

Southeast Parkway Shopping Center

2001 SE Parkway, Arlington TX 76018

For Lease



Prepared By:

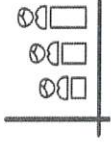
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THE SPACE

Location **2001 SE Parkway, Arlington, TX, 76018**



POPULATION

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

HIGHLIGHTS

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



AVERAGE HOUSEHOLD INCOME

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



NUMBER OF HOUSEHOLDS

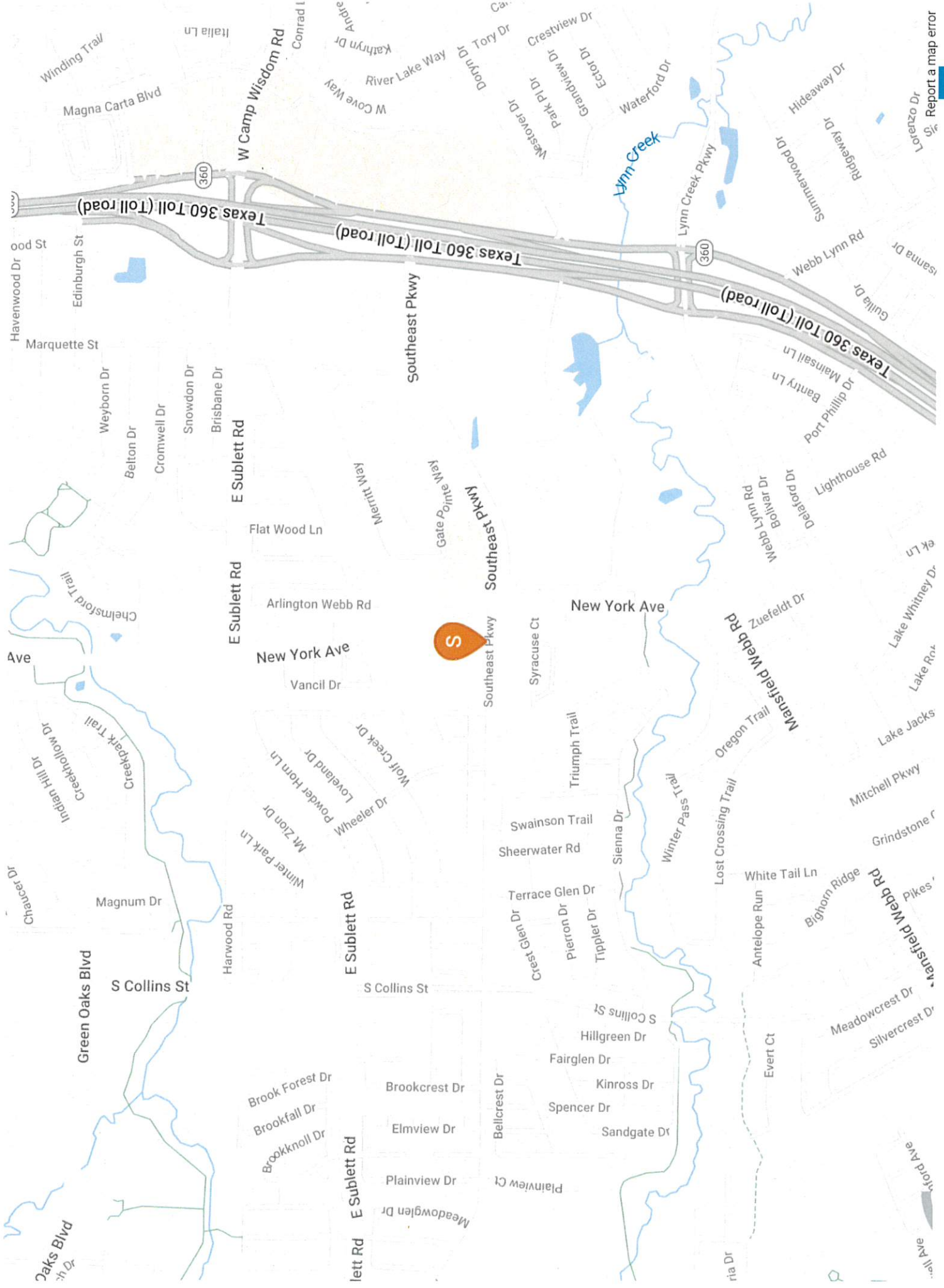
1.00 MILE	3.00 MILE	5.00 MILE
3,648	34,735	94,836

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
1	Available	Ground	1,375	Retail	1,375-5,500 SF available. Call for pricing.
2	Available	Ground	1,375	Retail	1,375-5,500 SF available. Call for pricing.
3	Available	Ground	1,375	Retail	1,375-5,500 SF available. Call for pricing.
4	Available	Ground	1,375	Retail	1,375-5,500 SF available. Call for pricing.

