

FOR LEASE | RETAIL | MEDICAL | OFFICE

2430 N DAVIS DR - ARLINGTON, TX 76012



PROPERTY OVERVIEW

- » Sits on ±1 Acre
- » GLA: 12,147 SF
- » 40 Parking Spots
- » 2nd Gen Spaces
- » Clear Height: 13' 3"
- » Roof Deck: 15' 4"

AVAILABLE SPACE

Suite 104 - 710 SF

DEMOGRAPHICS BY MILE

	1 Mile	3 Mile	5 Mile
Population	8,142	84,427	280,264
Median HH Income	\$115,698	\$77,081	\$76,686
Households	3,410	36,327	114,573
Daytime Employees	46,997	237,781	379,879
Businesses	4,610	20,542	36,942



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

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PROPERTY OVERVIEW

This retail center in northern Arlington, a mile north of I-30, is a prime location with 12,147 square feet of space available for lease.

Surrounded by schools, churches, and residential areas, it enjoys steady foot traffic.

Only one space available, at 1,400 square feet. The Arlington real estate market is strong, thanks to its location in the Dallas-Fort Worth metroplex and its vibrant local economy.

Discover the charm of this retail center and be part of the thriving retail scene in northern Arlington.



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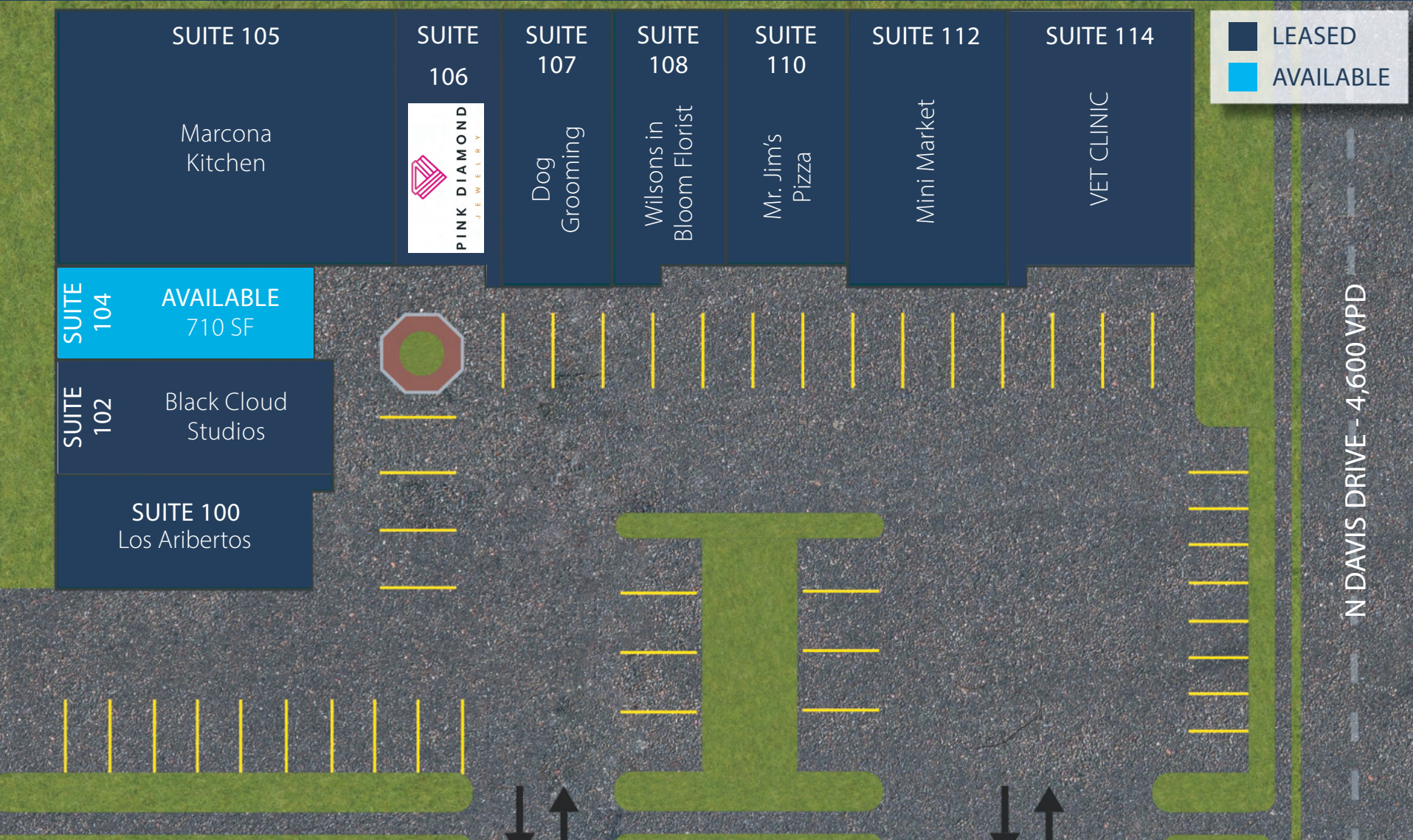
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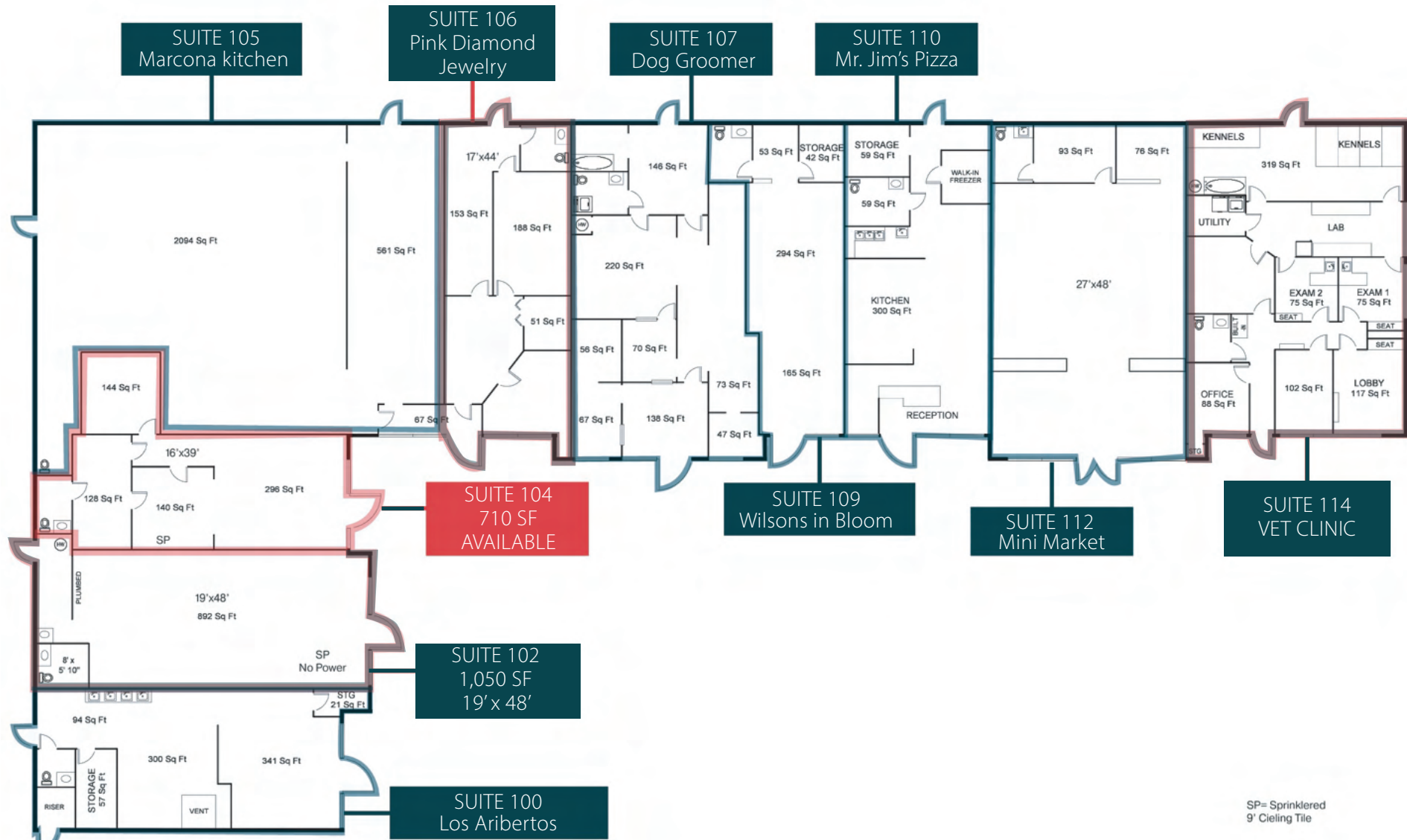
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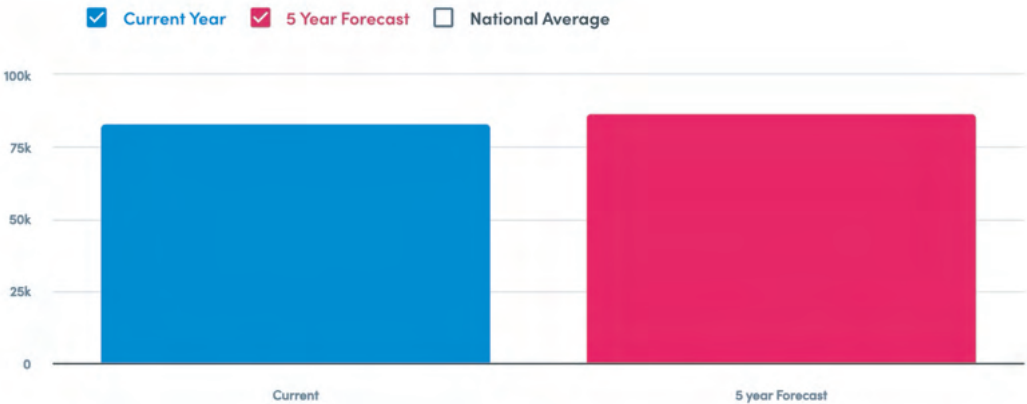
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Population

