

FOR LEASE

# STEPHENS CENTER

138 S Bowen Rd | Arlington, TX 76012



# VISION

COMMERCIAL REAL ESTATE



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PRICE | **\$13 + \$3.42 NNN**

PROPERTY AREA | **3,221 - 3,980 SF**



## PROPERTY HIGHLIGHTS

- 👁️ High Traffic Visibility
- 👁️ Landlord Will White-Box at No Cost
- 👁️ Equipped With Interior Wet-Sprinkler System
- 👁️ Ample Parking Accommodates All Uses
- 👁️ Light Industrial Zoning In Retail Center

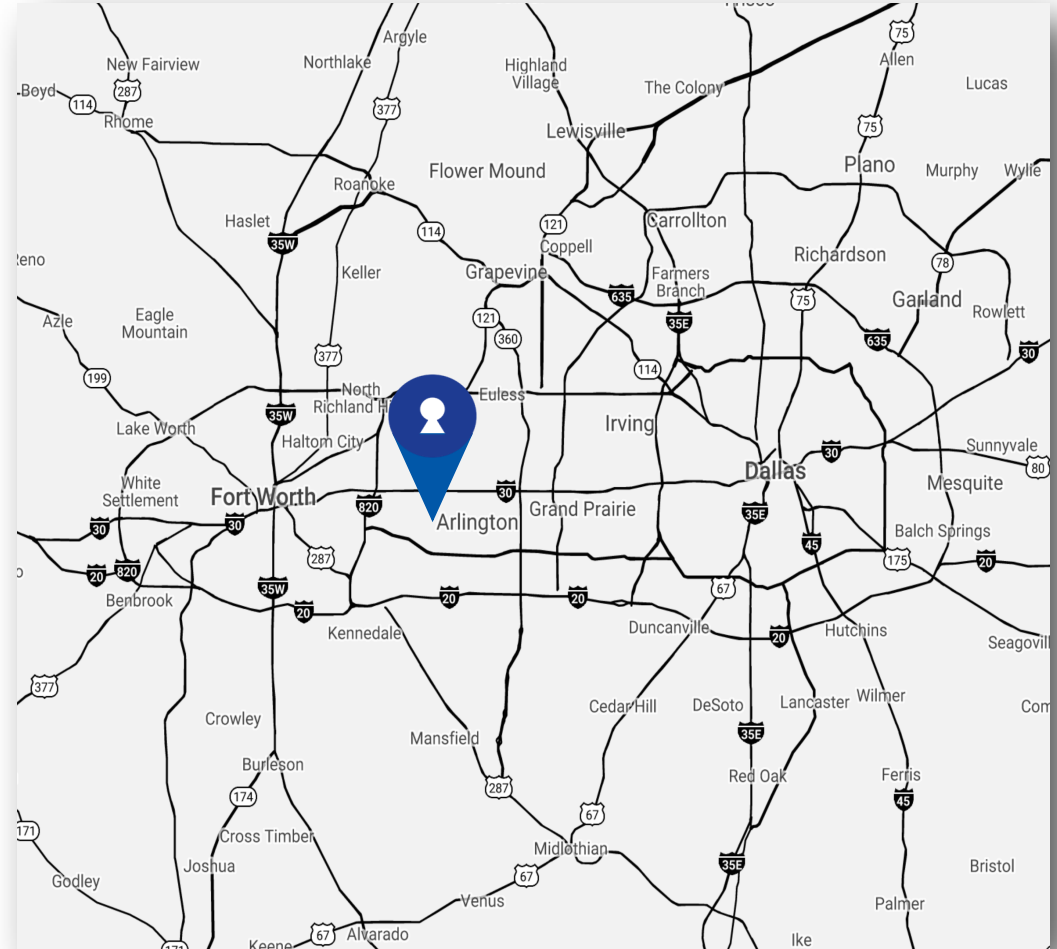
## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	16,272	53,579	116,202	297,197
DAYTIME POPULATION	15,755	58,061	104,183	243,630
AVG HH INCOME	\$159,561	\$167,864	\$150,169	\$150,077
POPULATION GROWTH 2023-2028	1.77%	1.59%	1.20%	0.74%

