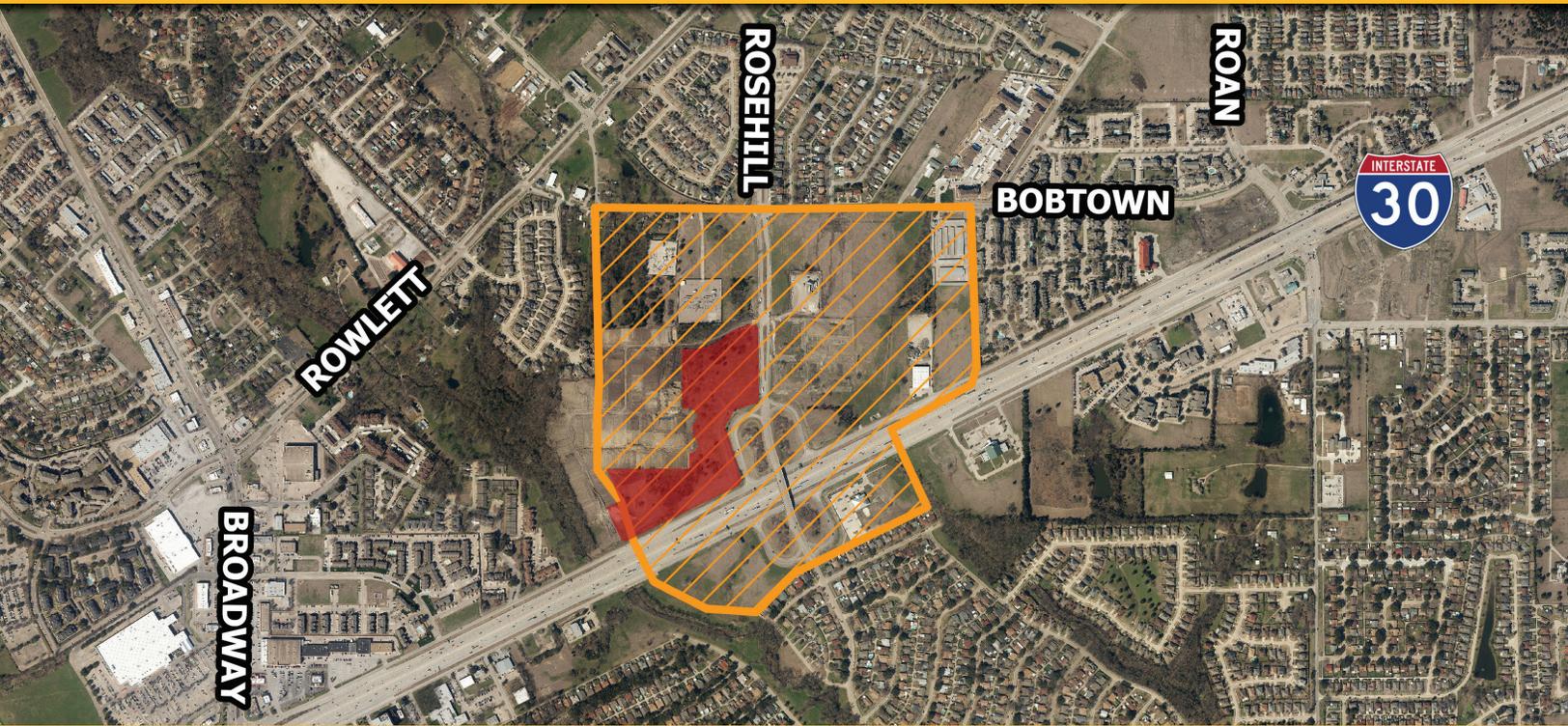


# Development Opportunity



## I-30 @ Rosehill **Garland, Texas**

» To Be Master Developed  
» Hospitality/Retail/Office

» ± 20 Acres  
» 251' of I-30 Frontage

» Planned Development District  
» All Major Utilities to Site

### Site Features

Frontage: Interstate 30  
Traffic counts: 180,000+ cars daily  
14 miles to Downtown Dallas  
2.7 miles to the marina  
Close proximity to three major highways  
Planned 1.5-mile trail system

### Demographics

	1 mile	2 miles	3 miles
Pop. (Est.)	14,617	68,963	156,741
Daytime Pop. (Est.)	1,012	43,450	128,306
Median Age	33.6	37.7	32.6
Avg. HH Income	66,850	81,588	68,621
White Collar and Services	78.3%	80.1%	72%



**GARLAND**  
TEXAS MADE HERE

Economic Development  
**972-205-3800**  
**GarlandTexas.org**