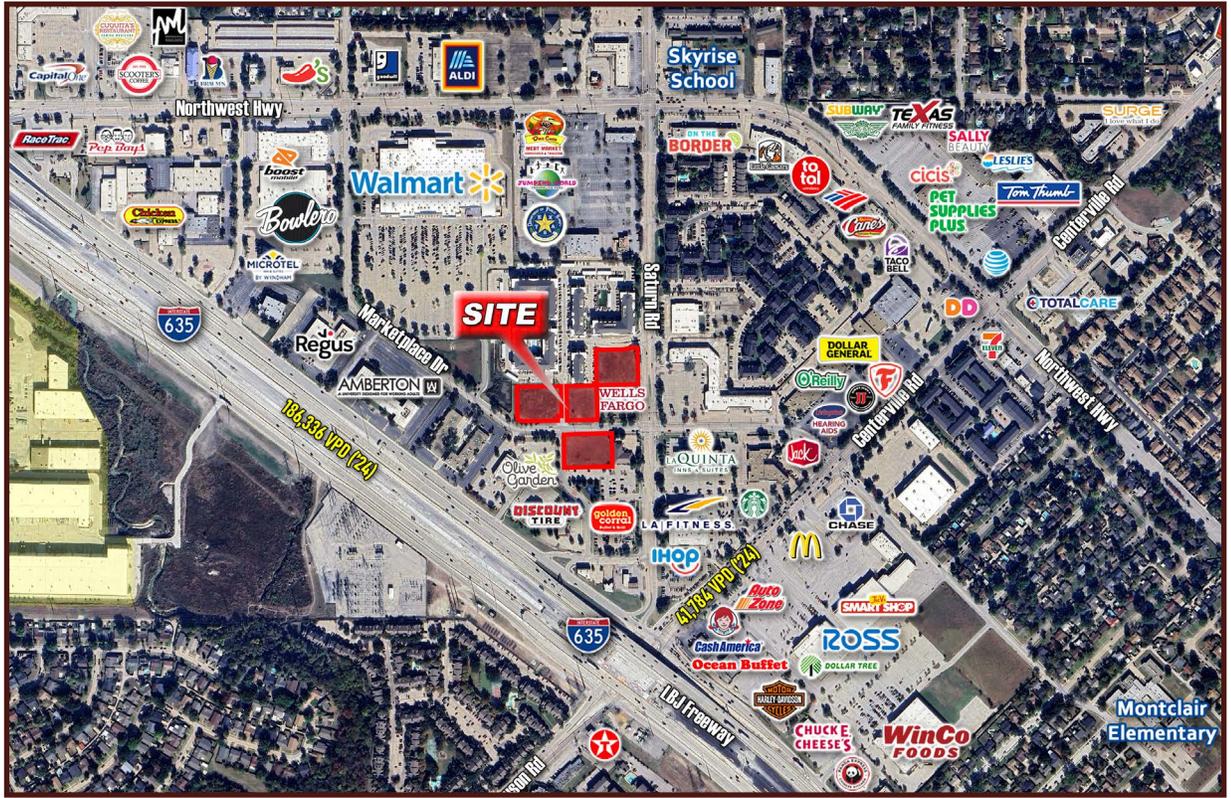


INFILL PAD SITES

FOR SALE

4700 & 4771 Saturn Rd, Garland, Texas 75401



LOCATION:

NWQ of I-635 & Saturn Rd

AVAILABLE:

4700 Saturn Rd Lot 1R: 0.972 AC
 4771 Saturn Rd Lot 4R: 0.721 AC
 4771 Saturn Rd Lot 5R: 1.037 AC
 4771 Saturn Rd Lot 6: 1.038 AC
 Total: ± 3.77 Acres

PRICE:

Contact Broker

ZONING:

Urban Business
 Permitted by right per Garland Development Code: retail, restaurant, office, medical, townhomes/mixed-use - Complete list of permitted uses available upon request

TRAFFIC COUNTS:

Interstate 635: 186,336 vpd
 Centerville Rd: 41,784 vpd
 (TXDOT 2024)

PROPERTY INFORMATION:

Directly adjacent to Filament - a brand-new multifamily development with almost 300 units

Strategically located immediately west of signalized intersection: Saturn Rd & Marketplace Blvd

Utilities to site

Nearby Retailers: Walmart, Joe V's Smart Shop (H-E-B), Aldi, Tom Thumb, LA Fitness, Starbuck's, IHOP, Discount Tire, Ross, Dollar Tree, Chili's, Braum's, Scooter's Coffee, Golden Corral, Stanton Optical, Olive Garden, On the Border and dozens of others.

