

Arkansas Fielder Shopping Center

1601-1629 W. Arkansas Lane, Arlington 76013



Saul Waranch

Broker
(214) 526-5800
swaranch@sfwaranch.com

Jeff Lewin

Head of Brokerage
(214) 336-7715
jlewin@sfwaranch.com

Paul Von Gontard

Agent
(314) 956-7788
paulv@sfwaranch.com



HIGHLIGHTS

- Second general space in developed area
- Owned and maintained by local owner since 1970
- Ample Parking
- Kroger Shadow Anchored Retail Center
- Recent Renovations completed in 2021



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
1617	A Quick Inspection	Ground	1080		Retail	Long term tenant
1617-B	Family Haircut	Ground	767		Retail	Long term tenant
1619	Available	Ground	600	\$18	Retail	Available
1621	Rise & Shine Donuts	Ground	1,134		Retail	Great donuts- long term tenant.
1623	Available	Ground	2,400	\$18	Retail	Former karate studio.
1625	Golden Hot Pot	Ground	1,350		Retail	African restaurant and grill. Amazing food.
1629-1627	Neighborhood Grill	Ground	1,350		Retail	Neighborhood hamburger restaurant in operation over 25 years.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,252	121,354	323,489



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$70,613	\$74,085	\$78,977



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,648	45,095	117,688

PROPERTY FEATURES

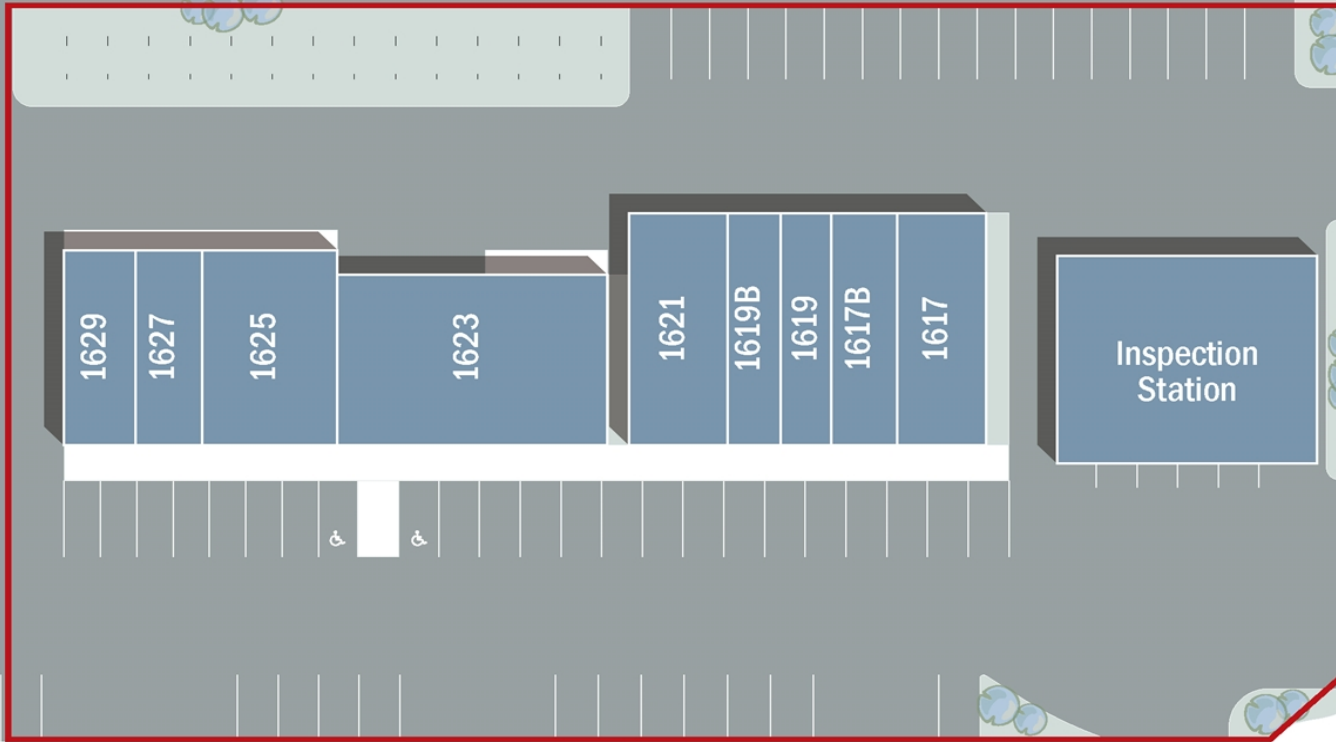
CURRENT OCCUPANCY	0.68 %
TOTAL TENANTS	6
GLA (SF)	11,274
LAND SF	50,094
LAND ACRES	1.15 AC
YEAR BUILT	1970
YEAR RENOVATED	2021
ZONING TYPE	Retail
BUILDING CLASS	Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	Two
NUMBER OF PARKING SPACES	48





