



Former

Potential Owner-User or Value-Add Opportunity | Dallas-Fort Worth Metroplex

DRY CLEAN
SUPER CENTER

FREESTANDING DRIVE-THRU OPPORTUNITY

5501 W ARKANSAS LN ARLINGTON, TX 76103

EXCLUSIVELY LISTED BY

PRIMARY CONTACT



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EXECUTIVE SUMMARY

The **EngVest Group** is excited to offer an exceptional investment opportunity to acquire the fee-simple interest in a freestanding, drive-thru property located at 5501 W Arkansas Ln, Arlington, TX 76103. This versatile 3,315-square-foot building on 0.71 acres provides an excellent opportunity for owner-users or value-add investors. The space is ideal for a variety of businesses, including quick-service restaurants, retail shops, or service-oriented ventures.

Situated along a high-traffic corridor, the property benefits from excellent visibility nearby a signalized intersection that sees over 35,000+ CPD, attracting a steady stream of potential customers. Arlington is part of the rapidly expanding Dallas-Fort Worth metroplex, one of the fastest-growing regions in the U.S., offering a thriving economic environment.

The property features a all-brick facade and a drive-thru component, making it convenient and accessible for customers. Ample parking ensures ease of access, enhancing the overall customer experience. Located near major national retailers such as Dollar General, Frost Bank, Pizza Hut, the property is surrounded by high-demand residential neighborhoods and schools, ensuring a consistent flow of traffic.

This prime location offers significant potential for a wide range of businesses, making it an outstanding opportunity for both owner-users and investors seeking a property with substantial upside in a growing market.

OFFERING SUMMARY



THE OFFERING

PURCHASE PRICE	\$800,000
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PROPERTY SPECIFICATIONS

