

Commercial Land For Sale

SEC W Campbell Rd & PGBT | Garland, TX 75044

Land
Investment Opportunity

Offering Memorandum



MATTHEWSTM

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Project Scope

Contact Broker For List Price

±1.5 - 3.7 AC

Available

±101,769 VPD

PGBT

±23,341 VPD

W Campbell Rd

Project Scope

- +/- 3.7 AC Available for sale along PGBT in Garland
 - Can Subdivide
- Recently sold ±4.00 AC next door to office condo developer
- Strong Daytime traffic in immediate area
- Ideal for Medical, Hotel, Entertainment, Retail, or Office Uses
- Zoning: Planned Development (Allows for Hotel, Office, Medical, Retail and other uses)



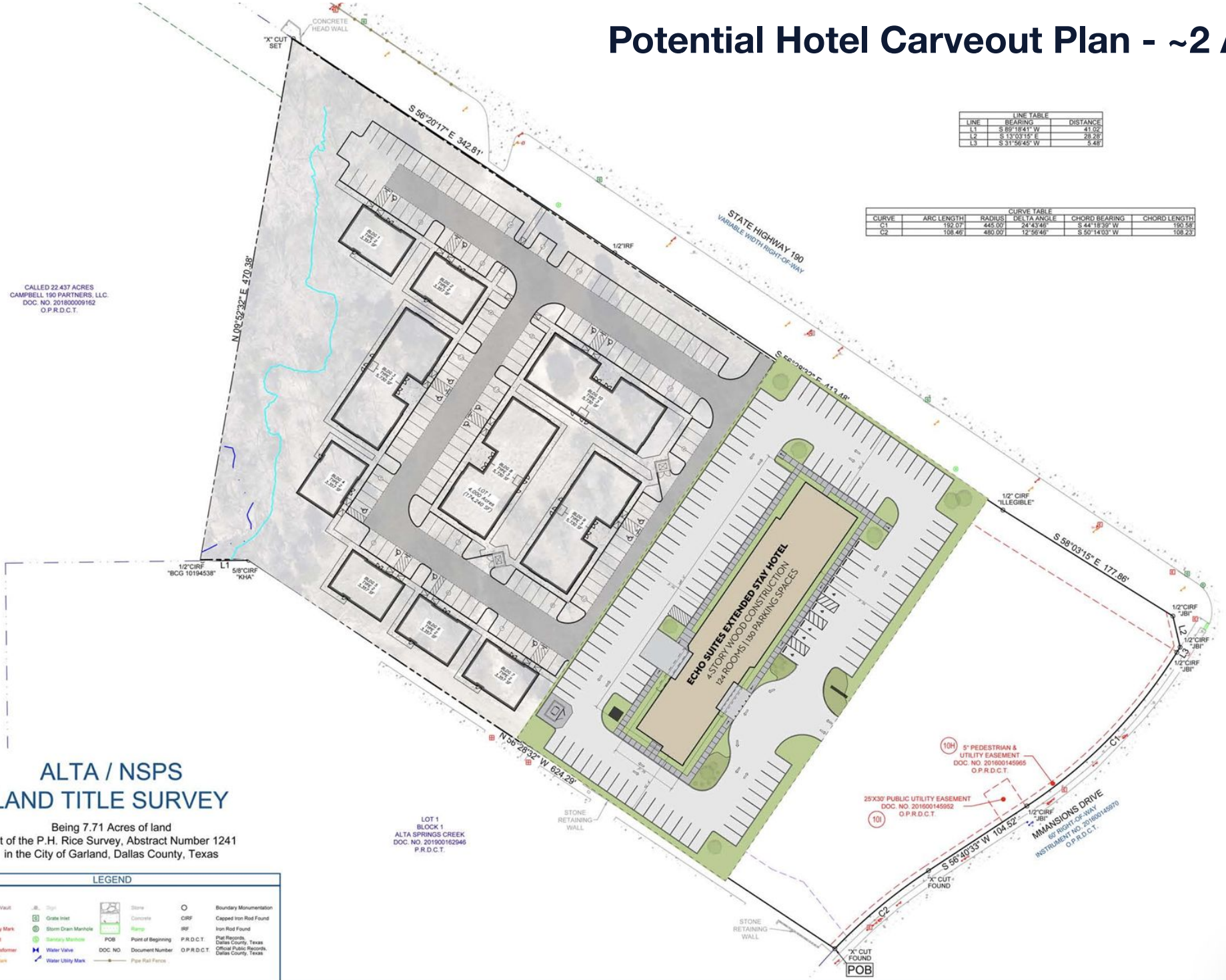
Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	9,567	102,945	306,507
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,312	38,737	112,972
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$114,364	\$141,784	\$137,407