PROPERTY FEATURES

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







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

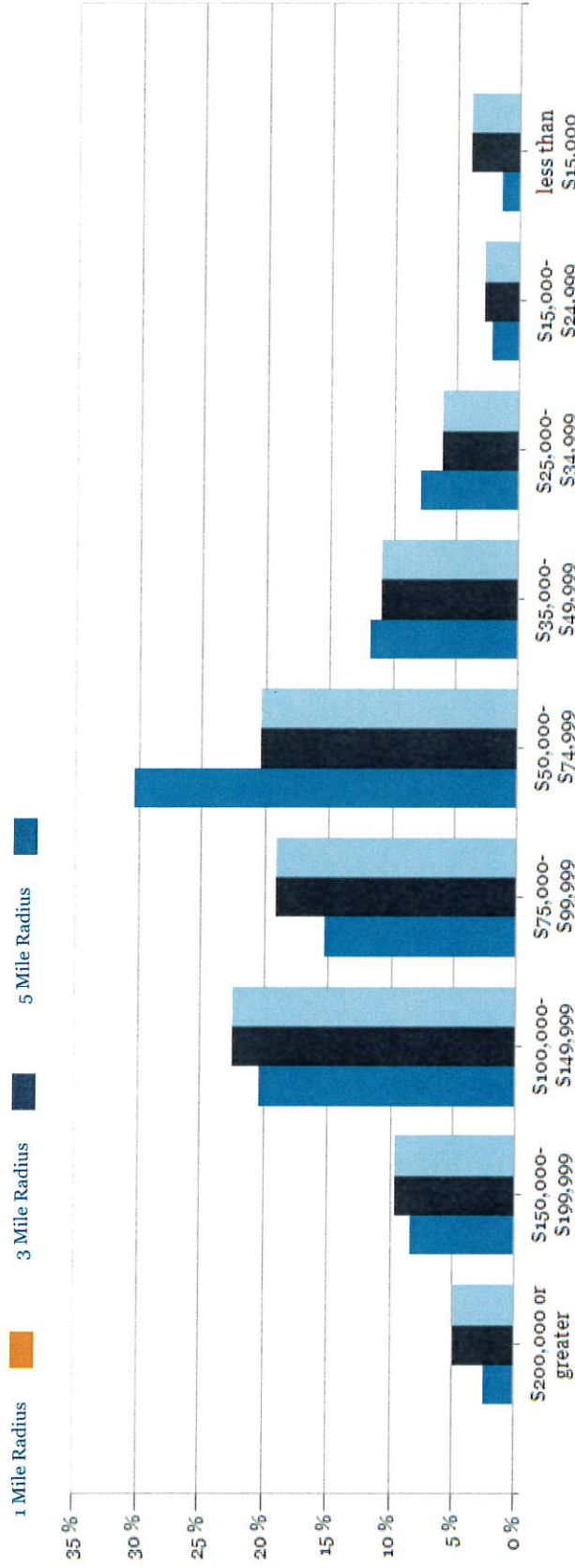
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,804	19,095	59,137
2010 Total Households	3,557	31,124	83,996
2021 Total Households	3,648	34,735	94,836
2026 Total Households	3,785	36,768	100,368
2021 Average Household Size	3.51	3.24	3.11
2000 Owner Occupied Housing	1,613	15,872	39,821
2000 Renter 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 %

