

T-Mobile Center

1225 N. Little School, Arlington TX 76060

100% LEASED



Saul Waranch

Broker

(214) 526-5800

swaranch@sfwaranch.com

Jeff Lewin

Head of Brokerage

(214) 336-7715

jlewin@sfwaranch.com



HIGHLIGHTS

- Shadow-anchored Walmart retail center
- Excellent visibility and access
- National tenant mix



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
1225	T-Mobile	Ground	2,500	NNN	Cell phones and accessories
1229A	Legacy Nails & Spa	Ground	1,996	NNN	Established nail salon.
1237D	SportClip	Ground	1,283	NNN	National hair salon
1241	Little Ceasar	Ground	1,261	NNN	National pizza take out
1245C	Game Stop	Ground	1,681	NNN	National retail gaming and trade in.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,722	78,302	199,523



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$104,826	\$110,145	\$100,786



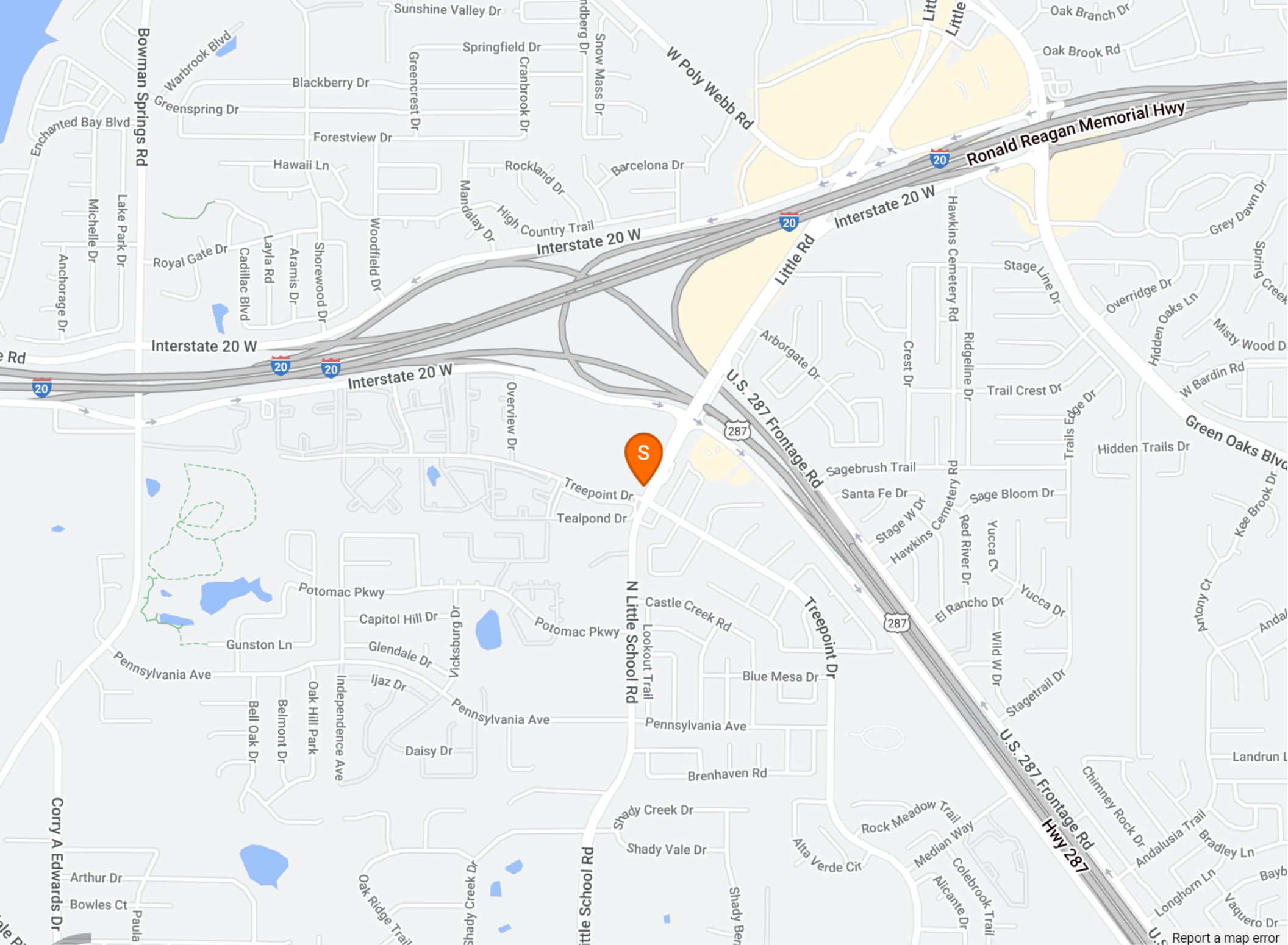
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,393	29,017	70,657