Nearby Retailers



Potential Hotel Carveout Plan - ~2 AC



ALTA / NSPS
LAND TITLE SURVEY

Being 7.1 Acres of land
out of the P.H. Rice Survey, Abstract Number 1241
in the City of Garland, Dallas County, Texas

LEGEND

Undersized Vault	Sign	Stone	Boundary Monumentation
Light Pole	Grate Inlet	Concrete	CIRF Capped Iron Rod Found
Electric Utility Mark	Storm Drain Manhole	Rebar	SRF Iron Rod Found
Electric Vault	Sanitary Manhole	POB Point of Beginning	P.R.D.C.T. Plat Records, Dallas County, Texas
Electric Transformer	Water Valve	DOC NO Document Number	O.P.R.D.C.T. Official Public Records, Dallas County, Texas
Gas Utility Mark	Water Utility Mark	Pipe Rail Fence	



New Development

Soccer Complex Development

Garland is planning a \$70.9 million soccer complex that will serve as the training home of Atlético Dallas, North Texas' first USL Championship club. The facility will feature multiple soccer fields, a 2,000-seat stadium, training and team facilities, futsal courts, and public recreational spaces. Construction is expected to begin in 2026 and be completed in 2027 into a more walkable, economically vibrant destination

Subject Property

STRIKE REEL

W Campbell Rd ± 23,341 VPD

President George Bush Tpke ± 101,759 VPD

Dane Park North Garland
338 Units

The ReVe
225 Units

Berkshire Spring Creek
376 Units

Berkshire Preserve Apts.
560 Units

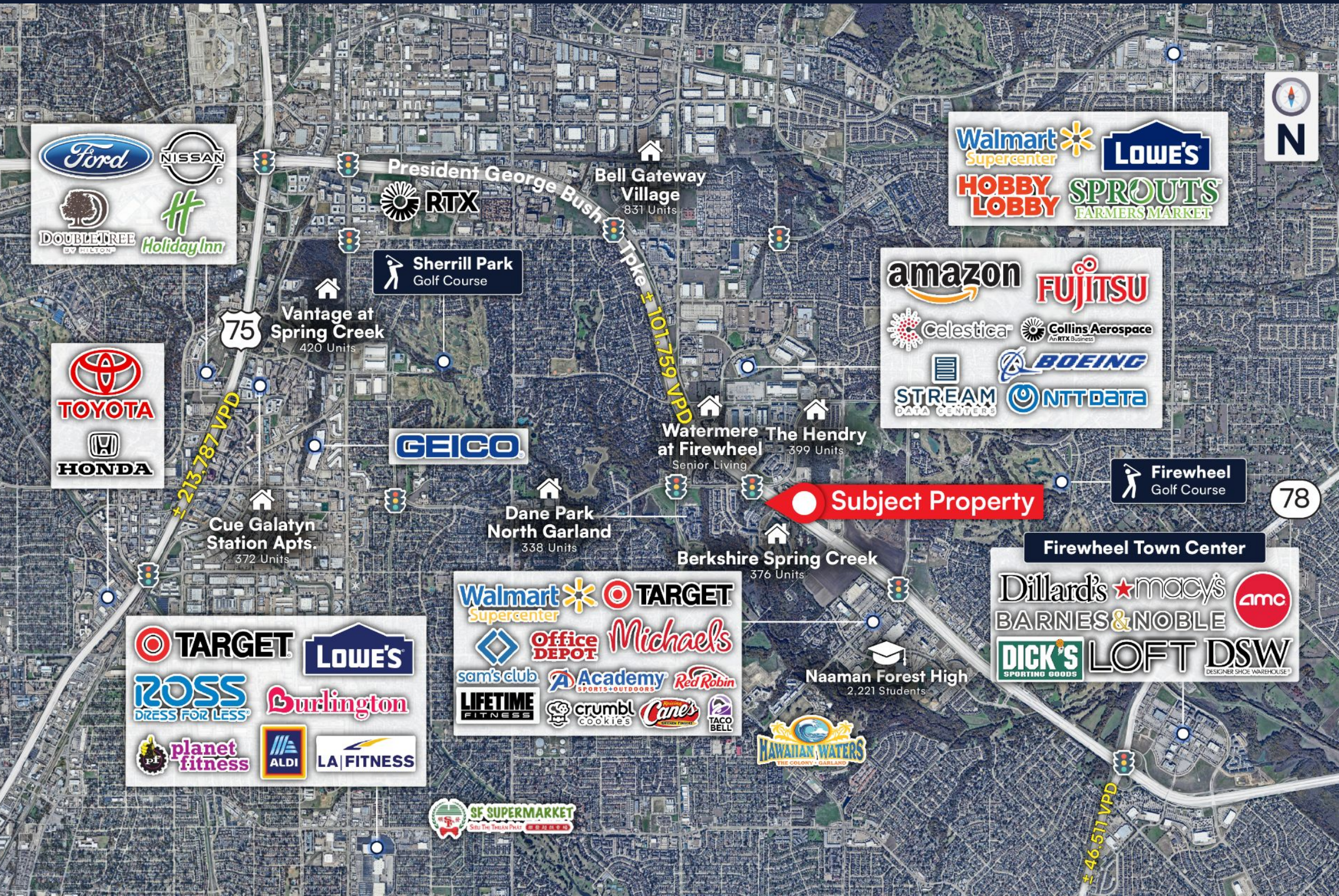
One90 Firewheel
483 Units

Watermere at Firewheel
Senior Living

The Hendry
399 Units

Atlas Crown
435 Units

Gramercy Park
16 Single-Family Homes
53 Townhouse Lots



President George Bush
 Bell Gateway Village
 831 Units

Sherrill Park
 Golf Course

Vantage at
 Spring Creek
 420 Units

Watermere The Hendry
 at Firewheel
 Senior Living 399 Units

Subject Property

Firewheel
 Golf Course

Cue Galatyn
 Station Apts
 372 Units

Dane Park
 North Garland
 338 Units

Berkshire Spring Creek
 376 Units

Firewheel Town Center

Naaman Forest High
 2,221 Students



#213,787 VPD

Tpk #101,759 VPD

#46,511 VPD

78



\$70 M Soccer Complex & Training Hub

Coming Soon to Garland, TX | ±0.8 Miles From Subject Property

