

# COMMERCIAL DEVELOPMENT SITE

±4.95 ACRES | HIGHWAY VISIBILITY | CC ZONING

1901 CARTER DRIVE, ARLINGTON, TEXAS 76010



EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

214.520.8818 x 4

tyunderwood@sljcompany.com

**SLJ**

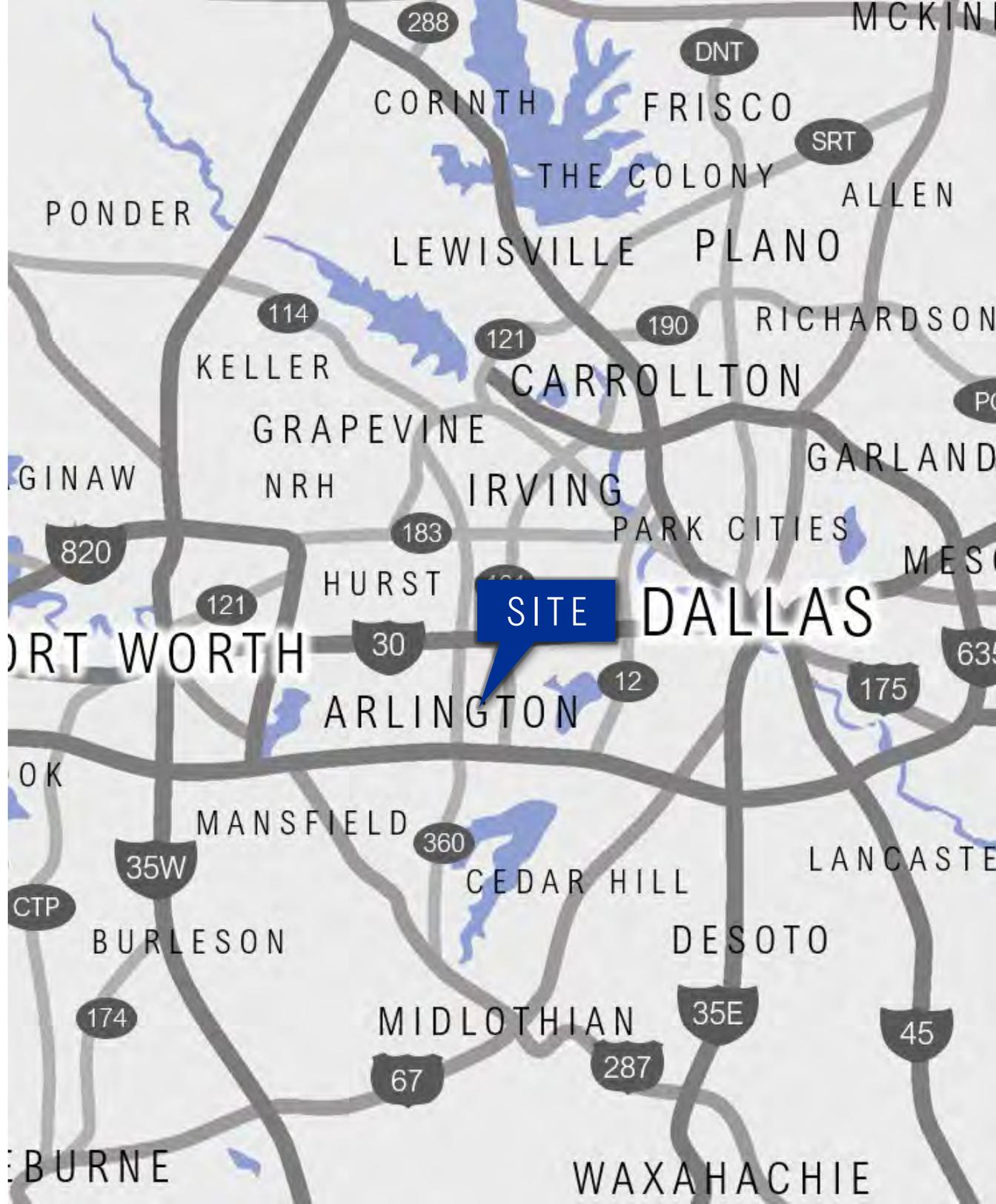
SLJ Company, LLC  
4311 West Lovers Lane, Suite 200  
Dallas, Texas 75209

