

WALMART SHADOWED RETAIL CENTER

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

FOR LEASE



SPACE AVAILABLE

Saul Waranch

The S.F. Waranch Company

Broker

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The S.F. Waranch Company

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HIGHLIGHTS

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



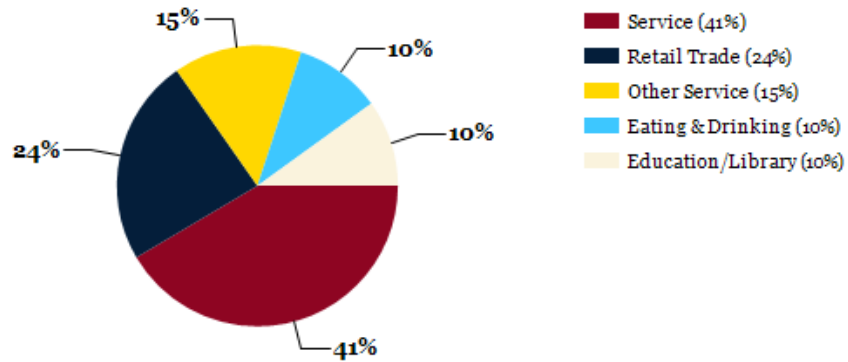
Suite	Tenant	Floor	Square Feet	Lease Type	Notes
1225	T-Mobile	Ground	2,500	Retail	Long term mobile phone tenant
1229A	Legacy Nails	Ground	1,996	Retail	Popular nail salon
1237	Sport Clips	Ground	1,283	Retail	Hair salon
1241	Little Ceasar's Pizza	Ground	1,261	Retail	National pizza chain
1245	Available Feb 2026	Ground	1,681	Lease	Available Feb 2026

