



2232-2238 Michigan Ave  
Arlington, TX 76013



# Confidentiality Agreement

This Offering Memorandum has been prepared by Mercer Company for use by a limited number of recipients. All information contained herein has been obtained from sources other than Mercer Company, and neither Owner nor Mercer Company, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a presentation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. Mercer Company and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.

Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

Owner and Mercer Company each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of Mercer Company and the Owner, and (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Mercer Company or for any purpose other than use in considering whether to purchase the property. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinues such negotiations, the Recipient will return this Offering Memorandum to Mercer Company.

## Our Team



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## Mercer Company

Recognized as the leading commercial real estate company in the Dallas-Fort Worth Metroplex, Mercer Company has successfully represented Tenants and Buyers with over 1,000 sale and lease transactions.

2461 N Stemmons Fwy, Dallas, TX 75207  
mercer-company.com

# Offering Summary

Mercer Company is pleased to exclusively present the opportunity to acquire 2232–2238 Michigan Ave, Arlington, TX (the “Property”). Situated on 1.48 acres of land, this asset encompasses 27,410 square feet of total building area, configured into flexible suites ranging from 1,250 square feet up to 6,000 square feet. The property operates as a multi-tenant retail and commercial facility, offering strong adaptability for a diverse mix of tenants.

Strategically located along Michigan Ave in Arlington, TX, the property is positioned in a dynamic, high-demand corridor within the Dallas–Fort Worth metroplex. The site benefits from convenient access to major thoroughfares, strong traffic exposure, and close proximity to surrounding neighborhoods and business hubs. This accessibility enhances the property’s visibility and market presence, contributing to its long-term desirability.

The Arlington market continues to demonstrate consistent growth, supported by a dense and expanding population base. With its strong regional economy, diverse employment drivers, and steady consumer demand, the area offers a stable foundation for investment. The property’s configuration and location provide resilience and long-term upside, making it a compelling acquisition opportunity within one of the fastest-growing metropolitan areas in the country.



## Investment Highlights

- Prime Location: 1.48 acres along Michigan Ave in Arlington, TX.
- Multi-Tenant Flexibility: 27,410 SF total with suites from 1,250–6,000 SF.
- Dense Market Area: Strong residential and commercial base in immediate trade area.
- Excellent Accessibility: High visibility with convenient access to major thoroughfares.
- Investment Upside: Stable income with long-term appreciation potential.



# Property Details



Total SF	27,410
Suites Range	1,250 SF - 6,000 SF
Total Land Area	1.48 AC
Clear Height	16'
Grade Level Doors	11
Submarket	Great SW/Arlington
County	Tarrant
Parking Surface	Concrete/Asphalt
Year Built	1985



