

# Walmart Shadowed Retail Center

1231-1235 N. Little School Road, Arlington TX 76017

100% LEASED



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# THE SPACE

Location 1231-1235 N. Little School Road, Arlington, TX, 76017

## HIGHLIGHTS

- Fronting WalMart
- Excellent visibility and access
- Concrete parking lot



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
1225	T-Mobile	Ground	2,500	Retail	Long term mobile phone tenant
1229A	Legacy Nails	Ground	1,996	Retail	Popular nail salon
1237	Sport Clips	Ground	1,283	Retail	Hair salon
1241	Little Ceasar's Pizza	Ground	1,261	Retail	National pizza chain
1245	Game Stop	Ground	1,681	Lease	Video games

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,857	76,639	194,738

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$91,719	\$98,776	\$89,764

### NUMBER OF HOUSEHOLDS

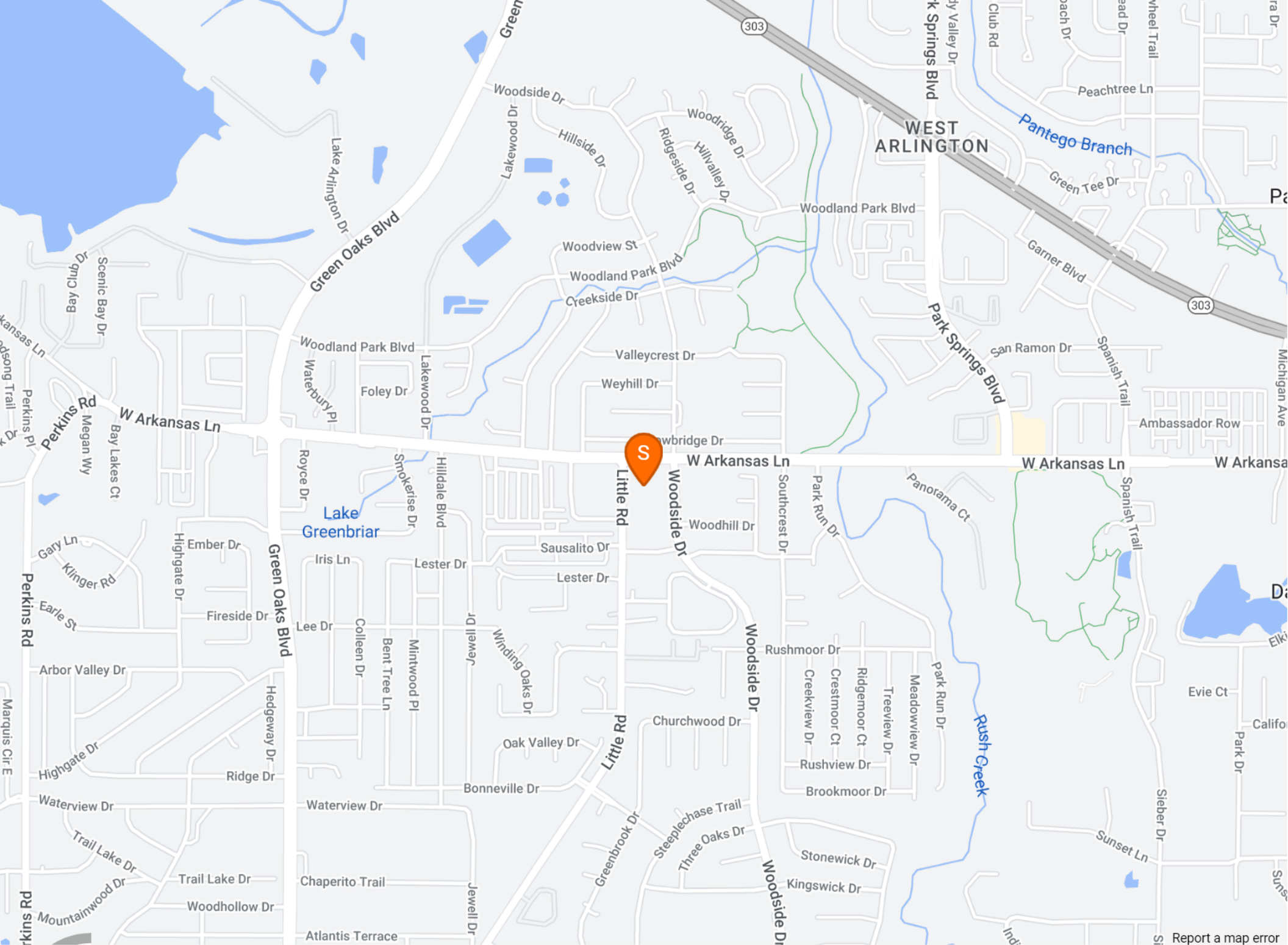
1.00 MILE	3.00 MILE	5.00 MILE
5,589	28,927	69,945



