

# Southeast Parkway Shopping Center

2001 SE Parkway, Arlington TX 76018

Finished Spaces Available



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# HIGHLIGHTS

- New Retail/Office development
- Excellent visibility and access
- Completely finished spaces
- Concrete parking lot
- Attractive frontage
- From 1,375 feet to 5,500 SF available
- 211 Feet of frontage on Southeast Parkway

| Suite | Tenant        | Floor  | Square Feet | Rent Per SF (Annual) <sup>16</sup> | Lease Type | Notes                      |
|-------|---------------|--------|-------------|------------------------------------|------------|----------------------------|
| 1     | Available     | Ground | 1,375       | \$16                               | Retail     | Endcap-ready to go         |
| 2     | Available     | Ground | 1,375       | \$16                               | Retail     | Ready to lease             |
| 3     | Available     | Ground | 1,375       | \$16                               | Retail     | Ready to lease             |
| 4     | Burnt Bridges | Ground | 1,375       |                                    | Retail     | CBD sales and accessories. |



## POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 12,825    | 112,601   | 295,859   |



## AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$85,480  | \$94,123  | \$96,564  |



## NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 3,648     | 34,735    | 94,836    |

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## PROPERTY FEATURES

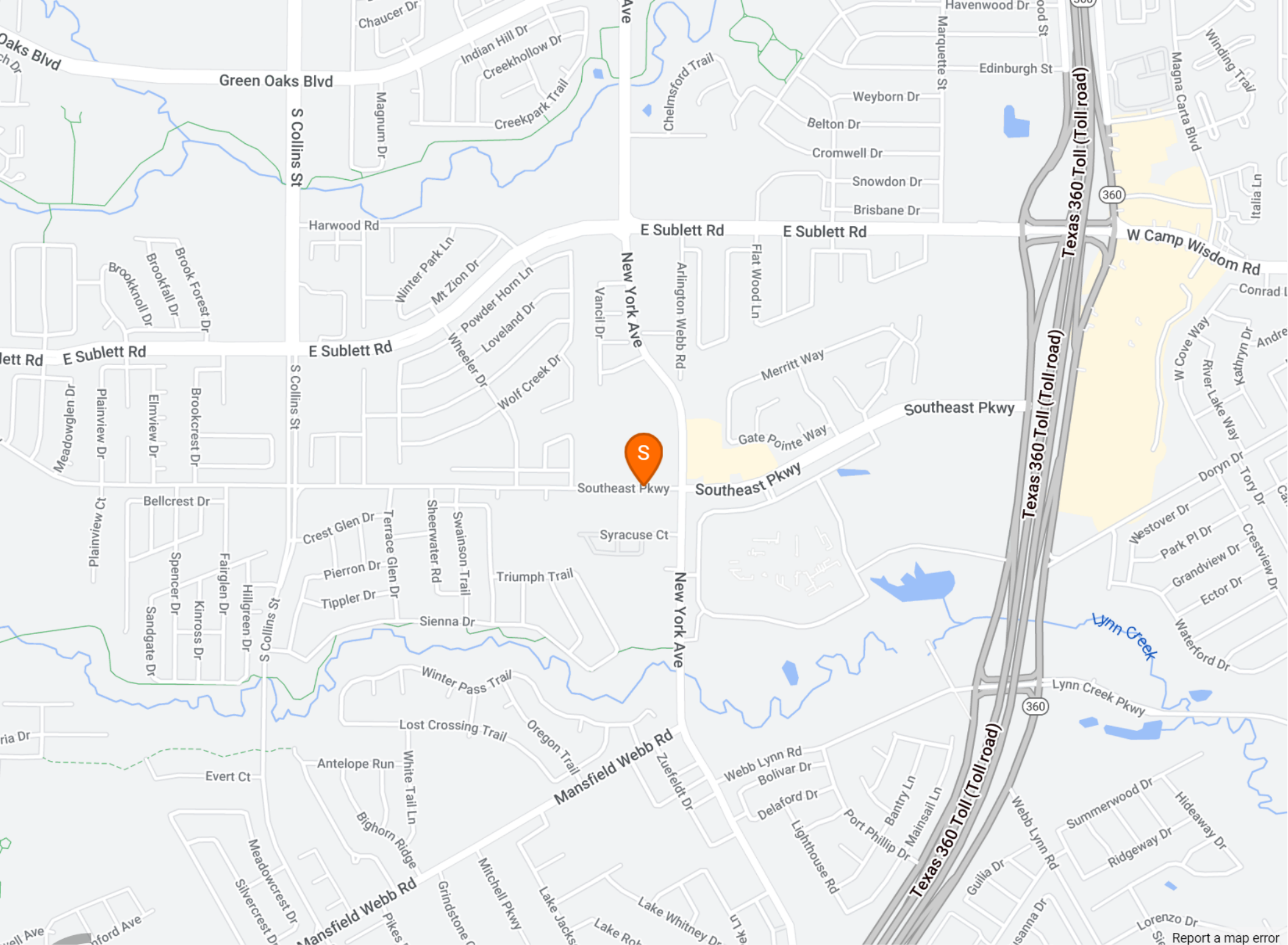
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|                          |                  |
|--------------------------|------------------|
| CURRENT OCCUPANCY        | 25.00 %          |
| BUILDING SF              | 5,500            |
| LAND SF                  | 34,848           |
| LAND ACRES               | .80              |
| YEAR BUILT               | 2021             |
| YEAR RENOVATED           | New Construction |
| ZONING TYPE              | Retail           |
| NUMBER OF STORIES        | One              |
| NUMBER OF BUILDINGS      | One              |
| NUMBER OF PARKING SPACES | Ample            |