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W ARKANSAS LN

S FIELDER RD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,285	117,297	299,617
2010 Population	13,196	116,340	309,156
2021 Population	13,252	121,354	323,489
2026 Population	13,370	124,112	333,002
2021 African American	2,305	19,957	72,183
2021 American Indian	96	885	2,069
2021 Asian	517	10,184	23,910
2021 Hispanic	2,926	39,863	103,736
2021 Other Race	1,118	17,056	43,817
2021 White	8,659	68,464	168,558
2021 Multiracial	535	4,616	12,502
2021-2026: Population: Growth Rate	0.90 %	2.25 %	2.90 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	595	5,094	11,210
\$15,000-\$24,999	673	4,584	10,052
\$25,000-\$34,999	525	4,797	11,485
\$35,000-\$49,999	721	6,162	15,787
\$50,000-\$74,999	1,269	8,910	23,646
\$75,000-\$99,999	720	5,382	15,580
\$100,000-\$149,999	681	5,711	16,843
\$150,000-\$199,999	265	2,323	7,047
\$200,000 or greater	199	2,133	6,038
Median HH Income	\$54,238	\$53,777	\$58,467
Average HH Income	\$70,613	\$74,085	\$78,977

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,074	46,060	115,854
2010 Total Households	5,598	43,451	113,172
2021 Total Households	5,648	45,095	117,688
2026 Total Households	5,693	46,041	121,071
2021 Average Household Size	2.34	2.63	2.72
2000 Owner Occupied Housing	3,188	23,251	61,589
2000 Renter Occupied Housing	2,616	20,687	48,879
2021 Owner Occupied Housing	2,945	23,249	64,372
2021 Renter Occupied Housing	2,703	21,846	53,317
2021 Vacant Housing	528	3,730	9,824
2021 Total Housing	6,176	48,825	127,512
2026 Owner Occupied Housing	3,037	24,172	66,740
2026 Renter Occupied Housing	2,656	21,869	54,332
2026 Vacant Housing	545	3,819	10,019
2026 Total Housing	6,238	49,860	131,090
2021-2026: Households: Growth Rate	0.80 %	2.10 %	2.85 %