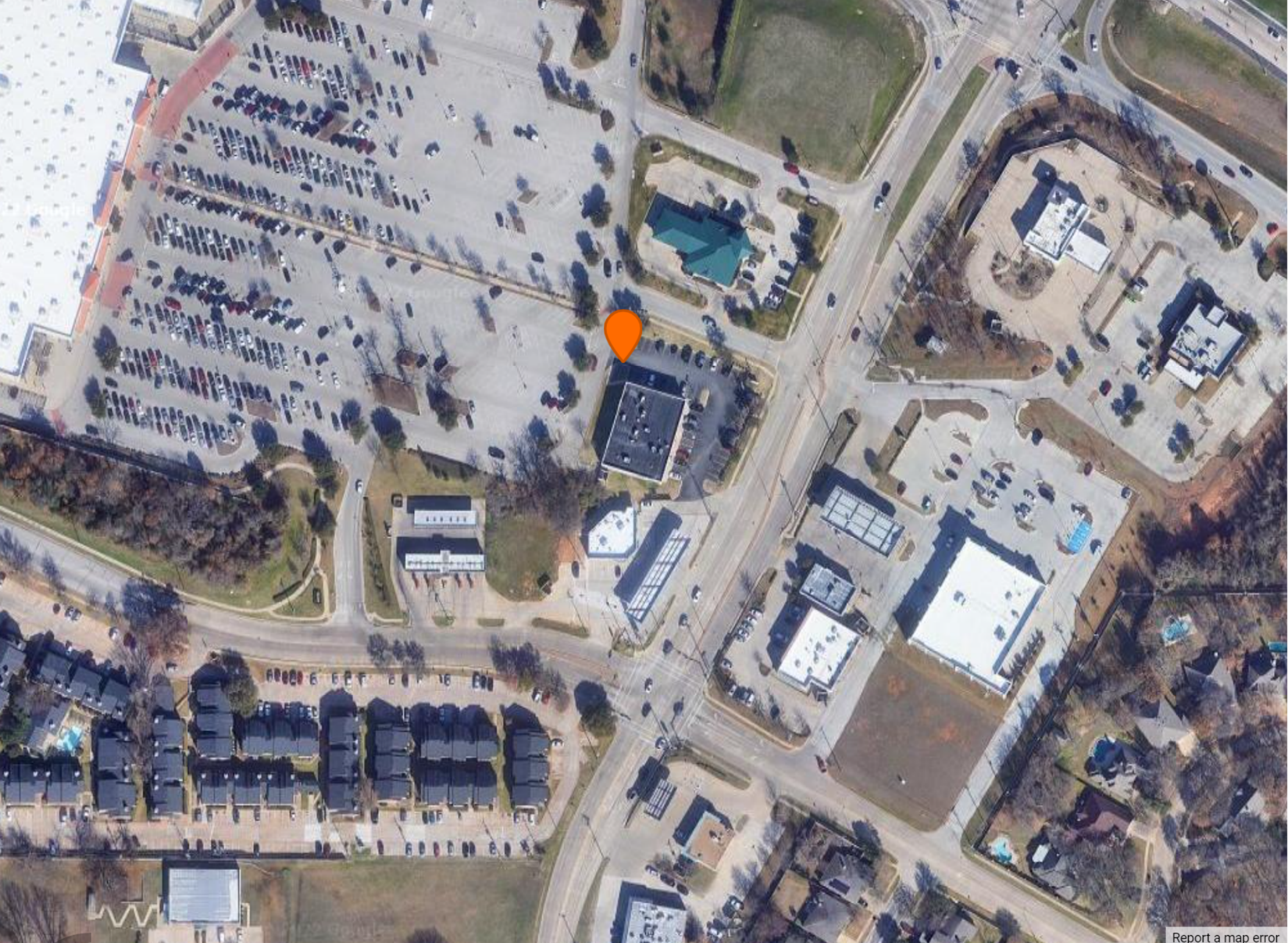
PROPERTY FEATURES

CURRENT OCCUPANCY	100.00 %
BUILDING SF	7,885
LAND SF	39,400
LAND ACRES	.91
YEAR BUILT	2008
ZONING TYPE	Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample





