



WASHINGTON & 157 | 2216-2280 N COLLINS ST, ARLINGTON, TX 76011

Features

Located at the northwest corner of Washington Drive and North Collins Street offering great visibility on a high traffic corridor. Strong tenant retention. washington157.com

FOR LEASE

TOTAL SF: 25,212
AVAILABLE SF: 3,420
MIN CONTIGUOUS SF: 3,420
MAX CONTIGUOUS SF: 3,420
CONTACT FOR MORE INFORMATION
NNN: \$8.27 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2025	1 MILE	3 MILE	5 MILE
North Collins Street	38,883 VPD	Total Population		21,446	91,174	282,036
		Total Households		11,465	40,373	113,424
		Average Household Income		\$78,486	\$100,533	\$89,455
		5 Year Population Growth		0.56%	0.71%	0.27%

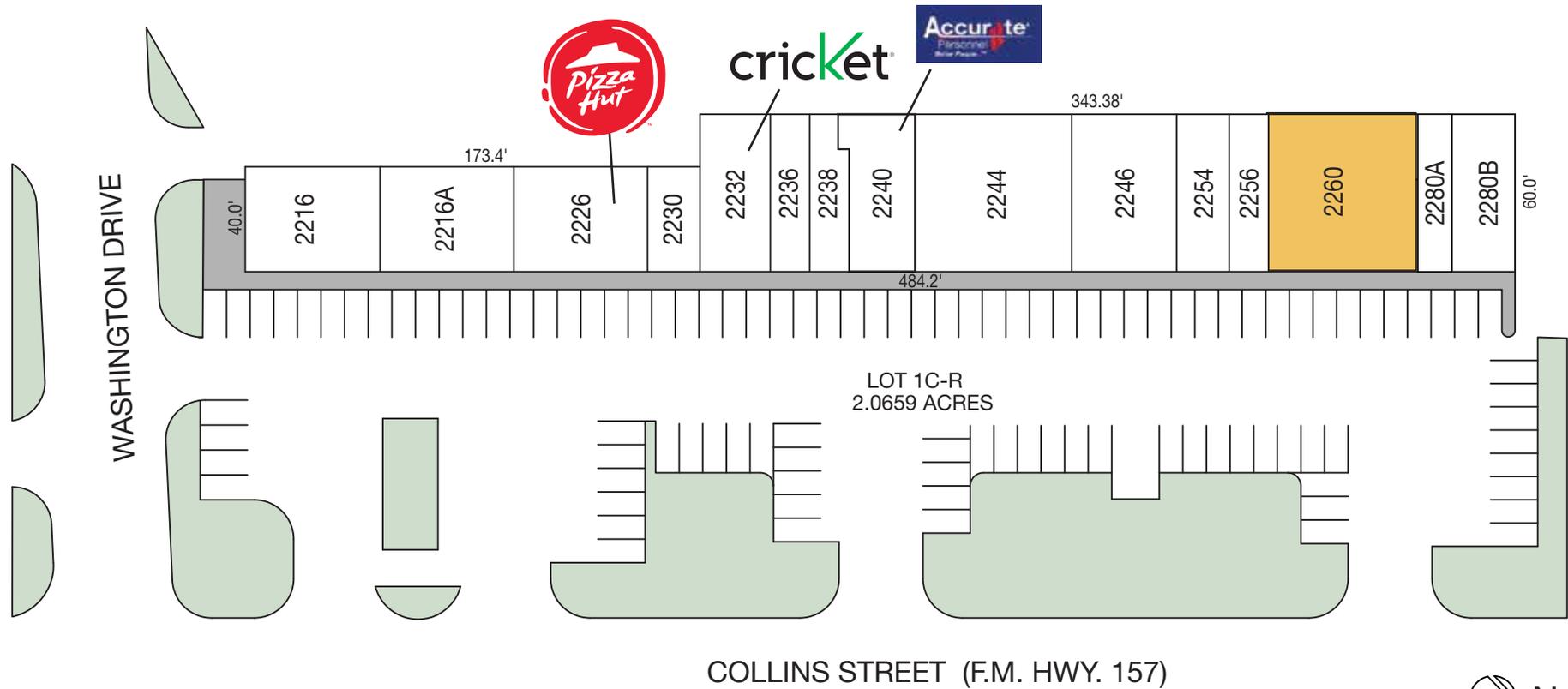
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Area Retailers & Businesses