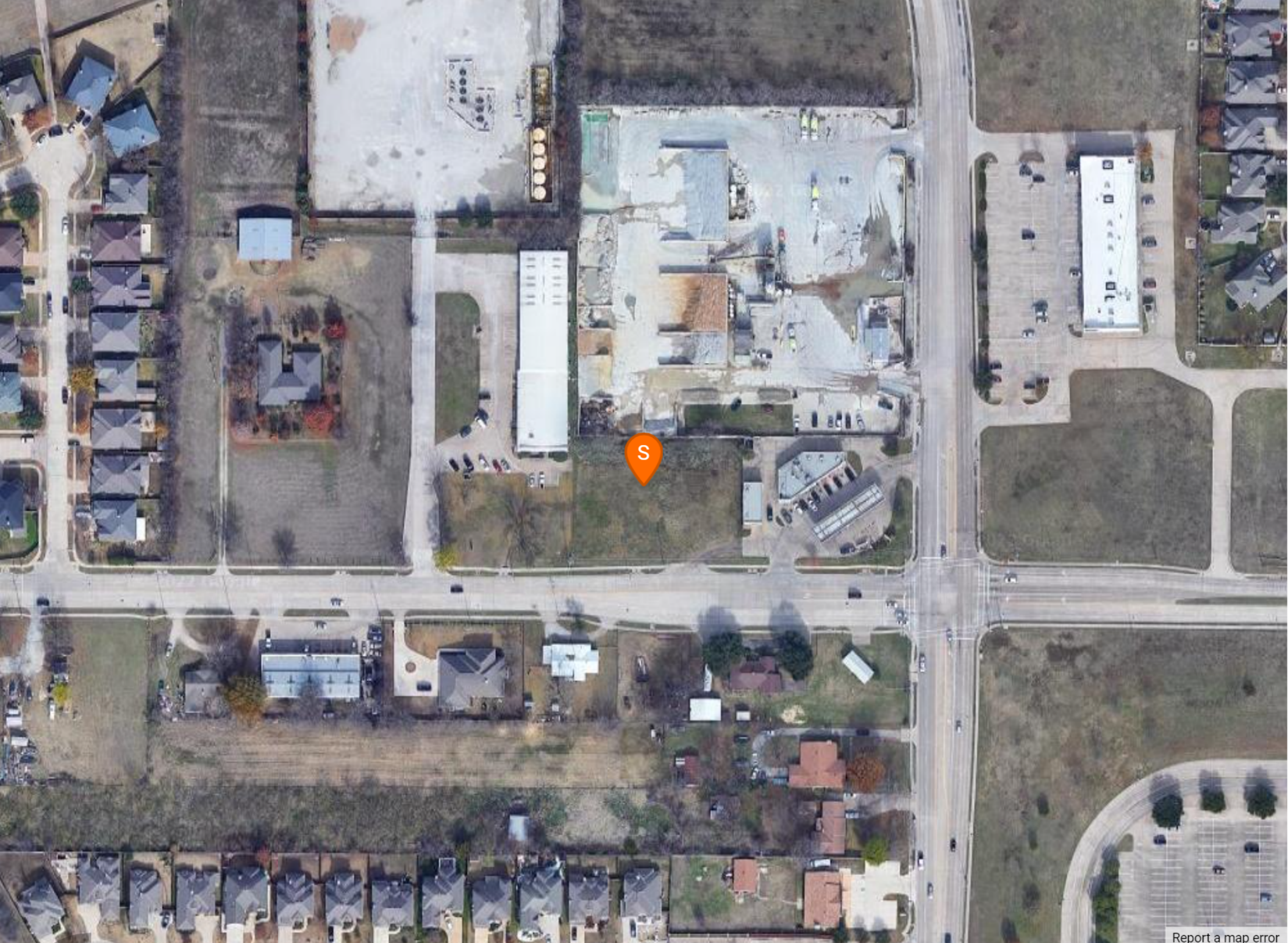
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[Report a map error](#)