# Rent Roll

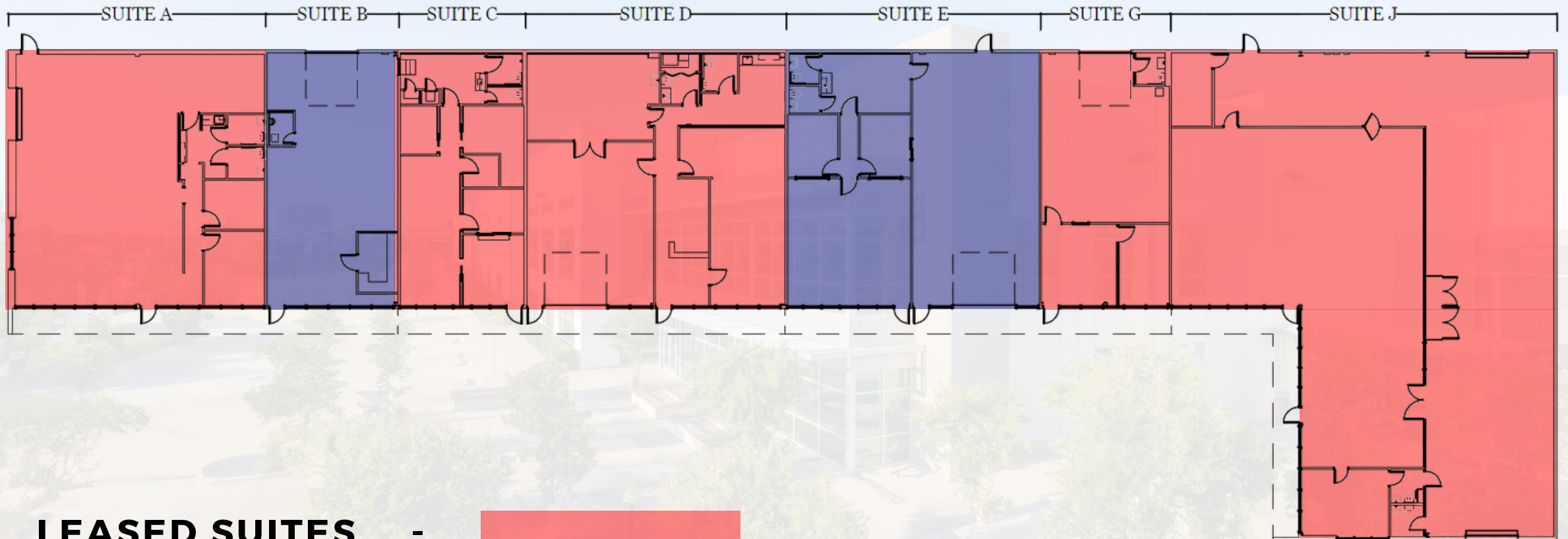
UNIT	LEASE	AREA	LEASE FROM	LEASE TO	TERM	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT ESCALATIONS
2232-A	EK Motor Werks, LLC	3,244.00	Mar 7, 2025	May 31, 2030	63	2,703.33	32,439.96	5%
2232-B	Dent Wolf Man, LLC	2,112.00	Nov 1, 2024	Oct 31, 2027	36	1,804.00	21,648.00	5%
2232-C	Culligan Ultrapure, Inc.	4,804.00	Jun 1, 2025	Jun 30, 2028	37	4,203.50	50,442.00	5%
2238-A	Preferred Personal Training, Inc	2,500.00	Jul 1, 2025	Jul 31, 2029	49	2,114.58	25,374.96	5%
2238-C	Brittney Messer, an individual	1,250.00	Jun 15, 2025	Jul 31, 2028	38	1,171.88	14,062.56	5%
2238-E	VACANT	2,500.00			0	0.00	0.00	5%
2238-J	Aggtown Graphics, LLC	6,000.00	Sep 1, 2025	Sep 30, 2028	37	5,125.00	61,500.00	5%
2238-B	VACANT	1,250.00			0	0	0	5%
2238-D	CMAC Roofing	2,500.00	Sep 1, 2025	Sep 30, 2028	37	2,187.50	26,250.00	5%
2238-G	Catalyst Creative, LLC	1,250.00	Nov 1, 2025	Nov 30, 2028	37	1,093.75	13,125	5%
TOTAL CURRENT		27,410.00				20,403.54	244,842.48	5% Each





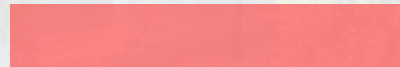


# Available Suites - 2238 Michigan Ave



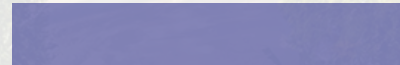
**LEASED SUITES**

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**VACANT SUITES**

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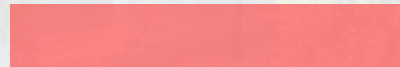


# Available Suites - 2232 Michigan Ave



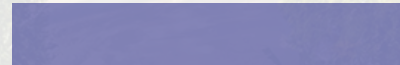
**LEASED SUITES**

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**VACANT SUITES**

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# Arlington Market Overview

Arlington, located midway between Dallas and Fort Worth, serves as a central hub of activity within the metroplex. The city enjoys excellent connectivity via I-20, I-30, and SH-360, providing convenient access across the region. Its commercial landscape is diverse, with a mix of multi-tenant retail centers, service-oriented businesses, and institutional anchors that create stability for both residents and employers.

Over the past decade, Arlington has experienced steady expansion, driven by population growth and sustained investment in infrastructure and entertainment. The market continues to benefit from high-profile attractions such as AT&T Stadium and Globe Life Field, which generate strong visitor traffic and reinforce the city's regional draw. With nearly 402,000 residents and an average household income exceeding \$90,000, Arlington represents a balanced submarket with strong fundamentals and long-term appeal.

## Dallas-Fort Worth Highlights

The Dallas-Fort Worth metroplex is one of the fastest-growing regions in the United States, now home to more than 8.3 million people. In recent years, the area has added nearly 140,000 residents annually, supported by strong job creation and steady in-migration. Employment has expanded by over 11% since 2020, reflecting the region's resilience and broad industry base.

Texas continues to rank as the 10th largest economy in the world, offering competitive advantages that few states can match. With no corporate or personal income tax, a pro-business environment, and direct access to global trade, the state provides unique benefits for companies and investors alike. Supported by a diverse workforce, robust infrastructure, and recognition as the #1 U.S. market for real estate investment in 2025, Dallas-Fort Worth remains positioned for long-term growth and stability.





## **Presented by:**

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