[Report a map error](#)



[Report a map error](#)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,517	67,716	168,979
2010 Population	13,244	71,367	181,931
2022 Population	13,722	78,302	199,523
2027 Population	13,777	78,975	201,039
2022 African American	3,074	12,945	47,361
2022 American Indian	91	643	1,720
2022 Asian	647	3,822	8,300
2022 Hispanic	2,521	17,118	57,695
2022 Other Race	806	6,394	24,530
2022 White	7,442	44,458	89,811
2022 Multiracial	1,653	9,946	27,605
2022-2027: Population: Growth Rate	0.40 %	0.85 %	0.75 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	278	1,448	5,094
\$15,000-\$24,999	135	1,123	4,212
\$25,000-\$34,999	417	1,725	5,777
\$35,000-\$49,999	703	3,249	8,294
\$50,000-\$74,999	1,031	5,384	13,099
\$75,000-\$99,999	755	4,318	9,494
\$100,000-\$149,999	1,094	5,896	12,326
\$150,000-\$199,999	528	3,167	6,428
\$200,000 or greater	451	2,707	5,934
Median HH Income	\$78,395	\$82,485	\$71,969
Average HH Income	\$104,826	\$110,145	\$100,786

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,093	25,027	62,478
2010 Total Households	5,287	26,720	65,364
2022 Total Households	5,393	29,017	70,657
2027 Total Households	5,409	29,256	71,170
