DFW PICS • GARLAND CITY GUIDE

Garland, Texas: 2026 City Guide, Real Estate Market, Downtown, Firewheel, Lake Ray Hubbard & Redevelopment

Garland is one of North Texas' largest mature suburbs - an estimated **249,625 residents** in 2025 - but its next chapter is less about population growth and more about reinvestment. Downtown's rebuilt Square, DART rail, Firewheel, Lake Ray Hubbard, a deep manufacturing base, South Garland redevelopment, new H-E-B-family projects and the **Garland on the Rise** strategy are reshaping a city whose population has grown only **1.4%** since the April 2020 estimate base.

Explore Garland Real Estate | See Redevelopment & Growth | Download Printable PDF

Research update: November 21, 2026 • October is the latest completed Realtor.com/Zillow month; Redfin's sales-count series is latest through September.

249,625	$298,792	$310,000	$0.679900
U.S. Census Bureau population estimate, July 1, 2025	Redfin median sale price, October 2026	Realtor.com median sold price, October 2026	FY 2027 City tax rate per $100 valuation

NAVIGATE THE GUIDE

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CITY SNAPSHOT

Garland at a Glance

Garland combines a quarter-million residents, an established housing stock, municipal electric utility, rail transit, lake access and one of DFW's deepest industrial bases. The challenge is not creating a city from scratch; it is modernizing and reinvesting in a city built across many different eras.

Measure	Latest cited figure	Why it matters
Population estimate	249,625 (July 1, 2025)	Up only 1.4% from the April 2020 estimate base.
2020 Census population	246,018	Shows Garland is a mature large-city market.
Persons under 18	25.5%	Family households remain a major housing-demand group.
2026 Redfin median sale price	$298,792	October city series.
2026 Realtor median sold price	$310,000	October completed-month summary.
2026 Zillow typical value	$278,249	Down 2.6% year over year through October.

Measure	Latest cited figure	Why it matters
Park/open space	2,800+ acres	Large municipal parks system plus Lake Ray Hubbard access.
Manufacturing base	300+ manufacturers	Manufacturing and logistics are core to Garland's economy.

U.S. Census Bureau QuickFacts - Garland

MATURE-CITY ECONOMICS

Garland's Next Growth Cycle Is Redevelopment, Not Raw Population

Stable population

A 1.4% post-2020 population increase means value growth depends heavily on reinvestment, employment, amenities and neighborhood condition.

Housing variety

Garland contains everything from 1950s ranch homes to Firewheel-area move-up housing, condos, townhomes and lake-adjacent properties.

Targeted public investment

The 2026 strategic plan deliberately concentrates resources in Downtown and South Garland economic focus areas.

Real-estate implication: Garland should be analyzed neighborhood by neighborhood. A Firewheel home, South Garland ranch, Downtown-area bungalow and Lake Ray Hubbard property do not belong in one generic comp set.

RAILROAD ORIGINS

Duck Creek + Embree Became Garland

1850s: Peters Colony settlers establish farms near Duck Creek.

1870s-1880s: Rival communities Duck Creek and Embree develop around rail access and commercial activity.

1887: Congressman Joseph Abbott helps resolve the post-office dispute by locating it between the two communities and naming the site Garland after U.S. Attorney General Augustus H. Garland.

1891: Garland incorporates.

1899: A Thanksgiving Day fire destroys much of the center of town; rebuilding creates the brick commercial square that shaped Downtown.

1930s-1980s: Industrial growth transforms Garland into a major manufacturing city.

2020s: Downtown, South Garland and lakefront redevelopment become the next major economic-development strategy.

Historic Downtown Garland

DOWNTOWN REVIVAL

The Downtown Square Is Now a Proven Redevelopment Model

Garland unveiled its fully redesigned Downtown Square in October 2023 after rebuilding the Square and 14 blocks of surrounding streetscapes. The project redesigned more than **60,000 square feet**, added shade structures, lighting, seating, landscaping, a recreational lawn, children's water feature and event space.

In September 2023, the Texas Commission on the Arts also designated a large central area the **Bankhead Cultural Arts District**, linking Downtown with the Granville Arts Center, Landmark Museum, Central Park, galleries and other cultural destinations.

