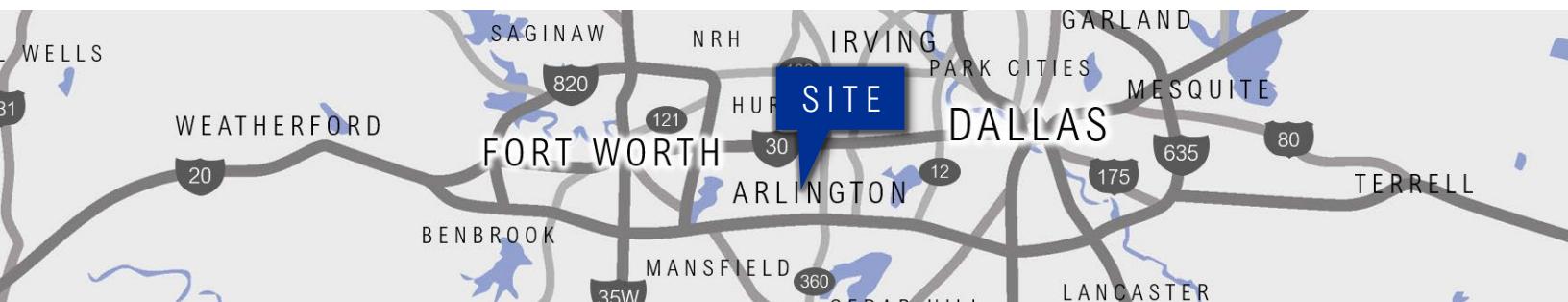


ARLINGTON CHURCH BUILDING

FOR LEASE | ±5,656 SF | ±4.04 ACRES | SECURE PARKING

609 TRUMAN STREET, ARLINGTON, TEXAS 76011



EXCLUSIVELY OFFERED BY

FABIO FELIX

Office: 214.520.8818 x 6

Cell: 323.893.3440

fabio@sljcompany.com

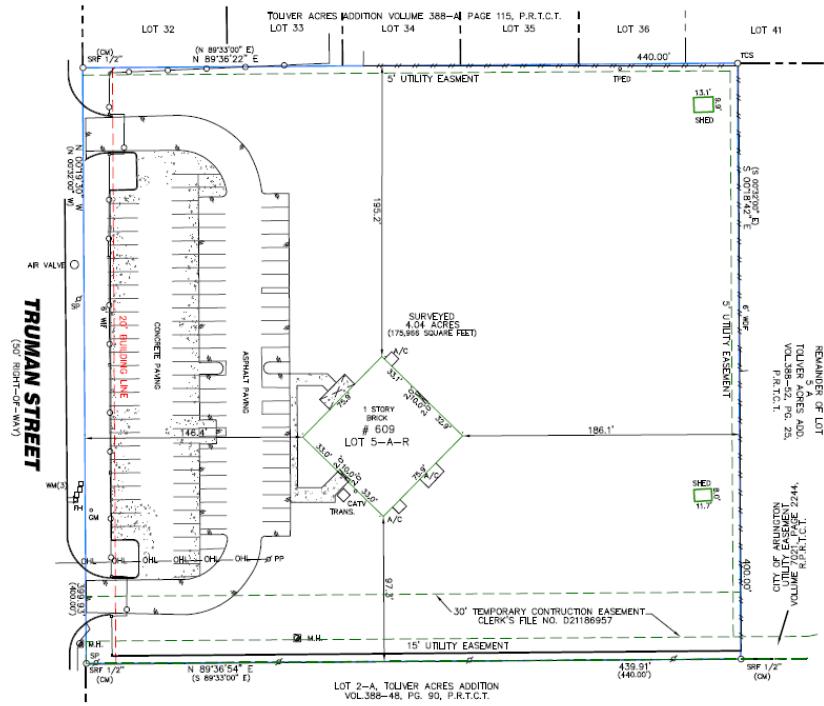
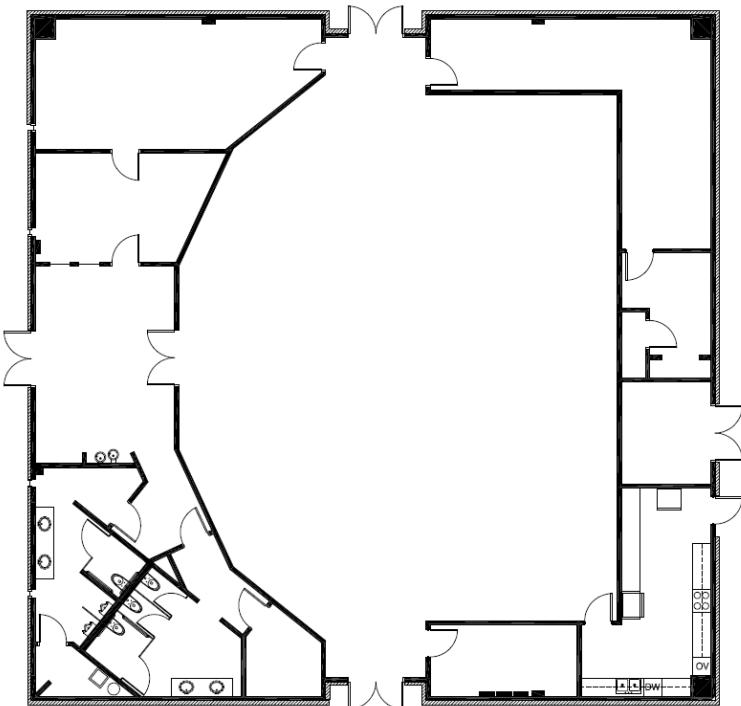
HABLO ESPAÑOL

SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209
www.sljcompany.com



AT&T STADIUM



PROPERTY DETAILS

Building Size: $\pm 5,656$ SF

- Large Sanctuary Space
- Ample Parking
- Gated Property

Year Built: 1997

Land Area: ± 4.04 Acres (175,966 SF)

Frontage: 400' on Truman St

Parking: ± 103 spaces

USE

Zoning: Entertainment District Overlay Residential Multi-Family – 22

Previous Uses: Church

Recommended Uses:

- Church
- Daycare/School

PRICING

Lease Rate: Contact Broker

Expense Escrow Estimates: \$22,670 annually (\$4.01 PSF)

- Real Estate Taxes – \$19,200 annually (\$3.40 PSF)
- Insurance – \$3,470 annually (\$0.61 PSF)

2023 DEMOGRAPHICS

	1 Mile	3 Mile
Population:	15,658	149,375
Households:	5,545	57,556
Average HH Income:	\$48,761	\$66,010
Median Home Value:	\$163,465	\$193,957
Median Age:	32.5	33.9%
Employed:	63.89%	65.86%
% Educated:	48.69%	58.54%



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.

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.

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
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
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