2022 Average Household Size	2.54	2.69	2.82
2000 Owner Occupied Housing	3,034	18,972	43,940
2000 Renter Occupied Housing	1,835	5,013	15,414
2022 Owner Occupied Housing	3,100	20,916	47,478
2022 Renter Occupied Housing	2,293	8,101	23,179
2022 Vacant Housing	291	1,261	3,483
2022 Total Housing	5,684	30,278	74,140
2027 Owner Occupied Housing	3,146	21,117	48,175
2027 Renter Occupied Housing	2,263	8,139	22,995
2027 Vacant Housing	328	1,523	4,184
2027 Total Housing	5,737	30,779	75,354
2022-2027: Households: Growth Rate	0.30 %	0.80 %	0.70 %



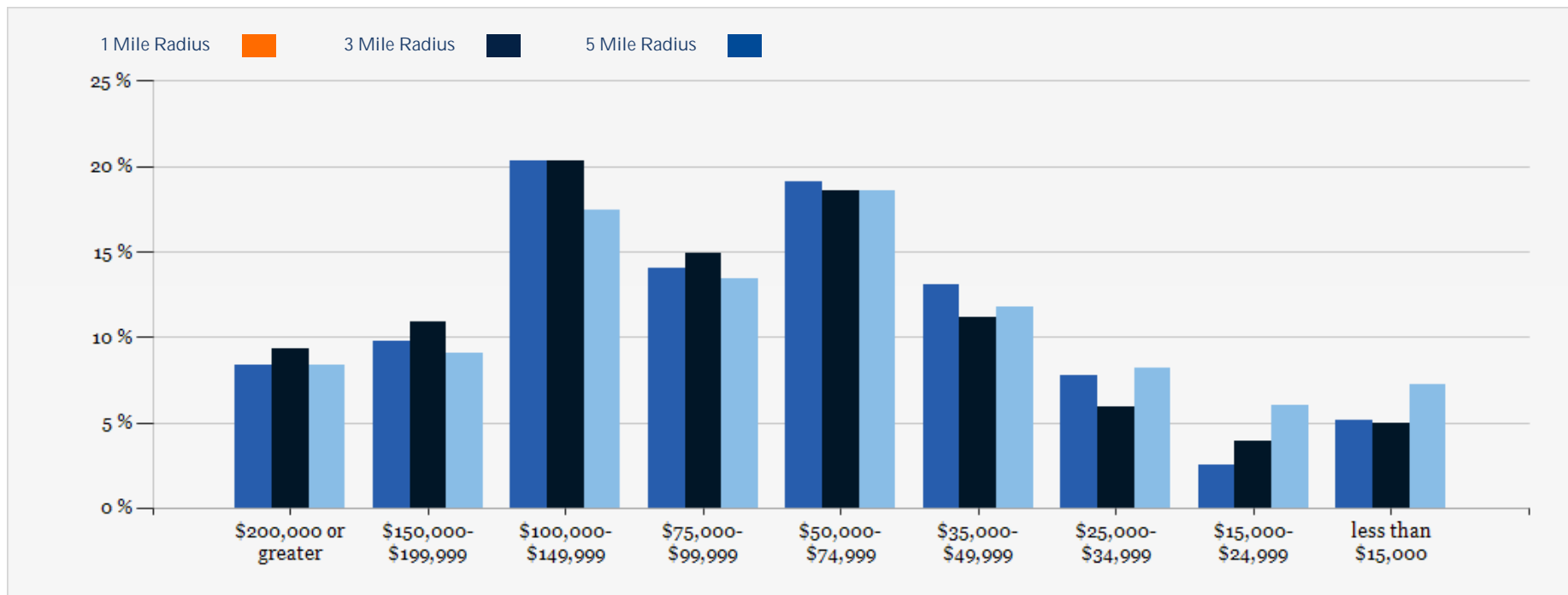
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,087	5,282	13,288
2022 Population Age 35-39	957	5,224	13,047
2022 Population Age 40-44	875	4,724	11,846
2022 Population Age 45-49	830	4,668	11,642
2022 Population Age 50-54	842	4,923	12,061
2022 Population Age 55-59	842	5,633	13,025
2022 Population Age 60-64	823	5,629	12,803
2022 Population Age 65-69	721	5,058	11,296
2022 Population Age 70-74	573	3,890	8,791
2022 Population Age 75-79	300	2,483	5,997
2022 Population Age 80-84	159	1,241	3,328
2022 Population Age 85+	115	1,157	2,881
2022 Population Age 18+	10,815	61,720	151,553
2022 Median Age	36	40	38