The City continues assembling catalytic Downtown property, including 519 W. State St., where redevelopment concepts include dining, entertainment and community space.

Why this matters: Garland's 2026 strategic plan explicitly treats Downtown as proof that concentrated public investment can unlock private investment and stronger property values.

Downtown Square project • Bankhead Cultural Arts District

HOUSING MARKET

Garland Real Estate Market: Fall 2026

Garland remains relatively affordable by major DFW-suburb standards, with broad inventory and moderate negotiating leverage. Redfin's October city series reports a median sale price of **$298,792**, down 0.37% year over year. Realtor.com reports an October **$319,900 median listing price**, **$310,000 median sold price**, **789 active listings** and **60 median days on market**.

Zillow reports an October typical home value of **$278,249**, down **2.6% year over year**, with **779 homes for sale** at month-end and a **37-day median to pending**. Zillow says 58.2% of September sales closed below list price.

Price level remains accessible

Garland's citywide values sit well below many northern DFW suburbs, supporting first-time and move-up demand.

Negotiation is normal

Redfin's latest competitiveness data show average sales around 3% below list with price reductions common.

Inventory is meaningful

Roughly 780-790 active/for-sale homes provide buyers more choice than peak-cycle conditions.

Renovation quality drives spreads

Large portions of Garland's housing were built decades ago, making systems, updates and condition essential to value.

Redfin Garland • Realtor.com Garland • Zillow Garland

CLOSED-SALES PULSE

Homes Sold This Year & This Month

Redfin's latest fully exposed sales-count series reports **452 homes sold in September 2026**, essentially flat from 451 a year earlier. Redfin's current listing page already reports an October median sale price of $298,792, but the citywide October closed-sales count is not exposed consistently in the same public series.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
October 2026	Current Redfin price series	$298,792 median sale	Redfin current city real-estate trend.
September 2026	452 homes sold	$298,858 rolling 3-month median	Latest fully exposed Redfin sales-count month.
October 2026	789 active listings	$310,000 median sold	Realtor.com completed-month summary.
October month-end	779 for-sale listings	$278,249 typical value	Zillow inventory + ZHVI.

For an exact 2026 YTD closed-sales total: run NTREIS using Garland city limits, closed status, Jan. 1 through the reporting date, and consistent property-type filters. Do not add portal counts that use different definitions.

MICRO-MARKETS

Garland Housing Submarkets & Price Tiers

Firewheel / North Garland

Newer and larger detached homes, golf-course communities and higher price points near SH 190 and Firewheel Town Center.

Downtown / Central Garland

Older homes, historic commercial fabric, transit access and redevelopment create a distinct urban-infill market.

South Garland

More attainable established housing near I-635 and major redevelopment focus areas; Redfin's October South Garland median was about $285K.

East Garland / Lake areas

Established neighborhoods and lake-adjacent pockets where condition, flood/ drainage, marina access and I-30 connections matter.

75044 / Richardson-border areas

Higher-value move-up housing, townhomes and proximity to Richardson/ Plano employment produce different pricing than central Garland.

Lake Ray Hubbard / Harbor Point

Water views, boating access and future redevelopment create a specialized market with property-specific premiums.

BUYER & RELOCATION DUE DILIGENCE

What Garland Buyers Should Verify

- **Age and systems:** foundation, drainage, cast-iron or older sewer components, electrical, roof, HVAC and windows can materially affect older homes.
- **School assignment:** most Garland addresses are in Garland ISD, but verify the exact campus and GISD choice-system rules.
- **Municipal electric utility:** Garland Power & Light serves much of the city; confirm provider and current rates at the property.
- **DART proximity:** Downtown Garland and Forest/Jupiter stations can add transit convenience but may also affect noise/traffic nearby.
- **Future redevelopment:** check South Garland, Downtown, Firewheel and lakefront area plans near undeveloped or aging commercial parcels.
- **Lake property:** verify floodplain, drainage, shoreline ownership and actual legal access near Lake Ray Hubbard.
- **Industrial adjacency:** Garland's manufacturing base creates jobs but also truck routes, freight and industrial uses in certain corridors.
- **Road projects:** I-30/I-635 improvements and future PGBT extension planning can change access over time.

