

1821 OLD MILL RUN, GARLAND, TX 75042

1821 Old Mill Run | Garland, TX

FOR LEASE



Oren Stephen

ISL Commercial

Principal

(407) 777-3133

orenstephenproperties@gmail.com



PROPERTY FEATURES

CURRENT OCCUPANCY	1.00%
TOTAL TENANTS	2
BUILDING SF	5,608
LAND SF	37,679
LAND ACRES	0.86
YEAR BUILT	1972
ZONING TYPE	Office/Medical Office
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	60
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

NEIGHBORING PROPERTIES

NORTH	W Buckingham Rd
SOUTH	OldMill Run
EAST	N Garland Rd
WEST	Monterrey Dr

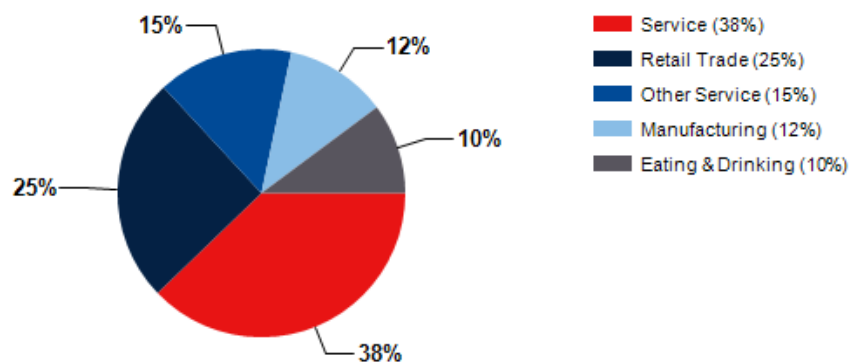
MECHANICAL

HVAC	Great
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Good
LIGHTING	Great

Location Summary

- 1821 Old Mill Run is centrally located in Garland, TX, just off Belt Line Road — one of Dallas County's primary east-west arterial corridors connecting Garland to Richardson, Dallas, and the broader DFW Metroplex. The property sits within an established medical and retail corridor near Belt Line Road and Jupiter Road, surrounded by dense residential neighborhoods and convenient to I-635 and President George Bush Turnpike, providing tenants with strong regional accessibility throughout North Dallas. The surrounding trade area benefits from steady population density, with Garland ranking among the larger cities in Texas by population, supporting consistent day-to-day traffic for service-based and medical/retail tenants in the immediate vicinity.

