

THE OFFICES AT GREEN OAKS

4204 SW Green Oaks Blvd, Suite 120 | Arlington, TX 76017



INTERACTIVE
BROCHURE



±1,195 SF
OFFICE CONDO FOR LEASE/SALE

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

JEFFREY CARR

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PROPERTY HIGHLIGHTS:

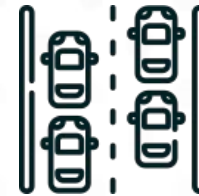
- For Sale or Lease: Call for pricing
- The property is located in a prime location on SW Green Oaks Blvd, a main thoroughfare in Arlington
- The property boasts traffic drivers such as Walgreens, Walmart, CVS, Boles Junior High School, Mary Moore Elementary School and more
- Offers excellent accessibility while being situated in a quiet setting
- Dedicated parking spaces that are convenient for customers and tenants



SPACES AVAILABLE:

Suite : ±1,195 SF (move-in ready)

TRAFFIC COUNTS:



Green Oaks Blvd: ±19,000 VPD
Kelly Elliot Rd: ±10,000 VPD
Park Springs Blvd: ±13,000 VPD

DEMOGRAPHICS:

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	14,068	221,226	847,810
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Average Household Income	5,129	79,274	293,691
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$110,123	\$98,465	\$83,720
AGE	1-MILE	3-MILE	5-MILE
Average Age	40	37	35

FOR SALE OR LEASE

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KELLY ELLIOTT RD ± 10,000 VPD

PARK SPRINGS BLVD ± 13,000 VPD

GREEN OAKS BLVD ± 19,000 VPD

THE PRESERVE ON KELLY ELLIOTT
NEW HOUSING COMPLEX DEVELOPMENT

DRY CLEAN SUPER CENTER



SUBJECT PROPERTY

E-Z MART CONVENIENCE STORE



BOLES JUNIOR HIGH SCHOOL
743 STUDENTS



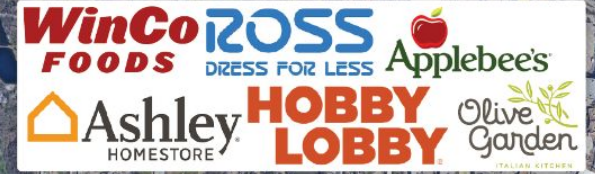
MARY MOORE ELEMENTARY
894 STUDENTS



JAMES MARTIN HIGH SCHOOL
3,730 STUDENTS



± 176,000 VPD



S COOPER ST
± 60,000 VPD



SUBJECT PROPERTY

GREEN OAKS BLVD ± 19,000 VPD



± 88,000 VPD



BOLES JUNIOR HIGH SCHOOL
743 STUDENTS

MARY MOORE ELEMENTARY
894 STUDENTS





GREEN OAKS BLVD ± 19,000 VPD



GRIFFIN CHIROPRACTIC
SUNNY DONUTS
TWENTYFIVE COLLECTION
AVAILABLE
SALON RETREAT

SUITE 130
EDWARD JONES

SUITE 140
ELDRIDGE

SUITE 150
COMPLETE HEALTH

AVAILABLE

SUITE 110
FARMERS INSURANCE



SUITE 100
AMERICAN TAX SERVICES



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.

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.

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

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Brochure contains select information pertaining to the business and affairs of **4204 SW Green Oaks Blvd, Suite 120, Arlington, TX 76017** ("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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