SELLER STRATEGY

How Garland Sellers Can Compete

Document updates

In mature housing stock, buyers respond to proof of major mechanical, structural and cosmetic investment.

Price to the micro-market

North Garland, South Garland, lake-adjacent and Downtown inventory can differ by hundreds of thousands of dollars.

Sell access and amenities

DART, Firewheel, parks, Downtown and lake access can differentiate listings when presented accurately.

DFW Pics listing-media opportunity: Garland's established homes, remodels, pools, lake proximity and varied lot types benefit from professional photography, aerial context, video and floor plans. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

2026 STRATEGIC SHIFT

"Garland on the Rise" Concentrates Investment in Economic Focus Areas

City Council adopted the **Garland on the Rise 2026-2036 Strategic Plan** on June 16, 2026. One of its central goals is to accelerate economic redevelopment by concentrating City investment, incentives and staff capacity in a limited number of Economic Focus Areas.

The first focus areas are **Downtown** and a **South Garland wedge bounded by I-635, Centerville Road, Broadway Boulevard and South Garland Avenue**. The strategy calls for catalytic redevelopment, housing diversity, neighborhood stabilization, streetscape improvements and stronger private-market response.

Housing implication: targeted public investment can create uneven appreciation and reinvestment patterns inside a large city. Buyers should ask not only "Is this Garland?" but "Which Garland redevelopment geography is this property in or near?"

Garland on the Rise Strategic Plan

LAKE RAY HUBBARD REDEVELOPMENT

South Garland Lakeside + Harbor Point

Garland adopted the **Setting Sail: South Garland Lakeside Area Plan** for approximately **820 acres** near Lake Ray Hubbard. The City says the area could potentially add more than **$1 billion in taxable value** over the next three to five decades.

The plan uses the projected President George Bush Turnpike extension and divides the area into five focus areas with land-use, transportation and placemaking strategies. It complements a City-led rezoning of more than 300 South Garland acres and major TxDOT I-30/I-635 investment.

Separately, voters approved **$30 million** in the 2025 bond program for Harbor Point waterfront access, trails and recreation amenities intended to support destination development and future private investment.

> **Long-term takeaway:** Lake Ray Hubbard is not only a recreational amenity; it is one of Garland's biggest underused redevelopment assets.

South Garland Lakeside Area Plan • 2025 Grow Garland Bond Program

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NORTH GARLAND GATEWAY

Firewheel Town Center + New H-E-B Investment

Firewheel Town Center remains North Garland's major regional retail and dining destination near the President George Bush Turnpike. In 2026, the City approved agreements with H-E-B for two major Garland projects.

Firewheel

New H-E-B

A new H-E-B is planned for a **21-acre site** between Crist Road and Firewheel Parkway near PGBT and Firewheel Town Center. City budget documents say the project is anticipated before the end of 2031.

South Garland

Joe V's Smart Shop

A Joe V's Smart Shop is planned at Centerville Road and LBJ Freeway, redeveloping a shopping-center property that had been vacant for more than two decades.

> **Real-estate context:** these projects reinforce Garland's two-track strategy: strengthen already successful gateways such as Firewheel while using retail investment to catalyze older South Garland corridors.

Garland H-E-B / Joe V's announcement

EMPLOYMENT BASE

Garland Is Still One of DFW's Major Manufacturing Cities

Garland has been an industrial center since the mid-20th century and City planning documents describe more than **5,000 businesses** and approximately **300 manufacturing companies**. Major employers and operators include Kraft Heinz, US Foods, Epiroc/Atlas Copco, Andersen/SilverLine Windows, Resistol, L3, Arrow Fabricated Tubing, Sherwin-Williams/Valspar and others.

Recent investment includes Daisy Brand's approximately **$24 million, 56,000-square-foot** innovation/research facility and the **240,000+ square-foot Garland Innovation Center** redeveloping a former Sears Parts Warehouse site.

> **Housing implication:** Garland's economy is not purely commuter-suburban. Manufacturing, logistics and industrial employment create substantial local job demand, especially in central and south/east corridors.