| POPULATION                         | 1 MILE | 3 MILE  | 5 MILE  |
|------------------------------------|--------|---------|---------|
| 2000 Population                    | 5,709  | 57,416  | 167,680 |
| 2010 Population                    | 12,268 | 99,692  | 257,497 |
| 2021 Population                    | 12,825 | 112,601 | 295,859 |
| 2026 Population                    | 13,382 | 119,775 | 315,259 |
| 2021 African American              | 4,578  | 39,996  | 87,573  |
| 2021 American Indian               | 61     | 608     | 1,551   |
| 2021 Asian                         | 1,997  | 13,973  | 32,570  |
| 2021 Hispanic                      | 3,481  | 29,761  | 83,662  |
| 2021 Other Race                    | 1,385  | 11,835  | 33,227  |
| 2021 White                         | 4,322  | 41,449  | 129,079 |
| 2021 Multiracial                   | 460    | 4,585   | 11,456  |
| 2021-2026: Population: Growth Rate | 4.25 % | 6.20 %  | 6.40 %  |

| 2021 HOUSEHOLD INCOME | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------|----------|----------|----------|
| less than \$15,000    | 51       | 1,360    | 5,057    |
| \$15,000-\$24,999     | 80       | 955      | 4,416    |
| \$25,000-\$34,999     | 284      | 2,137    | 6,391    |
| \$35,000-\$49,999     | 429      | 3,786    | 9,909    |
| \$50,000-\$74,999     | 1,108    | 7,062    | 18,403   |
| \$75,000-\$99,999     | 559      | 6,653    | 15,406   |
| \$100,000-\$149,999   | 743      | 7,789    | 19,608   |
| \$150,000-\$199,999   | 305      | 3,318    | 9,216    |
| \$200,000 or greater  | 89       | 1,676    | 6,430    |
| Median HH Income      | \$70,726 | \$81,022 | \$79,041 |
| Average HH Income     | \$85,480 | \$94,123 | \$96,564 |

| HOUSEHOLDS                         | 1 MILE | 3 MILE | 5 MILE  |
|------------------------------------|--------|--------|---------|
| 2000 Total Housing                 | 1,804  | 19,095 | 59,137  |
| 2010 Total Households              | 3,557  | 31,124 | 83,996  |
| 2021 Total Households              | 3,648  | 34,735 | 94,836  |
| 2026 Total Households              | 3,785  | 36,768 | 100,368 |
| 2021 Average Household Size        | 3.51   | 3.24   | 3.11    |
| 2000 Owner Occupied Housing        | 1,613  | 15,872 | 39,821  |
| 2000 Renter Occupied Housing       | 125    | 2,478  | 16,564  |
| 2021 Owner Occupied Housing        | 3,218  | 26,426 | 64,650  |
| 2021 Renter Occupied Housing       | 429    | 8,309  | 30,186  |
| 2021 Vacant Housing                | 58     | 1,007  | 3,926   |
| 2021 Total Housing                 | 3,706  | 35,742 | 98,762  |
| 2026 Owner Occupied Housing        | 3,368  | 27,709 | 68,363  |
| 2026 Renter Occupied Housing       | 418    | 9,059  | 32,005  |
| 2026 Vacant Housing                | 52     | 1,003  | 3,898   |
| 2026 Total Housing                 | 3,837  | 37,771 | 104,266 |
| 2021-2026: Households: Growth Rate | 3.70 % | 5.70 % | 5.70 %  |

