

Arkansas Fielder Shopping Center

1601-1629 W. Arkansas Lane, Arlington TX 76013



Prepared By:

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

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



THE SPACE

Location 1601-1629 W. Arkansas Lane, Arlington, TX, 76013

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

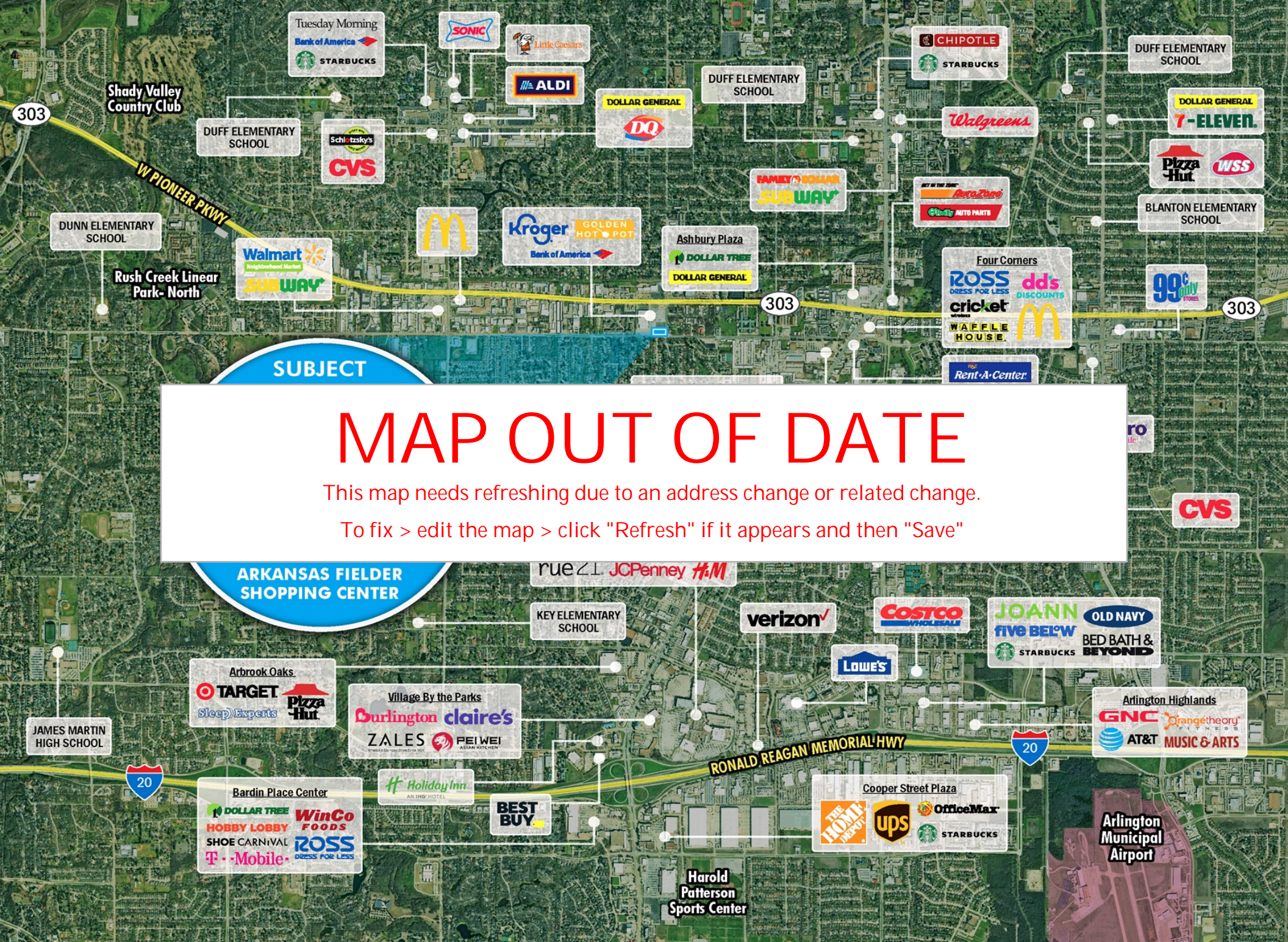


Suite	Tenant	Floor	Square Feet	Lease Type	Notes
1617	A Quick Inspection	Ground	1080	Retail	Long term tenant
1617-B	Family Haircut	Ground	767	Retail	Long term tenant
1619	Metroplex Balloons & Events	Ground	575	Retail	Balloons and other gifts.
1621	Rise & Shine Donuts	Ground	1,134	Retail	Local donuts.
1623	Available	Ground	2,400	Retail	Available
1625	Golden Hot Pot	Ground	1,350	Retail	African restaurant and grill.
1629-1627	Neighborhood Grill	Ground	1,350	Retail	Neighborhood hamburger restaurant in operation over 25 years.

