



BEN THANH PLAZA RETAIL PROPERTY FOR LEASE | PHASE III

1818 E. PIONEER PKWY, ARLINGTON, TX 76010

CAMERON MAI

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214.597.7153



RETAIL PROPERTY FOR LEASE

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LOCATION DESCRIPTION

Situated on a 13-acre site at 1818 E. Pioneer Pkwy, just off East Pioneer Parkway in East Arlington, Texas, Ben Thanh Plaza spans approximately 175,000 sq. ft. across a vibrant strip center, home to around 50 shops and more than 18 food vendors. The Plaza features the largest 55,000 sq.ft. Asian supermarket offering fresh produce, meats, seafood, and specialty ingredients; as well as a bustling food court serving authentic Vietnamese dishes and other international cuisines. With its diverse marketplace, community events, and ongoing enhancements, the Plaza is more than a shopping center - it's social and cultural hub for both locals and visitors.

PROPERTY HIGHLIGHTS

- Well-diversified demographic area.
- Low rental rate. Tenant improvement allowance available.
- The Landlord will provide grease trap and bring utilities to the site.
- Delivery January/February 2026.

PROPERTY DESCRIPTION

Ben Thanh Plaza Phase III, a new 15,800 sq. ft. structure along with a central outdoor plaza for food trucks and events will break ground by the end of July 2025 and is scheduled for delivery in January/February 2026. The improvements will include creating an International night market, installing EV charging stations, remodeling public restrooms, painting the building, overlay the parking lot, and upgrading landscaping and lighting to transform Ben Thanh Plaza into a new tourist destination.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 - 5,000 SF
Lot Size:	13.11 Acres
Building Size:	15,800 SF

