

GROUND LEASE OPPORTUNITY

ARLINGTON, TEXAS

1910 E Sublett Rd

Ground Lease Opportunity – Arlington, Texas

±19K–21K..

Daily Traffic

116K+

Population (3-Mile)

\$100K+

Avg HH Income

Signalized

Corner Intersection

High-visibility site within a dense residential trade area

Ram King

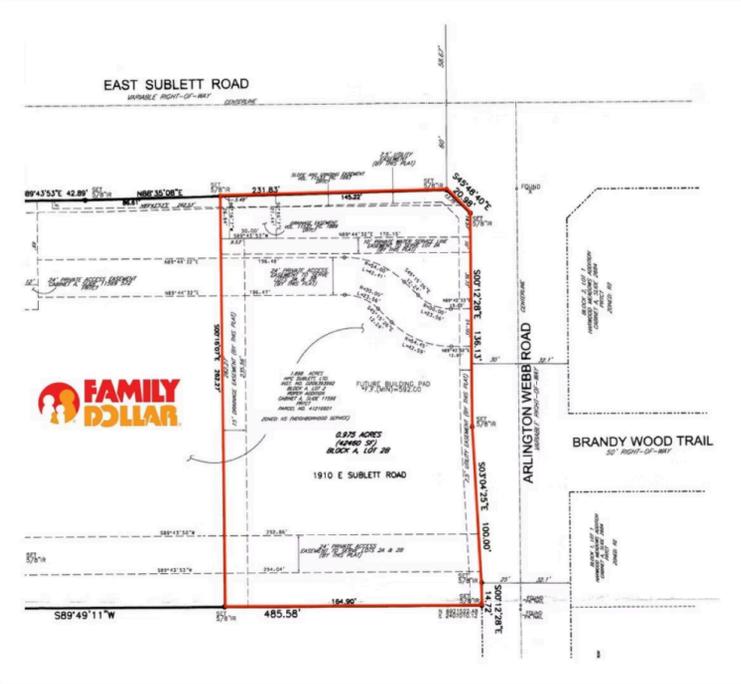
White House Global Properties

Site & Surrounding Area

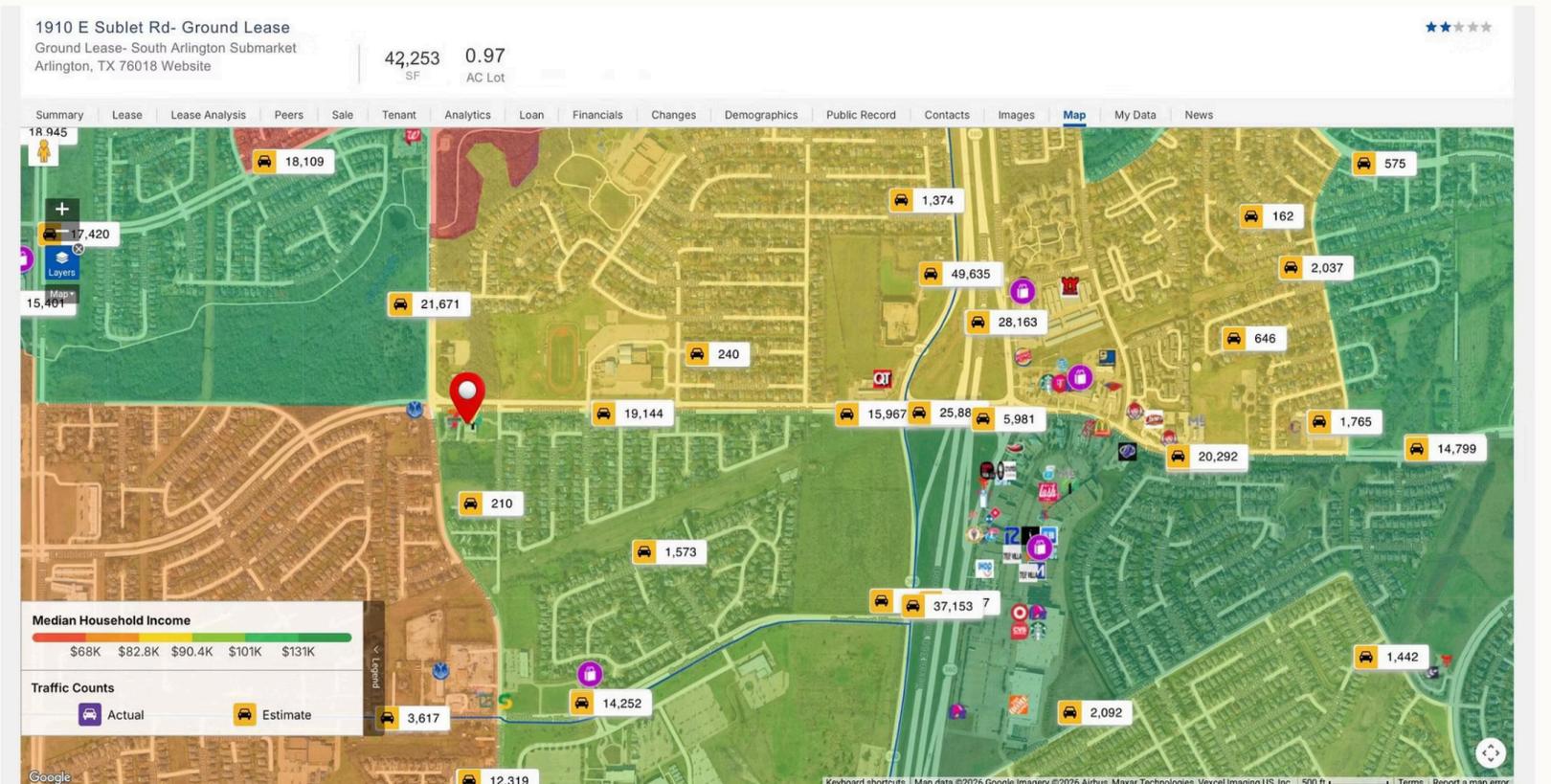
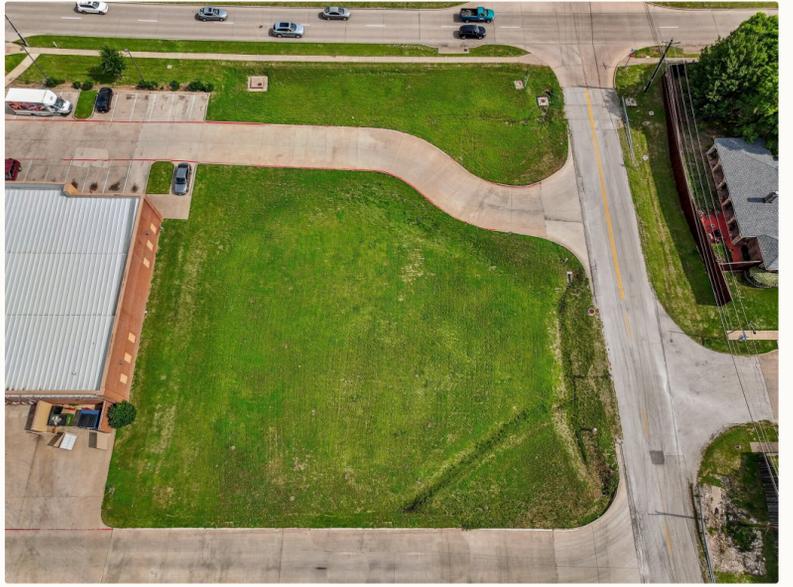
Strategically positioned within a high-traffic, residential-driven corridor



