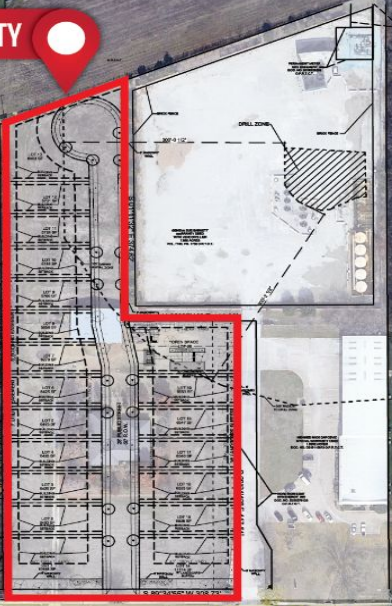


# SINGLE FAMILY DEVELOPMENT OPPORTUNITY

1809 Southeast Pkwy Arlington, TX, Arlington, TX, 76018



SUBJECT PROPERTY



SRM  
CONCRETE

TACOS  
LA BANQUETA  
Puro de

Exxon

NEW YORK AVE

CROWNS BBQ  
TOO FOXI NAIL  
MUMIN FOODS & FASHIONS  
CAMPUS DONUTS

Orchid City  
FUSION CAFE

SOUTHEAST PKWY ± 7,000 VPD



± 16,000 VPD



BECKHAM ELEMENTARY SCHOOL  
423 STUDENTS

Auto7  
REPAIR & MAINTENANCE

LÒ BÁNH MÌ FRENCH BAKERY

PHO SON NAM  
VIETNAMESE RESTAURANT



TARRANT COUNTY COLLEGE  
49,108 STUDENTS

MATTHEWS™  
REAL ESTATE INVESTMENT SERVICES

JEFFREY CARR  
DIR: (214) 295-4228 | MOB: (404) 395-3923  
License No. 789827 (TX)  
jeffrey.carr@matthews.com

WILLIAM CARR  
DIR: (214) 692-2152 | MOB: (404) 277-9037  
License No. 706457 (TX)  
william.carr@matthews.com



**PROJECT SCOPE**

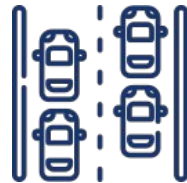
- ±4.25 AC (±185,261 SF) Available for Sale
- PD23-11 - allows for 19 single family lots
- Strategically located at the NEQ of Southeast Pkwy and New York Ave
- 19 proposed lots with conceptual plans in place
- The 3-mile radius population is projected to grow 4.77% in the next 5 years
- Call for pricing