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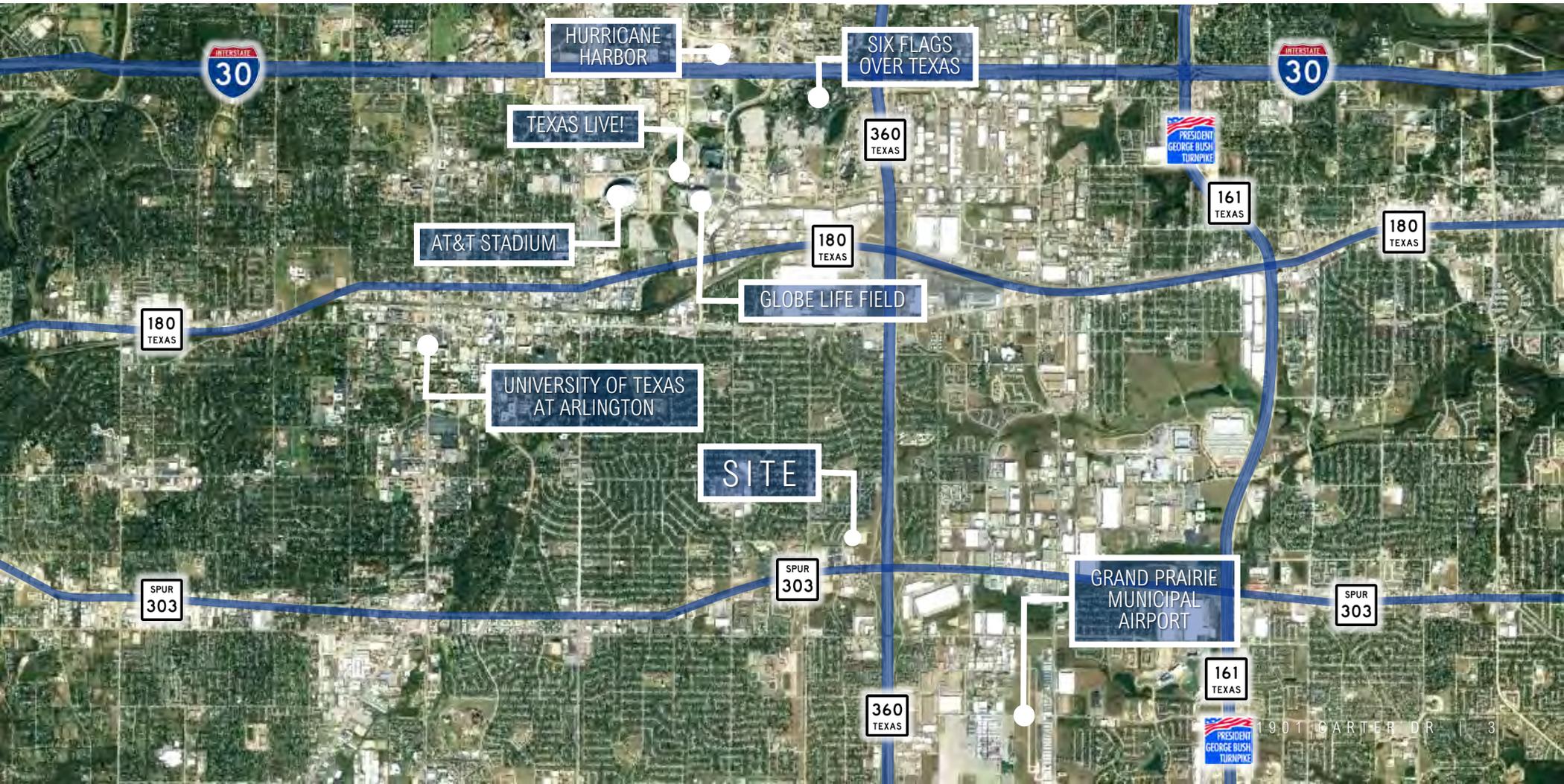
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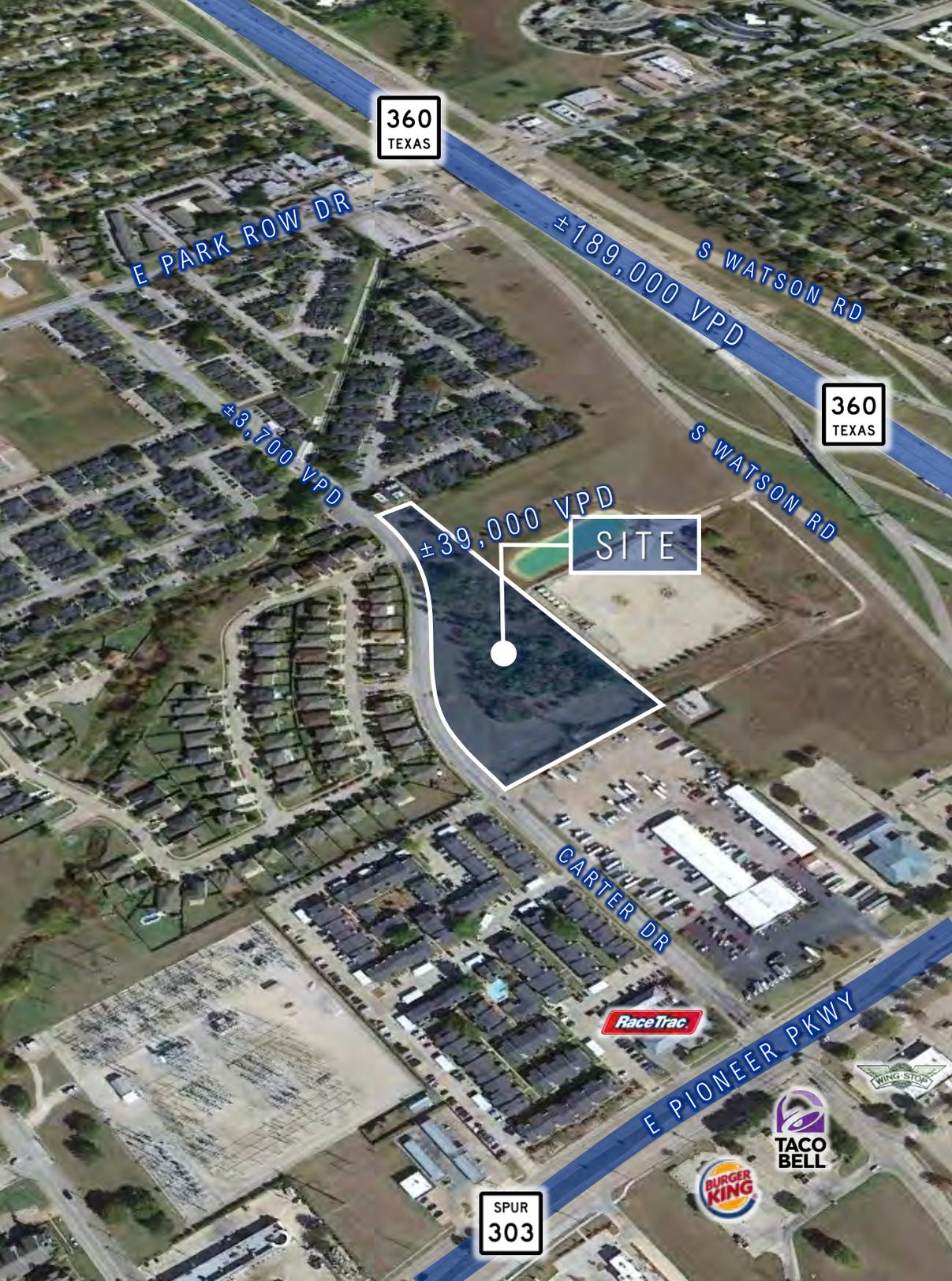


# EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer 1901 Carter Dr, an approximately 4.95 acre commercial development site, located along Carter Dr, between Pioneer Pkwy and E Park Row Dr, in Arlington, Texas. Positioned just west of SH 360, the Property enjoys excellent access, highway visibility and liberal zoning.

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.





# PROPERTY HIGHLIGHTS

## EXCELLENT LOCATION

The Property is located along Carter Dr, between Pioneer Pkwy and E Park Row Dr. The Property is visible from SH 360, which sees over 189,000 vehicles per day. The Property also offers ease of access to Interstate 20, Interstate 30 and SH 161, as well as many other area thoroughfares.

## PRIME DEVELOPMENT SITE

The Property offers many advantages as a commercial development site including, large ±4.95 acre size, liberal zoning, excellent access, highway frontage, and proximity to area traffic drivers. The liberal Community Commercial zoning district allows for a variety of uses including retail, restaurant, office, medical, personal & business services.

## STRONG DEMOGRAPHICS

The population within a 10 mile radius of the Property is over 970,000 and is expected to grow nearly 3% by 2025.

## MANY AREA TRAFFIC DRIVERS

The Property is located less than 3 miles from Arlington's Entertainment District which is home to AT&T Stadium, Globe Life Field, Texas Live!, Six Flags Over Texas and Six Flags Hurricane Harbor.