PROPERTY FEATURES

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





SUBJECT

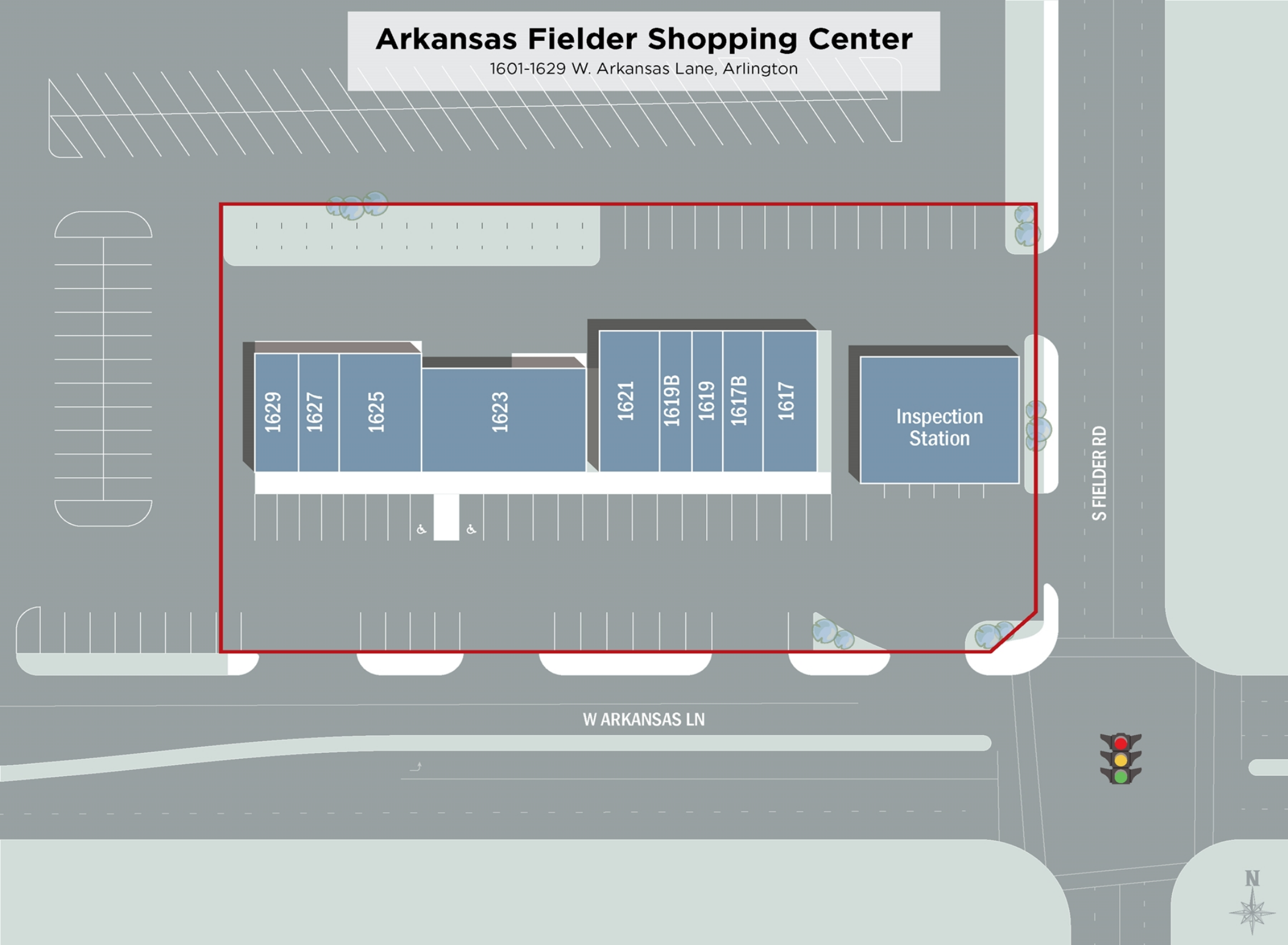
MAP OUT OF DATE

This map needs refreshing due to an address change or related change.

To fix > edit the map > click "Refresh" if it appears and then "Save"

Arkansas Fielder Shopping Center

1601-1629 W. Arkansas Lane, Arlington



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,265	117,635	299,164
2010 Population	13,263	117,029	307,696
2023 Population	14,021	125,596	323,357
2028 Population	13,729	125,950	322,141
2023 African American	2,171	22,009	74,255
2023 American Indian	188	1,584	3,682
2023 Asian	435	9,739	23,208
2023 Hispanic	3,683	43,275	106,851
2023 Other Race	1,522	20,682	48,763
2023 White	7,753	53,499	125,949
2023 Multiracial	1,941	17,927	47,094
2023-2028: Population: Growth Rate	-2.10 %	0.30 %	-0.40 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	534	4,974	10,527
\$15,000-\$24,999	494	3,822	8,274
\$25,000-\$34,999	535	4,578	10,971
\$35,000-\$49,999	772	6,260	16,728