PROPERTY ADDRESS	5501 W Arkansas Ln, Arlington, TX 76016
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APN	06801153
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BUILDING SIZE	3,315 SF
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PRICE/SF	\$241
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LAND SIZE	30,944 SF (±0.71 Acres)
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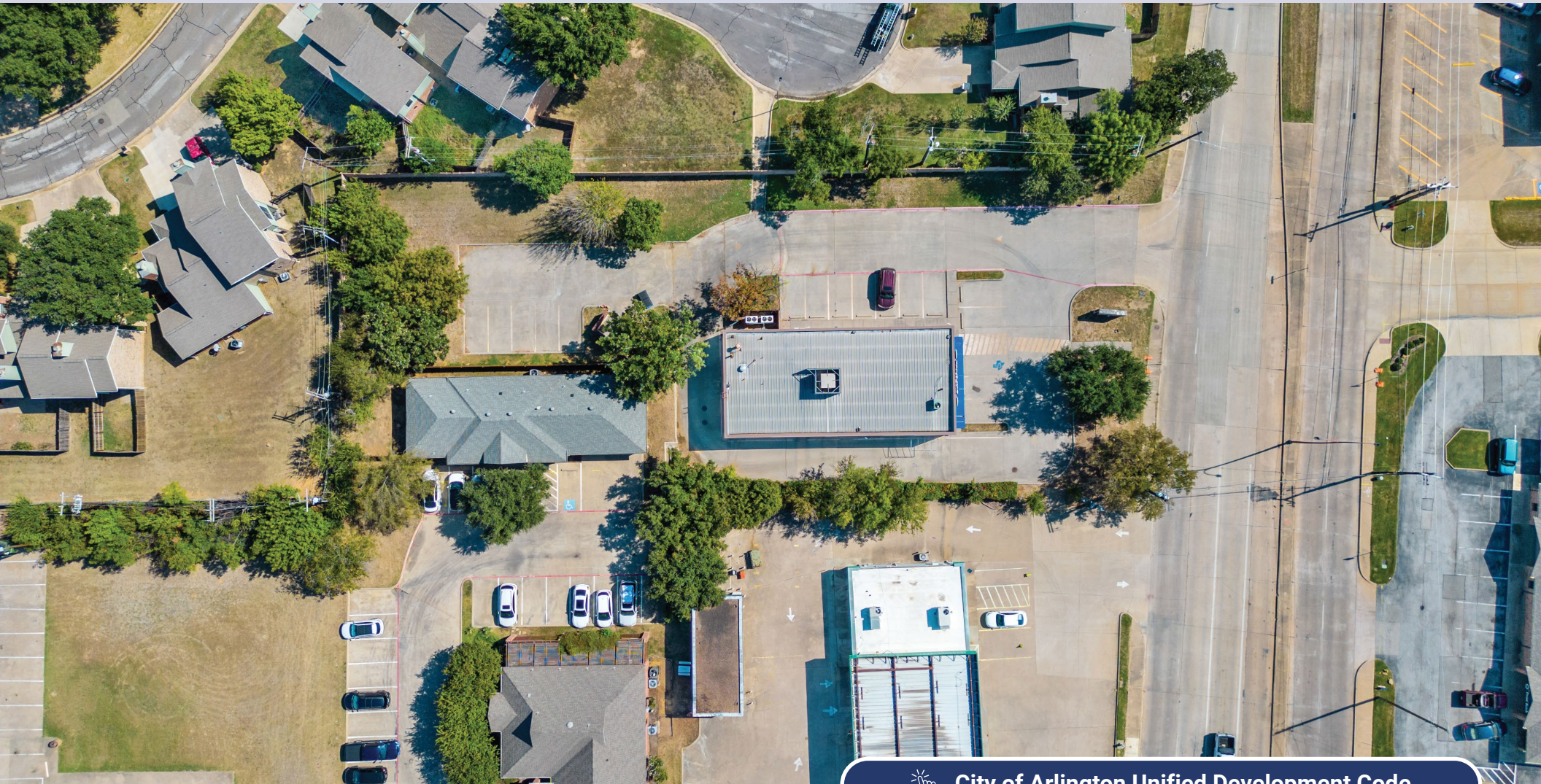
LAND PRICE/SF	\$25.85
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YEAR BUILT	2000
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INVESTMENT HIGHLIGHTS

- ▶ Freestanding Drive-Thru Opportunity
- ▶ Affordable Price Point – Ideal for a Potential Owner User or Potential Investors Seeking to Add-Value
- ▶ Prime Location near the Signalized Intersection of W Green Oaks Blvd and W Arkansas Lane that sees over 35,000+ CPD
- ▶ Zoned Community Commercial (CC) – allows for a wide variety of commercial establishments including retail stores and businesses selling home furnishings, apparel, durable goods, and specialty items; restaurants; commercial recreation; and business, personal, and financial services.
- ▶ Strong Demographics with Population of 254,270 People in 5-Mile Trade Area with an Average Household Income of \$80,478
- ▶ Nearby Points of Interest Include: The Oakridge School (2,672 Students), Ditto Elementary School (726 Students), Dunn Elementary School (607 Students), Arlington College and Career High School (381 Students), Lake Arlington Golf Course, Shady Valley Country Club, Dollar General, Mobil, Pizza Hut, Frost Bank, and many more

ZONING



City of Arlington Unified Development Code

ZONING: COMMUNITY COMMERCIAL (CC)

Established to provide sites for community and regional retail shopping centers containing a wide variety of commercial establishments including retail stores and businesses selling home furnishings, apparel, durable goods, and specialty items; restaurants; commercial recreation; and business, personal, and financial services.

