

Retail For Lease

2302 W. Green Oaks Blvd.
Arlington, TX 76016

2,200 SF

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Lake Arlington

ARLINGTON →

Property Highlights

- 2,200 SF available to lease
- Signalized intersection
- Co-tenants include Pizza Hut & 7-Eleven
- High surrounding incomes
- Approximately 23,000 VPD on W. Green Oaks Blvd.

Property Overview

Available Space	2,200 SF
Building Size	3,650 SF
Lot Size	0.31 AC (13,503 SF)

Lease Rate

\$13.00/SF NNN

2,200 SF →



DOLLAR GENERAL

← FORT WORTH



Market Overview

2306 W Green Oaks Blvd, Arlington, TX 76016
5 mile radius

Household & population characteristics



\$62,044

Median household income



\$227,274

Median home value



57.0%

Owner occupied housing units



36.0

Median age



51.4%

Female population



46.3%

% Married (age 15 or older)

Annual lifestyle spending



\$2,410

Travel



\$57

Tickets to Movies



\$76

Theatre/Operas/Concerts



\$60

Admission to Sports Events



\$6

Online Gaming Services

Households & population



274,798

Current total population



275,108

5 Year total population



101,978

Current total households



102,069

5 year total households

Education

12%

No high school diploma



26%

High school graduate



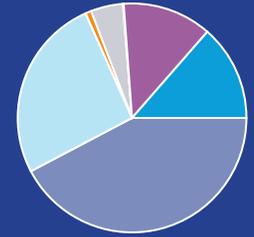
30%
Some college



32%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



9,410

Total businesses



86,530

Total employees

Employment



62%

White collar



25%

Blue collar



12%

Services

4.8%

Unemployment rate

Annual household spending



\$2,099

Apparel & Services



\$164

Computers & Hardware



\$3,761

Eating Out



\$5,335

Groceries



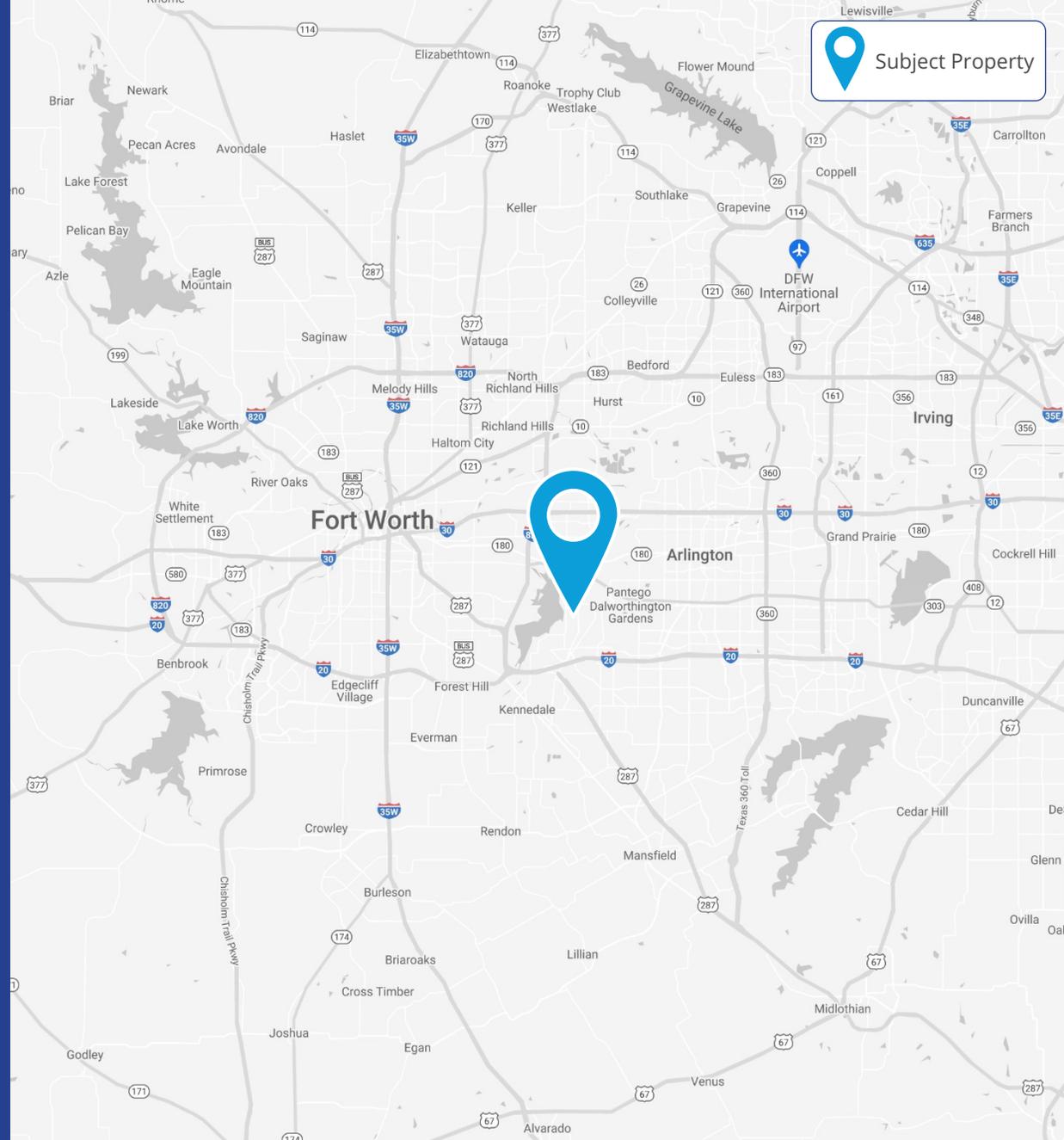
\$6,046

Health Care



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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date