Site Aerial



Aerial With Family Dollar Footprint



Site Highlights

±19K–21K VPD

Combined daily traffic along E Sublett Rd & New York Ave

Signalized Access

Corner access at New York Ave & E Sublett Rd intersection

116K+ Population

Within 3 miles | 243K+ within 10-minute drive time

\$100K+ Avg HHI

Above-average household incomes across the trade area

Versatile Use

Car wash, QSR (no drive-thru), medical & neighborhood retail



Traffic Counts

19,283

E Sublett Rd

Vehicles per day –
primary frontage road

21,825

New York Ave

Vehicles per day –
signalized cross street

14,266

Southeast Pkwy

Vehicles per day – nearby
arterial connector

Strong neighborhood and commuter traffic flow. Site is located near major residential feeder routes, capturing both inbound and outbound daily trips.

Demographics Snapshot

Population

12,479

1-Mile Radius

116,838

3-Mile Radius

308,375

5-Mile Radius

Income & Buying Power

\$106K–\$115K

Average Household Income

~\$96K

Median Household Income

\$3.3B

Consumer Buying Power — 3
Miles

\$8.9B

Consumer Buying Power — 5
Miles

Ideal Tenant Uses

This site is well-suited for service-driven and convenience-based retail concepts that benefit from high residential density, strong household income, and consistent daily traffic patterns.



Car Wash

High-frequency, membership-driven format. Strong ROI in dense residential corridors with above-average vehicle ownership.



Coffee / QSR

No drive-thru required. Ideal for walk-up and neighborhood-serving quick service formats with morning and midday traffic peaks.



Medical / Dental

Urgent care, dental, or specialty clinic. High-income demographics drive consistent healthcare utilization and patient volume.



Service Retail

Salon, fitness, childcare, or neighborhood essentials. Underserved categories in a growing residential trade area.

High-density residential trade area with strong daily traffic and stable neighborhood demand — ideal for service-driven and convenience-based retail.

Location

1910 E Sublett Rd
Arlington, Texas

Opportunity Type

Ground Lease

Ideal Uses

- CAR WASH
- COFFEE
- QSR
- MEDICAL
- SERVICE RETAIL

Key Intersection

New York Ave & E Sublett Rd
— Signalized Corner



LEASING CONTACT

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