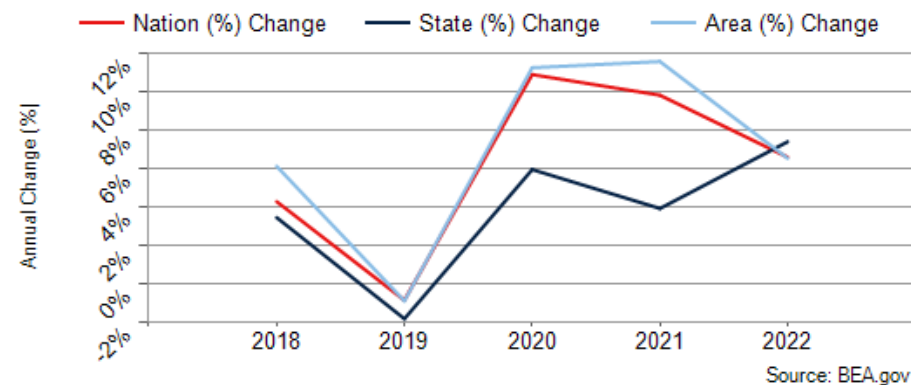
Major Industries by Employee Count

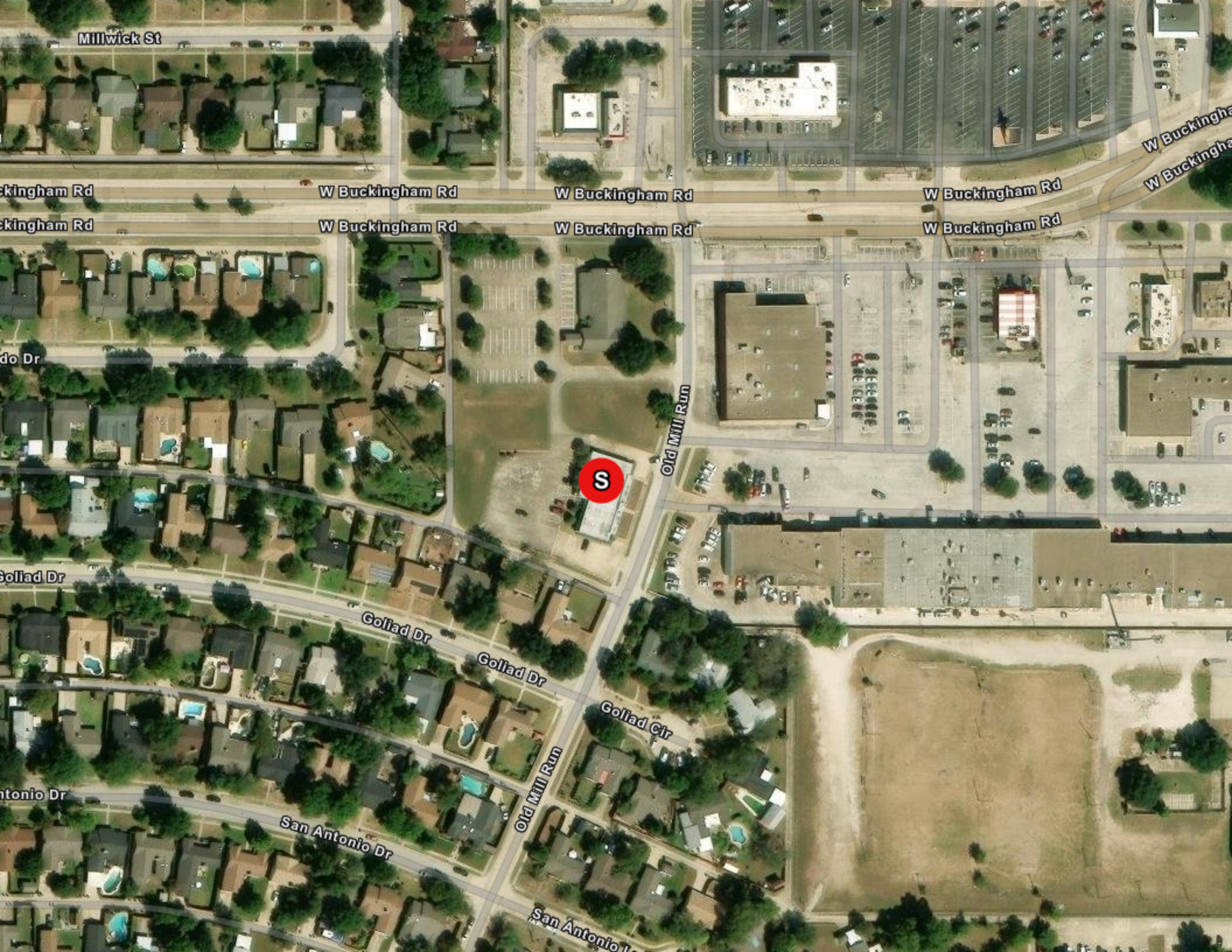


Largest Employers

Garland Independent School District	7,425
City of Garland	2,000
Kraft Foods	796
U.S. Food Service	520
Epiroc Drilling Solutions	460
SilverLine Window	425
Hatco (Resistol)	390
L3 Communications	350

