Auto Body & Repair Shop 612 N. Collins Street, Arlington TX 76011 Saul Waranch Jeff Lewin Broker Head of Brokerage (214) 526-5800 (214) 336-7715 jlewin@sfwaranch.com swaranch@sfwaranch.com

THE SPACE

Location

612 N. Collins Street, Arlington, TX, 76011

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,328	138,472	271,124



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$47,534	\$65,197	\$69,775



NUMBER OF HOUSEHOLDS

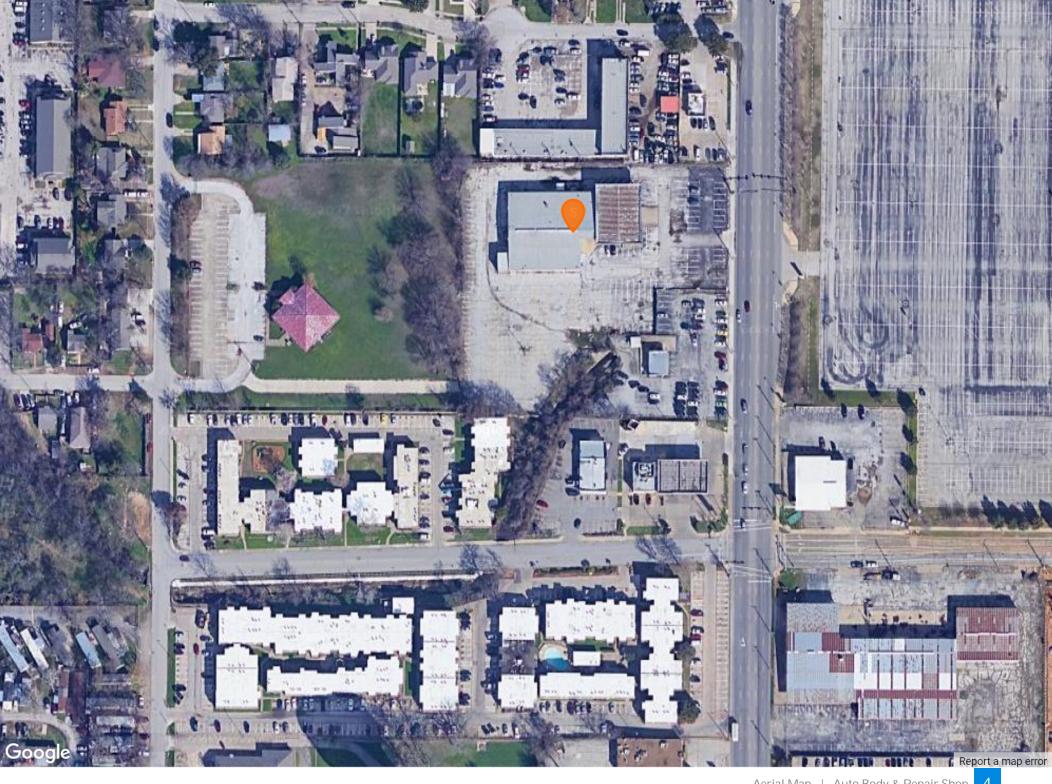
1.00 MILE	3.00 MILE	5.00 MILE
4,228	52,717	104,679

HIGHLIGHTS

- Second generation space in developed area
- Large open space
- Enclosed paint booth
- Exterior wash bay

PROPERTY DESCRIPTION					
NUMBER OF UNITS	1				
NET RENTABLE AREA (SF)	15,000				
LAND SF	25,000				
LAND ACRES	3.72				
YEAR BUILT	1975				
ZONING TYPE	F1 Commercial				
BUILDING CLASS	Commercial				
LOCATION CLASS	Mixed Use				
NUMBER OF STORIES	2				
NUMBER OF BUILDINGS	1				
NUMBER OF PARKING SPACES	50				