**DEMOGRAPHICS**

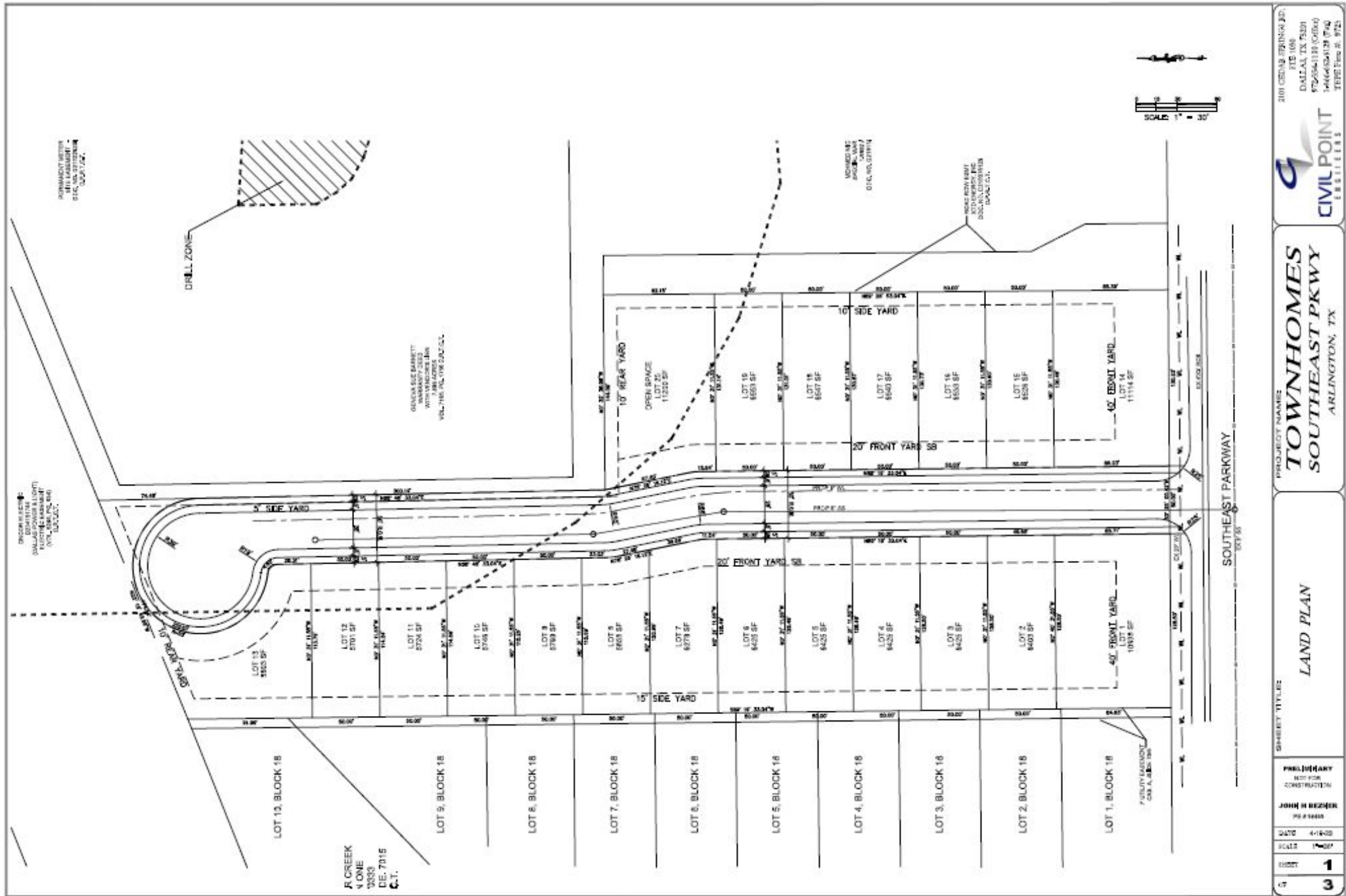
POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	14,066	121,449	308,581
Current Year Estimate	13,933	115,999	294,461
Growth Current Year-Five-Year	0.96%	4.70%	4.80%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	4,044	37,863	100,870
Current Year Estimate	4,009	36,141	96,262
Growth Current Year-Five-Year	0.87%	4.77%	4.79%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$121,016	\$117,413	\$123,359