\$50,000-\$74,999	1,098	8,619	22,626
\$75,000-\$99,999	791	6,080	16,549
\$100,000-\$149,999	867	6,420	18,170
\$150,000-\$199,999	304	2,452	7,385
\$200,000 or greater	282	2,411	7,107
Median HH Income	\$59,042	\$57,002	\$61,558
Average HH Income	\$83,255	\$82,170	\$87,756

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,046	46,116	115,549
2010 Total Households	5,646	43,714	112,771
2023 Total Households	5,678	45,621	118,345
2028 Total Households	5,568	45,973	118,470
2023 Average Household Size	2.45	2.65	2.69
2000 Owner Occupied Housing	3,299	23,297	61,604
2000 Renter Occupied Housing	2,505	20,734	48,686
2023 Owner Occupied Housing	2,935	22,809	62,628
2023 Renter Occupied Housing	2,743	22,812	55,717
2023 Vacant Housing	364	3,278	7,689
2023 Total Housing	6,042	48,899	126,034
2028 Owner Occupied Housing	2,890	22,815	62,710
2028 Renter Occupied Housing	2,678	23,159	55,760
2028 Vacant Housing	493	3,973	9,456
2028 Total Housing	6,061	49,946	127,926
2023-2028: Households: Growth Rate	-1.95 %	0.75 %	0.10 %



