155	9,266	29,715
2021 Population Age 40-44	1,166	8,700	26,570
2021 Population Age 45-49	1,107	7,938	23,605
2021 Population Age 50-54	1,080	7,357	21,744
2021 Population Age 55-59	1,057	7,194	21,234
2021 Population Age 60-64	915	6,696	19,444
2021 Population Age 65-69	808	5,552	16,071
2021 Population Age 70-74	563	4,316	12,344
2021 Population Age 75-79	393	2,923	8,103
2021 Population Age 80-84	228	2,107	5,490
2021 Population Age 85+	338	2,696	6,378
2021 Population Age 18+	12,271	93,863	293,320
2021 Median Age	38	35	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,404	\$54,939	\$53,722
Average Household Income 25-34	\$73,627	\$71,628	\$70,500
Median Household Income 35-44	\$70,470	\$65,744	\$60,979
Average Household Income 35-44	\$99,362	\$93,230	\$94,362
Median Household Income 45-54	\$77,533	\$74,739	\$67,506
Average Household Income 45-54	\$102,359	\$107,190	\$109,010
Median Household Income 55-64	\$62,374	\$67,875	\$64,822
Average Household Income 55-64	\$102,506	\$105,860	\$106,595
Median Household Income 65-74	\$52,514	\$57,042	\$56,100
Average Household Income 65-74	\$84,875	\$86,207	\$85,895
Average Household Income 75+	\$57,503	\$60,846	\$61,494

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,039	9,049	31,853
2026 Population Age 35-39	997	8,867	30,360
2026 Population Age 40-44	1,155	8,842	27,632
2026 Population Age 45-49	1,152	8,463	25,484
2026 Population Age 50-54	1,065	7,632	22,395
2026 Population Age 55-59	1,047	7,029	20,560
2026 Population Age 60-64	948	6,480	19,242
2026 Population Age 65-69	828	6,032	17,449
2026 Population Age 70-74	692	4,978	14,003
2026 Population Age 75-79	489	3,752	10,521
2026 Population Age 80-84	290	2,364	6,486
2026 Population Age 85+	308	2,684	6,591
2026 Population Age 18+	12,584	97,350	305,621
2026 Median Age	38	35	34

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,554	\$61,936	\$59,538
Average Household Income 25-34	\$81,883	\$82,366	\$79,832
Median Household Income 35-44	\$75,613	\$67,708	\$65,082
Average Household Income 35-44	\$106,817	\$96,845	\$100,991
Median Household Income 45-54	\$86,819	\$82,978	\$76,160
Average Household Income 45-54	\$115,933	\$121,514	\$123,441
Median Household Income 55-64	\$70,451	\$75,505	\$70,946
Average Household Income 55-64	\$114,559	\$117,085	\$117,962
Median Household Income 65-74	\$57,990	\$64,040	\$62,172
Average Household Income 65-74	\$96,022	\$98,999	\$97,460
Average Household Income 75+	\$68,251	\$71,848	\$71,542

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The S.F. Waranch Company and it should not be made available to any other person or entity without the written consent of The S.F. Waranch Company.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The S.F. Waranch Company. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The S.F. Waranch Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The S.F. Waranch Company has not verified, and will not verify, any of the information contained herein, nor has The S.F. Waranch Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

**Saul Waranch**  
Broker  
(214) 526-5800  
swaranch@sfloweranarch.com

**Jeff Lewin**  
Head of Brokerage  
(214) 336-7715  
jlewin@sfloweranarch.com





## 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:
  - 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.

<b>Saul F. Waranch</b>	9003270	sfwaranch@sfwaranch.com	214-526-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Saul F. Waranch</b>	0395950	swaranch@sfwaranch.com	214-893-4788
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date