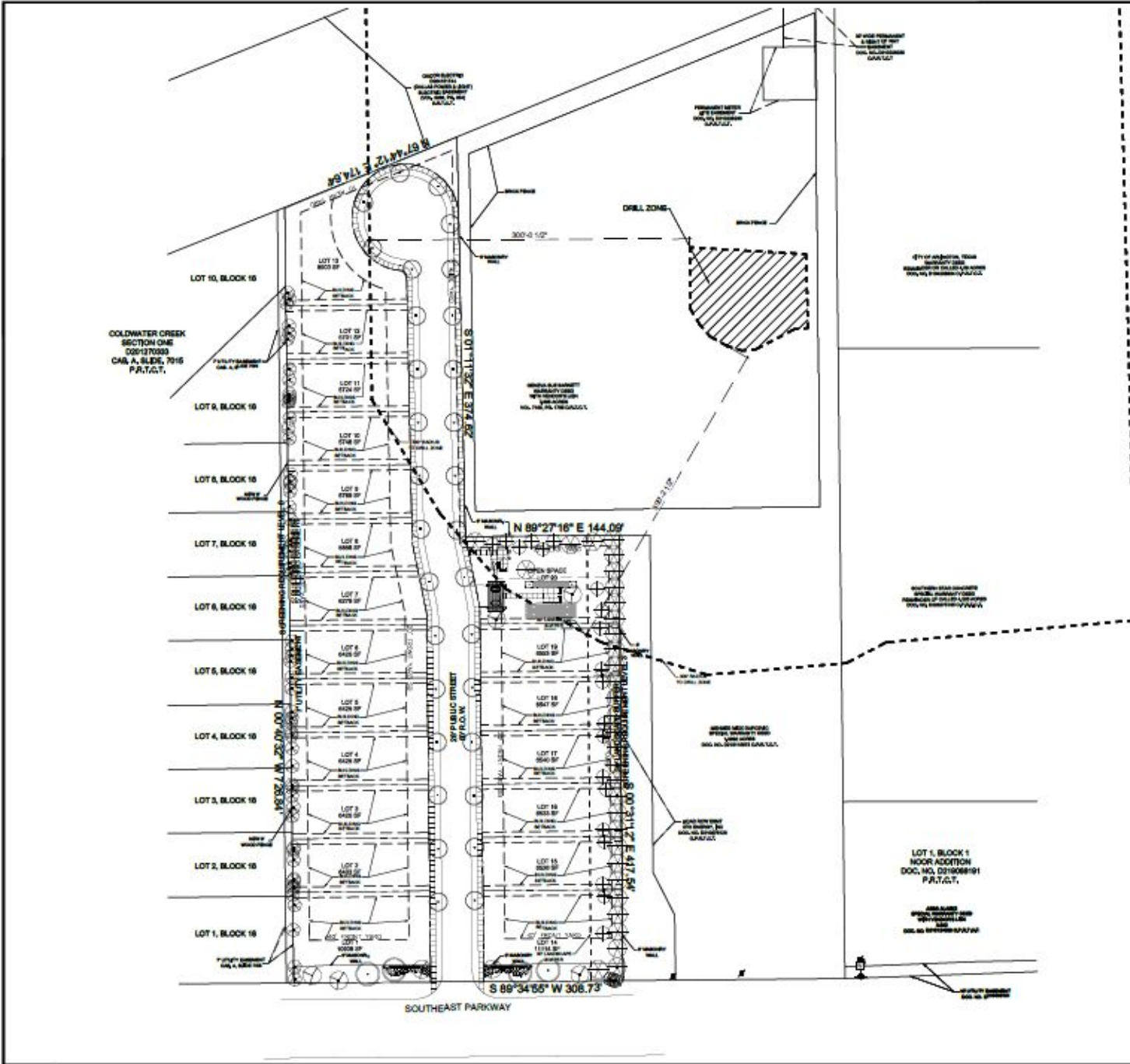


**±4.25 AC**  
AVAILABLE



**±7,000 VPD** (Southeast Pkwy)  
**±16,000 VPD** (New York Ave)





PROJECT DATA	
PARCEL DATA	
ACRES: 4.253 ACRES (185,280 SQ.FT.)	
CURRENT ZONING: RESIDENTIAL ESTATE-RE	
REQUESTED ZONING: SINGLE FAMILY-RS 5	
20 TOTAL LOTS:	
19 DEVELOPED RS-5 DETACHED LOTS	
1 UNDEVELOPED LOT DUE TO DRILL ZONE	
AVERAGE LOT SIZE: 5,000 SQ.FT. MIN.	
DWELLING UNITS	
<ol style="list-style-type: none"> <li>ONE OR TWO-STORY HOMES.</li> <li>CONDITIONED SQUARE FOOTAGE RANGES FROM 1,500 SQFT TO 2,200 SQFT.</li> <li>ALL HOMES TO HAVE 2-CAR GARAGE.</li> <li>TWO-STORY HOMES ON THE WEST SIDE OF THE PROPERTY WILL ONLY HAVE SECOND FLOOR WINDOWS FACING TO THE NORTH AND / OR SOUTH SIDES.</li> <li>TWO-STORY HOMES ON THE EAST SIDE OF THE PROPERTY CAN HAVE SECOND FLOOR WINDOWS FACING ANY DIRECTION.</li> </ol>	
PAVED SURFACES	
PAVED SURFACES	TOTAL GROSS: 34,500 SQ.FT. (18.6%)
OPEN/RECREATIONAL AREAS	
OPEN SPACE:	10,982 SQ. FT. (5.9%)
RECREATIONAL AREAS:	8,968 SQ. FT. (4.9%)
TOTAL OPEN SPACE GROSS:	19,950 SQ. FT. (10.8%)
FLOOD ZONE "X" (MINIMAL FLOOD HAZARD)	
SEE SURVEY PLAT FOR ADDITIONAL INFORMATION	

**Southeast Crossing Single Family Residences**  
 Arlington, TX

**ARRIVE**  
 ARCHITECTURAL GROUP  
 ARCHITECTURAL PLANNING  
 PROJECT MANAGEMENT  
 2384 Highway 177 - Suite 300 - Dallas, Texas 75221 - www.ArriveCG.com  
 PH: 972.341.8884 - SALES@ARRIVE.COM