Source: esri

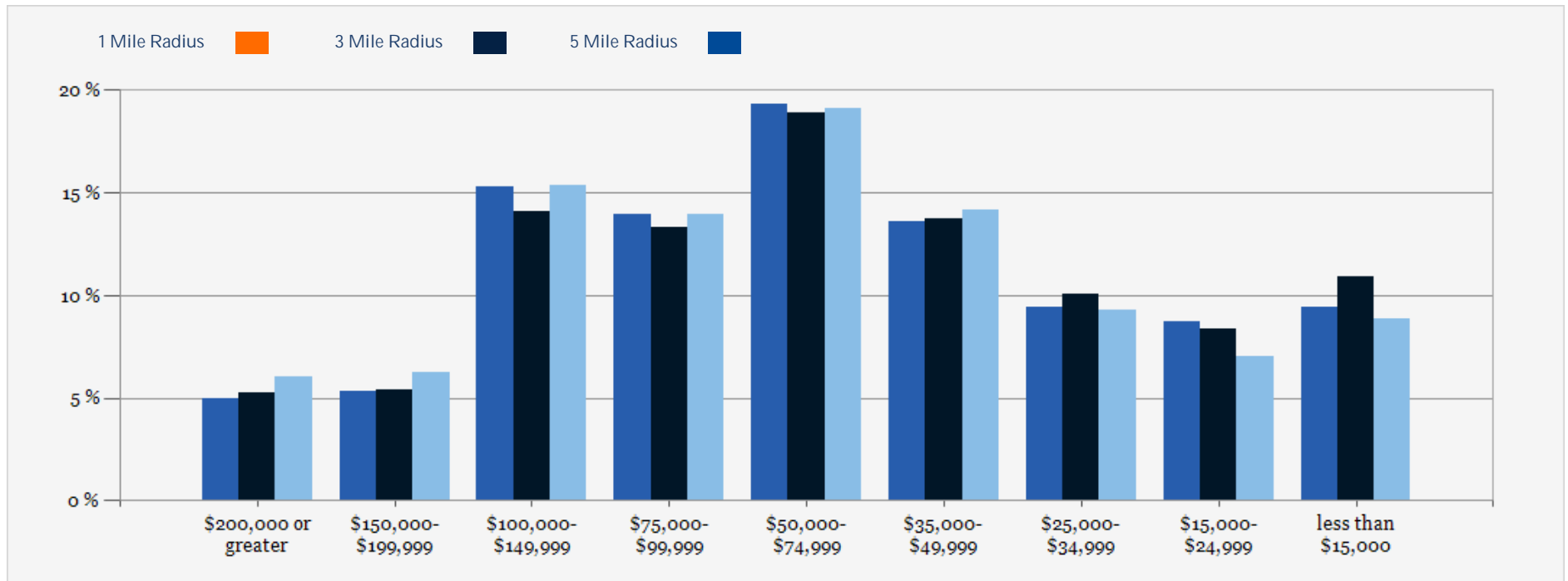
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,011	9,333	24,799
2023 Population Age 35-39	923	7,904	21,839
2023 Population Age 40-44	841	7,106	19,905
2023 Population Age 45-49	748	6,415	17,684
2023 Population Age 50-54	839	6,853	18,108
2023 Population Age 55-59	782	6,563	17,934
2023 Population Age 60-64	867	6,686	17,785
2023 Population Age 65-69	775	5,765	14,864
2023 Population Age 70-74	716	4,829	11,800
2023 Population Age 75-79	534	3,590	8,042
2023 Population Age 80-84	351	2,258	4,572
2023 Population Age 85+	428	2,145	3,966
2023 Population Age 18+	11,099	96,997	244,535
2023 Median Age	39	34	34

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,702	\$53,762	\$57,862
Average Household Income 25-34	\$76,092	\$72,244	\$77,639
Median Household Income 35-44	\$79,475	\$67,100	\$70,372
Average Household Income 35-44	\$99,425	\$91,134	\$95,855
Median Household Income 45-54	\$79,313	\$71,300	\$76,008
Average Household Income 45-54	\$99,841	\$98,572	\$103,589
Median Household Income 55-64	\$72,705	\$69,708	\$75,465
Average Household Income 55-64	\$97,584	\$98,876	\$103,672
Median Household Income 65-74	\$53,580	\$55,101	\$58,373
Average Household Income 65-74	\$76,019	\$81,270	\$85,076
Average Household Income 75+	\$60,680	\$65,084	\$65,866

