

1420 Forest Ln

Garland, TX 75042



1420 FOREST LN

Retail · For Lease

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Freestanding building with visibility on three street frontages.
- Drive-thru window supports a variety of service uses.
- Multiple curb cuts allow convenient customer circulation.
- Monument signage provides exposure along Forest Lane.
- Grade-level loading access accommodates operational needs.
- Located along a corridor with reported traffic exceeding 20,000 vehicles daily.

OFFERING SUMMARY

Lease Rate:	Contact Agent
Available SF:	2,750 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,986	61,903	158,230
Total Population	36,252	191,127	444,929
Average HH Income	\$78,366	\$86,361	\$100,442



PROPERTY OVERVIEW



ABOUT THE PROPERTY

1420 Forest Ln is a freestanding retail/service property on approximately 0.5 acres with excellent visibility, multiple access points, drive-thru window, grade-level loading, covered parking, monument signage, and an existing security camera system. The property is well-suited for retail, automotive, service, or owner-operator uses.

LOCATION

The location benefits from over 20,000 vehicles per day along Forest Lane, with convenient access to major Dallas-area routes, nearby residential neighborhoods, retail, and employment centers. Multiple curb cuts and a double-sided building orientation enhance visibility and accessibility.

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PROPERTY PHOTOS



1420 FOREST LN

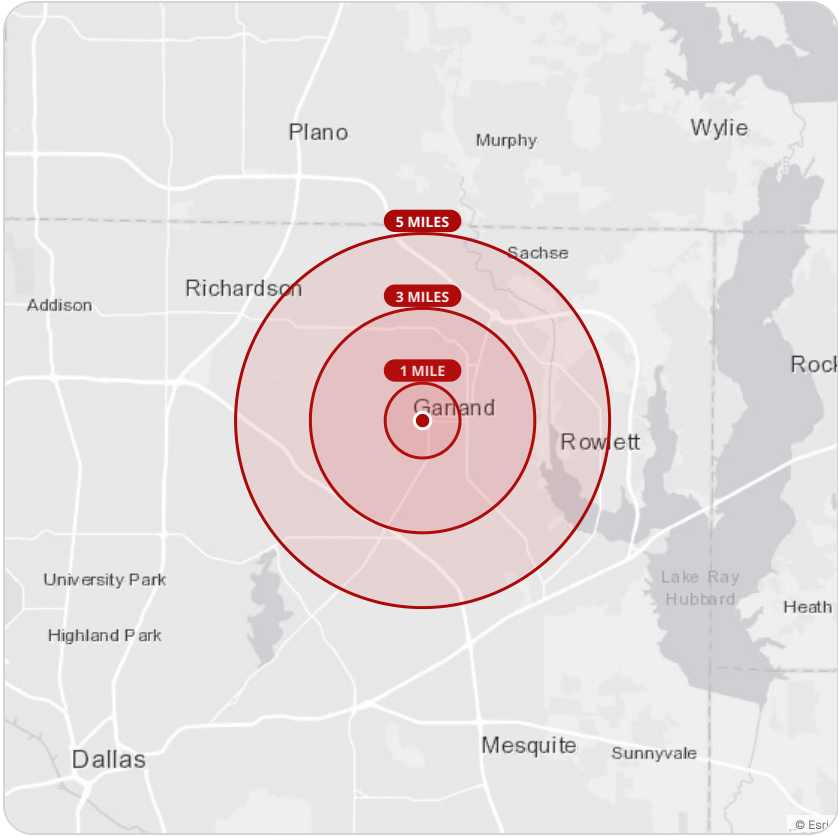
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DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	36,252	191,127	444,929
Households	10,986	61,903	158,230
Median Age	32.1	34.6	35.6
Median HH Income	\$64,817	\$70,036	\$80,700
Average HH Income	\$78,366	\$86,361	\$100,442
Median Home Value	\$208,184	\$244,162	\$315,134
Median Gross Rent	\$1,411	\$1,479	\$1,461
Bachelor's Degree +	15.5	22.1	31.6
Labor Force	18,172	97,879	237,076
Employed	17,180	92,998	225,919
Avg Commute (min)	30.2	29.3	28.6
Housing Units	11,682	64,930	168,886
Owner Occupied %	58.6	59.1	55.9

Source: U.S. Census Bureau, ACS 5-Year Estimates (ACS 2023 5-Year). Ring values aggregate census tracts intersecting each radius; medians are population-weighted estimates.



AERIAL / RETAILER MAP



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EXCLUSIVELY REPRESENTED BY

AA

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[SEE FULL PROFILE](#)

WHY CREST

Founded in 1995, Crest Commercial Real Estate, Inc. delivers property management, income property sales, project leasing and tenant representation across Texas — fiercely devoted to enhancing the value of every property we touch.

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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:
 - 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.

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Designated Broker of Firm	License No.
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Licensed Supervisor of Sales Agent/ Associate	License No.
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Prospective purchasers are encouraged to conduct their own independent due diligence investigation of the property, including verification of all financial, legal, physical, and operational information. All costs and expenses related to such investigation shall be borne solely by the prospective purchaser.

OFFERED EXCLUSIVELY BY:

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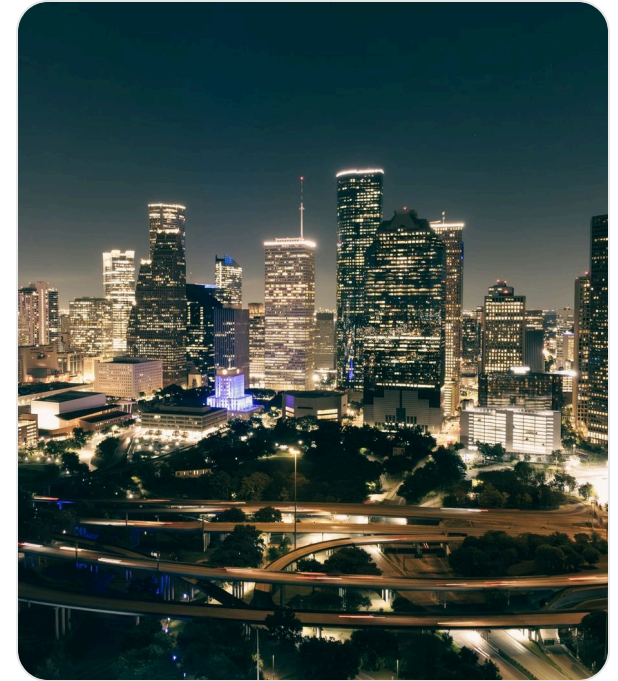
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