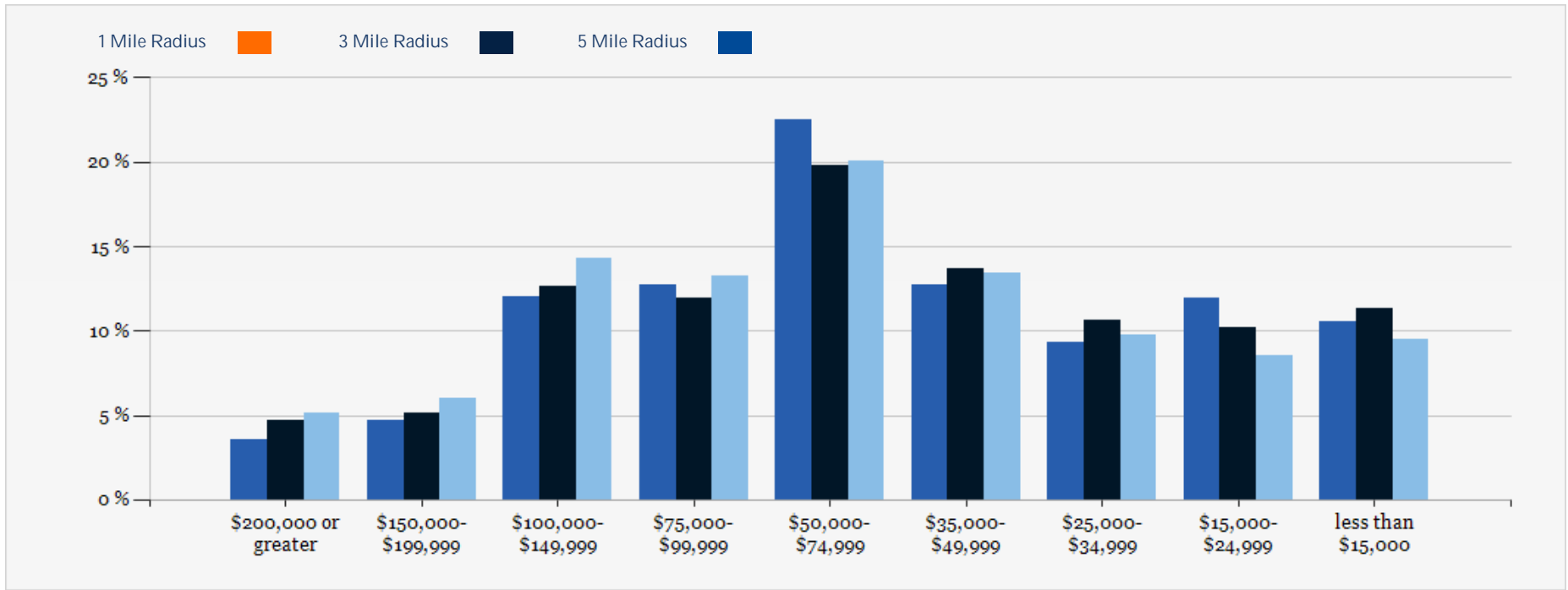
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	978	9,117	24,488
2021 Population Age 35-39	880	7,705	21,898
2021 Population Age 40-44	776	6,704	19,316
2021 Population Age 45-49	734	6,419	18,366
2021 Population Age 50-54	787	6,727	18,264
2021 Population Age 55-59	755	6,669	18,607
2021 Population Age 60-64	802	6,517	17,608
2021 Population Age 65-69	694	5,611	14,580
2021 Population Age 70-74	641	4,544	11,386
2021 Population Age 75-79	456	3,281	7,606
2021 Population Age 80-84	299	2,164	4,468
2021 Population Age 85+	398	2,352	4,300
2021 Population Age 18+	10,433	93,641	243,776
2021 Median Age	38	34	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,115	\$49,384	\$52,229
Average Household Income 25-34	\$64,539	\$62,543	\$66,744
Median Household Income 35-44	\$61,419	\$58,539	\$63,482
Average Household Income 35-44	\$78,347	\$78,545	\$83,754
Median Household Income 45-54	\$63,717	\$66,292	\$72,334
Average Household Income 45-54	\$84,759	\$89,214	\$92,771
Median Household Income 55-64	\$61,751	\$65,274	\$72,312
Average Household Income 55-64	\$76,062	\$88,870	\$93,937
Median Household Income 65-74	\$56,926	\$56,882	\$60,955
Average Household Income 65-74	\$73,709	\$79,718	\$82,224
Average Household Income 75+	\$55,763	\$61,338	\$62,277