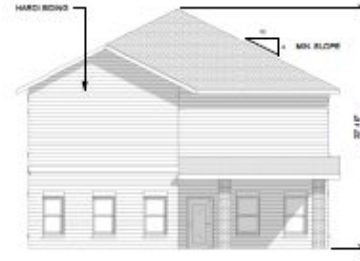
SCALE

SHEET NO.  
 00-24-2025  
 00-24-2025  
 G2.00  
 ALL NOTED



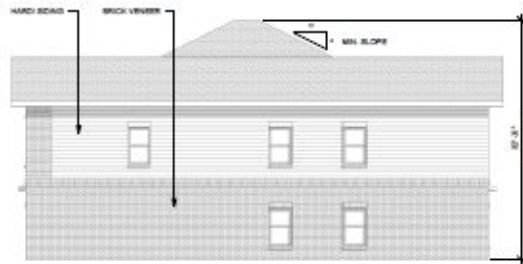
MATERIAL	
BRICK VENEER	100% 538 SQFT
MATERIAL TOTAL	100% 538 SQFT
FACADE	
OPENINGS	12% 143 SQFT
QUADRAE	10% 118 SQFT
MATERIALS	78% 523 SQFT
FACADE TOTAL	100% 1187 SQFT

**D1 FRONT ILLUSTRATIVE ELEVATION**  
1/8" = 1'-0"



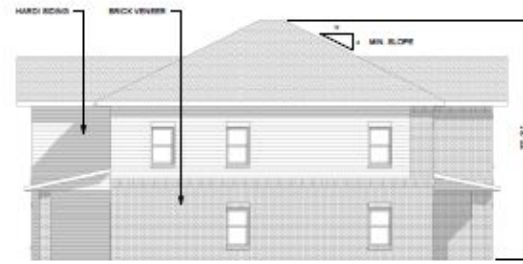
MATERIAL	
HARDI BOARD	87% 305 SQFT
BRICK VENEER	13% 33 SQFT
MATERIAL TOTAL	100% 338 SQFT
FACADE	
OPENINGS	12% 128 SQFT
MATERIALS	88% 326 SQFT
FACADE TOTAL	100% 1560 SQFT

**D2 REAR ILLUSTRATIVE ELEVATION**  
1/8" = 1'-0"



MATERIAL	
HARDI BOARD	61% 538 SQFT
BRICK VENEER	39% 174 SQFT
MATERIAL TOTAL	100% 1328 SQFT
FACADE	
OPENINGS	8% 80 SQFT
MATERIALS	92% 1228 SQFT
FACADE TOTAL	100% 1408 SQFT

**D3 SIDE ILLUSTRATIVE ELEVATION**  
1/8" = 1'-0"



MATERIAL	
HARDI BOARD	61% 431 SQFT
BRICK VENEER	39% 487 SQFT
MATERIAL TOTAL	100% 1318 SQFT
FACADE	
OPENINGS	8% 80 SQFT
MATERIALS	92% 1238 SQFT
FACADE TOTAL	100% 1318 SQFT

**D4 SIDE ILLUSTRATIVE ELEVATION**  
1/8" = 1'-0"

**GENERAL NOTES**

1. THE MAXIMUM HEIGHT OF RESIDENTIAL STRUCTURES IS 40 FEET. CLARIFY THE HEIGHT OF THE STRUCTURE ON THE ELEVATIONS.
2. FRONT LOADING GARAGES CANNOT EXCEED 50% OF THE WIDTH OF THE STRUCTURE.
3. BUILDING DEPTH MAY VARY. BUILDINGS CAN BE SINGLE STORY OR 2 STORY.

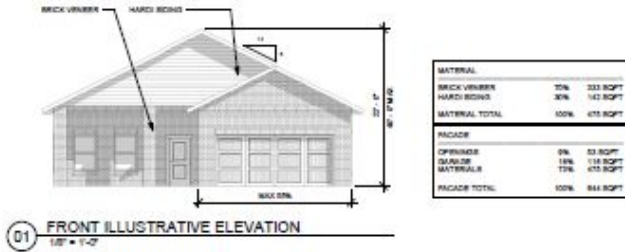
A1.10 SEC HOME DESIGN - ELEVATIONS

**Southeast Crossing Single Family Residences**  
 Arlington, TX

ARRIVE! ARCHITECTURE & DESIGN  
 1809 Southeast Pkwy, Suite 300, Arlington, TX 76010 | www.arrivead.com  
 PH: 817-333-1000 | FB: ARRIVEAD



