



FOR SALE

# 1610 Wynn Joyce Drive

PURCHASE  
PRICE

**\$1.5M**

Call Agent

AVAILABLE  
SF

**5,000**

Square Feet

PROPERTY  
TYPE

**Flex**

Gym / Office

AVAILABILITY

**Immediate**

YEAR BUILT

**1985**

Dallas Co.

LAND  
AREA

**.36**

Acres



**COVENANT**  
COMMERCIAL  
REAL ESTATE

PROPERTY OVERVIEW

# About This Property

1610 Wynn Joyce Road delivers a versatile 5,000 square foot flex commercial property in the heart of Garland, Texas — offering a rare combination of built-out office, fully equipped commercial kitchen, and open warehouse gym space in a single ownership opportunity.

The front 2,000 square feet features professional office space currently operating as a licensed daycare facility, with a commercial-grade kitchen buildout including a three-compartment stainless steel sink station, prep tables, and tile walls. The rear 3,000 square feet is a fully equipped, open-span gym area with high ceilings, turf flooring, and an established equipment operation.

In addition to the real estate, the existing gym business is available for purchase — providing a true turnkey opportunity for buyers looking to step into an established operation with immediate income potential.

PROPERTY SPECS

**1610 Wynn Joyce Dr  
Garland, TX 75043**

PROPERTY TYPE	Flex / Retail
TOTAL SF	5,000
SALE PRICE	\$1,500,000
OFFICE SF	±2,000 SF
GYM SF	±3,000 SF
YEAR BUILT	1985
LAND AREA	.36 Acres
AVAILABILITY	Immediate
COUNTY	Dallas County
CLASS	C



**Prime  
Garland  
Location**

Front office with commercial kitchen buildout. Rear open gym with equipment and established customer base - real estate and business both available.



**Turnkey  
Dual-Use  
Opportunity**

Front office with commercial kitchen buildout. Rear open gym with equipment and established customer base - real estate and business both available.



**Flexible  
Use  
Potential**

Suitable for fitness operators, childcare, medical, professional office, or light flex uses. Commercial kitchen already installed — a significant capital advantage.

PROPERTY OVERVIEW

# Available Space & Suite Details

## Office / Daycare

±2,000 SF

**Type:** Built-Out Office / Flex

**Condition:** Good — Move-In Ready

**Features:** Open floor plan, tile flooring, commercial kitchen buildout, three-compartment sink station, stainless prep tables

**Current Use:** Licensed Daycare Facility

**Availability:** Immediate

## Gym / Warehouse

± 3,000/SF

**Type:** Open Span Flex / Warehouse

**Condition:** Excellent — Fully Equipped

**Features:** High ceilings, turf floor, rubber mat zones, roll-up door, full equipment inventory

**Current Use:** Kings Fitness (operating business)

**Business Also Available for Purchase**



WHY THIS SPACE

# Property Features & Highlights

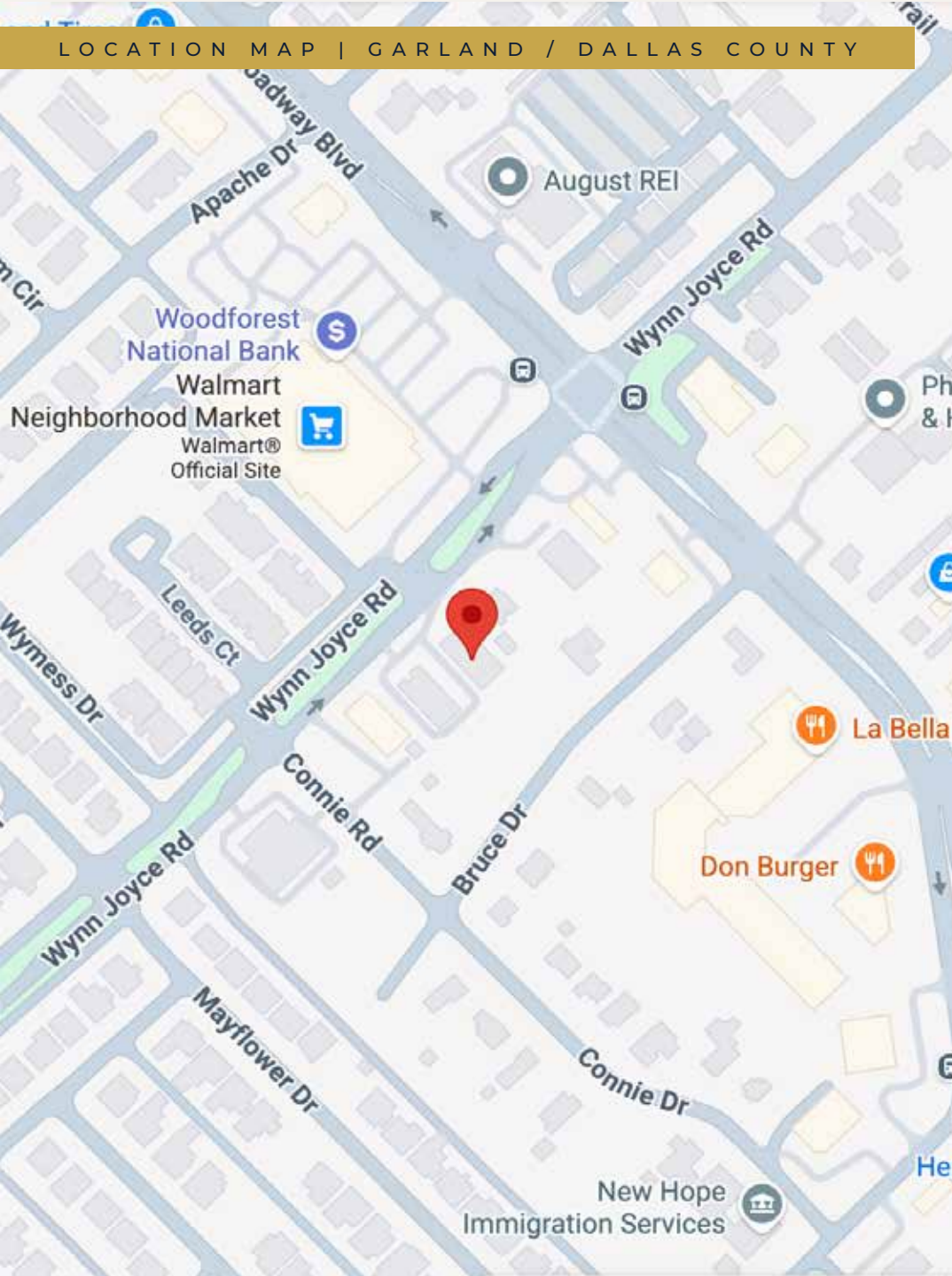
Located within Mustang Creek Industrial Park just off US Highway 80 in Forney, Texas, 110 Industrial Drive delivers ±9,600 square feet of flex industrial space with a functional split of ±3,350 square feet of updated office and ±5,650 square feet of warehouse. Key features include 18-foot clear height, three grade-level doors, heavy power, skylights, three HVAC units, and fiber connectivity — all move-in ready with no deferred maintenance concerns.