## PROPERTY PROFILE

### LOCATION

The subject property is located just west of SH 360, between Pioneer Pkwy and E Park Row Dr, in Arlington, Texas.

### LAND AREA

±4.95 Acres (215,622 SF)

\*No minerals are included in the proposed transaction

### ZONING

CC – Community Commercial District

### LOT DIMENSIONS

Frontage on Carter Dr: ±989 Feet  
 Maximum Depth: ±400 Feet

### TRAFFIC COUNTS

Carter Dr: ±3,700 VPD (2020)  
 E Park Row Dr: ±21,000 VPD (2019)  
 E Pioneer Pkwy: ±39,000 VPD (2020)  
 SH 360: ±189,000 VPD (2018)

# ZONING INFORMATION

## PRIMARY USES

Retail, restaurant, office, medical, personal & business services.

## MAXIMUM LOT COVERAGE

None

## MINIMUM LOT AREA

10,000 Square Feet

## MAXIMUM HEIGHT

40' within 40 feet of a residential property line; None all others

## MINIMUM STREET SETBACKS

20' from Freeway or Frontage Road  
10' from all other streets

## MINIMUM INTERIOR SETBACKS

0' side and/or rear  
20' adjacent to single-family (side and/or rear)

[Link to Arlington Zoning Districts](#)

[Link to Arlington Unified Development Code](#)



# SURVEY

PROPERTY DESCRIPTION:

Being a tract of land out of the P. CALDWELL SURVEY, ABSTRACT NO. 364 Tarrant County, Texas, and being all of Block C, Home Village Addition as recorded in Volume 388-05, Page 44 Map Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found at the intersection of the South line of Larkum Apartments, an addition to the City of Arlington, Texas as recorded in Volume 388-41, Page 12 of the Map Records, Tarrant County, Texas, with the East R.O.W. line of Carter Drive (60' R.O.W.)

THENCE South 89 degrees 31 minutes 30 seconds East along said South line of Larkum Apartments, a distance of 93.50 feet to a 1/2 inch iron rod found on corner;

THENCE South 00 degrees 15 minutes 00 seconds West a distance of 408.33 feet to a 1/2 inch iron rod set for corner;

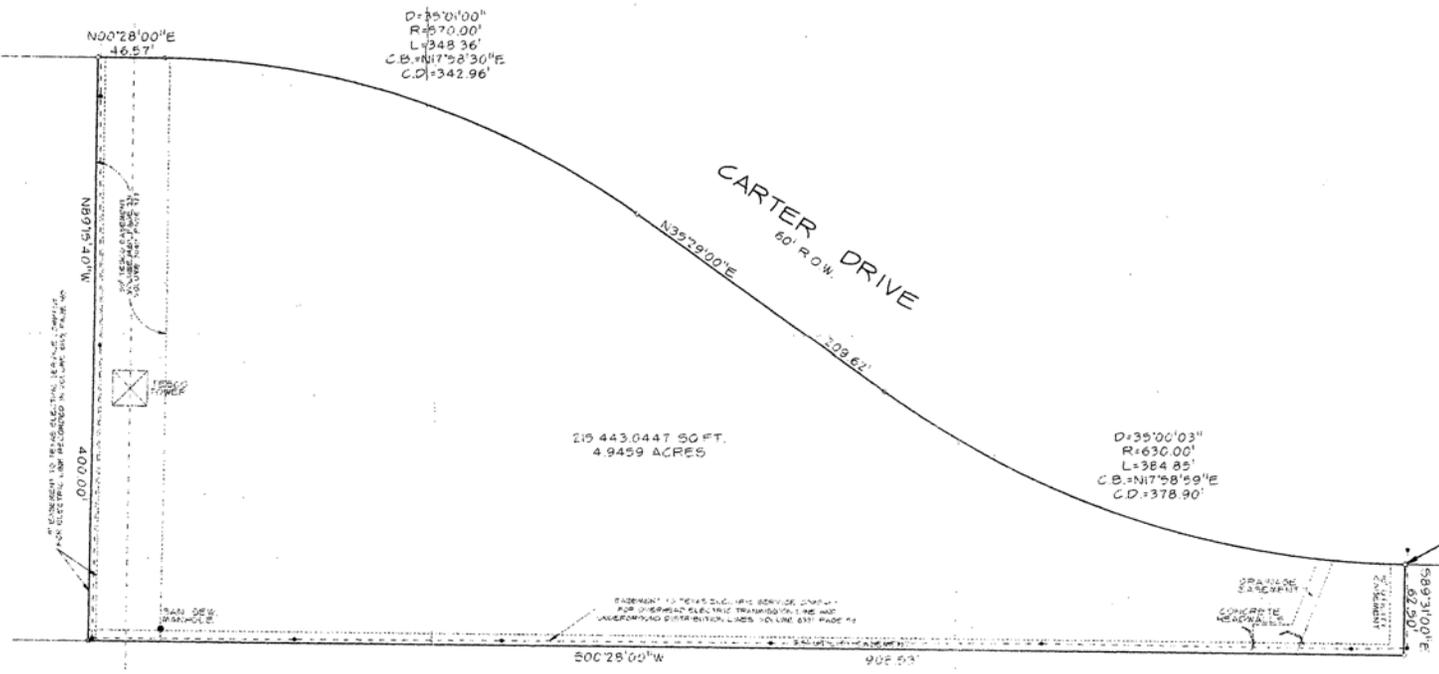
THENCE North 69 degrees 15 minutes 40 seconds West along the South line of said Larkum Apartments, a distance of 300.00 feet to a 1/2 inch iron rod found on corner, said point also lying on said East R.O.W. line of Carter Drive;

