



5,417 SF OFFICE BUILDING FOR SALE

4304 Tate Springs Rd, Arlington TX 76016



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SENDERO
REAL ESTATE

PROPERTY INFO

4304 Tate Springs Rd
Arlington, TX



PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED 1/4 MILE NORTH OF I-20, 1 MILE NORTHEAST OF US-287, 3.5 MILES EAST OF LOOP 820, AND 3.5 MILES SOUTH OF HWY 303
- ⊕ GREAT AREA DEMOGRAPHICS
- ⊕ WELL PARKED
- ⊕ NO FLOOD PLAIN
- ⊕ LOTS OF RETAIL & RESTAURANTS WITHIN A SHORT DRIVE
- ⊕ THE BUILDING IS DIVISIBLE INTO UPSTAIRS & DOWNSTAIRS UNITS, MAKING IT AN IDEAL POTENTIAL INVESTMENT

PROPERTY DETAILS

This two story professional office building is located in the South Arlington sub market near I-20 and within a short drive to downtown Dallas & Fort Worth. This 5,417 SF office has great parking and is suitable for a single tenant, an owner/user, or could be subdivided into two separate units with separate access. The downstairs floor plan consists of a lobby/ reception, 6 offices, 3 restrooms, a kitchen, copy room, server room and plenty of storage. Upstairs layout has a reception/open work space, 6 private offices, a bullpen area, 2 restrooms, and a large covered balcony. Well Parked, easy to maintain stone & brick exterior, and plenty of natural light throughout.