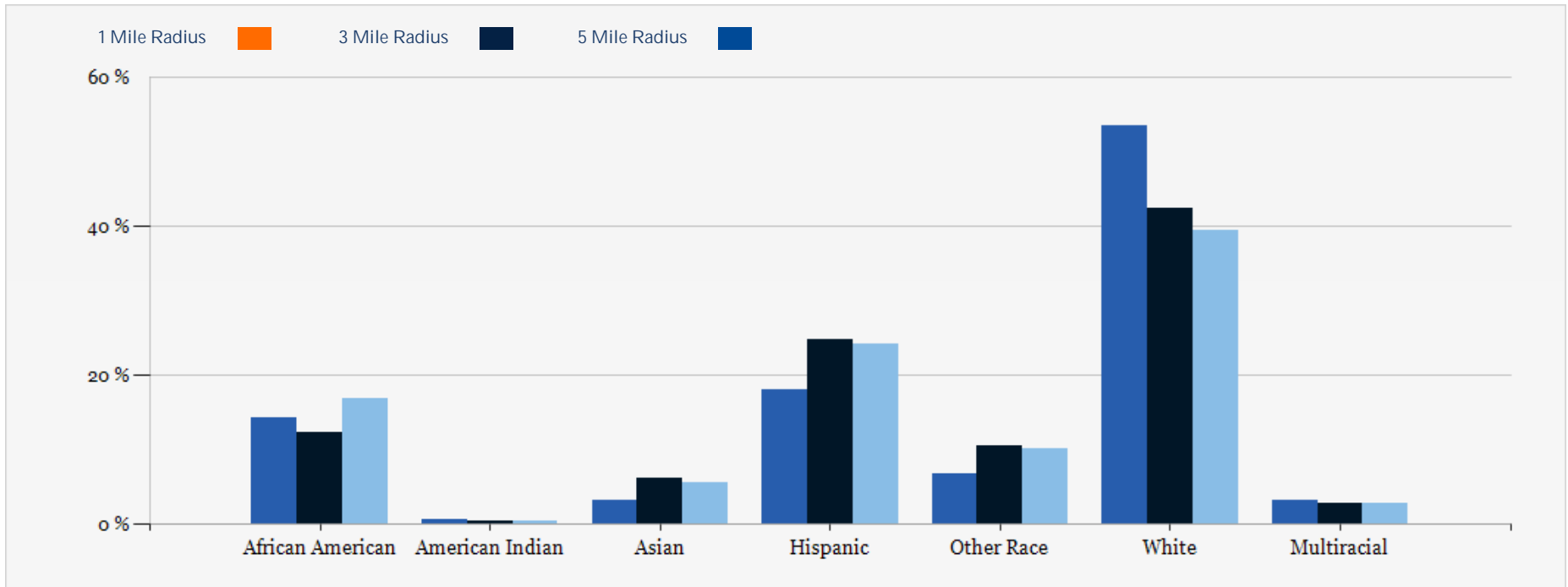
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	975	9,190	25,450
2026 Population Age 35-39	909	8,758	23,917
2026 Population Age 40-44	830	7,433	20,977
2026 Population Age 45-49	753	6,491	18,570
2026 Population Age 50-54	711	6,241	17,411
2026 Population Age 55-59	761	6,377	17,150
2026 Population Age 60-64	718	6,153	17,020
2026 Population Age 65-69	752	6,047	15,933
2026 Population Age 70-74	643	4,986	12,783
2026 Population Age 75-79	568	3,943	9,712
2026 Population Age 80-84	369	2,615	5,833
2026 Population Age 85+	404	2,490	4,749
2026 Population Age 18+	10,544	95,848	252,192
2026 Median Age	39	35	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,602	\$52,884	\$56,233
Average Household Income 25-34	\$71,572	\$68,406	\$73,606
Median Household Income 35-44	\$66,090	\$63,634	\$70,640
Average Household Income 35-44	\$87,364	\$86,810	\$93,098
Median Household Income 45-54	\$68,546	\$72,305	\$77,980
Average Household Income 45-54	\$92,055	\$98,021	\$102,100
Median Household Income 55-64	\$67,108	\$70,074	\$77,006
Average Household Income 55-64	\$83,976	\$96,463	\$102,281
Median Household Income 65-74	\$58,751	\$61,356	\$66,076
Average Household Income 65-74	\$77,523	\$88,360	\$91,552
Average Household Income 75+	\$64,854	\$69,761	\$70,999