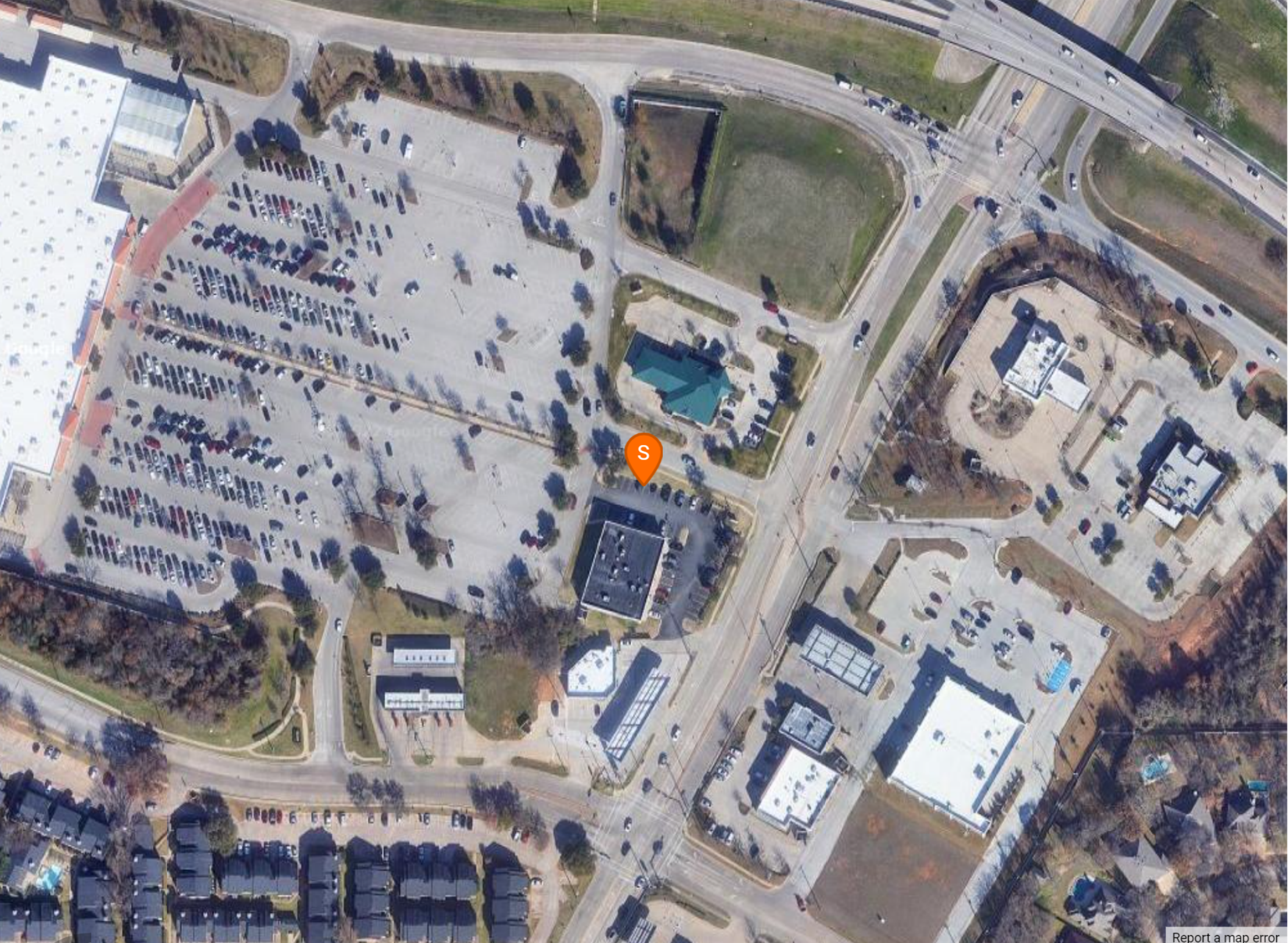
PROPERTY FEATURES

CURRENT OCCUPANCY	100.00 %
TOTAL TENANTS	5
BUILDING SF	8,721
GLA (SF)	9,000
YEAR BUILT	2022
ZONING TYPE	Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample









[Report a map error](#)



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,315	67,200	168,561
2010 Population	13,385	70,645	181,126
2021 Population	13,857	76,639	194,738
2026 Population	14,155	79,472	202,847
2021 African American	3,002	12,233	52,974
2021 American Indian	77	402	997
2021 Asian	846	4,015	9,197
2021 Hispanic	2,239	14,360	46,385
2021 Other Race	696	5,414	18,780
2021 White	8,657	51,719	106,132
2021 Multiracial	569	2,789	6,511
2021-2026: Population: Growth Rate	2.15 %	3.65 %	4.10 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	357	1,653	5,939
\$15,000-\$24,999	170	1,262	4,765
\$25,000-\$34,999	514	1,978	6,387
\$35,000-\$49,999	812	3,463	8,704
\$50,000-\$74,999	1,089	5,514	12,916
\$75,000-\$99,999	784	4,424	9,372
\$100,000-\$149,999	1,014	5,517	11,150
\$150,000-\$199,999	457	2,736	5,523
\$200,000 or greater	391	2,380	5,189
Median HH Income	\$70,349	\$77,536	\$65,696
Average HH Income	\$91,719	\$98,776	\$89,764

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,030	24,936	62,425
2010 Total Households	5,368	26,545	65,148
2021 Total Households	5,589	28,927	69,945
2026 Total Households	5,702	29,963	72,583
2021 Average Household Size	2.48	2.64	2.77
2000 Owner Occupied Housing	2,963	18,911	43,920
2000 Renter Occupied Housing	1,851	4,986	15,358
2021 Owner Occupied Housing	3,191	21,464	48,362
2021 Renter Occupied Housing	2,398	7,463	21,583
2021 Vacant Housing	141	1,149	3,908
2021 Total Housing	5,730	30,076	73,853
2026 Owner Occupied Housing	3,311	22,451	50,982
2026 Renter Occupied Housing	2,391	7,512	21,601
2026 Vacant Housing	133	1,164	3,964
2026 Total Housing	5,835	31,127	76,547
2021-2026: Households: Growth Rate	2.00 %	3.55 %	3.70 %