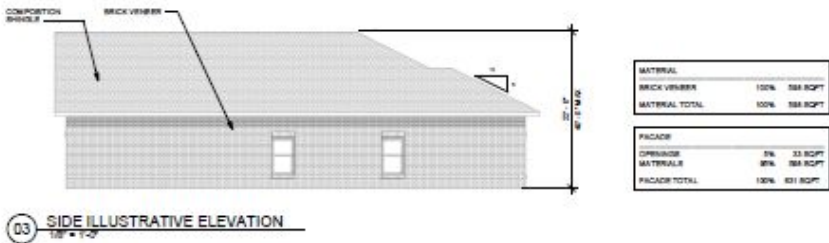
DATE	
DESIGNED BY	AAO
CHECKED BY	PM/JMT
DATE	08/09/2023
SCALE	AS SHOWN
PROJECT NO.	A1.10



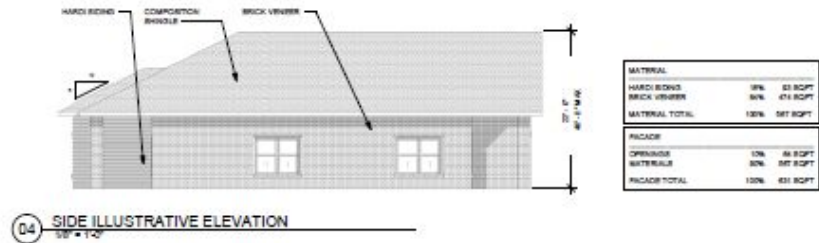
01 FRONT ILLUSTRATIVE ELEVATION  
1/8" = 1'-0"



02 REAR ILLUSTRATIVE ELEVATION  
1/8" = 1'-0"



03 SIDE ILLUSTRATIVE ELEVATION  
1/8" = 1'-0"



04 SIDE ILLUSTRATIVE ELEVATION  
1/8" = 1'-0"

**GENERAL NOTES**

- THE MAXIMUM HEIGHT OF RESIDENTIAL STRUCTURES IS 40 FEET. VERIFY THE HEIGHT OF THE STRUCTURES ON THE ELEVATIONS.
- POINT LOADS OVERHEADS CANNOT EXCEED 50% OF THE WIDTH OF THE STRUCTURE.
- BUILDING DESIGN MAY VARY. BUILDER CAN BE SHOWN STORY ON 2 STORY.

**Southeast Crossing Single Family Residences**  
 Arlington, TX

ARRIVE  
 REAL ESTATE INVESTMENT SERVICES  
 4001 Highway 101, Suite 1000, Dallas, Texas 75241 | www.arriveat.com  
 PH: 817.424.0004 | FX: 817.224.3034



Scale	ASG	Scale	PM/JMT
Project	1809SEPKWY	Sheet No.	A1.11
Date	03/29/2023	Scale	As Indicated



ARLINGTON MUNICIPAL AIRPORT

S COLLINS ST ± 24,000 VPD



DOLLAR GENERAL



NEW YORK AVE

360

Wendy's, Cane's, Starbucks, Sonic, Bank of America, jiffy lube, Golden Chick, Subway, Pizza Hut



BARNETT JUNIOR HIGH  
707 STUDENTS



E SUBLETT RD ± 21,000 VPD



MANARA STEM ACADEMY  
203 STUDENTS



SUBJECT PROPERTY

360



OUSLEY JUNIOR HIGH  
959 STUDENTS

DOLLAR GENERAL

SOUTHEAST PKWY ± 7,000 VPD



McDonald's, Chick-fil-A, Wells Fargo, On the Border Mexican Grill & Cantina, IHOP, Domino's, Pizzeria, Mattress Firm



BECKHAM ELEMENTARY SCHOOL  
423 STUDENTS



TARRANT COUNTY COLLEGE  
49,108 STUDENTS



JUAN SEGUIN HIGH SCHOOL  
1,572 STUDENTS



360

THE BEACON RECREATION CENTER

The Home Depot, Target, Maurices, Petco, Dollar Tree, 24 Fitness, Bath & Body Works



**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](http://www.trec.texas.gov)

IABS 1-0

**CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Leasing Package contains select information pertaining to the business and affairs of **1809 Southeast Pkwy Arlington, TX, Arlington, TX, 76018** ("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.