Dallas County GDP Trend





Millwick St

Buckingham Rd

W Buckingham Rd

W Buckingham Rd

W Buckingham Rd

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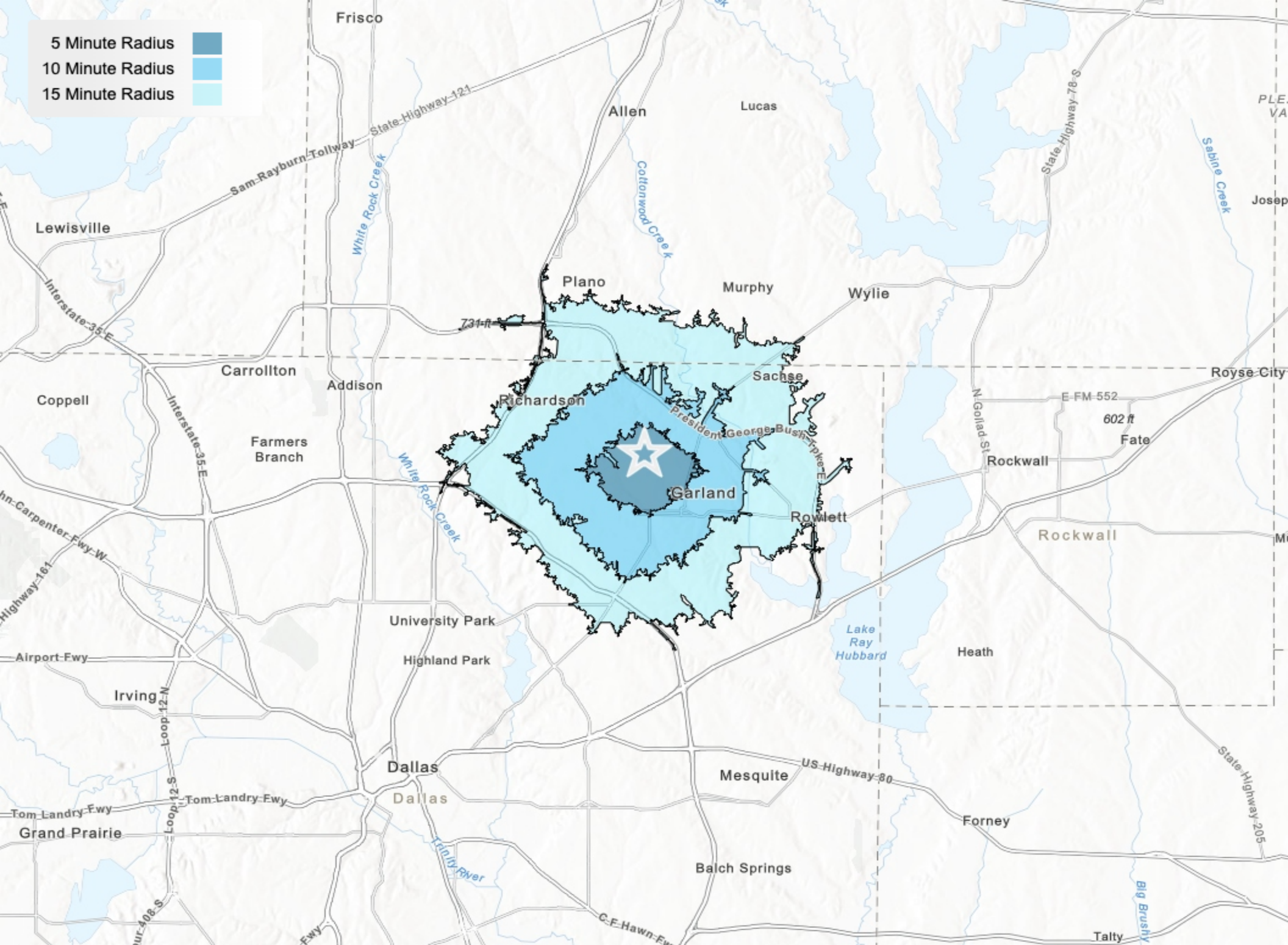
San Antonio Dr