Source: esri



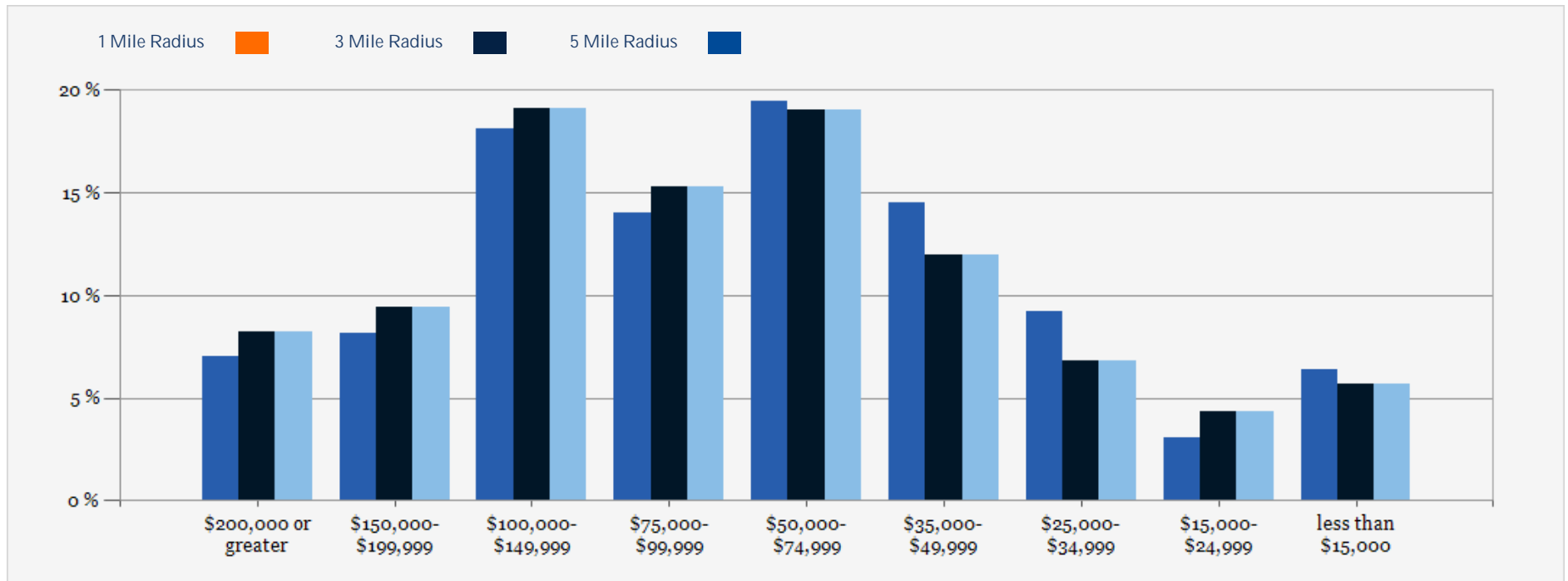
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,079	5,141	12,963
2021 Population Age 35-39	1,005	5,174	12,821
2021 Population Age 40-44	866	4,585	11,475
2021 Population Age 45-49	855	4,617	11,405
2021 Population Age 50-54	847	4,828	11,771
2021 Population Age 55-59	918	5,617	12,925
2021 Population Age 60-64	878	5,534	12,604
2021 Population Age 65-69	725	4,905	11,022
2021 Population Age 70-74	547	3,792	8,655
2021 Population Age 75-79	291	2,342	5,698
2021 Population Age 80-84	151	1,201	3,220
2021 Population Age 85+	119	1,178	2,845
2021 Population Age 18+	10,901	60,297	147,859
2021 Median Age	36	40	38

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,727	\$68,903	\$60,289
Average Household Income 25-34	\$83,191	\$87,467	\$78,661
Median Household Income 35-44	\$82,696	\$90,162	\$75,979
Average Household Income 35-44	\$100,703	\$107,444	\$96,359
Median Household Income 45-54	\$87,080	\$94,431	\$83,214
Average Household Income 45-54	\$105,916	\$114,396	\$106,250
Median Household Income 55-64	\$83,502	\$90,650	\$78,821
Average Household Income 55-64	\$103,176	\$111,912	\$102,779
Median Household Income 65-74	\$73,587	\$73,532	\$61,875
Average Household Income 65-74	\$91,506	\$95,078	\$87,258
Average Household Income 75+	\$65,020	\$65,968	\$61,785