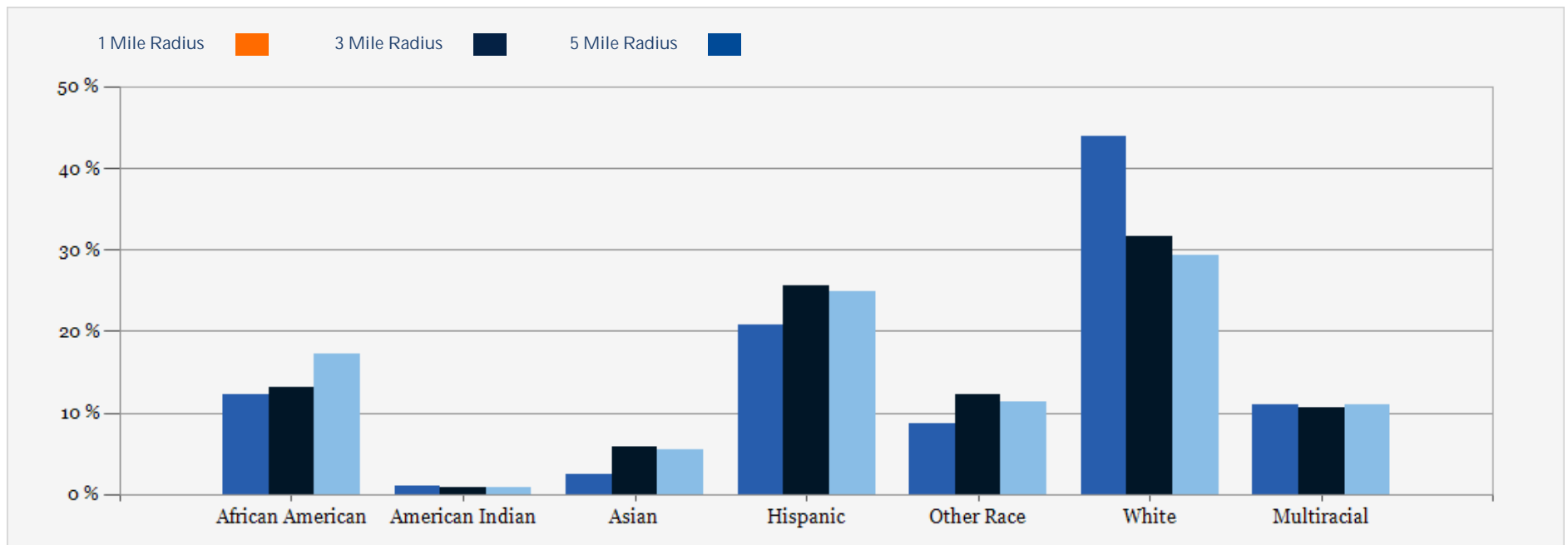
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	923	8,741	23,618
2028 Population Age 35-39	915	8,742	23,421
2028 Population Age 40-44	845	7,464	20,280
2028 Population Age 45-49	793	6,791	18,450
2028 Population Age 50-54	708	6,160	16,430
2028 Population Age 55-59	784	6,397	16,570
2028 Population Age 60-64	712	5,923	15,862
2028 Population Age 65-69	784	5,915	15,371
2028 Population Age 70-74	694	5,066	12,647
2028 Population Age 75-79	608	4,051	9,600
2028 Population Age 80-84	442	2,877	6,179
2028 Population Age 85+	464	2,436	4,674
2028 Population Age 18+	10,923	97,538	245,196
2028 Median Age	40	34	35

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,546	\$58,381	\$63,253
Average Household Income 25-34	\$84,638	\$80,255	\$86,224
Median Household Income 35-44	\$88,035	\$75,155	\$78,334
Average Household Income 35-44	\$111,574	\$101,342	\$107,414
Median Household Income 45-54	\$88,791	\$78,366	\$82,064
Average Household Income 45-54	\$111,638	\$110,040	\$114,912
Median Household Income 55-64	\$81,892	\$77,601	\$81,539
Average Household Income 55-64	\$111,548	\$110,498	\$114,696
Median Household Income 65-74	\$58,601	\$62,123	\$66,834
Average Household Income 65-74	\$83,835	\$92,977	\$97,683
Average Household Income 75+	\$70,358	\$75,545	\$77,163