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2025 Population	21,897	143,636	344,031
Daytime Pop.	16,752	116,621	311,929
Households	7,876	49,647	121,870
Avg. HH Income	\$81,585	\$90,854	\$102,312

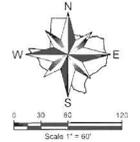
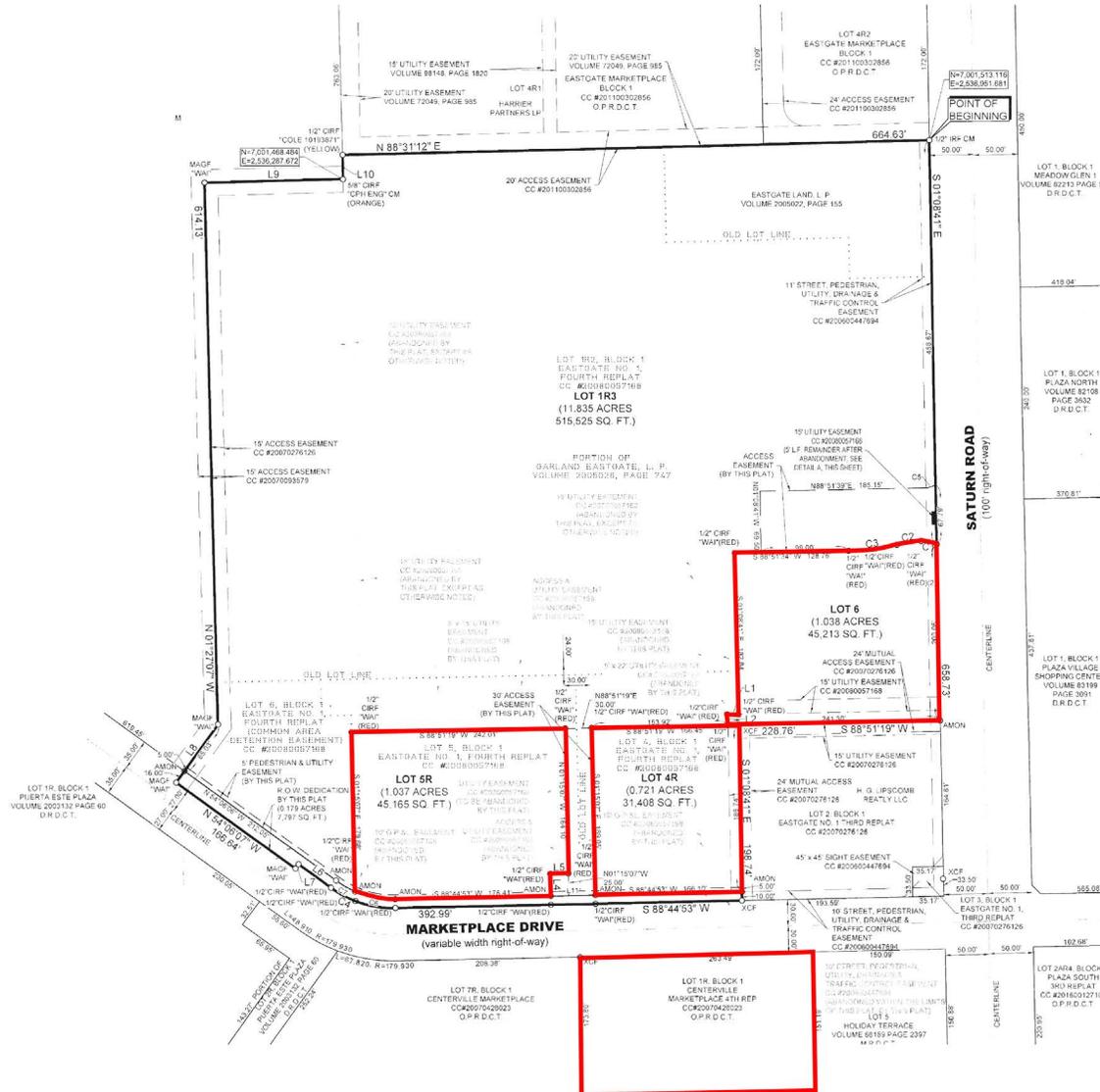
For more information, please contact David English or Jonathan Young