3 Mile Radius

83,323
Total Population

92,929
Workday Population

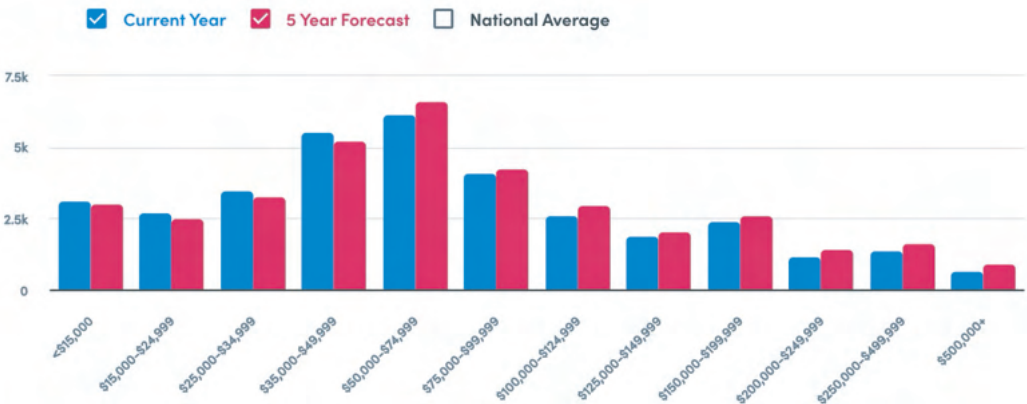


Household Income

3 Mile Radius

\$72.8k
Median Household Income

\$94.1k
Average Household Income



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Housing Units

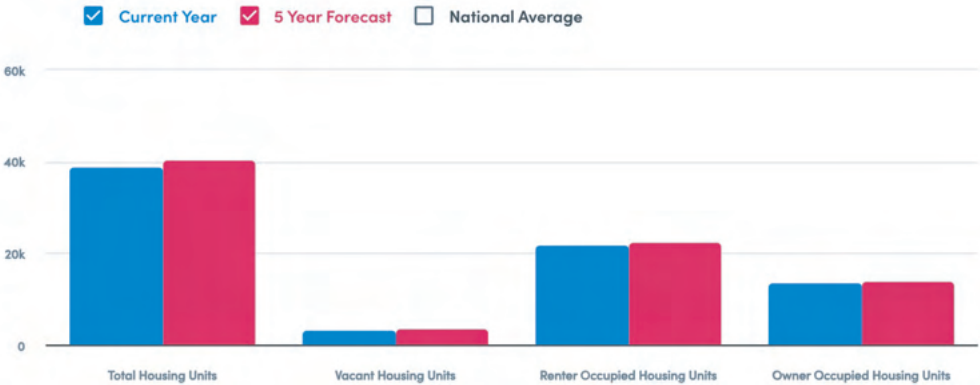
3 Mile Radius

38,948
Total Housing Units

3,465
Vacant Housing Units

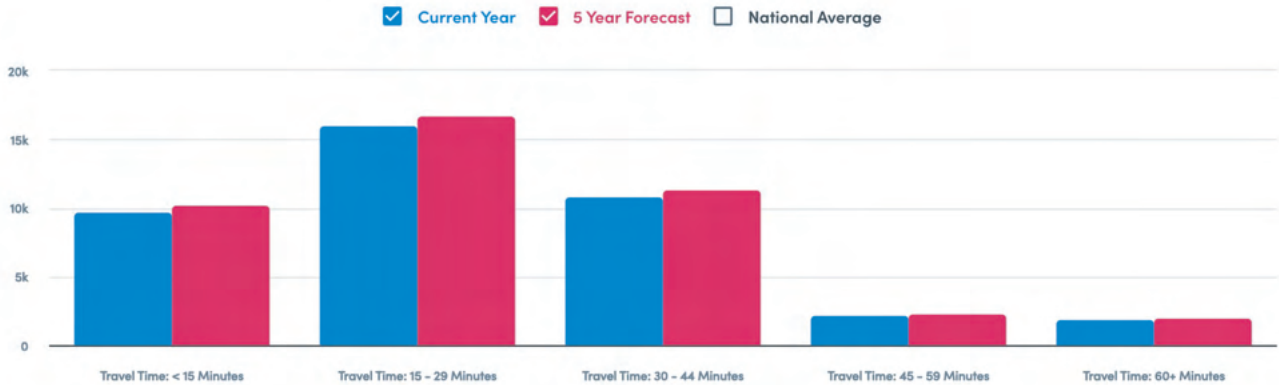
21,834
Renter Occupied Housing Units

13,648
Owner Occupied Housing Units



Travel Time to Work

3 Mile Radius



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Waypoint Real Estate Advisors LLC	9015127	jake@waypoint-red.com	817-505-5894
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Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
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	