THENCE North 05 degrees 18 minutes 00 seconds East along said East R.O.W. line of Carter Drive, a distance of 46.97 feet to a 1/2 inch iron rod set at the beginning of a curve to the right;

THENCE along said curve to the right, and also continuing along said East R.O.W. line of Carter Drive, a distance of 146.36 feet to a 1/2 inch iron rod found at the end of said curve to the right, having a central angle of 30 degrees 01 minutes 00 seconds, a radius of 870.00 feet and a tangent length of 198.87 feet, a chord bearing of North 17 degrees 50 minutes 30 seconds East, a chord length of 171.98 feet;

THENCE North 20 degrees 10 minutes 00 seconds East along said East R.O.W. line of Carter Drive, a distance of 109.63 feet to a 1/2 inch iron rod set at the beginning of a curve to the left;

THENCE along said curve to the left, and also along said East R.O.W. line of Carter Drive, a distance of 384.85 feet to the end of said curve to the left, having a central angle of 30 degrees 10 minutes 02 seconds, a radius of 870.00 feet and a tangent length of 188.84 feet, a chord bearing of North 17 degrees 58 minutes 20 seconds East, a chord length of 179.30 feet, said point also being the POINT OF BEGINNING and CONTAINING 29,443.0447 square feet of land.



POINT OF BEGINNING

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Professional Surveyor, being duly sworn, hereby certify that I am the author of this survey and the property description set forth herein and that all the data and facts herein were obtained from an actual on-the-ground survey of the real property the "Property" herein before set forth and were collected by the Surveyor on or under his supervision. I do not make any warranty, express or implied, as to the accuracy or truth of the data and facts herein, and I do not make any warranty, express or implied, as to the location, location and type of improvements on the property, and as to the distance indicated, or the distance from the nearest intersecting street or road, or the amount of the property, or the location of any other boundary, and as to the boundary dimensions and other data shown hereon, and as to the correctness of the same.

*Handwritten signature*



Doug Connally

Not being the conductor of Operations No. 1, 100, which was last issued to the Texas-First North Regional Agency, dated December 16, 1971, and September 1, 1981, pursuant to Volume 1340, Page 1706, Book 2 of the Tarrant County, Texas.