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,766	\$80,745	\$70,194
Average Household Income 25-34	\$98,135	\$103,791	\$92,638
Median Household Income 35-44	\$93,788	\$96,956	\$82,674
Average Household Income 35-44	\$118,413	\$123,298	\$110,388
Median Household Income 45-54	\$97,888	\$100,950	\$88,420
Average Household Income 45-54	\$121,363	\$128,709	\$119,229
Median Household Income 55-64	\$96,186	\$98,440	\$85,128
Average Household Income 55-64	\$121,486	\$125,009	\$115,859
Median Household Income 65-74	\$70,845	\$73,120	\$63,335
Average Household Income 65-74	\$96,793	\$99,923	\$92,920
Average Household Income 75+	\$66,041	\$70,061	\$67,819

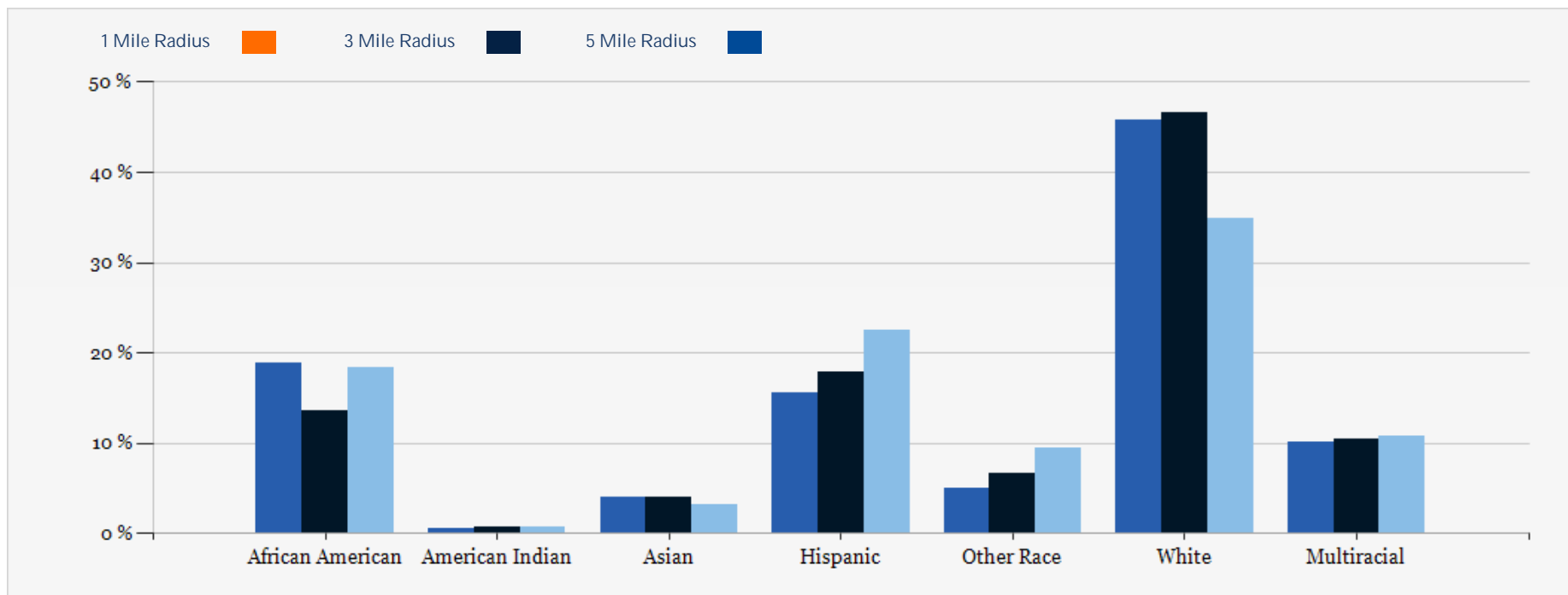
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,196	5,706	13,820
2027 Population Age 35-39	1,031	5,629	13,872
2027 Population Age 40-44	863	5,196	12,899
2027 Population Age 45-49	785	4,670	11,792
2027 Population Age 50-54	732	4,536	11,222
2027 Population Age 55-59	750	4,770	11,551
2027 Population Age 60-64	729	5,188	11,952
2027 Population Age 65-69	700	5,128	11,578
2027 Population Age 70-74	582	4,419	9,885
2027 Population Age 75-79	433	3,291	7,421
2027 Population Age 80-84	210	1,933	4,540
2027 Population Age 85+	135	1,299	3,287
2027 Population Age 18+	10,833	62,565	153,623
2027 Median Age	35	41	38

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,727	\$90,710	\$80,136
Average Household Income 25-34	\$111,540	\$117,262	\$105,301
Median Household Income 35-44	\$106,030	\$108,477	\$96,652
Average Household Income 35-44	\$135,195	\$141,342	\$126,849
Median Household Income 45-54	\$109,320	\$111,719	\$101,489
Average Household Income 45-54	\$139,300	\$145,971	\$133,842
Median Household Income 55-64	\$107,480	\$109,014	\$98,163
Average Household Income 55-64	\$138,255	\$141,399	\$130,288
Median Household Income 65-74	\$87,425	\$86,413	\$77,055
Average Household Income 65-74	\$116,281	\$119,297	\$110,581
Average Household Income 75+	\$85,604	\$88,160	\$84,396