Garland Approves Major Soccer Complex to Boost Recreation and Economic Growth

The City of Garland is moving forward with plans for a major new soccer complex and training facility that is expected to become a significant recreational and economic asset for the region. Following a City Council vote in June 2025, the proposed \$70.87 million development will be located near Holford Road and the President George Bush Turnpike. Designed to serve athletes, families, and visitors from across North Texas, the project will feature a variety of soccer-related amenities, including multiple training fields, a showcase stadium with seating for approximately 2,000 spectators, futsal courts, and a large multipurpose building equipped with team facilities, offices, dining areas, and retail space. The complex will also serve as the training headquarters for Atlético Dallas, the area's first United Soccer League (USL) Championship club, which is scheduled to begin play in 2027.

Beyond its athletic offerings, the development is expected to contribute to Garland's long-term economic growth and community development goals. Plans include public gathering spaces, walking trails, and a park-style plaza that will be accessible to residents and visitors. In addition, nearly 14 acres of neighboring land have been designated for future commercial development, creating opportunities for hotels, retail businesses, and residential projects that could support tourism and local commerce. City leaders view the project as an investment that will not only expand recreational opportunities but also attract new visitors, stimulate business activity, and strengthen Garland's position as a destination for sports and entertainment in North Texas.



Read More [HERE](#)

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **EC W Campbell Rd & PGBT, Garland, TX, 75044** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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Information About Brokerage Services

11-2-2015



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 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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