

# MEADOW CREEK SQUARE | Garland, Texas



**901-1251 Northwest Highway  
Garland, Texas 75041**

Northwest corner of Northwest Highway and  
W. Centerville Road Garland, TX

**SHOPPING CENTER SIZE:** 15.52+/- Acres  
159,951 Sq. Ft.

**AVAILABLE SPACE:** 1,000 – 3,600 Sq. Ft.

**Blockbuster space available – 5,791 Sq. Ft.**

**TRIPLE NETS EXPENSES:** Phase I \$4.22, Phase  
II \$ 3.85, Phase III \$5.07

**TRAFFIC COUNTS**

Northwest Hwy. – 29,339 cars/day

W. Centerville Rd. – 45,313 cars/day

**MAJOR TENANTS:**

Tom Thumb, Blockbuster Video, CiCi's Pizza,  
LA Fitness, Starbuck's Coffee

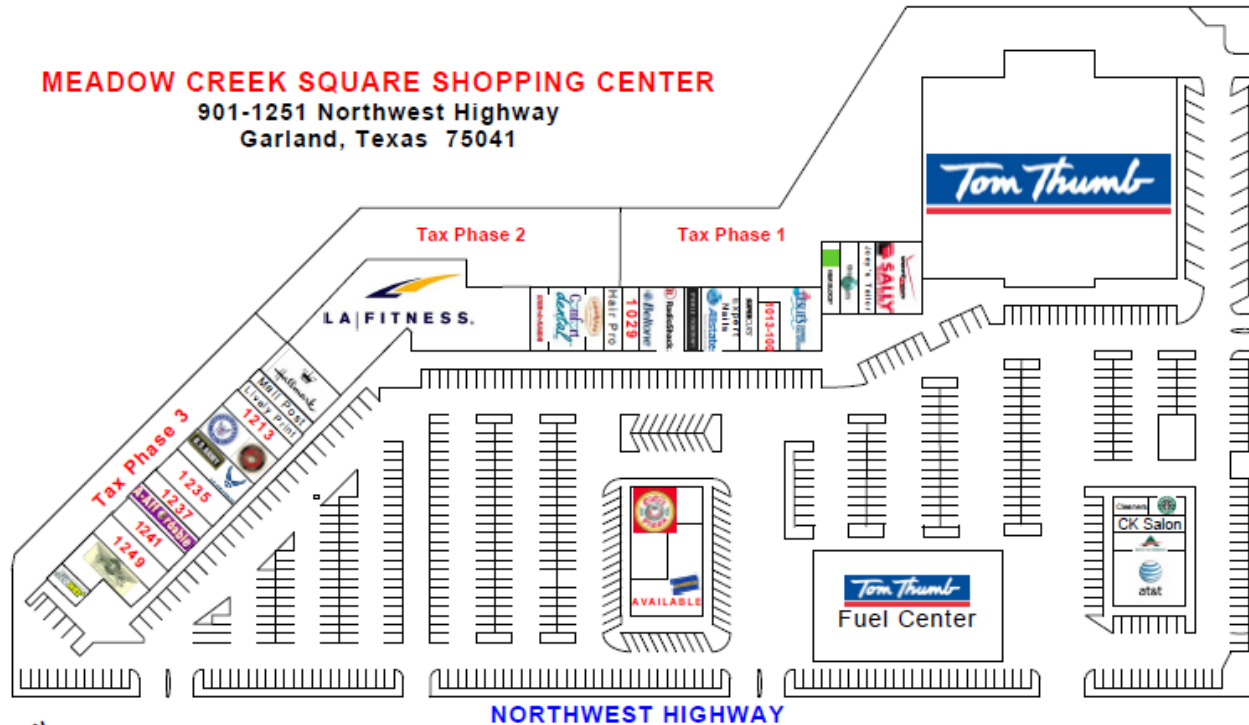
**2009 DEMOGRAPHICS**

	1-Mile	3-Mile	5-Mile
Population	22,277	140,349	328,941
# of Households	8,319	49,609	117,291
Avg. H.H. Income	\$57,279	\$62,052	\$67,055

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### PROPERTY DATA

901	AT&T MOBILITY	4,200 SQ. FT.	70X60
903-A	ACE CASH EXPRESS	1,050 SQ. FT.	15X70
905	CK SALON	1,050 SQ. FT.	15X70
907	THE CLEANERS	900 SQ. FT.	30X30
909	STARBUCKS	1,200 SQ. FT.	30X40
925	TOM THUMB	55,025 SQ. FT.	IRREG
1005	VERIZON PHONE MART	2,400 SQ. FT.	30X80
1007	SALLY BEAUTY SUPPLY	2,000 SQ. FT.	25X80
1009	JOEY'S TAILORS	1,400 SQ. FT.	17X80
1013	LESLIE'S POOL SUPPLIES	4,250 SQ. FT.	70X75
1013, #110	AVAILABLE	1,000 SQ. FT.	25X40
1015	SUPERCUTS	1,500 SQ. FT.	20X75
1017	EXPERT NAILS	1,125 SQ. FT.	15X75
1019	ALLSTATE	1,125 SQ. FT.	15X75
1023	MERLE NORMAN	1,500 SQ. FT.	20X75
1025	RADIO SHACK	1,875 SQ. FT.	25X75
1027	BELTONE HEARING AID	1,125 SQ. FT.	15X75
1029	AVAILABLE	2,250 SQ. FT.	30X75
1031	BLOCKBUSTER - AVAILABLE	5,791 SQ. FT.	IRREG
1037	CICI'S PIZZA	4,703 SQ. FT.	IRREG
1037	H&R BLOCK	1,600 SQ. FT.	20X80
1011-A	GREAT EARTH VITAMIN	1,400 SQ. FT.	17.5X80
1101-A	HAIR PRO	1,110 SQ. FT.	30X75
1101-B	COOKIES BY DESIGN	1,125 SQ. FT.	15X75
1109	COMFORT DENTAL	3,000 SQ. FT.	40X75
1111	SIGN-A-RAMA	1,500 SQ. FT.	20X75
1121	LA FITNESS	23,375 SQ. FT.	IRREG
1201	HOLLY'S HALLMARK	4,800 SQ. FT.	60X80
1209	MAIL POST	1,200 SQ. FT.	15X80
1211	LIVELY PRINTING	1,752 SQ. FT.	25X80
1213	AVAILABLE	1,438 SQ. FT.	15X80
1215	NAVY & MARINES	2,400 SQ. FT.	30X80
1229	ARMY & AIR FORCE	2,400 SQ. FT.	30X80
1235	AVAILABLE	3,600 SQ. FT.	45X80
1237	AVAILABLE	1,600 SQ. FT.	20X80
1239	A AFFORDABLE	1,200 SQ. FT.	15X80
1241	AVAILABLE	2,800 SQ. FT.	35X80
1249	AVAILABLE	3,600 SQ. FT.	45X80
1251	SUBWAY	1,600 SQ. FT.	26.7X60
1251-C	WINGSTOP	2,792 SQ. FT.	IRREG

Triple Nets: Phase I-\$4.22, Phase II-\$3.85, Phase III-\$5.07

TOTAL 159,951 SQ. FT.

#### TABULATIONS

Land Area = 15.527 Acres = 676,356.12 SF	
Building Area	159,951 SF
Parking Required (@1:200)	845 Spaces
Parking Indicated	993 Spaces
Building/Land Ratio	24.1%
Phase I	98,469 SF
Phase II	30,110 SF
Phase III	31,372 SF