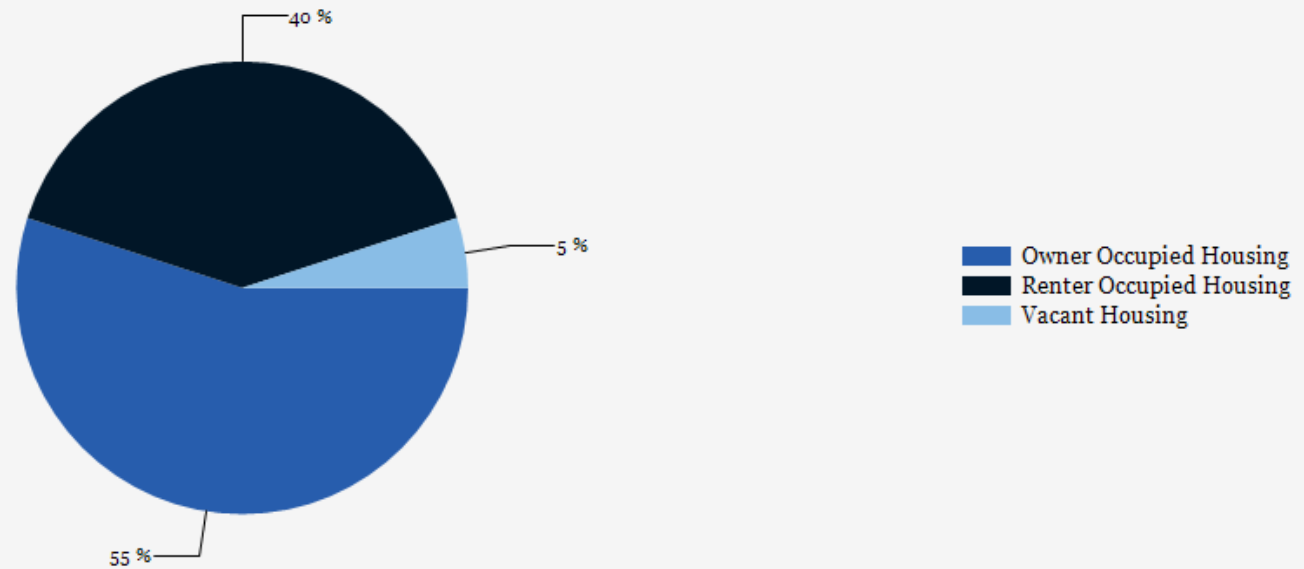
2022 Household Income



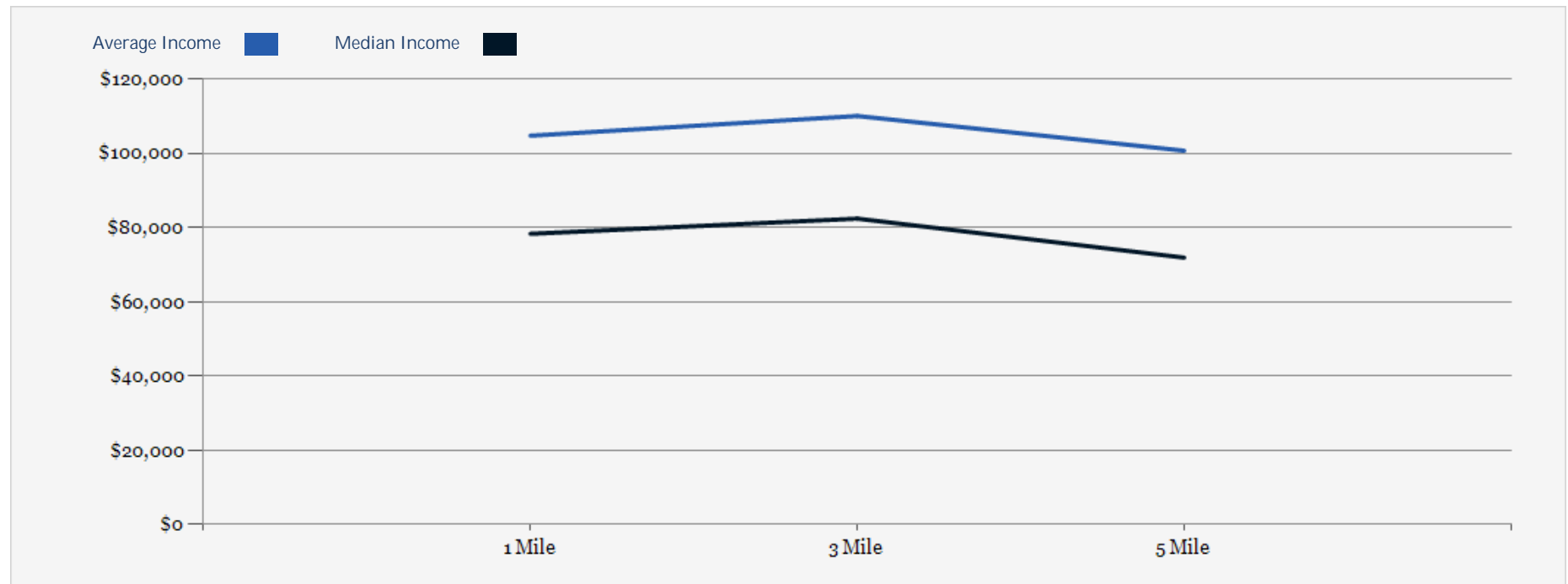
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



T-Mobile Center

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The S.F. Waranch Company and it should not be made available to any other person or entity without the written consent of The S.F. Waranch Company.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The S.F. Waranch Company. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The S.F. Waranch Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The S.F. Waranch Company has not verified, and will not verify, any of the information contained herein, nor has The S.F. Waranch Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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

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