RAIL + HIGHWAY CONNECTIVITY

DART Blue Line, SH 190, I-30 & I-635

Garland is one of the larger DFW suburbs with direct DART rail. The **Downtown Garland Station** and **Forest/Jupiter Station** are both on the Blue Line, providing rail access toward Dallas, Rowlett and the broader DART network.

Forest/Jupiter also serves Garland's manufacturing corridor, including major employers near Forest Lane and Jupiter Road. Highway access includes President George Bush Turnpike/SH 190, I-30, I-635 and major arterials linking Garland to Richardson, Plano, Dallas, Rowlett and Mesquite.

> **Buyer rule:** Garland offers unusually varied commute options. Compare actual peak-hour driving and DART access instead of judging a property solely by straight-line distance to Dallas.

Downtown Garland Station • Forest/Jupiter Station

EDUCATION

Garland ISD Improved to 86 in the 2026 Accountability Cycle

Garland ISD reports that its overall accountability score increased from **84 to 86** in 2026. The district also reported a **97% College, Career and Military Readiness rate**, 23 A-rated campuses and approximately two-thirds of campuses rated A or B.

Campus performance varies. Garland High School, North Garland High School and Sachse High School were among the A-rated high schools, while other campuses earned B, C or D ratings.

> **Fair-housing best practice:** GISD has a distinctive choice-of-school system, so buyers should verify current enrollment rules and objective campus data rather than assuming a conventional neighborhood-only assignment model.

Garland ISD accountability ratings

OUTDOOR GARLAND

2,800+ Acres of Parks, Rowlett Creek & Lake Ray Hubbard

Garland Parks & Recreation manages more than **2,800 acres of parks and open space**, recreation centers, pools, splash pads and a broad trail system.

Rowlett Creek Preserve

A major natural-surface trail destination with a staked loop system extending up to roughly 16 miles for mountain biking and hiking.

Lake Ray Hubbard Greenbelt

24.5 acres of wooded lakefront with fishing and lake views near Captain's Cove Marina.

John Paul Jones Park

8.5-acre lakefront park with fishing piers, Chaha boat ramp, paddling/boating access and a paved shoreline trail.

> **Listing-media angle:** lake proximity, preserve access and trail connectivity are especially valuable to show with aerial context because they are difficult to communicate from interior photographs alone.

Garland Parks & Recreation • Rowlett Creek Preserve

OWNERSHIP COST

Garland Property Taxes: FY 2027

The Garland City Council approved the FY 2026-27 budget with a property-tax rate of **$0.679900 per $100 valuation**, approximately one cent lower than the prior year's $0.689746 rate.

City rate component / benchmark	FY 2027
Total City of Garland	**$0.679900**
Debt service component	$0.359900
No-new-revenue rate	$0.646052

Total ownership cost also includes Dallas County, Garland ISD or another school district where applicable, Dallas College, Parkland and any special taxing entities. Garland Power & Light utility rates are separate from property taxes.

> **Important:** use the adopted FY 2027 budget rate for current planning. Some City tax-information webpages can display the prior $0.689746 rate while annual pages are being updated.

FY 2026-27 budget and tax rate

2027 OUTLOOK

What to Watch in Garland Real Estate in 2027

Economic Focus Areas move from plan to implementation

Downtown and South Garland should receive more visible corridor, neighborhood and redevelopment investment.

South Garland lake strategy gains importance

The 820-acre plan and Harbor Point bond investment can strengthen Lake Ray Hubbard's role in Garland's identity.

H-E-B projects advance

Firewheel and Centerville/ LBJ projects can add retail demand and catalyze surrounding property investment.

Mature homes reward reinvestment

Updated plumbing, electrical, HVAC, windows, roofs and interiors can create larger value gaps in aging neighborhoods.

Industrial investment remains durable

Garland's deep manufacturing base should continue distinguishing it from commuter-only suburbs.

Transit-oriented Downtown remains scarce

DART, arts/culture and the rebuilt Square give Downtown a combination few mature Dallas suburbs can replicate.

BOOKMARK THESE

Garland Official & Approved Resource Directory

City of Garland
Government, services and news

Garland on the Rise
2026-2036 strategic plan

Historic Downtown Garland
Downtown history and preservation

South Garland Lakeside Plan
820-acre lakefront redevelopment framework

Grow Garland Bond Program
Harbor Point, streets, arts and economic-development bonds

Garland Parks
Parks, recreation and open space

DART Downtown Garland
Blue Line station and connections

Garland ISD
District resources

GISD Accountability
2026 accountability results

Dallas CAD
Property appraisal records

NTREIS
Professional North Texas MLS data

Redfin Garland
Allowed market source

Realtor.com Garland
Allowed market source

Zillow Garland
Allowed home-value source

Homes.com Garland
Allowed consumer real-estate source

FREQUENTLY ASKED QUESTIONS

Garland, Texas FAQ

How many people live in Garland, Texas?

The U.S. Census Bureau estimated Garland at 249,625 residents on July 1, 2025.

How fast is Garland growing?

The Census Bureau estimates Garland grew 1.4% from the April 2020 estimate base through July 2025, making it a mature rather than fast-growth suburb.

What is the Garland median home price in 2026?

Redfin reports an October 2026 median sale price of $298,792. Realtor.com reports an October median sold price of $310,000. The sources use different methodologies.

How many homes sold in Garland recently?

Redfin's latest fully exposed citywide sales count reports 452 homes sold in September 2026. Its current page already shows the October price series.

How many homes sold in Garland this year?

Use NTREIS with Garland city limits and a Jan. 1-through-reporting-date closed-sales filter for a defensible YTD total.

Is Garland a buyer's market?

Garland offers meaningful buyer choice and negotiating room in late 2026. Redfin rates the market somewhat competitive, while Realtor.com shows roughly 60 median days on market and substantial inventory.

What is Garland on the Rise?

It is Garland's 2026-2036 strategic plan, which prioritizes economic redevelopment, neighborhood vitality, financial sustainability and targeted investment in Economic Focus Areas.

What areas are Garland's first Economic Focus Areas?

The first areas are Downtown Garland and a South Garland wedge bounded by I-635, Centerville Road, Broadway Boulevard and South Garland Avenue.

What is the South Garland Lakeside Area Plan?

It is a long-range plan for about 820 acres near Lake Ray Hubbard that the City says could add more than $1 billion in taxable value over several decades.

What is happening at Harbor Point?

Garland voters approved $30 million in the 2025 bond program for waterfront access, trails and other recreation amenities intended to support destination development at Harbor Point.

Is H-E-B coming to Garland?

Yes. Garland approved agreements for a new H-E-B near Firewheel Town Center and a Joe V's Smart Shop at Centerville Road and LBJ Freeway.

Does Garland have DART rail?

Yes. Downtown Garland Station and Forest/Jupiter Station are both served by DART's Blue Line.

What is Garland ISD's 2026 accountability score?

Garland ISD reports its overall accountability score improved from 84 to 86 in 2026.

How much park and open space does Garland have?

The City reports more than 2,800 acres of parks and open space.

What is Rowlett Creek Preserve?

It is a natural-surface hiking and mountain-biking preserve with a connected loop trail system extending up to roughly 16 miles.

What is Garland's FY 2027 property-tax rate?

The adopted FY 2026-27 City tax rate is $0.679900 per $100 valuation.

Why is manufacturing important to Garland?

Garland has approximately 300 manufacturing companies and a long industrial history, with major food, aerospace, metal, packaging and equipment employers.

What should sellers emphasize in Garland?

Condition and renovation history, DART or highway access, Firewheel/Downtown/lake amenities, lot characteristics and proximity to redevelopment investment can strengthen listing positioning.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across Garland and Dallas County

DFW Pics provides professional real-estate photography, floor plans, Zillow 3D Home tours, walkthrough video, virtual staging and FAA Part 107 aerial media across Dallas-Fort Worth.

Visit DFW Pics | View Media Packages & Pricing

Guide disclaimer: This guide is for general informational and marketing purposes and is not legal, tax, lending, appraisal, inspection or investment advice. Housing portals use different methodologies and time windows. Development plans can change. Verify taxes, school assignment, utility provider, flood/drainage, zoning, road construction, HOA obligations, industrial adjacency and project status for the specific property and decision date. Fair-housing laws apply to real-estate marketing and client guidance.