OBLIQUE AERIAL



Frost



34,600+ CPD



W GREEN OAKS BLVD

W ARKANSAS LN

SUBJECT
Freestanding Drive-Thru

BIRD'S VIEW AERIAL



303 35,100+ CPD

303

34,600+ CPD

SUBJECT
Freestanding Drive-Thru

DOLLAR GENERAL

W ARKANSAS LN

WOODLAND WEST MARKET PLACE

Tom Thumb ANYTIME FITNESS
 PAPA JOHN'S petco Starbucks Little Caesars

AT&T STADIUM Globe Life Field
 UTA THE UNIVERSITY OF TEXAS AT ARLINGTON 41,613 Students
 CHASE DOLLAR TREE ALDI Beltone

Golden Rule DENTAL CARE

FARMERS INSURANCE

CVS SUBWAY
 Great Clips IT'S GONNA BE GREAT Schlotzsky's IT'S A MOUTHFUL SHIPLEY DO-NUTS

DOLLAR GENERAL
 DQ planet fitness

DECKMASTERS Since 1923

Public Storage

AutoZone

Puppy Dreams puppies make life better

Deck

Leap of Faith Dance

Star-Free Auto Care

SPEC'S WINES - SPIRITS - FINE FOODS

MIDAS

Jack In the box

EVEND

O'Reilly

LITTLE TOKYO

TOM'S

Allstate

green's PRODUCE & PLANTS

LI-HAUL

Pizza Hut 7 ELEVEN

Frost

RUSH CREEK CENTER

Walmart SUBWAY TAKE 5 H&R BLOCK SWEET CHARLOT DRIVING SCHOOL

FOUR SEASONS PLAZA

DOLLAR GENERAL McDonald's Signarama metro by T-Mobile LIQUOR DEPOT CROSSFIT

Walgreens



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	9,066	76,152	277,879
2024 Population	8,951	75,512	286,668
2029 Population Projection	9,378	79,168	302,675
Annual Growth 2020-2024	-0.3%	-0.2%	0.8%
Annual Growth 2024-2029	1.0%	1.0%	1.1%
Median Age	45.3	40.2	36.1
Bachelor's Degree or Higher	37%	32%	27%

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 Households	3,521	30,341	103,393
2024 Households	3,470	33,728	106,189
2029 Household Projection	3,637	32,486	112,134
Annual Growth 2020-2024	0.4%	2.1%	1.2%
Annual Growth 2024-2029	1.0%	-0.7%	1.1%
Owner Occupied Households	2,902	10,712	62,031
Renter Occupied Households	735	21,773	50,102

INCOME	1 Mile	3 Miles	5 Miles
Avg Household Income	\$104,370	\$95,901	\$81,917
Median Household Income	\$87,094	\$74,780	\$60,294

HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$264,132	\$249,937	\$242,082
Median Year Built	1978	1978	1981

LOCATION

THE CITY OF ARLINGTON

Arlington, Texas, situated between Dallas and Fort Worth, is a bustling city known for its vibrant cultural scene and entertainment offerings. Home to the AT&T Stadium, it's a sports enthusiast's paradise, hosting NFL games and other major events. Arlington boasts a rich history, with landmarks like the Six Flags Over Texas amusement park and the Arlington Museum of Art. The city's diverse dining options cater to every palate, from Tex-Mex cuisine to upscale dining experiences. With a thriving economy and numerous recreational opportunities, Arlington is a dynamic and welcoming destination for residents and visitors alike.

THE DALLAS-FORT WORTH METROPLEX

The DFW area, also known as the Dallas-Fort Worth Metroplex, is a large metropolitan area located in North Texas, United States. It encompasses 13 counties and over 9,000 square miles, with a population of over 7 million people. The DFW area is home to several major cities, including Dallas, Fort Worth, Arlington, Irving, Plano, and Frisco, among others. It's a hub for transportation, business, and entertainment, with a diverse economy that includes industries such as healthcare, technology, finance, and energy. The region boasts a vibrant arts and culture scene, with several museums, theaters, and music venues. It also offers a variety of recreational opportunities, including parks, lakes, and golf courses. Overall, the DFW area is a dynamic and growing region that offers a wide range of opportunities for residents and visitors alike.



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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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	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
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