Old Mill Run

San Antonio Dr

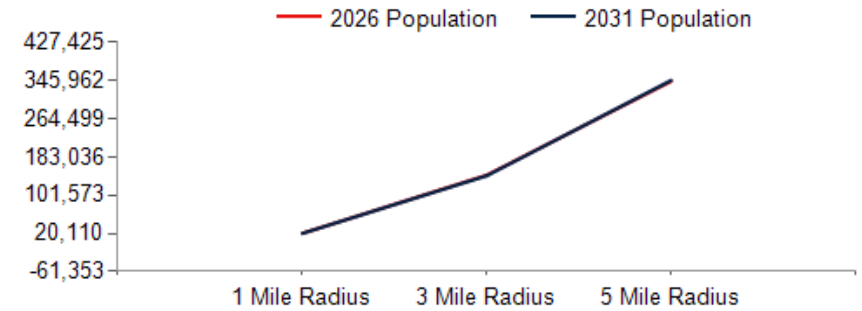
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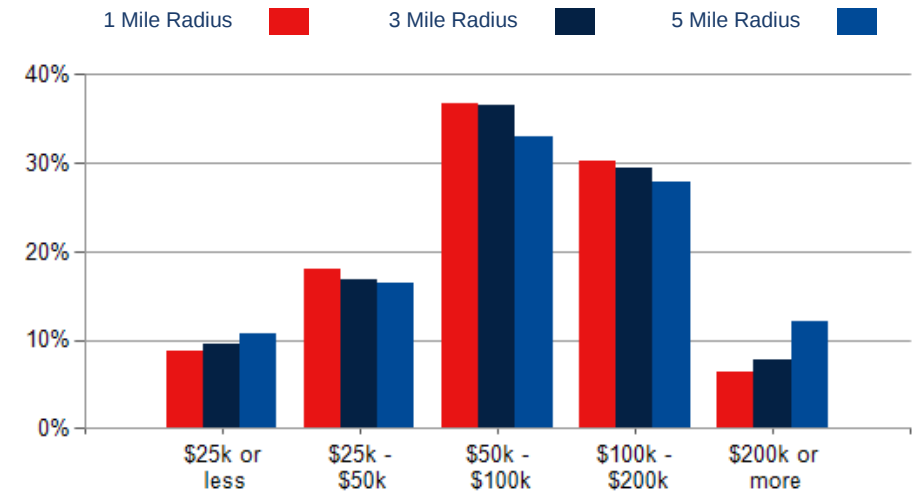


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,147	128,218	295,395
2010 Population	17,663	133,890	311,692
2026 Population	20,210	144,285	344,033
2031 Population	20,110	142,938	345,962
2026 African American	1,995	18,703	61,900
2026 American Indian	275	1,944	3,761
2026 Asian	3,107	21,982	48,810
2026 Hispanic	9,544	64,607	123,979
2026 Other Race	4,317	29,222	54,618
2026 White	6,805	46,320	120,233
2026 Multiracial	3,702	26,042	54,485
2026-2031: Population: Growth Rate	-0.50%	-0.95%	0.55%

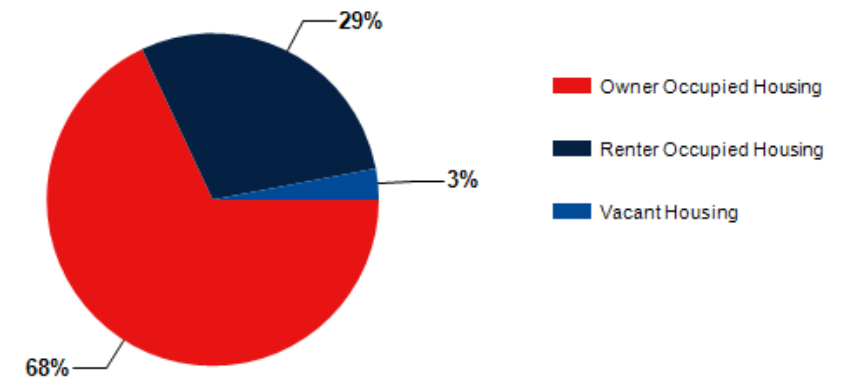
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	257	2,064	7,019
\$15,000-\$24,999	311	2,542	6,241
\$25,000-\$34,999	385	2,808	7,724
\$35,000-\$49,999	788	5,348	12,584
\$50,000-\$74,999	1,408	10,605	24,190
\$75,000-\$99,999	990	7,179	16,810
\$100,000-\$149,999	1,457	10,250	23,097
\$150,000-\$199,999	519	4,127	11,394
\$200,000 or greater	413	3,798	15,090
Median HH Income	\$77,196	\$77,638	\$80,136
Average HH Income	\$97,251	\$100,311	\$111,588