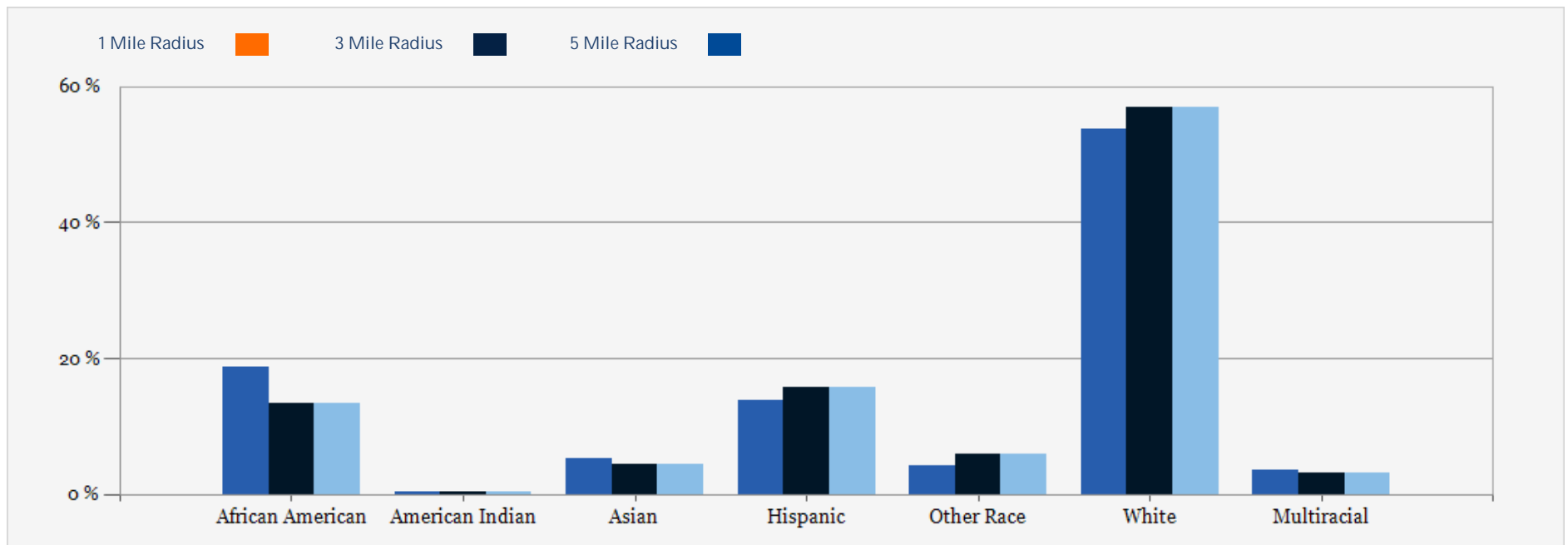
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,253	5,816	14,205
2026 Population Age 35-39	1,099	5,686	14,016
2026 Population Age 40-44	924	5,271	12,995
2026 Population Age 45-49	815	4,673	11,792
2026 Population Age 50-54	774	4,624	11,375
2026 Population Age 55-59	806	4,825	11,680
2026 Population Age 60-64	839	5,366	12,372
2026 Population Age 65-69	755	5,169	11,818
2026 Population Age 70-74	568	4,335	9,908
2026 Population Age 75-79	426	3,310	7,608
2026 Population Age 80-84	202	1,852	4,378
2026 Population Age 85+	143	1,337	3,310
2026 Population Age 18+	11,106	62,826	154,890
2026 Median Age	36	41	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,095	\$75,917	\$65,853
Average Household Income 25-34	\$92,441	\$96,042	\$86,808
Median Household Income 35-44	\$92,575	\$100,622	\$83,493
Average Household Income 35-44	\$110,928	\$119,602	\$107,555
Median Household Income 45-54	\$96,849	\$103,196	\$90,417
Average Household Income 45-54	\$118,235	\$126,020	\$116,358
Median Household Income 55-64	\$89,251	\$98,431	\$84,105
Average Household Income 55-64	\$114,078	\$122,490	\$112,156
Median Household Income 65-74	\$79,123	\$79,640	\$68,660
Average Household Income 65-74	\$103,311	\$107,362	\$98,420
Average Household Income 75+	\$74,420	\$76,155	\$71,911