| 2021 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2021 Population Age 30-34 | 1,022  | 8,646  | 22,806  |
| 2021 Population Age 35-39 | 863    | 8,255  | 21,139  |
| 2021 Population Age 40-44 | 854    | 8,125  | 20,514  |
| 2021 Population Age 45-49 | 912    | 7,786  | 20,063  |
| 2021 Population Age 50-54 | 894    | 7,310  | 18,743  |
| 2021 Population Age 55-59 | 824    | 6,902  | 17,705  |
| 2021 Population Age 60-64 | 636    | 5,643  | 14,799  |
| 2021 Population Age 65-69 | 417    | 3,747  | 10,776  |
| 2021 Population Age 70-74 | 251    | 2,513  | 7,757   |
| 2021 Population Age 75-79 | 136    | 1,268  | 4,275   |
| 2021 Population Age 80-84 | 58     | 614    | 2,226   |
| 2021 Population Age 85+   | 37     | 403    | 1,648   |
| 2021 Population Age 18+   | 9,454  | 82,587 | 216,793 |
| 2021 Median Age           | 32     | 33     | 33      |

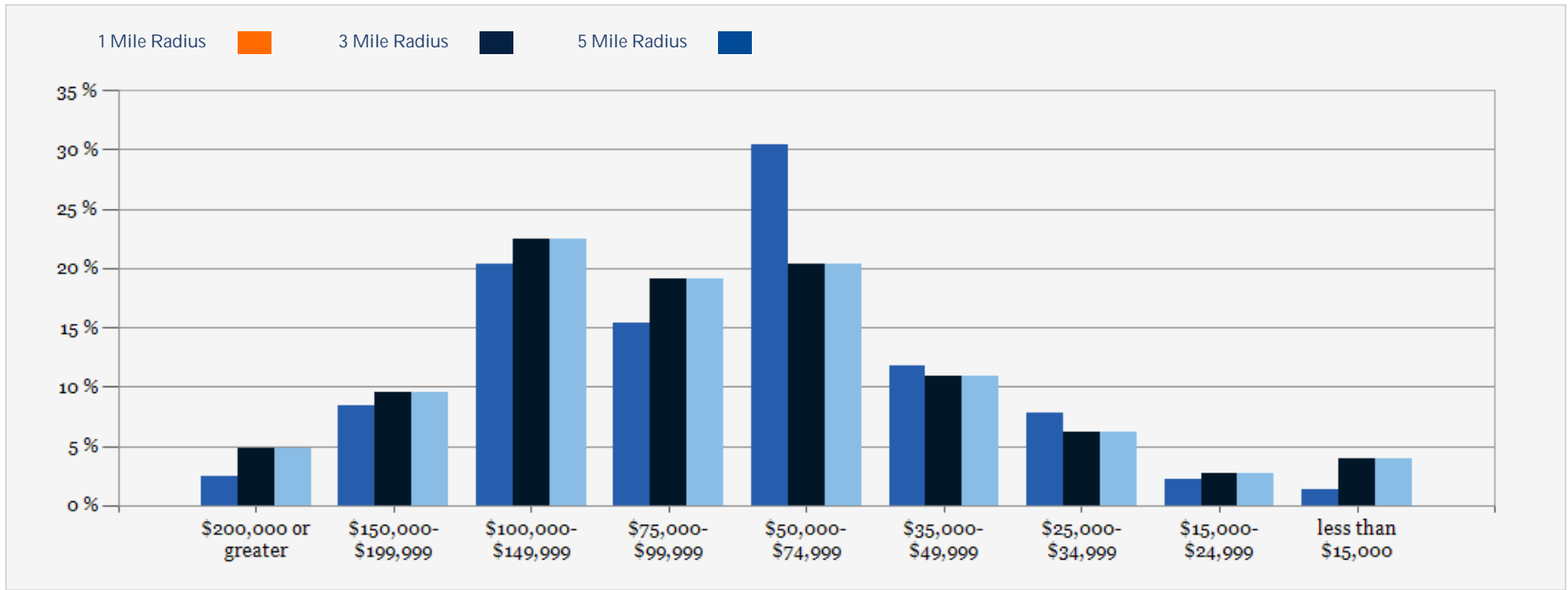
| 2021 INCOME BY AGE             | 1 MILE   | 3 MILE    | 5 MILE    |
|--------------------------------|----------|-----------|-----------|
| Median Household Income 25-34  | \$60,913 | \$69,899  | \$66,658  |
| Average Household Income 25-34 | \$74,818 | \$82,208  | \$81,491  |
| Median Household Income 35-44  | \$80,407 | \$93,657  | \$90,788  |
| Average Household Income 35-44 | \$91,189 | \$101,240 | \$103,315 |
| Median Household Income 45-54  | \$79,197 | \$90,930  | \$94,449  |
| Average Household Income 45-54 | \$93,192 | \$106,166 | \$112,098 |
| Median Household Income 55-64  | \$77,087 | \$85,205  | \$87,627  |
| Average Household Income 55-64 | \$89,086 | \$100,242 | \$108,125 |
| Median Household Income 65-74  | \$62,189 | \$69,707  | \$69,510  |
| Average Household Income 65-74 | \$77,660 | \$82,217  | \$88,903  |
| Average Household Income 75+   | \$59,572 | \$58,001  | \$64,766  |