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

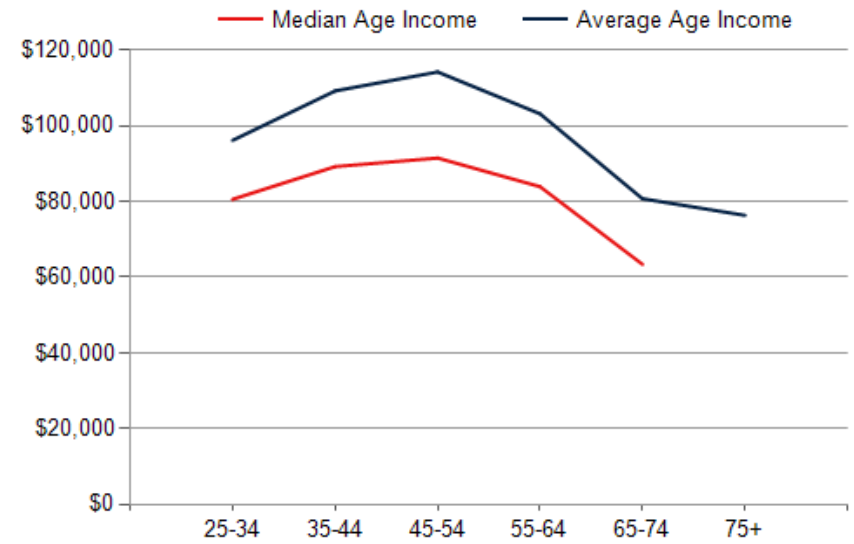
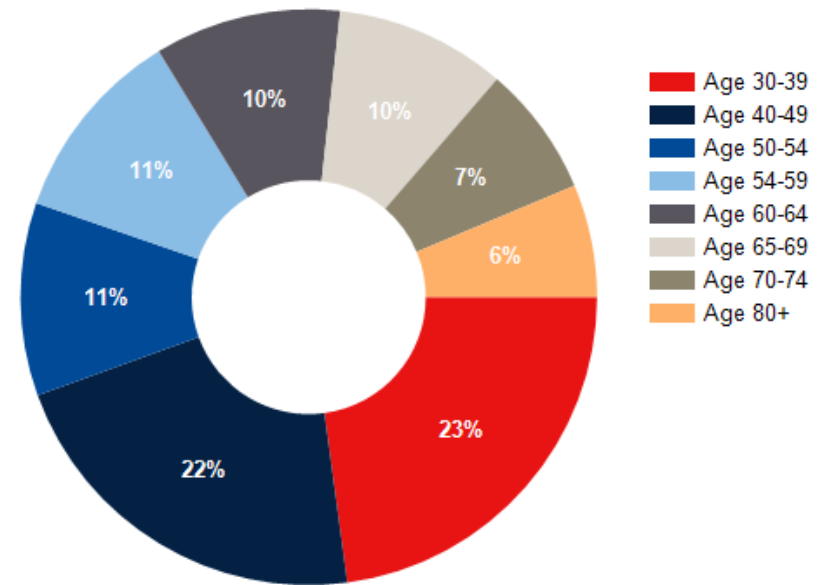


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,373	10,801	25,337
2026 Population Age 35-39	1,288	9,856	24,514
2026 Population Age 40-44	1,292	9,518	23,623
2026 Population Age 45-49	1,222	8,740	21,431
2026 Population Age 50-54	1,261	9,098	21,410
2026 Population Age 55-59	1,279	8,554	19,818
2026 Population Age 60-64	1,216	8,232	19,229
2026 Population Age 65-69	1,116	7,290	17,120
2026 Population Age 70-74	854	5,641	13,201
2026 Population Age 75-79	737	4,291	9,956
2026 Population Age 80-84	476	2,557	5,826
2026 Population Age 85+	275	1,769	4,380
2026 Population Age 18+	15,907	112,379	265,896
2026 Median Age	39	37	37
2031 Median Age	40	38	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,566	\$80,413	\$79,234
Average Household Income 25-34	\$96,158	\$99,012	\$102,881
Median Household Income 35-44	\$89,216	\$90,166	\$91,694
Average Household Income 35-44	\$109,223	\$114,900	\$125,663
Median Household Income 45-54	\$91,485	\$92,292	\$96,171
Average Household Income 45-54	\$114,235	\$114,837	\$129,149
Median Household Income 55-64	\$83,922	\$83,959	\$91,610
Average Household Income 55-64	\$103,178	\$107,002	\$123,921
Median Household Income 65-74	\$63,368	\$64,190	\$71,062
Average Household Income 65-74	\$80,725	\$87,103	\$101,558
Average Household Income 75+	\$76,332	\$69,263	\$77,365