214-676-6424 • denglish@ridgepcre.com | 214-796-8898 • jyoung@ridgepcre.com

INFILL PAD SITES

FOR SALE

4700 & 4771 Saturn Rd, Garland, Texas 75401



AVAILABLE:
4700 Saturn Rd Lot 1R:
0.972 Acres (Parcel
26084450011R1)

4771 Saturn Rd Lot 4R:
0.721 Acres (Parcel
261575500104R)

4771 Saturn Rd Lot 5R:
1.037 Acres (Parcel
261575500105R)

4771 Saturn Rd Lot 6:
1.038 Acres (Parcel
2615755001006)

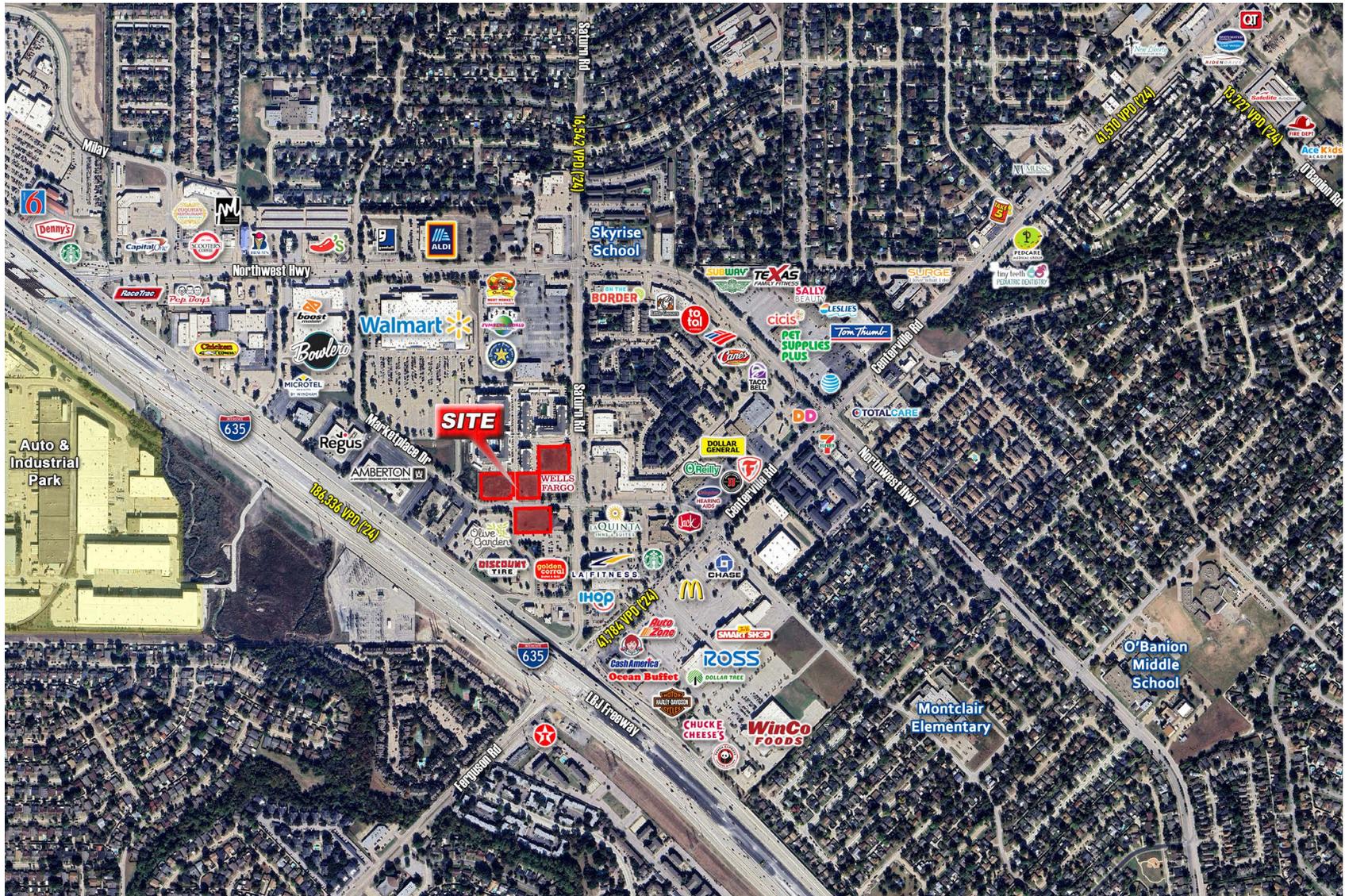
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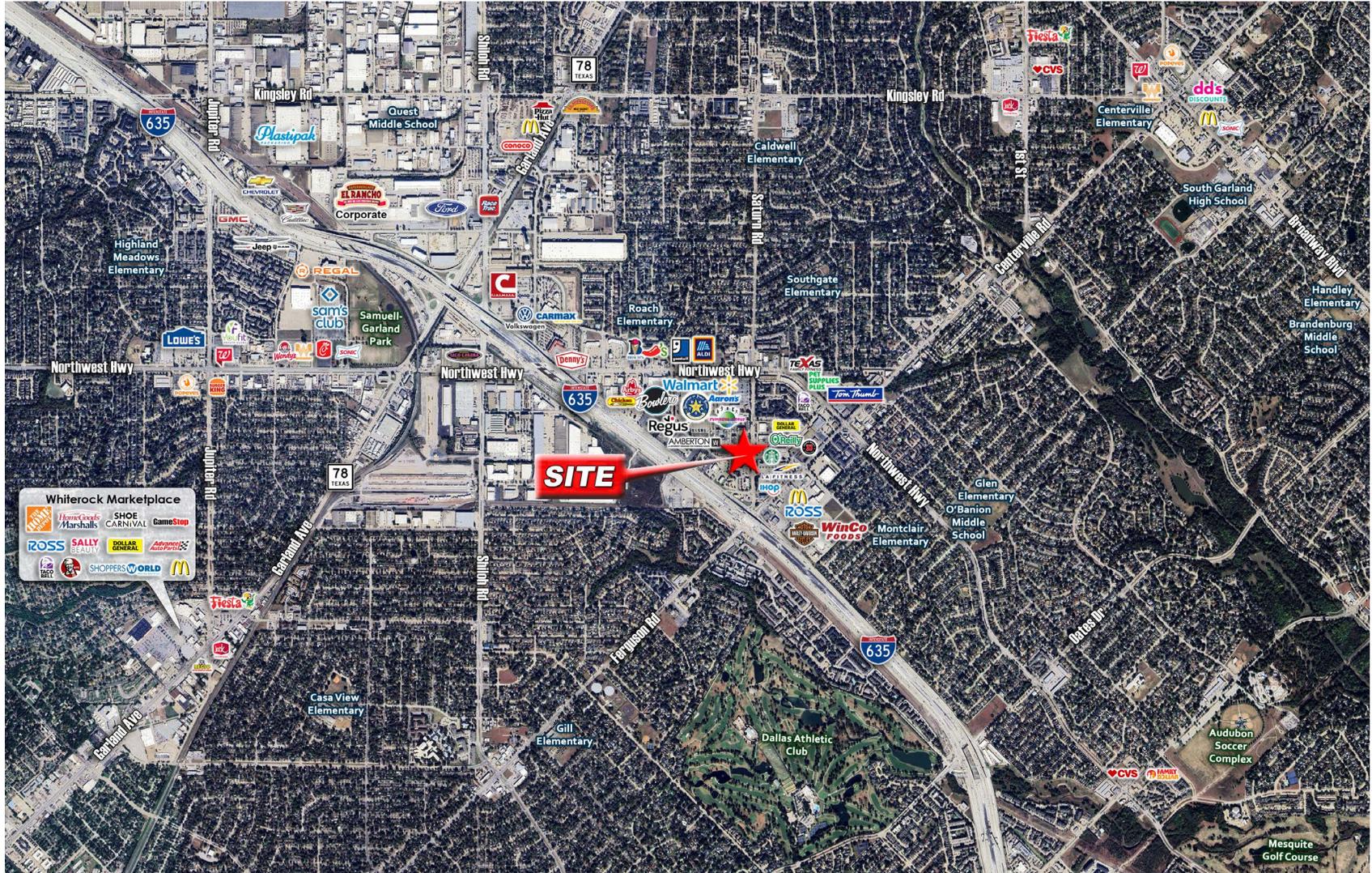
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