## 2021 Household Income

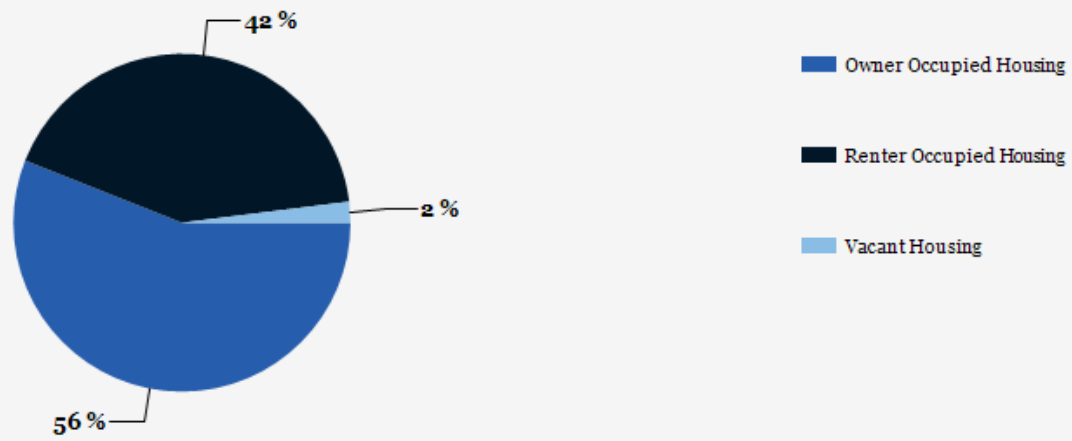


## 2021 Population by Race

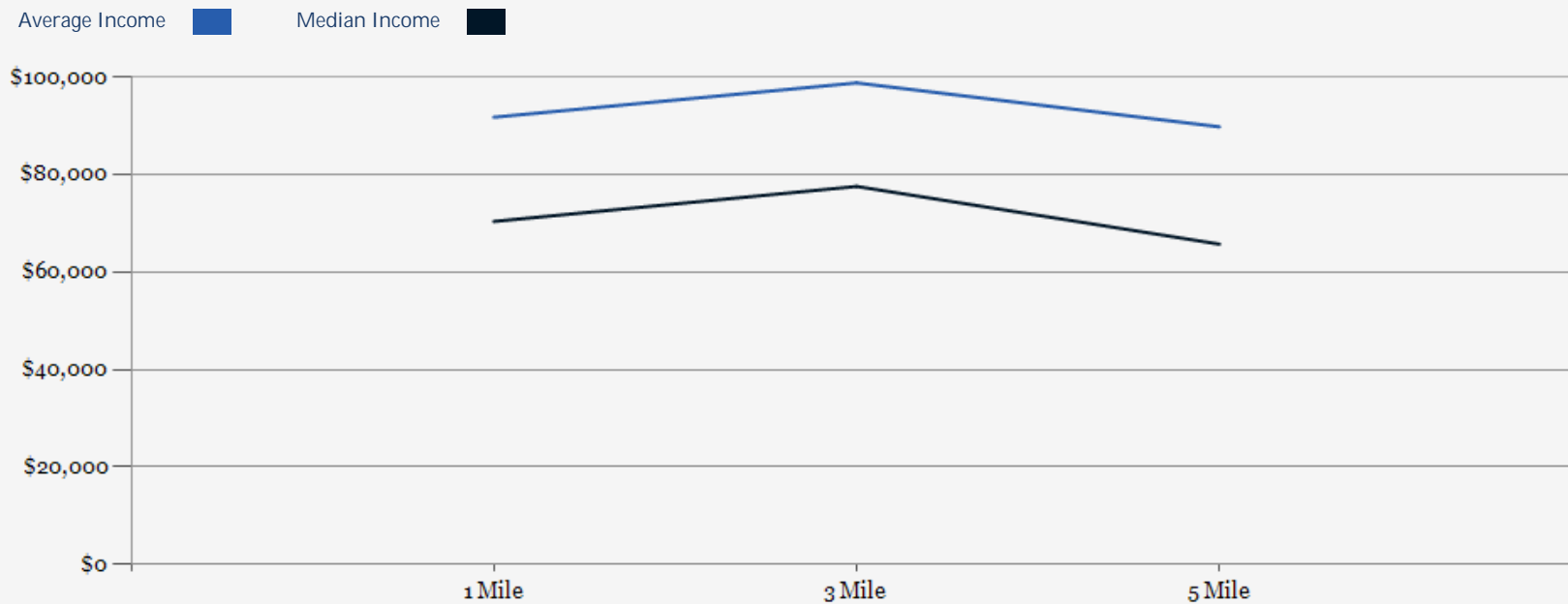




## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median



# Walmart Shadowed Retail 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:
  - 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.

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<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

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

\_\_\_\_\_  
Date