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



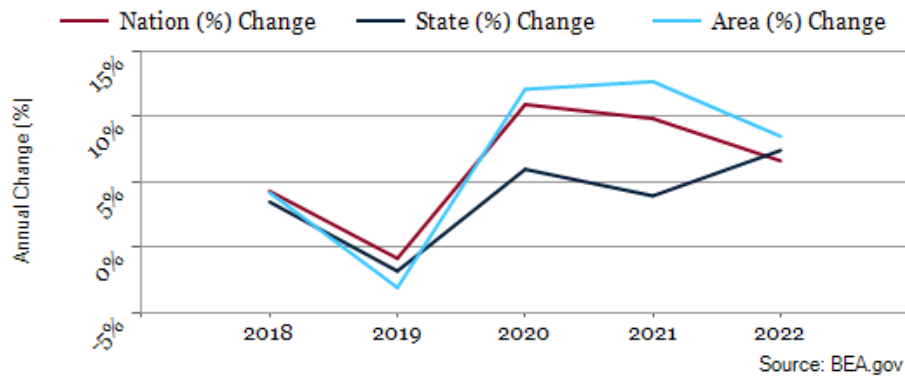
Major Industries by Employee Count

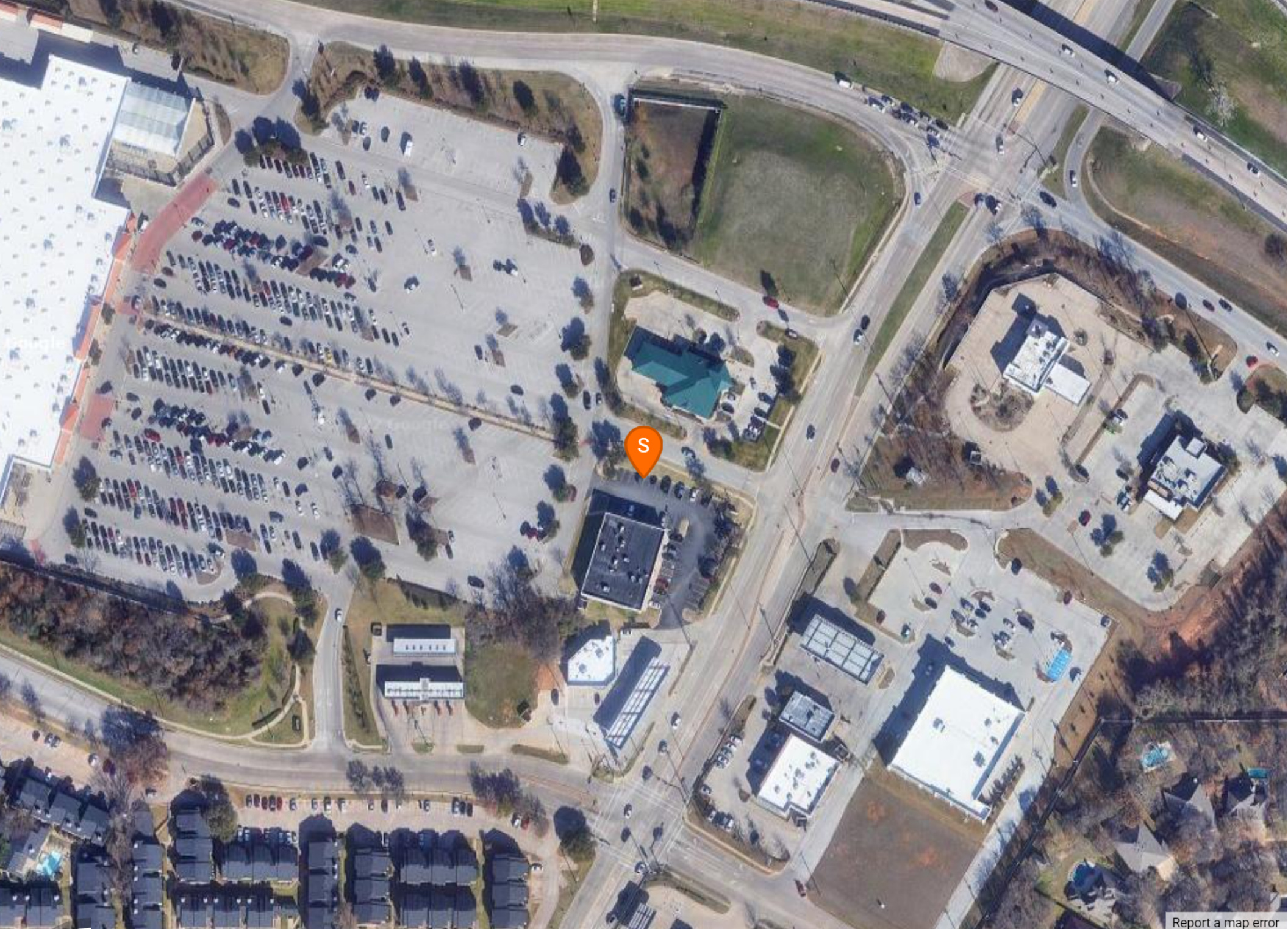


Largest Employers

Arlington Independent School District	9,429
General Motors: Assembly and Financial Services	8,919
Texas Health Resources	6,619
University of Texas at Arlington	5,600
Six Flags Over Texas	3,800
The Parks Mall	3,500
City of Arlington	2,899
Texas Rangers	2,000

Tarrant County GDP Trend

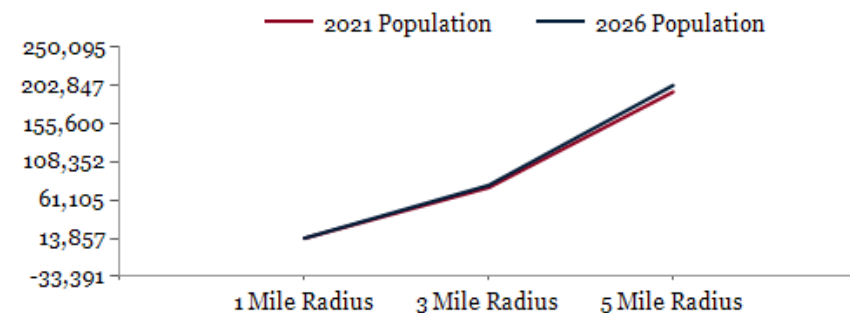




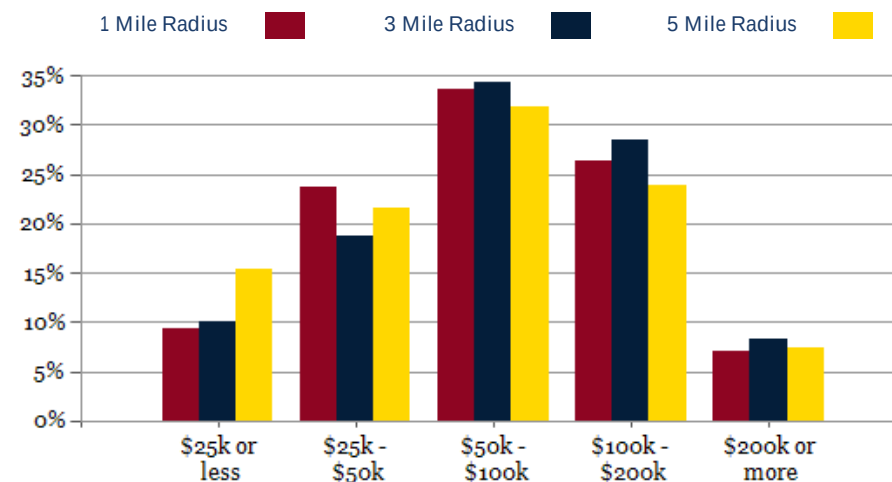
[Report a map error](#)

