



**RENOVATIONS
NOW COMPLETE**

FOR LEASE

1300 S BOWEN RD, ARLINGTON, TX 76013

PROPERTY FEATURES

- Join  and Rehoboth Urgent Care
- Available 2,050 SF Inline Space
- 9,300 SF Available. North End Cap Available. Divisible to 4,520 SF
- Prime location adjacent to Tom Thumb.
- Major building renovations now complete.
- Area Retailers include:



BUILDING SIZE	AVAILABLE FOR LEASE
17,210 SF	3,760 SF - 9,341 SF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	12,228	113,188	292,048
Daytime Population	12,610	118,207	301,948
Total Households	5,053	43,483	109,258
Average HH Income	\$97,022	\$87,402	\$86,225

TRAFFIC COUNTS	
S Bowen Rd	34,983 VPD

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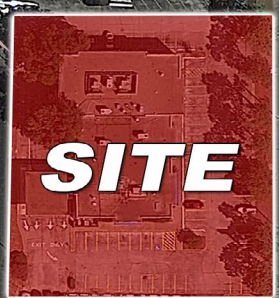
This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. Advisors Commercial Real Estate. 2022.

2000 E. Lamar Blvd., Suite 710
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1300 S. Bowen
2,050 - 9,300 SF Available



Tom Thumb

Bank of America

Bowen Rd

CHASE
Bank Center
110,000 SF
Office Building

James St

Millroy Rd

Church St

Church St

ANYTIME FITNESS
PAPA JOHN'S

Allstate

34,983 VPD (19)

CHASE

ALDI

Pinnacle Bank
THE WAY BANKING SHOULD BE

DOLLAR TREE

Dutch Bros

The White Room
CATERING CO.

La Sola
Restaurant

SOUTHSIDE BANK

Park Row Dr

Park Row Dr

Park Row Dr

SHIPLEY
DONUTS

ANNIE'S
GOODS

Schlitzsky's

CVS

DQ

My Boba Shop

CHICO

CAJUN CORNER
SEAFOOD

MAD MYSE'S
ICE CREAM

2 Compass
CUTCHERS

Public Storage

Miller Ln

Bowen Rd

WARRIOR
RANGE

DOLLAR GENERAL

Faloutsis



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:

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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.

Advisors Commercial Real Estate

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(817)226-0000

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

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Steve Gray

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Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Steve Gray	455147	SGray@AdvisorsTX.com	(817)226-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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