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	89	89	89
Diversity Index (current year)	89	89	88
Diversity Index (2020)	88	89	87
Diversity Index (2010)	79	81	79

POPULATION BY RACE



1 MILE



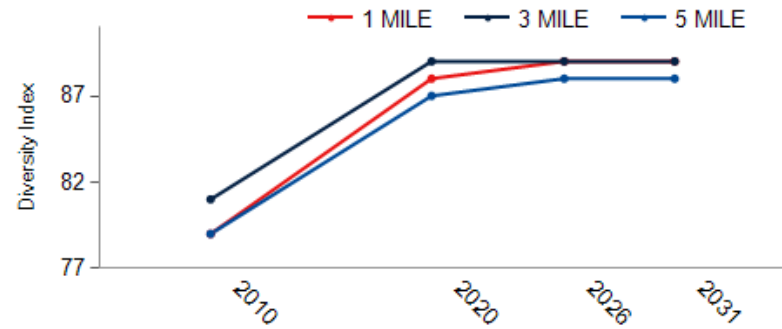
3 MILE



5 MILE

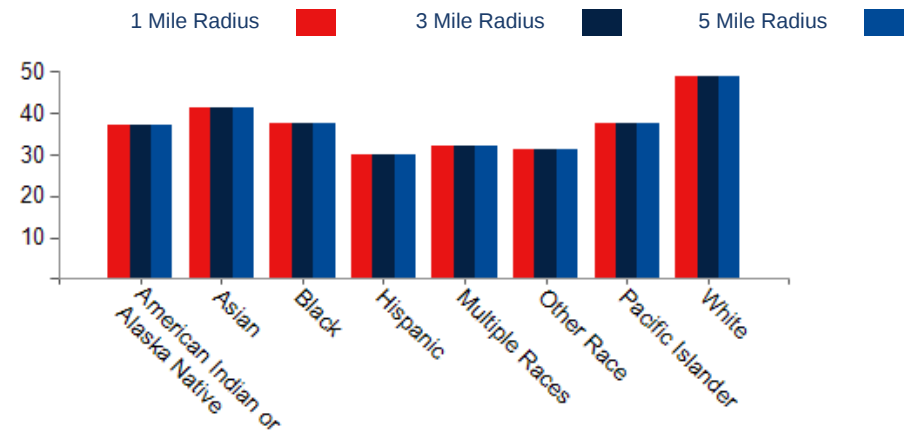
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	7%	9%	13%
American Indian	1%	1%	1%
Asian	10%	11%	10%
Hispanic	32%	31%	27%
Multiracial	12%	12%	12%
Other Race	15%	14%	12%
White	23%	22%	26%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	37	33	34
Median Asian Age	41	40	38
Median Black Age	38	36	34
Median Hispanic Age	30	30	29
Median Multiple Races Age	32	31	30
Median Other Race Age	31	30	30
Median Pacific Islander Age	38	38	36
Median White Age	49	45	45

2026 MEDIAN AGE BY RACE





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Principal

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Agent

Michael Voss serves as Director of the Texas branch at ISL Commercial, overseeing the firm's market growth and portfolio performance initiatives. He works directly with private equity investors and venture capital partners on acquisitions, repositioning strategies, and expansion projects across the DFW area.

Originally from Central Florida, Michael brings a disciplined, market-driven approach to asset growth and value creation. He graduated with an Economics degree from UCF and is pursuing his CCIM, Capital Raising, and Family Office Certifications.

Outside of commercial real estate, Michael spends time with his family, traveling, and exercising

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.