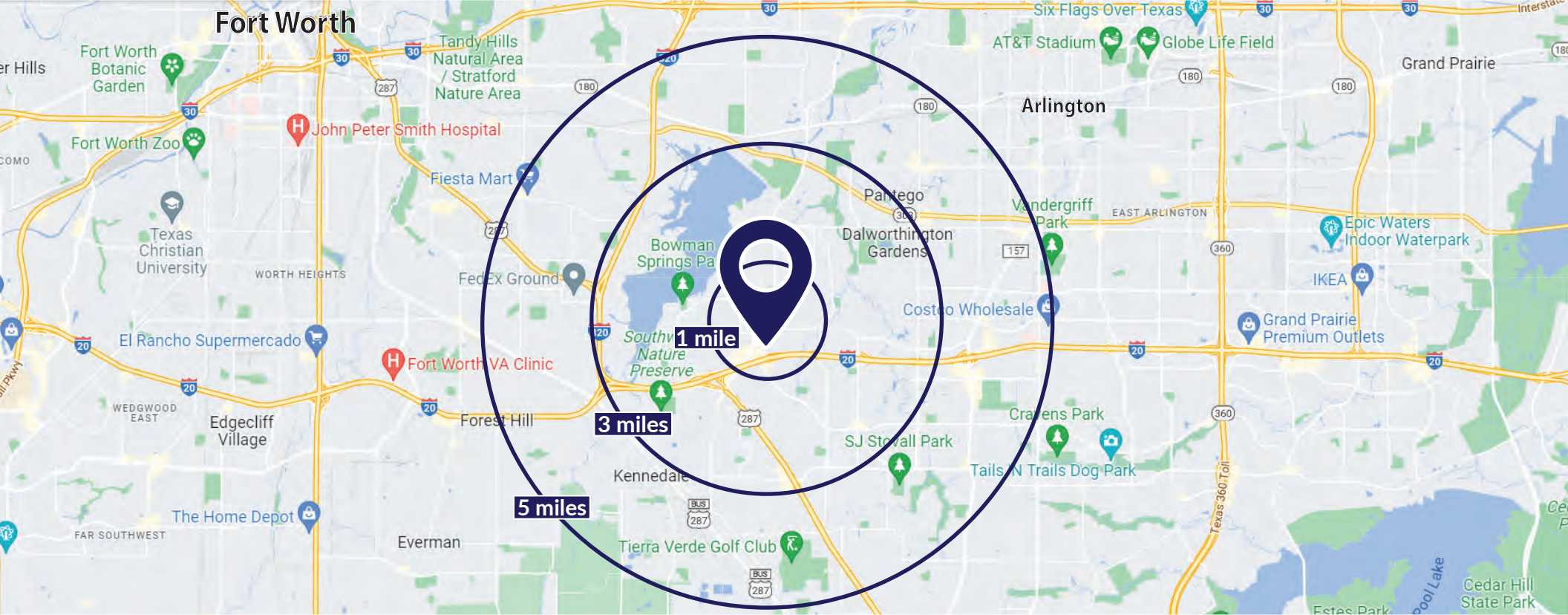
LOCATION INFORMATION

LOCATION	Tate Springs Rd, North of I-20, East of Loop 820
SUBMARKET	South Arlington
BLDG SIZE	5,417 SF
LOT SIZE	0.45 ACRE
YEAR BUILT	2003
PRICE	\$1,175,000
FLOOD PLAIN	NONE
APN	34060--25
LEGAL	RICHEY, A C ADDITION Lot 25

TRAFFIC COUNTS PER 2020 TRAFFIC COUNTS

Tate Springs @ Little Rd	13,445 VPD
Green Oaks Blvd @ Pleasant Ridge	28,635 VPD
Little Rd @ Green Oaks Blvd	36,775 VPD

DEMOGRAPHICS



2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	11,787	85,336	232,089
Daytime Employees	5,131	19,692	74,090
Households	4,484	32,374	84,523
Median Home Value	\$356,722	\$321,624	\$259,768
Average Household Size	2.6	2.6	2.7
Owner Occupied Housing Units	3,961	25,353	59,830
Renter Occupied Housing Units	732	8,750	29,404
Median Age	42.2	39.9	37.0
Average Household Income	\$108,358	\$103,318	\$87,492