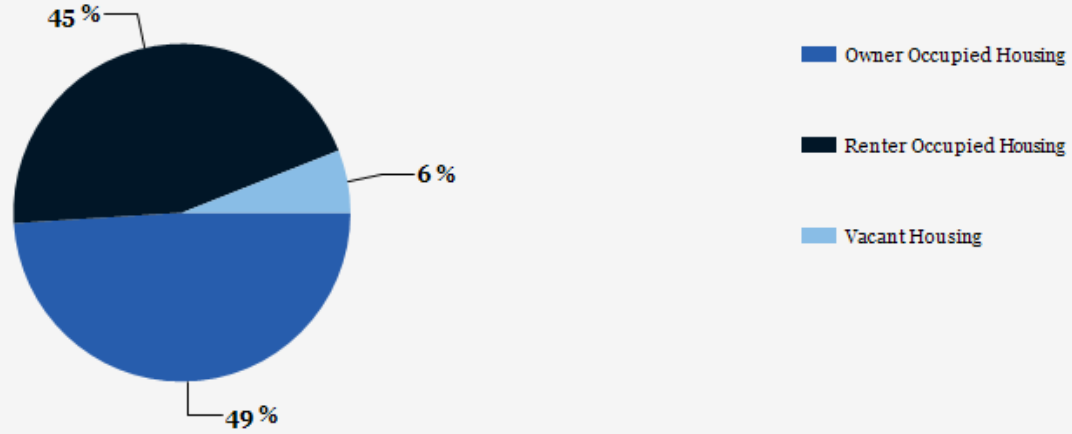
2023 Household Income



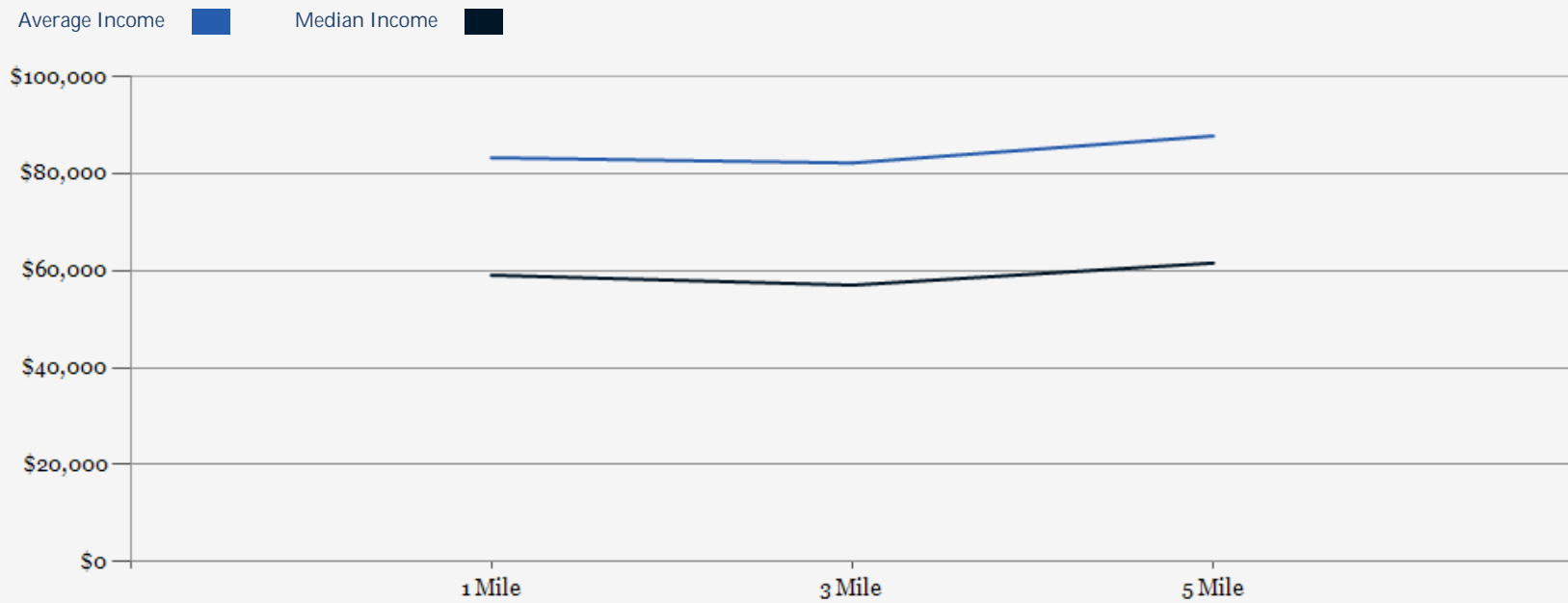
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



Arkansas Fielder Shopping 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@sfloweranch.com

Jeff Lewin

Head of Brokerage

(214) 336-7715

jlewin@sfloweranch.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