WASHINGTON & 157 | NWC OF WASHINGTON DR & 2216-2280 N COLLINS ST (FM 157), ARLINGTON, TX 76011

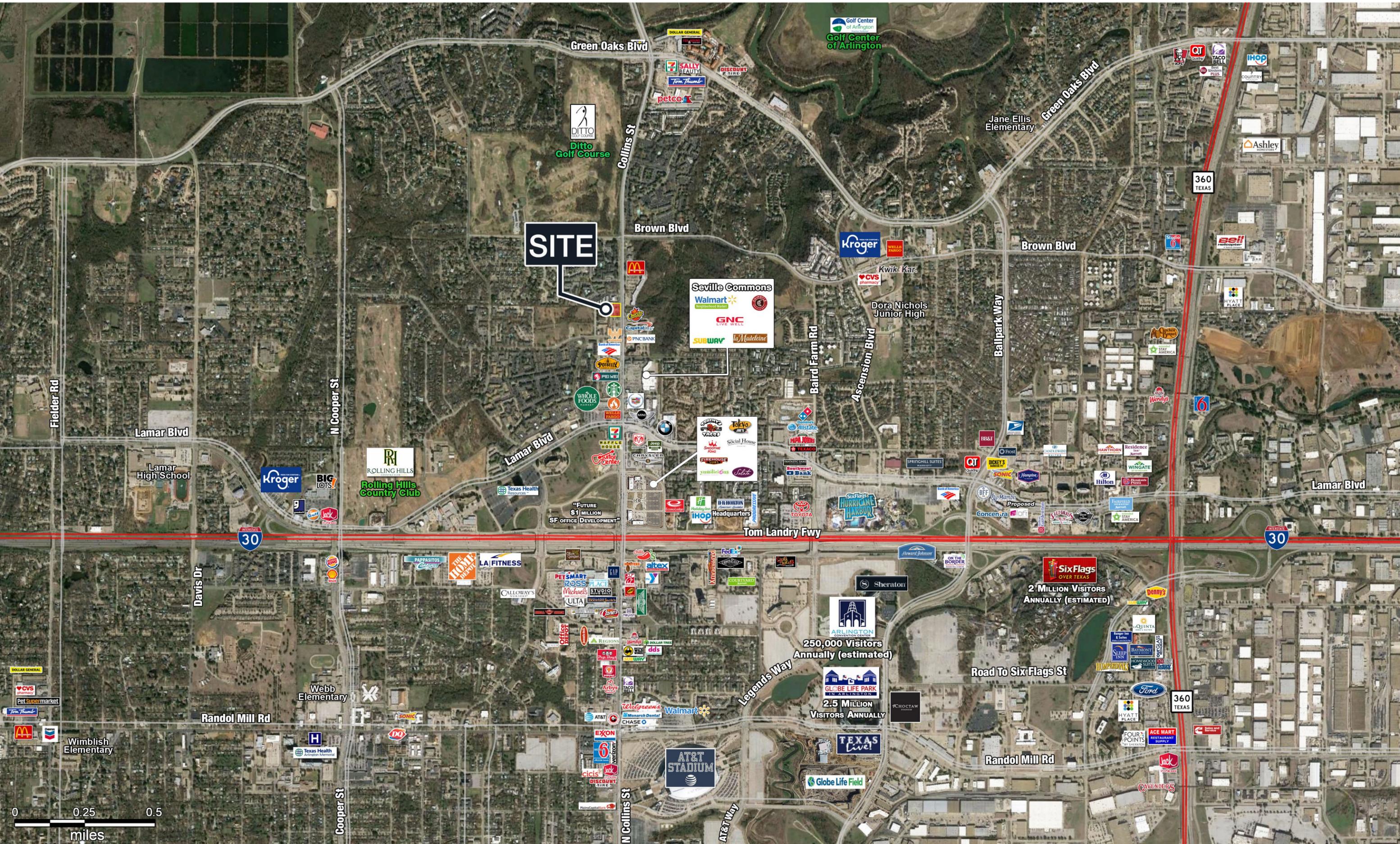


Available Spaces

2260 3,420 sf

Current Tenants

2216	Star Stop Convenience Store	2,000 sf	2240	Accurate Personnel	1,560 sf
2216A	My Place Cleaners	2,000 sf	2244	DTLR	3,602 sf
2226	Pizza Hut	2,000 sf	2246	Abe's Speedwash	2,400 sf
2230	Ace Cash Express	800 sf	2254	Aria's Threading Salon	1,200 sf
2232	Cricket Wireless	1,610 sf	2256	Collins Donuts	900 sf
2236	Hollywood Nails	900 sf	2280A	Daiquiri To Go	780 sf
2238	All Stars Barber Shop	600 sf	2280B	D Smith's Chicken & Fish	1,440 sf



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Weitzman	402795	twgre@weitzmangroup.com	214-954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Robert E. Young, Jr	292229	byoung@weitzmangroup.com	214-720-6688
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Guillermo Lopez	765983	glopez@weitzmangroup.com	(214) 720-6653
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Weitzman

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Date