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,699	139,688	248,802
2010 Population	10,622	131,647	253,569
2021 Population	11,328	138,472	271,124
2026 Population	12,013	144,479	284,250
2021 African American	1,667	27,353	64,099
2021 American Indian	107	1,070	1,828
2021 Asian	354	8,843	18,448
2021 Hispanic	6,760	59,022	101,748
2021 Other Race	3,066	25,942	43,930
2021 White	5,624	69,393	131,916
2021 Multiracial	506	5,689	10,547
2021-2026: Population: Growth Rate	5.90 %	4.25 %	4.75 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	771	6,674	11,537
\$15,000-\$24,999	613	6,151	10,620
\$25,000-\$34,999	682	6,454	11,712
\$35,000-\$49,999	685	8,473	16,282
\$50,000-\$74,999	710	10,178	21,541
\$75,000-\$99,999	335	5,785	12,590
\$100,000-\$149,999	337	5,042	11,754
\$150,000-\$199,999	69	2,049	4,391
\$200,000 or greater	26	1,912	4,252
Median HH Income	\$35,743	\$46,794	\$51,680
Average HH Income	\$47,534	\$65,197	\$69,775

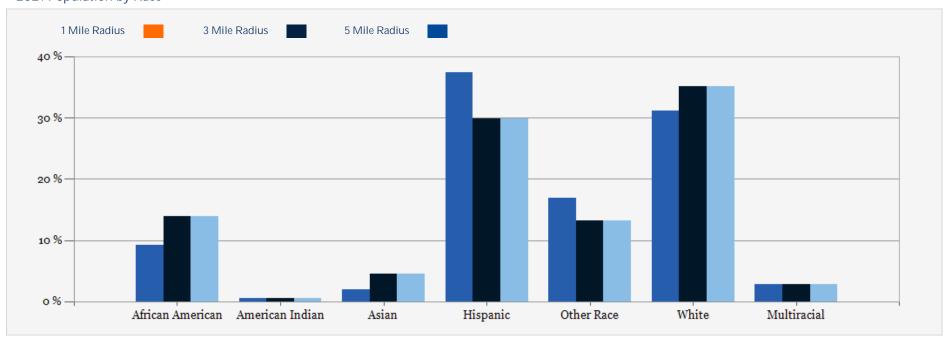
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,859	59,337	105,281
2010 Total Households	3,951	50,634	98,254
2021 Total Households	4,228	52,717	104,679
2026 Total Households	4,615	55,221	110,016
2021 Average Household Size	2.60	2.57	2.56
2000 Owner Occupied Housing	1,263	19,894	39,179
2000 Renter Occupied Housing	4,187	36,094	59,971
2021 Owner Occupied Housing	998	20,044	42,758
2021 Renter Occupied Housing	3,230	32,672	61,920
2021 Vacant Housing	607	7,620	11,891
2021 Total Housing	4,835	60,337	116,570
2026 Owner Occupied Housing	1,077	21,250	45,892
2026 Renter Occupied Housing	3,538	33,971	64,124
2026 Vacant Housing	607	7,815	12,140
2026 Total Housing	5,222	63,036	122,156
2021-2026: Households: Growth Rate	8.85 %	4.65 %	5.00 %

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE	2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	885	11,274	22,327	2026 Population Age 30-34	967	11,072	22,425
2021 Population Age 35-39	750	9,506	18,768	2026 Population Age 35-39	797	10,099	20,471
2021 Population Age 40-44	648	8,146	16,093	2026 Population Age 40-44	686	8,803	17,500
2021 Population Age 45-49	594	7,398	14,941	2026 Population Age 45-49	635	7,706	15,417
2021 Population Age 50-54	528	7,008	14,338	2026 Population Age 50-54	526	6,889	14,010
2021 Population Age 55-59	539	6,615	13,483	2026 Population Age 55-59	535	6,565	13,480
2021 Population Age 60-64	513	6,158	12,486	2026 Population Age 60-64	507	6,218	12,530
2021 Population Age 65-69	407	4,970	10,350	2026 Population Age 65-69	507	5,515	11,290
2021 Population Age 70-74	309	3,999	8,349	2026 Population Age 70-74	377	4,354	9,067
2021 Population Age 75-79	204	2,762	5,783	2026 Population Age 75-79	271	3,336	7,025
2021 Population Age 80-84	134	1,789	3,680	2026 Population Age 80-84	192	2,175	4,461
2021 Population Age 85+	110	1,810	3,614	2026 Population Age 85+	129	1,919	3,948
2021 Population Age 18+	8,345	102,964	202,921	2026 Population Age 18+	8,985	107,797	213,429
2021 Median Age	30	31	32	2026 Median Age	31	31	32
2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE	2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$38,696	\$44,049	\$49,295	Median Household Income 25-34	\$44,882	\$49,649	\$53,370
Average Household Income 25-34	\$52,712	\$59,787	\$63,553	Average Household Income 25-34	\$58,496	\$66,209	\$70,173
Median Household Income 35-44	\$35,212	\$50,085	\$55,078	Median Household Income 35-44	\$40,547	\$53,565	\$59,336
Average Household Income 35-44	\$48,537	\$68,419	\$74,399	Average Household Income 35-44	\$54,094	\$75,541	\$82,287
Median Household Income 45-54	\$42,133	\$56,604	\$60,884	Median Household Income 45-54	\$47,544	\$60,231	\$65,192
Average Household Income 45-54	\$54,674	\$78,279	\$82,385	Average Household Income 45-54	\$62,094	\$85,764	\$90,543
Median Household Income 55-64	\$39,294	\$53,626	\$58,221	Median Household Income 55-64	\$42,459	\$57,252	\$62,234
Average Household Income 55-64	\$49,477	\$76,025	\$80,269	Average Household Income 55-64	\$55,068	\$82,992	\$87,710
Median Household Income 65-74	\$32,744	\$48,821	\$52,231	Median Household Income 65-74	\$35,248	\$51,806	\$55,389
Average Household Income 65-74	\$40,927	\$67,078	\$72,695	Average Household Income 65-74	\$45,390	\$73,420	\$79,942
Average Household Income 75+	\$33,139	\$57,744	\$59,275	Average Household Income 75+	\$37,057	\$63,761	\$66,152

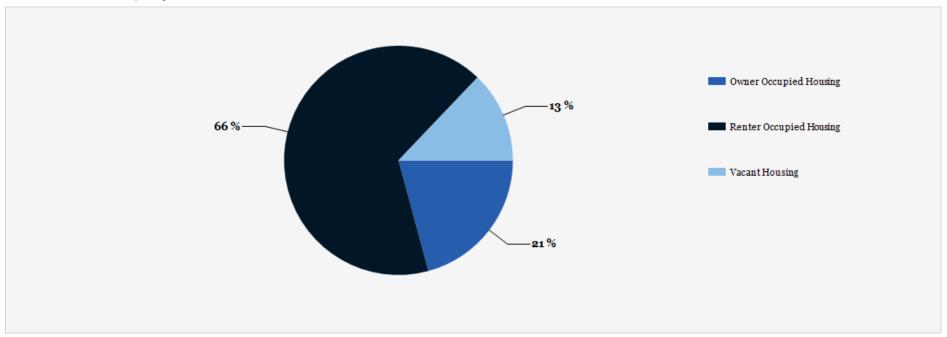
2021 Household Income



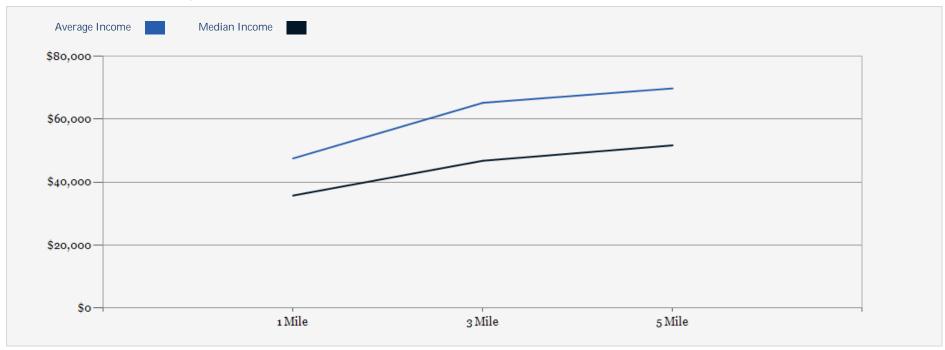
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median





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.



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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Apassociate	gent/ License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
E	Buyer/Tenant/Seller/Landl	lord Initials Date	

Auto Body & Repair Shop

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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:

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