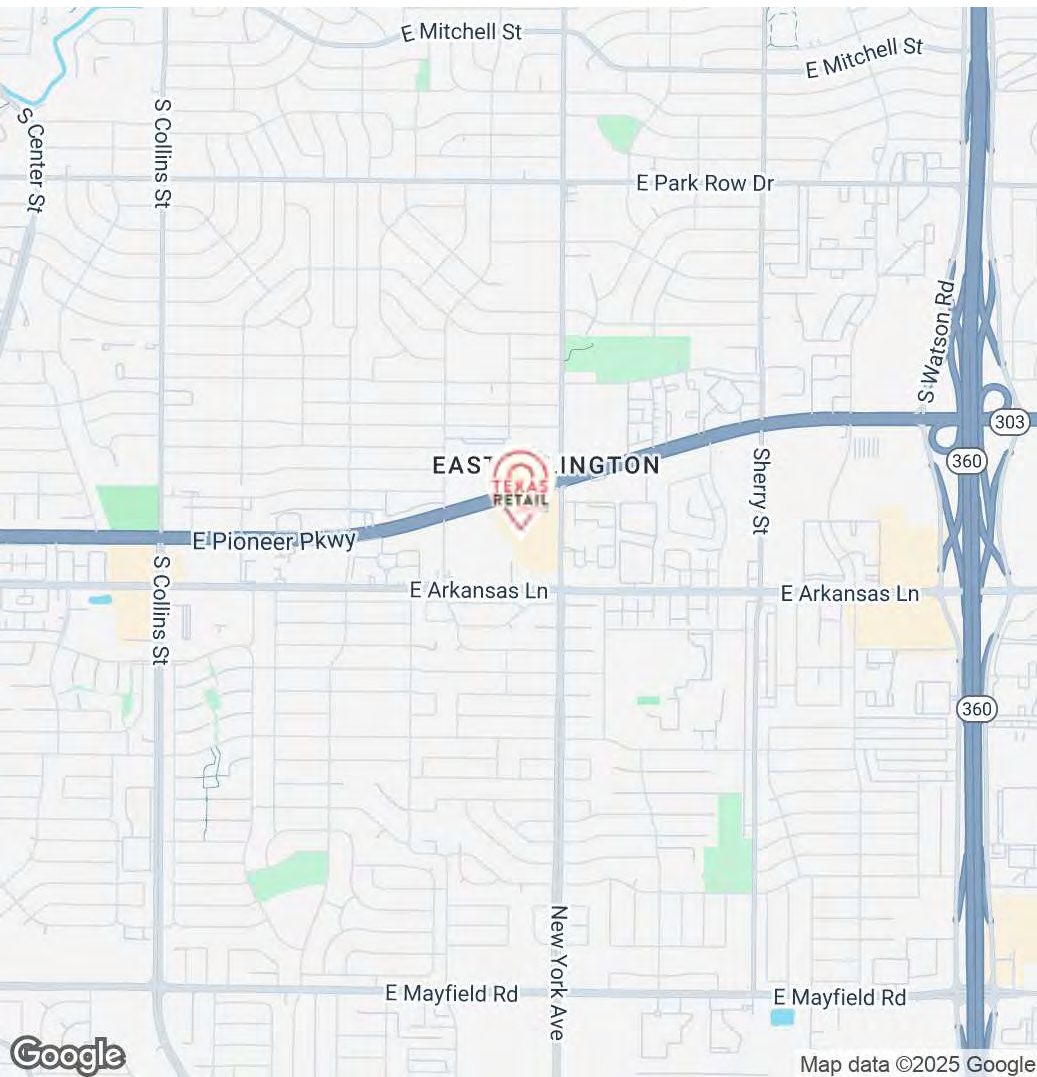
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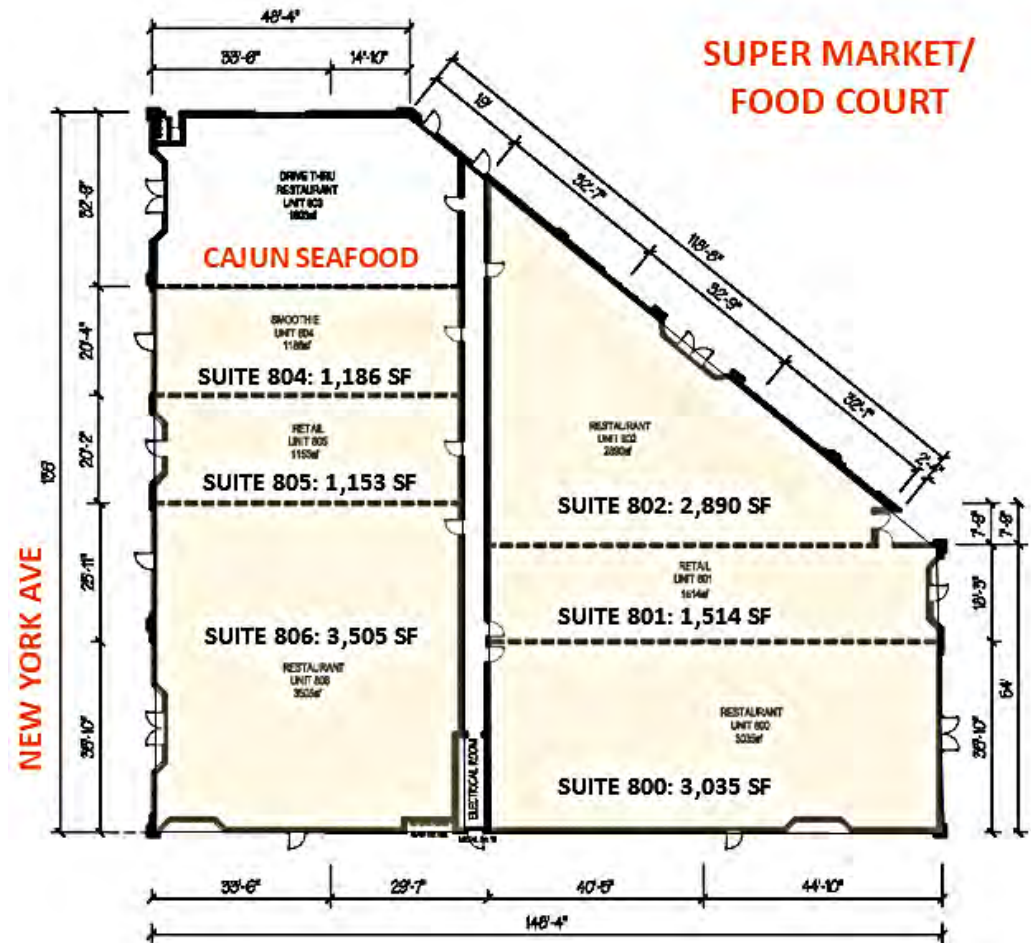