Source: esri

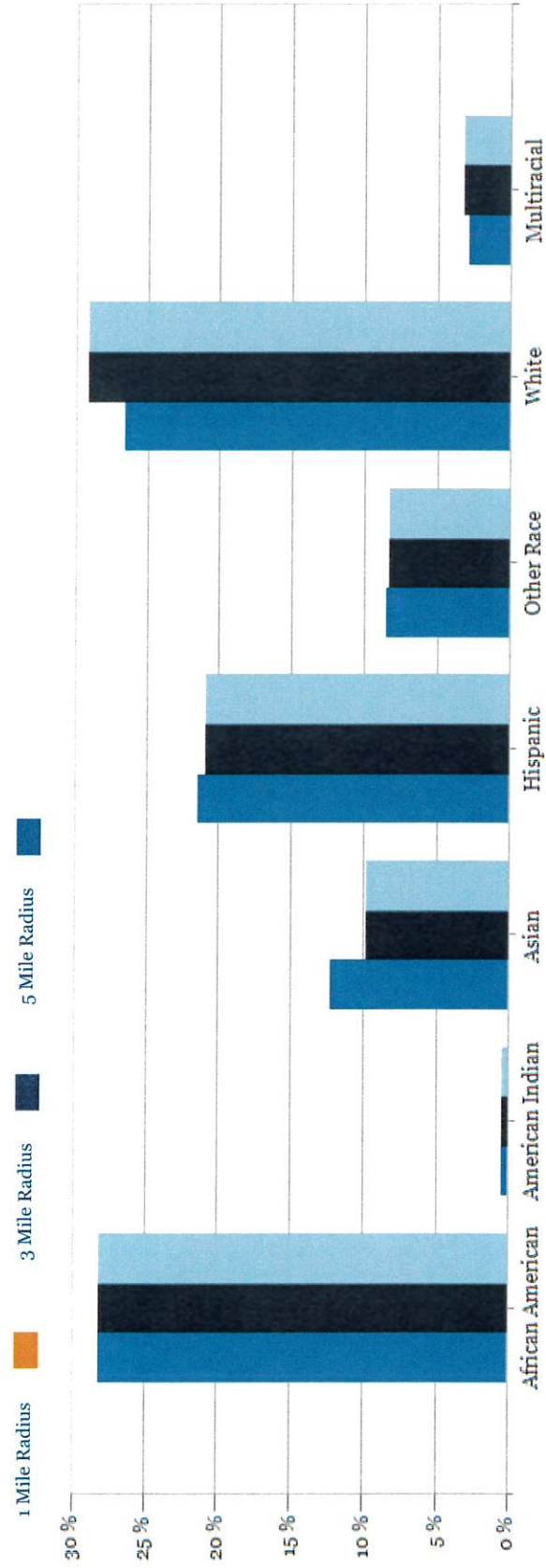
2021 POPULATION BY AGE		1 MILE	3 MILE	5 MILE	2026 POPULATION BY AGE		1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,022	8,646	22,806	2026 Population Age 30-34	1,708	12,966	31,065		
2021 Population Age 35-39	863	8,255	21,139	2026 Population Age 35-39	1,118	9,550	25,600		
2021 Population Age 40-44	854	8,125	20,514	2026 Population Age 40-44	796	7,918	20,922		
2021 Population Age 45-49	912	7,786	20,063	2026 Population Age 45-49	714	7,239	19,061		
2021 Population Age 50-54	894	7,310	18,743	2026 Population Age 50-54	723	6,637	17,838		
2021 Population Age 55-59	824	6,902	17,705	2026 Population Age 55-59	711	6,231	16,514		
2021 Population Age 60-64	636	5,643	14,799	2026 Population Age 60-64	637	5,723	15,268		
2021 Population Age 65-69	417	3,747	10,776	2026 Population Age 65-69	479	4,618	12,604		
2021 Population Age 70-74	251	2,513	7,757	2026 Population Age 70-74	291	2,916	8,861		
2021 Population Age 75-79	136	1,268	4,275	2026 Population Age 75-79	160	1,846	6,140		
2021 Population Age 80-84	58	614	2,226	2026 Population Age 80-84	77	827	2,973		
2021 Population Age 85+	37	403	1,648	2026 Population Age 85+	37	486	1,985		
2021 Population Age 18+	9,454	82,587	216,793	2026 Population Age 18+	9,813	87,978	231,923		
2021 Median Age	32	33	33	2026 Median Age	32	33	33		

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	\$60,913	\$69,899	\$66,658	Median Household Income 25-34	\$66,220	\$78,004	\$75,394		
Average Household Income 25-34	\$74,818	\$82,208	\$81,491	Average Household Income 25-34	\$84,527	\$93,126	\$92,613		
Median Household Income 35-44	\$80,407	\$93,657	\$90,788	Median Household Income 35-44	\$95,694	\$102,283	\$100,844		
Average Household Income 35-44	\$91,189	\$101,240	\$103,315	Average Household Income 35-44	\$102,550	\$113,642	\$115,335		
Median Household Income 45-54	\$79,197	\$90,930	\$94,449	Median Household Income 45-54	\$86,670	\$100,340	\$103,038		
Average Household Income 45-54	\$93,192	\$106,166	\$112,098	Average Household Income 45-54	\$104,234	\$119,924	\$124,778		
Median Household Income 55-64	\$77,087	\$85,205	\$87,627	Median Household Income 55-64	\$84,159	\$92,879	\$96,022		
Average Household Income 55-64	\$89,086	\$100,242	\$108,125	Average Household Income 55-64	\$100,853	\$113,731	\$121,435		
Median Household Income 65-74	\$62,189	\$69,707	\$69,510	Median Household Income 65-74	\$67,155	\$76,600	\$77,095		
Average Household Income 65-74	\$77,660	\$82,217	\$88,903	Average Household Income 65-74	\$88,069	\$93,080	\$101,386		
Average Household Income 75+	\$59,572	\$58,001	\$64,766	Average Household Income 75+	\$65,145	\$64,217	\$75,128		