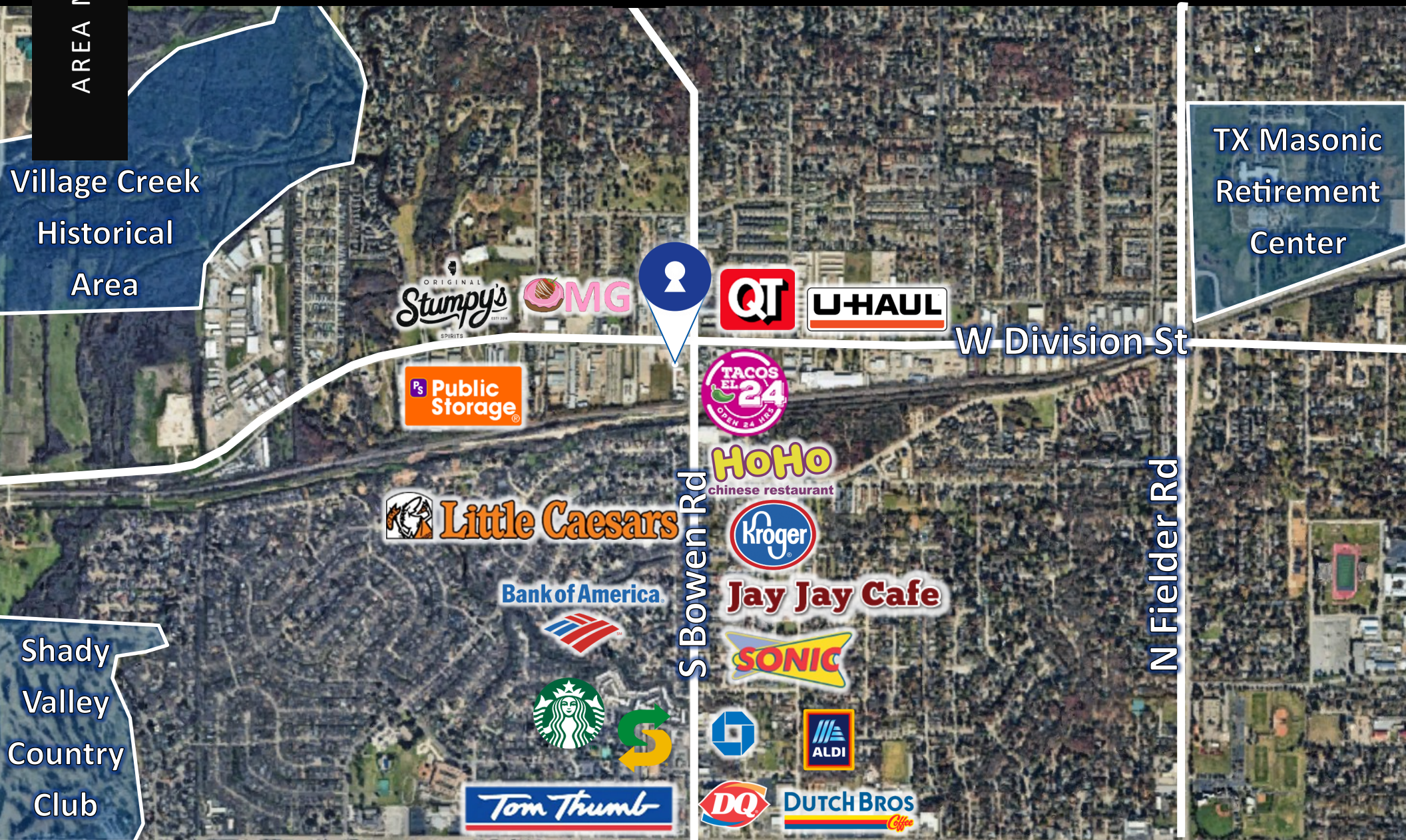
\*STDB.com 2024

## TRAFFIC COUNT

24,105 VPD at Division St & Bowen Rd





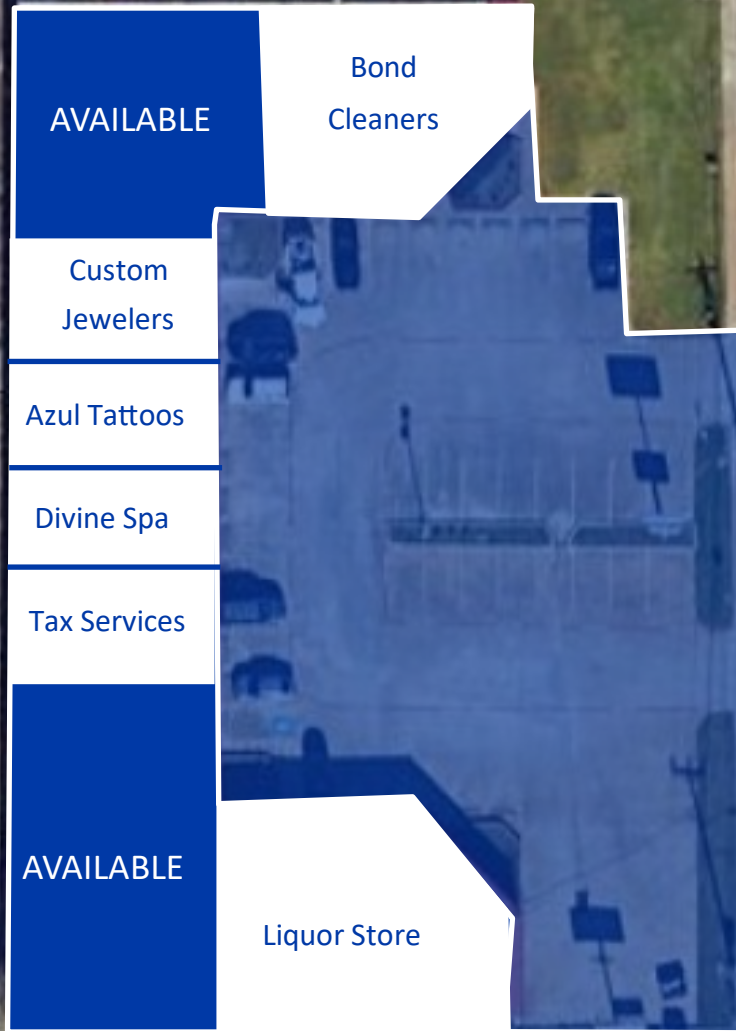


Village Creek  
Historical  
Area

TX Masonic  
Retirement  
Center

Shady  
Valley  
Country  
Club





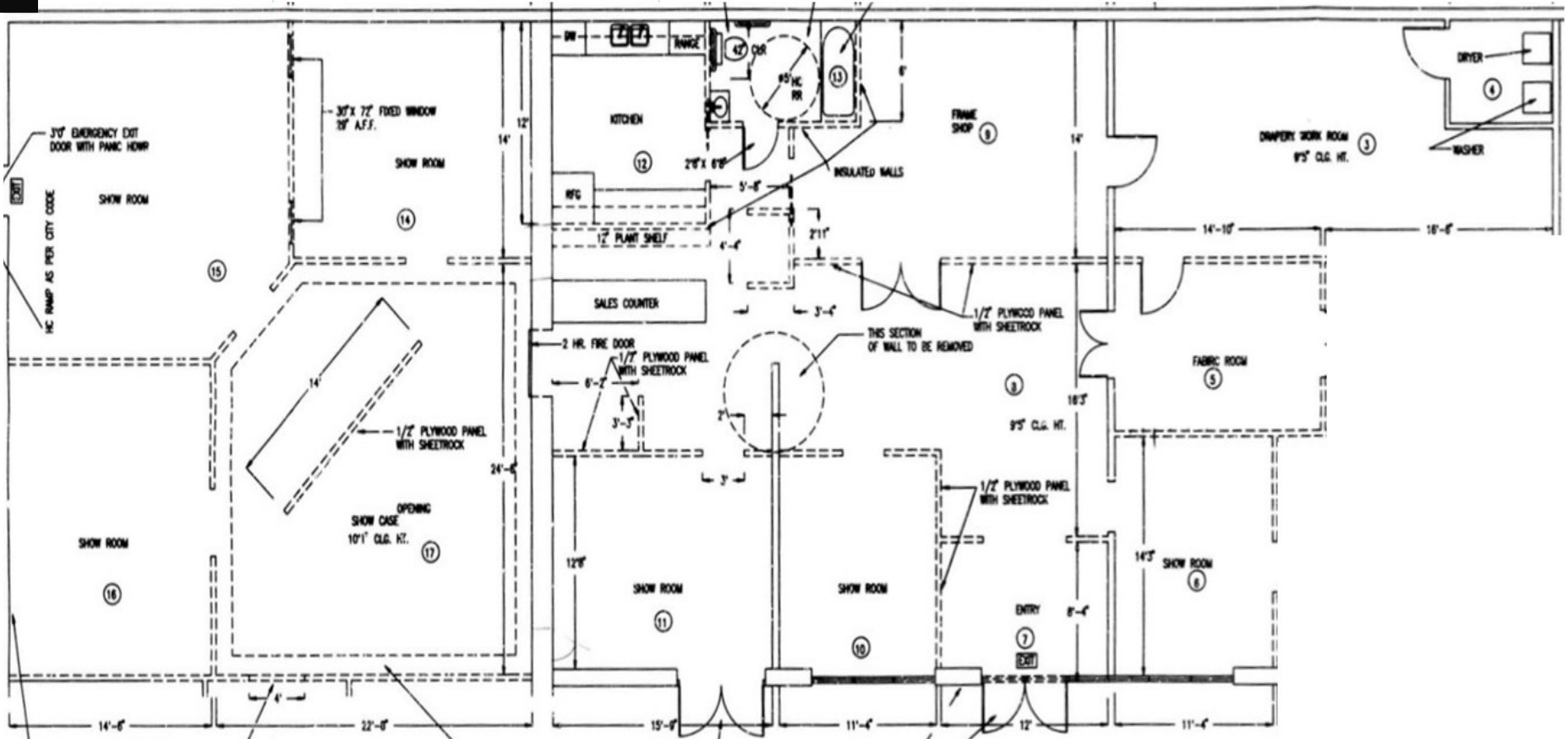
S Bowen Rd



SUITE	TENANT	SF
100	Bond Cleaners	-
<b>110</b>	<b>AVAILABLE</b>	<b>3,221</b>
114	Custom Jewelers	-
116	Azul Tattoos	-
118	Divine Med-Spa	-
124	Nedy's Tax Service	-
<b>125</b>	<b>AVAILABLE</b>	<b>3,980</b>
150	Liquor Choice	-



# Suite #125









**COMMERCE**

250+ Major Companies & Headquarters  