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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
■ Suite 800	Available	3,035 SF	Negotiable
■ Suite 801	Available	1,500 - 5,000 SF	Negotiable
■ Suite 802	Available	2,890 SF	Negotiable
■ Suite 804	Available	1,267 SF	Negotiable
■ Suite 805	Available	1,200 SF	Negotiable
■ Suite 806	Available	3,500 - 5,000 SF	Negotiable



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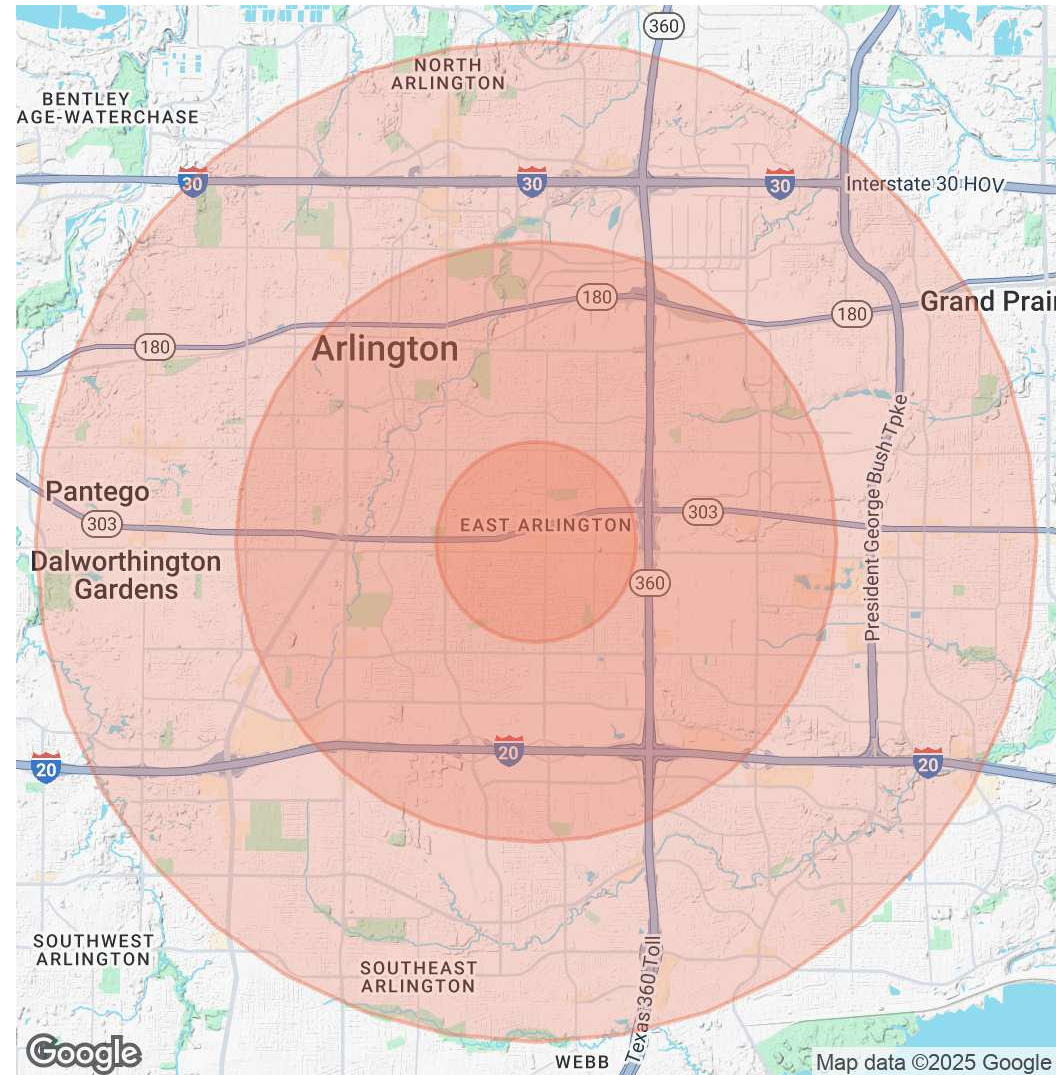
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,849	138,228	343,845
Average Age	34	34	36
Average Age (Male)	34	33	35
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,381	46,929	123,927
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$61,116	\$65,903	\$79,963
Average House Value	\$198,825	\$248,725	\$274,005

Demographics data derived from AlphaMap



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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 on 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.

Texas Retail Services, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Cameron Mai

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date