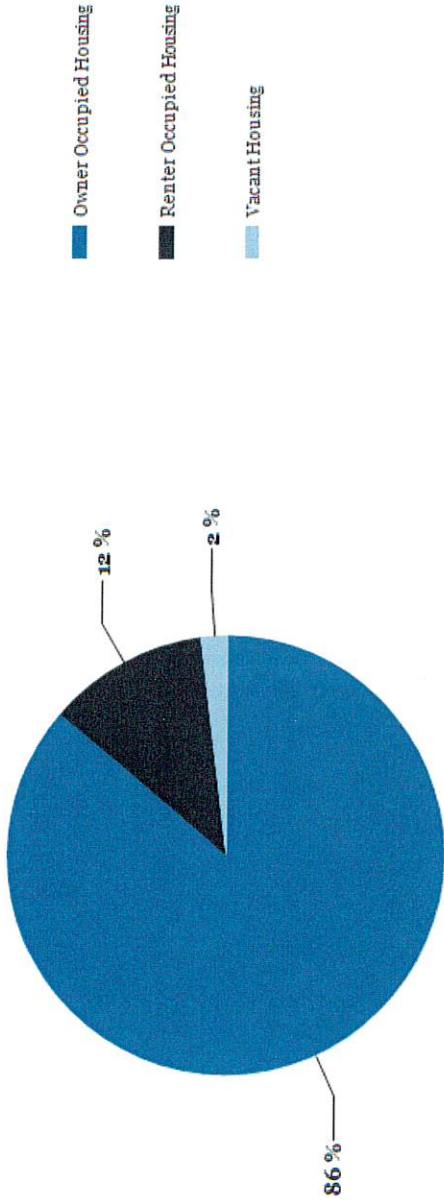
2021 Household Income



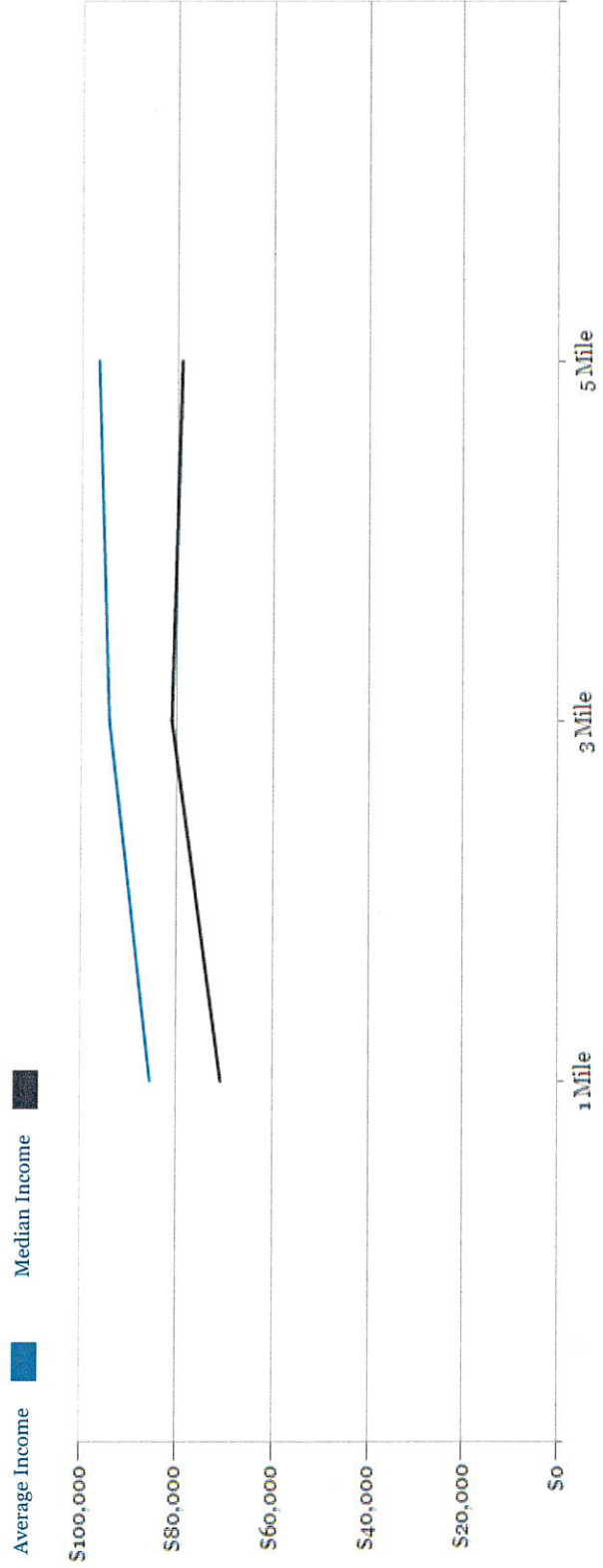
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



Southeast Parkway Shopping Center

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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.

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11-2-2015

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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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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov