

# ARKANSAS COURT SHOPPING CENTER

2505 E Arkansas Ln - Arlington, TX 76010

 INTERACTIVE  
LEASING BROCHURE



**MATTHEWS**<sup>™</sup>  
REAL ESTATE INVESTMENT SERVICES

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**PROPERTY HIGHLIGHTS:**

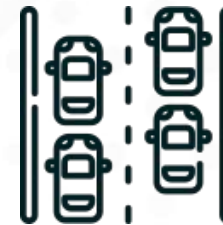
- The shopping center boasts a highly desirable location right off highway 360 and 303, ensuring excellent visibility and accessibility from both local residents and commuters.
- The center features a great tenant mix of national retailers, popular restaurants and other service oriented businesses.
- The shopping center's spacious parking lot has ample parking spaces available to accommodate the needs of all customers and tenants.
- The shopping center's prime location is adjacent to Kroger, McDonald's, and other prominent national tenants which serves as a significant catalyst for driving high volumes of foot traffic to the center.



**SPACE AVAILABLE:**

- **±7,680 SF (Former Dollar General)**
- **±5,072 SF (2nd Gen Restaurant)**
- **±1,700 SF (Former Viet Inc)**

**TRAFFIC COUNTS:**



**E Arkansas Ln: ±16,000 VPD**  
**Highway 360: ±161,000 VPD**  
**Highway 303: ±41,000 VPD**

**DEMOGRAPHICS:**

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	21,210	134,302	364,201
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	7,454	44,349	127,540
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$58,165	\$62,587	\$71,486
Median Household Income	\$46,822	\$51,385	\$56,823
AGE	1-MILE	3-MILE	5-MILE
Average Age	31	34	35



S WATSON RD

E ARKANSAS LN









THANH THANH  
VIETNAMESE RESTAURANT

TU-CHI' OF ARLINGTON

WAKANDA BAR & GRILL

**SUBJECT PROPERTY**



360

± 161,000 VPD

E ARKANSAS LN ± 16,000 VPD



EDGE TECH ACADEMY



**GameStop**

ASAFO MARKET



SILVERBROOK APARTMENT HOMES  
642 UNITS





**UNIVERSITY OF TEXAS ARLINGTON**  
 ± 42,000 STUDENTS

**FAMILY DOLLAR** **DOLLAR GENERAL** **EL RANCHO SUPERMERCADO**  
 EL REY DE LOS PRECIOS BAJOS  
**Jack in the box** **Chevron** **Auto Zone** **O'Reilly AUTO PARTS**

**Pizza Hut** **7 ELEVEN**

**FLOOR DECOR &** **DOLLAR TREE**  
**KFC** **Wendy's** **CATO**  
**WINGSTON** **PAPA JOHN'S** **SALLY BEAUTY**

**FAMILY DOLLAR** **SUBWAY**  
**boost mobile** **jiffy lube** **SMOOTHIE KING**

**Fiesta** **DOLLAR GENERAL**  
**Little Caesars** **cricket wireless**

**CVS pharmacy**

**W PIONEER PKWY**  
 ± 41,000 VPD

**SUBJECT PROPERTY**

**Aaron's** **Chevron** **planet fitness**  
**Jack in the box**

303

**E ARKANSAS LN** ± 16,000 VPD

360

± 161,000 VPD

**Goodwill** **CITITRENDS** **Pizza Hut** **T-Mobile**

**FAMILY DOLLAR** **SUBWAY**  
**Church's** **Valero** **boost mobile** **metro by T-Mobile**

**SAM HOUSTON HIGH SCHOOL**  
 ± 4,000 STUDENTS

**O'Reilly AUTO PARTS**  
**iStorage**

**FAMILY DOLLAR**

**Kroger** **Chevron** **cicis**  
**Rainbow** **cricket wireless** **R&C**

**dd's DISCOUNTS** **ROSS DRESS FOR LESS** **McDonald's**  
**WAFFLE HOUSE** **HALF PRICE BOOKS**

**MEDICAL CITY ARLINGTON**  
 ± 433 BEDS

**Public Storage**

**CVS pharmacy**

**S COLLINS ST** ± 25,000 VPD





**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.

11-2-2015



**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.

**AS 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
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)

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**CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Leasing Brochure contains select information pertaining to the business and affairs of **2505 E Arkansas Ln, Arlington, TX 76010** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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