| 2026 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2026 Population Age 30-34 | 1,708  | 12,966 | 31,065  |
| 2026 Population Age 35-39 | 1,118  | 9,550  | 25,600  |
| 2026 Population Age 40-44 | 796    | 7,918  | 20,922  |
| 2026 Population Age 45-49 | 714    | 7,239  | 19,061  |
| 2026 Population Age 50-54 | 723    | 6,637  | 17,838  |
| 2026 Population Age 55-59 | 711    | 6,231  | 16,514  |
| 2026 Population Age 60-64 | 637    | 5,723  | 15,268  |
| 2026 Population Age 65-69 | 479    | 4,618  | 12,604  |
| 2026 Population Age 70-74 | 291    | 2,916  | 8,861   |
| 2026 Population Age 75-79 | 160    | 1,846  | 6,140   |
| 2026 Population Age 80-84 | 77     | 827    | 2,973   |
| 2026 Population Age 85+   | 37     | 486    | 1,985   |
| 2026 Population Age 18+   | 9,813  | 87,978 | 231,923 |
| 2026 Median Age           | 32     | 33     | 33      |

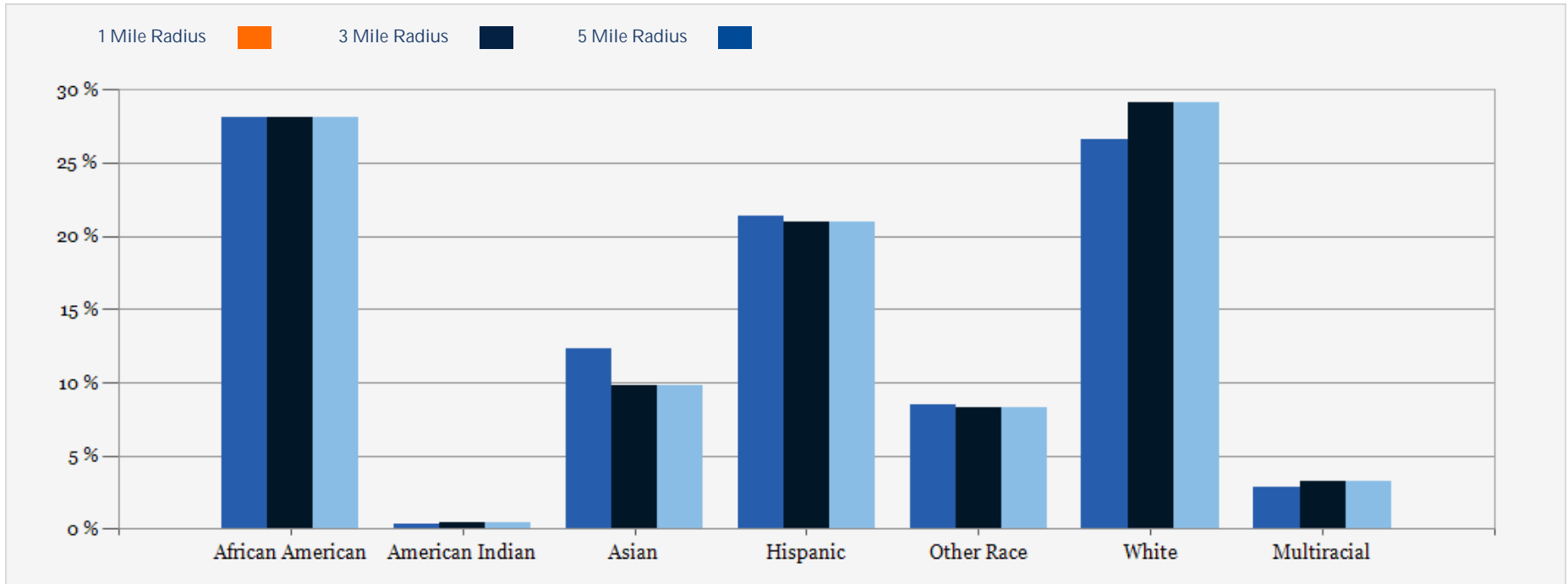
| 2026 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$66,220  | \$78,004  | \$75,394  |
| Average Household Income 25-34 | \$84,527  | \$93,126  | \$92,613  |
| Median Household Income 35-44  | \$95,694  | \$102,283 | \$100,844 |
| Average Household Income 35-44 | \$102,550 | \$113,642 | \$115,335 |
| Median Household Income 45-54  | \$86,670  | \$100,340 | \$103,038 |
| Average Household Income 45-54 | \$104,234 | \$119,924 | \$124,778 |
| Median Household Income 55-64  | \$84,159  | \$92,879  | \$96,022  |
| Average Household Income 55-64 | \$100,853 | \$113,731 | \$121,435 |
| Median Household Income 65-74  | \$67,155  | \$76,600  | \$77,095  |
| Average Household Income 65-74 | \$88,069  | \$93,080  | \$101,386 |
| Average Household Income 75+   | \$65,145  | \$64,217  | \$75,128  |