 **232,089**
POPULATION

 **2.7**
AVERAGE
HH SIZE

 **9,348**
TOTAL
BUSINESSES

 **37.0** MEDIAN
AGE

\$108,358
AVG HH INCOME

 **74,090**
TOTAL
EMPLOYEE

FIRST FLOOR INTERIOR PROPERTY IMAGES

4304 Tate Springs Rd
Arlington, TX

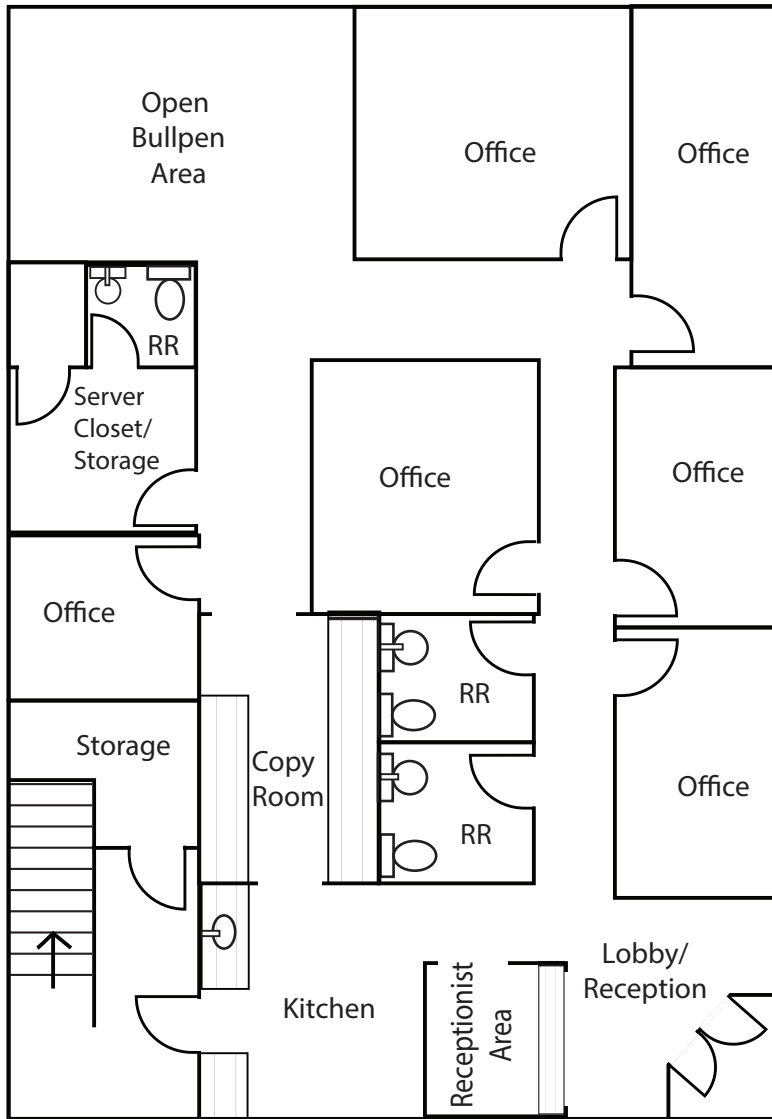


SECOND FLOOR INTERIOR IMAGES

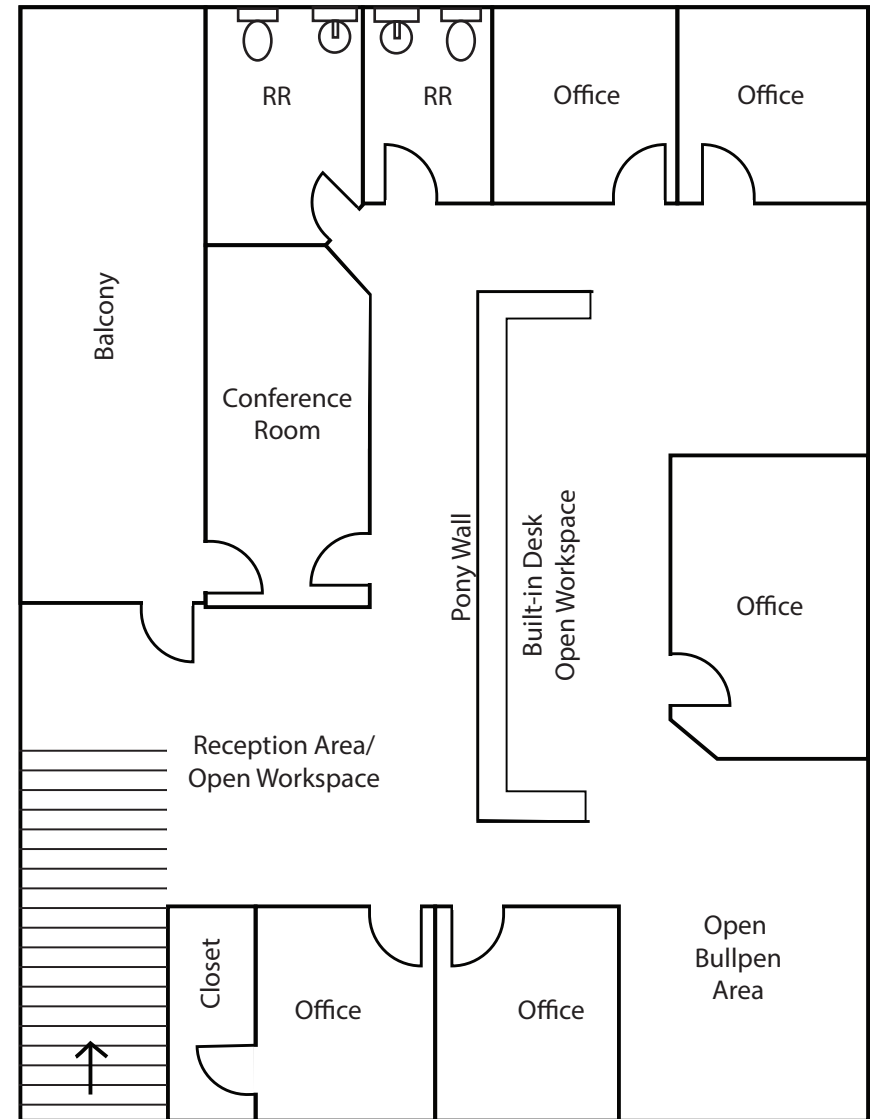
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FIRST FLOOR



SECOND FLOOR



RETAIL DEVELOPMENT MAP

4304 Tate Springs Rd
Arlington, TX





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.

SENDERO REAL ESTATE Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010551 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 Phone
JUAN C. SANCHEZ Designated Broker of Firm	520895 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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