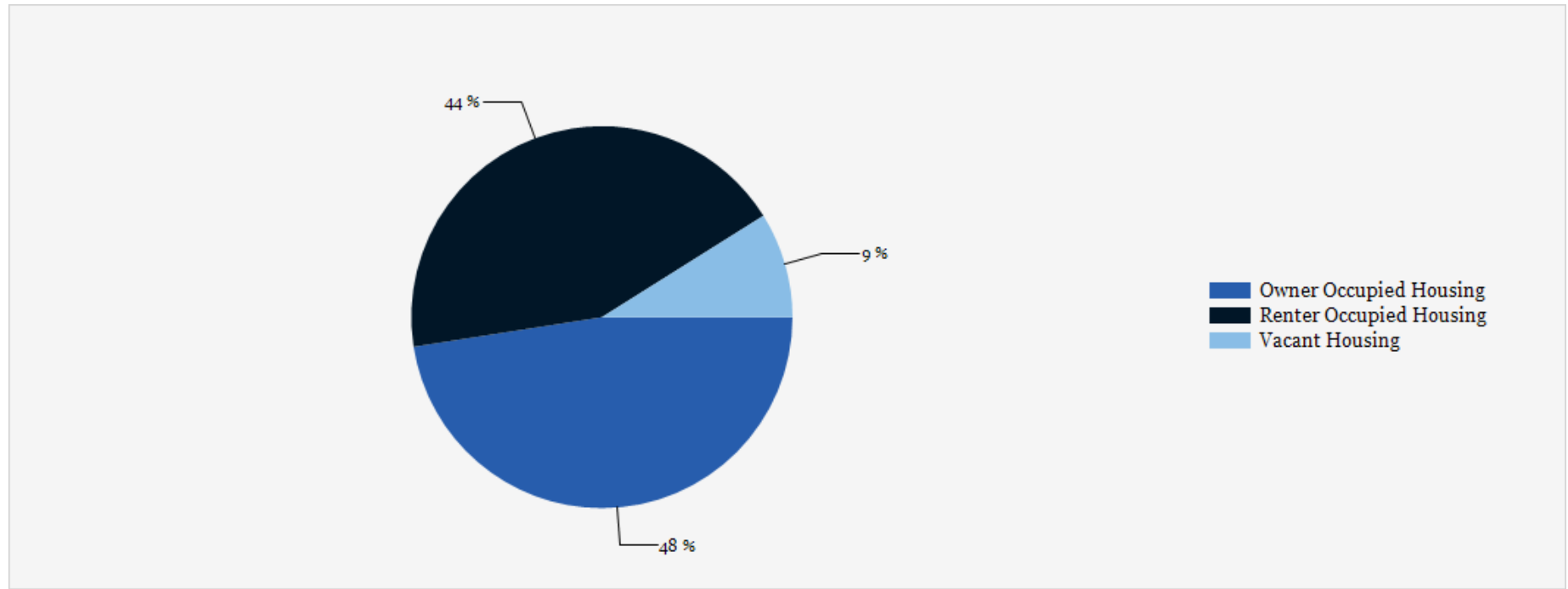
2021 Household Income



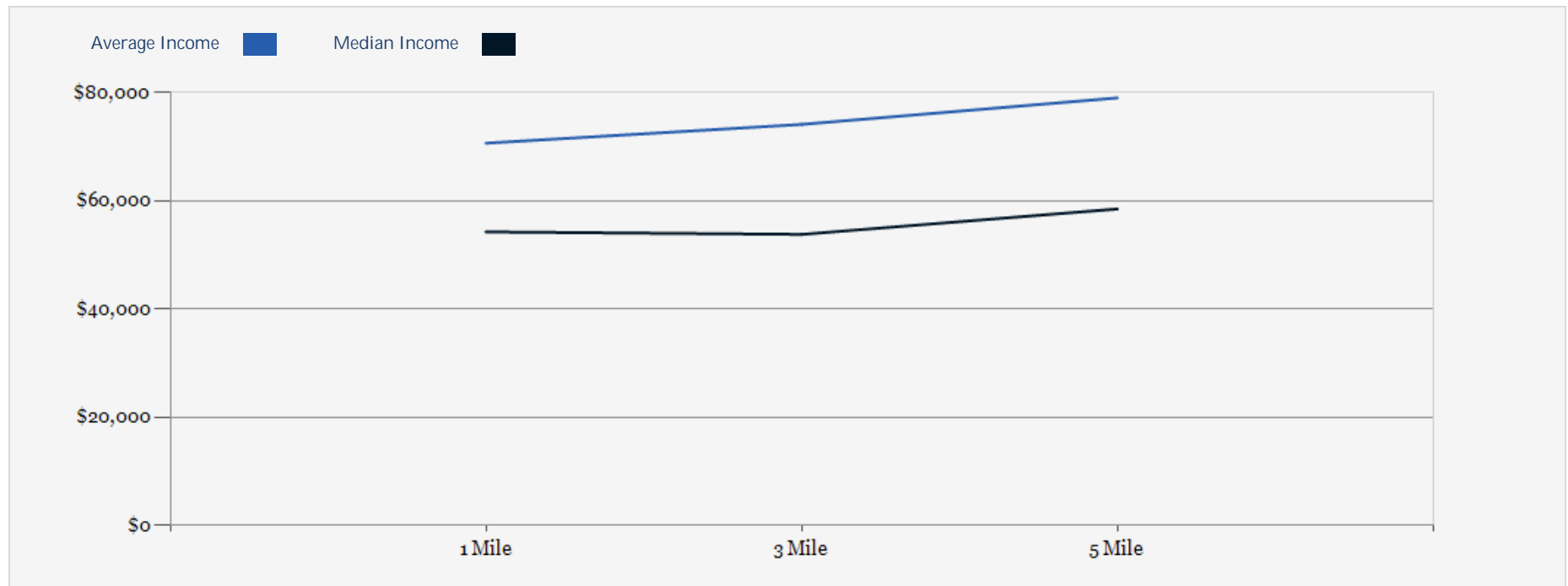
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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Exclusively Marketed by:

Saul Waranch

Broker
(214) 526-5800
swaranch@sffwaranch.com

Jeff Lewin

Head of Brokerage
(214) 336-7715
jlewin@sffwaranch.com

Paul Von Gontard

Agent
(314) 956-7788
paulv@sffwaranch.com





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:
 - 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.

Saul F. Waranch	9003270	sfwaranch@sfwaranch.com	214-526-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Saul F. Waranch	0395950	swaranch@sfwaranch.com	214-893-4788
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