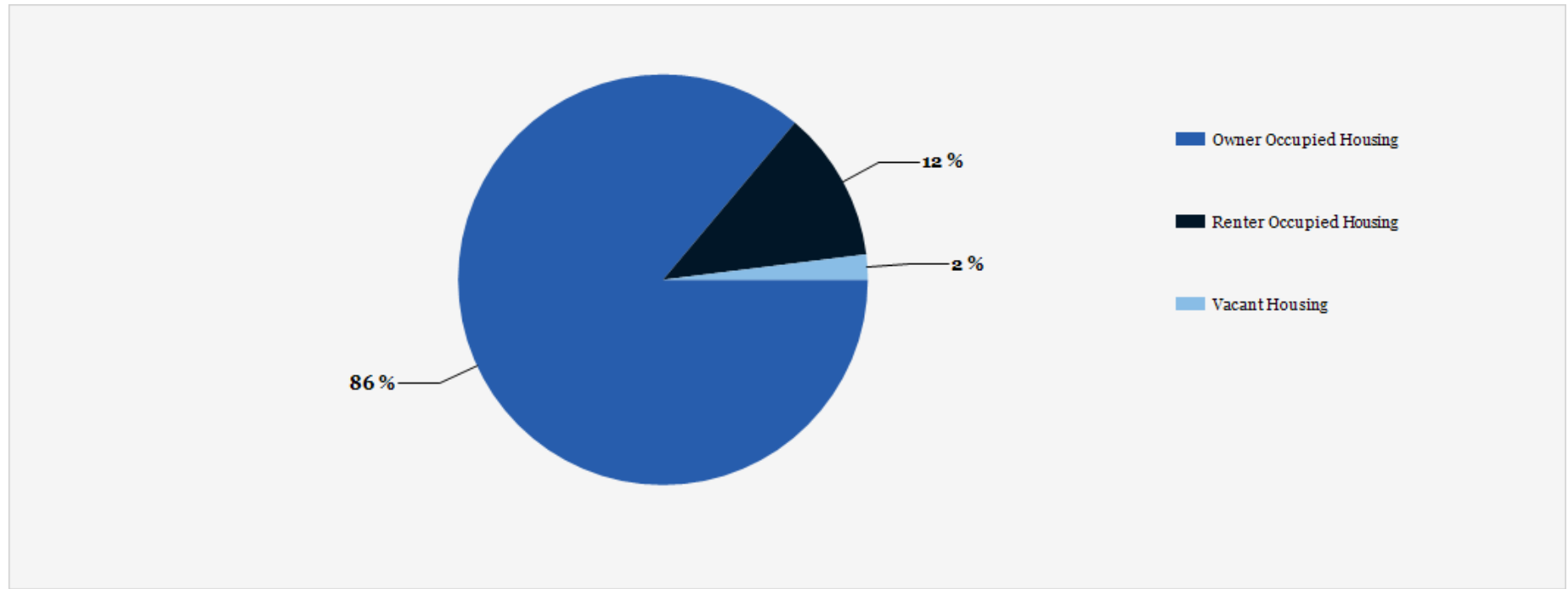
## 2021 Household Income



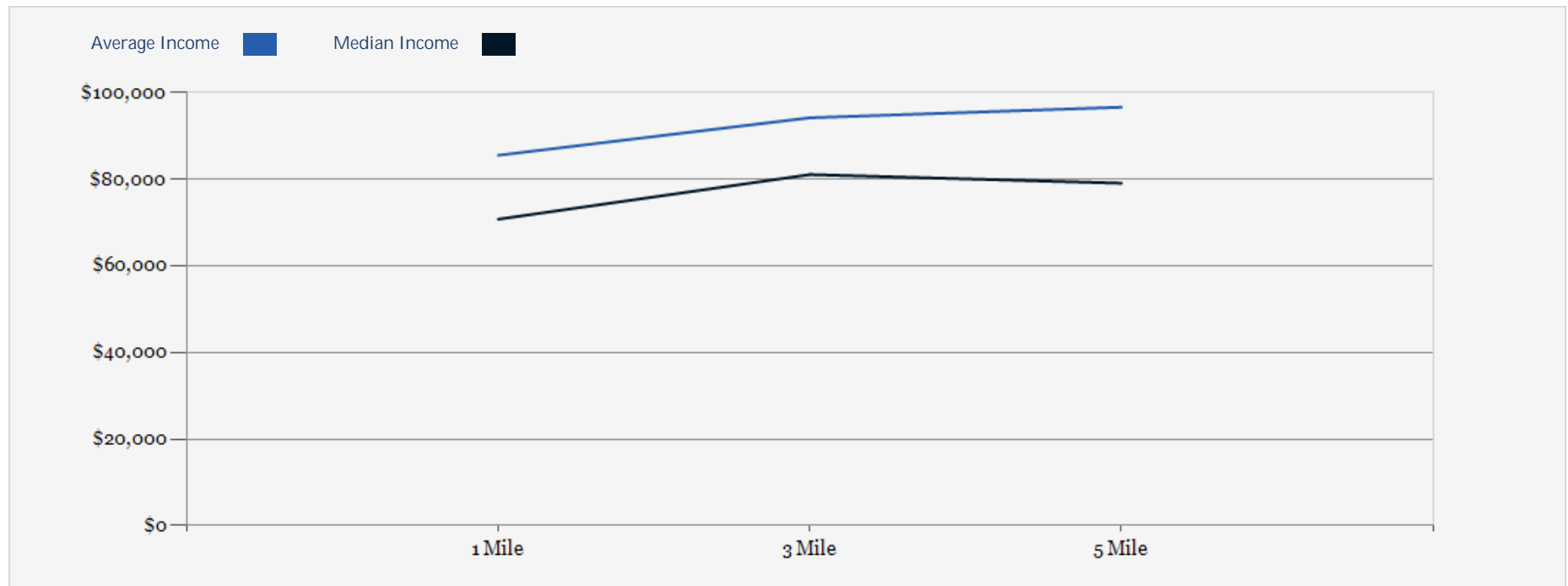
## 2021 Population by Race



## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median



# Southeast Parkway Shopping Center

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*Exclusively Marketed by:*

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## 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.

|   |             |                         |              |
|---|-------------|-------------------------|--------------|
| <b>Saul F. Waranch</b>  | 9003270     | sfwaranch@sfwaranch.com | 214-526-5800 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                   | Phone        |
| <b>Saul F. Waranch</b>  | 0395950     | swaranch@sfwaranch.com  | 214-893-4788 |
| Designated Broker of Firm   | License No. | Email                   | Phone        |
|   |             |                         |              |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                   | Phone        |
|   |             |                         |              |
| Sales Agent/Associate's Name  | License No. | Email                   | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date