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for 3-year job growth (185,600 jobs)  
#1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)  
BLS, Dec. 2021

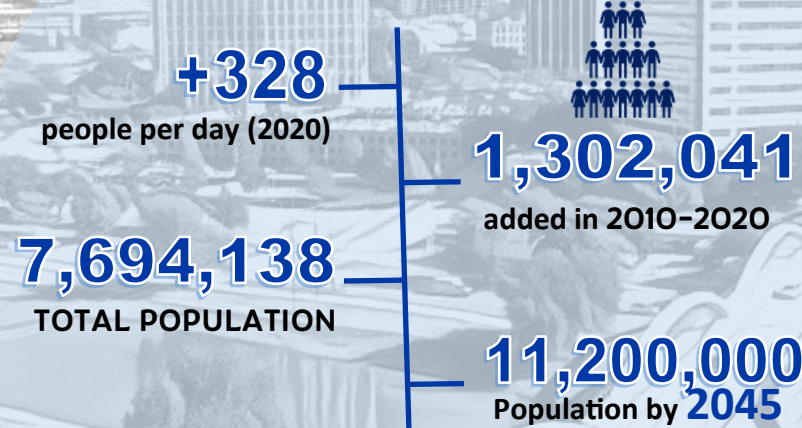
4 Global 500 Companies  
*Fortune, 2021*  
9 World's Most Admired Companies  
*Fortune, 2022*  
22 Fortune 500 Companies



**50% LOWER COST OF LIVING**  
With a lower cost of living than the top three U.S. Metros.

**+7.2% EMPLOYMENT GROWTH**  
With a year over year gain of 277,600 jobs as of July 2022

**DFW AREA GROWTH**



**3 Commercial AIRPORTS**

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations

**HIGHER EDUCATION**

**Three Research 1 Universities**



**30** Higher Education Institutions  
**15** Major Universities Including:



**4TH LARGEST METRO IN U.S.** OVER **200** CITIES

**HEALTH CARE**

**138** HOSPITALS & FACILITIES with Acute Care  
**32** MAJOR HOSPITALS  
**23** HEALTHCARE SYSTEMS



# INFORMATION ON 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:
  - 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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Trenton Price Designated Broker of Firm	0652029 License No.	<a href="mailto:info@visioncommercial.com">info@visioncommercial.com</a> Email	817-803-3287 Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)