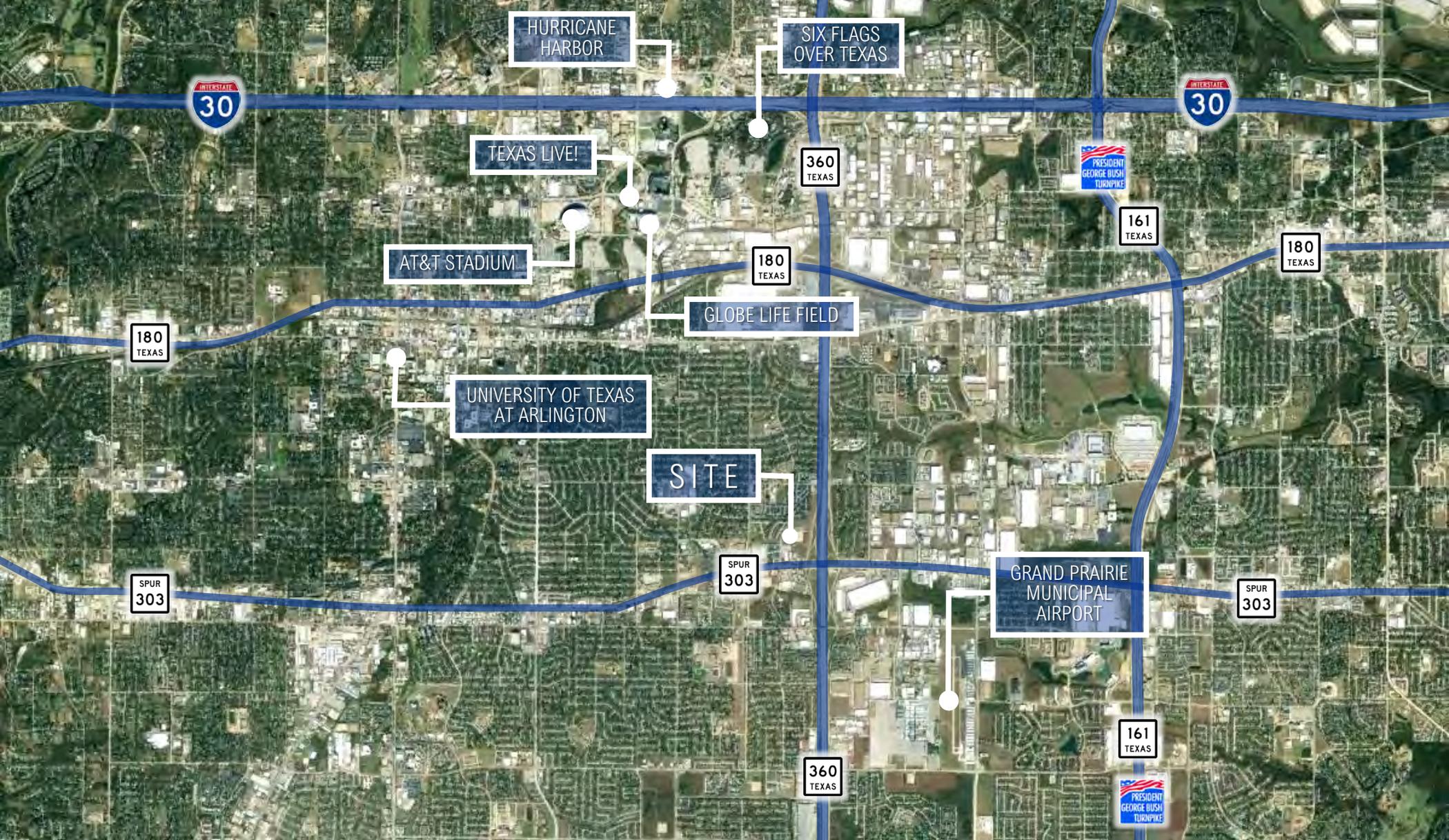
<b>LEGEND</b>		<b>4.9459 ACRE TRACT</b> P. CALDWELL SURVEY, ABSTRACT NO. 364 TARRANT COUNTY, TEXAS
○ 1/2" IRON ROD FOUND	————— 60' R.O.W. ROAD	
□ 4" IRON PIPE FOUND	————— 60' R.O.W. ROAD	<b>DOUG CONNALLY &amp; ASSOC., INC.</b> 9726 SKILLMAN STREET DALLAS, TEXAS 75243 PHONE (214) 349-9485 FAX (214) 349-2216
▲ IRON PIPE FOUND	————— 60' R.O.W. ROAD	
● IRON PIPE FOUND	————— 60' R.O.W. ROAD	SCALE: 1" = 40.00'
▲ IRON PIPE FOUND	————— 60' R.O.W. ROAD	DATE: 11/11/03
▲ IRON PIPE FOUND	————— 60' R.O.W. ROAD	JOB NO.: 03-001
▲ IRON PIPE FOUND	————— 60' R.O.W. ROAD	DRAWN BY: JTC

Note: According to the T.R.M. in Comment No. 624390019, the property does lie in Zone 1, and does not lie within the 100 year flood zone.



## 2021 DEMOGRAPHICS

1 MILE	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
	574	4,154	208,480
3 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	63.1%	44.4%	62.4%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	362K	129K	32.1
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	POPULATION GROWTH 2010-2021
	\$58K	\$148K	9.87%



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## 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.

SLJ Company, LLC	419172	llebowitz@sljcompany.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@sljcompany.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Fabio Ernesto Felix Vega	802044	fabio@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date