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%

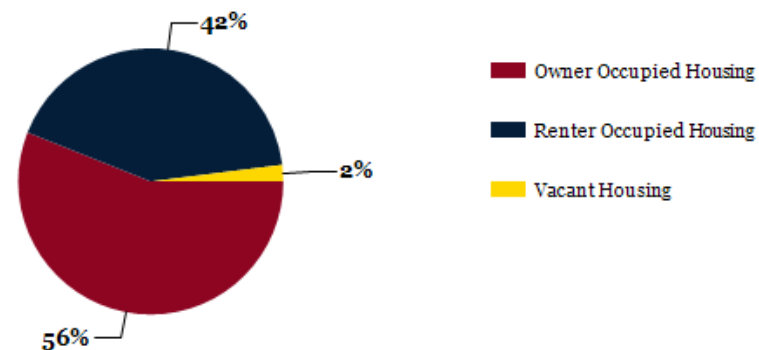
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	357	1,653	5,939
\$15,000-\$24,999	170	1,262	4,765
\$25,000-\$34,999	514	1,978	6,387
\$35,000-\$49,999	812	3,463	8,704
\$50,000-\$74,999	1,089	5,514	12,916
\$75,000-\$99,999	784	4,424	9,372
\$100,000-\$149,999	1,014	5,517	11,150
\$150,000-\$199,999	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



2021 Household Income



2021 Own vs. Rent - 1 Mile Radius

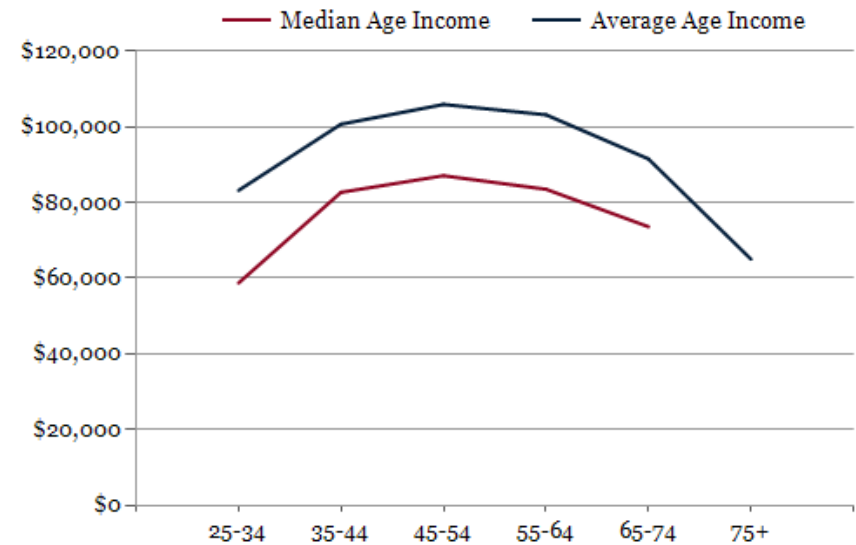
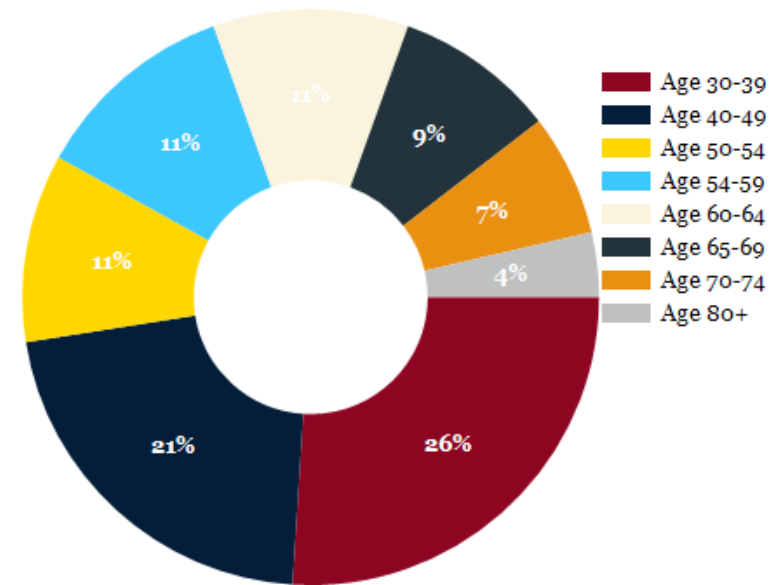


Source: esri

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
2026 Median Age	36	41	39

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

Population By Age





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.

<u>Saul F. Waranch</u>	<u>9003270</u>	<u>sfwaranch@sfwaranch.com</u>	<u>214-526-5800</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Saul F. Waranch</u>	<u>0395950</u>	<u>swaranch@sfwaranch.com</u>	<u>214-893-4788</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Walmart Shadowed Retail 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 tenants, 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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