What sets this property apart is its fenced and concreted outdoor storage area, 19 parking spaces, and covered carport — a combination rarely available in the Forney submarket. Positioned along a corridor carrying 65,000+ vehicles per day, just 21 miles from the Dallas CBD, this is an ideal fit for contractors, service businesses, light manufacturers, and owner-users seeking a turnkey facility in one of Texas's fastest-growing industrial markets.

TRADE AREA

# Location & Connectivity

LOCATION MAP | GARLAND / DALLAS COUNTY



LABOR MARKET · 30 - MILE RADIUS

**3.9M**  
LABOR FORCE

**\$92,300**  
MEDIAN  
HOUSEHOLD  
INCOME

**~15 mi**  
TO DALLAS CBD

**~3.8%**  
COUNTY  
UNEMPLOYMENT

**#13**  
MOST POPULATED  
CITY IN TEXAS

**.36**  
ACRES - FULL  
SITE

LOCATION HIGHLIGHTS

**GARLAND  
DALLAS COUNTY**

Direct access via Interstate 30, I-635, and President George Bush Turnpike

One of the largest cities in Dallas County - home to a diverse, growing workforce

The #1 industrial market in the US by net absorption for three consecutive years

No state income tax - Texas consistently ranked the most business-friendly state in the U.S.

I\_635 / LBJ  
**200,000+**  
Vehicles Per Day

I-30 EAST THROUGH GARLAND  
**150,000+**  
Vehicles Per Day

PROPERTY GALLERY

# Property Photos

1610 Wynn Joyce Road is a versatile 5,000 square foot flex property in Garland, Texas, offering a rare combination of built-out office space, a commercial-grade kitchen, and an open-span gym, all under one roof and available immediately. The front 2,000 square feet features a professional layout with a fully equipped commercial kitchen buildout, including a three-compartment stainless steel sink station and stainless prep tables. The rear 3,000 square feet is a fully operational fitness facility with turf flooring, rubber mat zones, and a complete equipment inventory. Whether you are an owner-user looking for a turnkey operation or an investor seeking immediate income potential, this property delivers a day-one ready opportunity that is increasingly hard to find in the Dallas market.



EXTERIOR-FRONT ELEVATION



OFFICE SPACE / DAYCARE



GYM / WAREHOUSE



GYM / WAREHOUSE INTERIOR



COMMERCIAL KITCHEN



KITCHEN PREP AREA



FRONT OFFICE / DAYCARE



TRAINING FLOOR



# Information About Brokerage Services

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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<u>Covenant Commercial Real Estate, Inc</u>	<u>9016023-BB</u>	<u>info@covenantcre.com</u>	<u>(469)698-5609</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Stan Britton</u>	<u>759287-B</u>	<u>stan.britton@covenantcre.com</u>	<u>(972)415-5171</u>
Designated Broker of Firm	License No.	Email	Phone
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](http://www.trec.texas.gov)



# COVENANT

COMMERCIAL  
REAL ESTATE

LEASING · SALES · INVESTMENT · ADVISORY

---

1610 WYNN JOYCE RD, GARLAND, TX 75043



**Stan Britton**

PRINCIPAL

---

972.415.5171  
stan.britton@covenantcre.com

OFFICE

209 Interstate 30 East · Rockwall, TX 75087

(469) 698-5609