

4401 Little Rd. | ARLINGTON, TX 7610





Site Plan



Suite Tenant	<u>SF</u>	Suite	e Tenant	<u>SF</u>	Suite	e Tenant	<u>SF</u>	Suite	e Tenant	<u>SF</u>	<u>Suite</u>	Tenant	SF
110 Available	504	300	iLash Barbies	2,397	360	Iris Bagels	1,435	520	NextCare	3,530	650	Available	2,175
130 Mora's Jewelry	510	307	Premier Martial Arts	1,400	380	HotWorx Yoga	1,800	530	Tiff's Treats	1,752	655	Tropical Smoothie	1,253
150 Supercuts	1,540	312	Oasis Spa	1,518	385	Available	2,200	550	The UPS Store	1,200	660	Wingstop	2,250
5723 Black Rock Coffee	2,390	325	Allstate Insurance	1,071	395	ISIS Elite Training	3,300	580	Herbs Indian Rest.	4,815	680	Pinch A Penny Pools	2,382
5727 LOOK Cinemas	26,760	330	Hardin Computers	1,440	410	Boss Cleaners	2,205	590	Chipotle	2,516	690	Athletico	2,500
200 Hound Hut	650	340	GNC	1,400	430	O'Brien Doors	1,944	600	Arlington Dentistry	3,200	700	Handel's Ice Cream	2,352
250 Nails By Pro	1,015	350	Available	1,500	480	Pending	1,241		Chicago Pizza	780	5715 <i>A</i>	DDS Dentures	5,530
290 Available	900				490	ThriveWorks	1,612	625	Palm Beach Tan	3,153	5715E	Cosmo Nail Bar	3,110

LEASING INFO: PHILLIP CARAMEROS | 832.937.5900 | PHILLIP@GORDONPARTNERS.COM





Area Data

## Population (2023)

1 mile	11,388
3 mile	84,857
5 mile	222,073

# Avg. HH Income (2023)

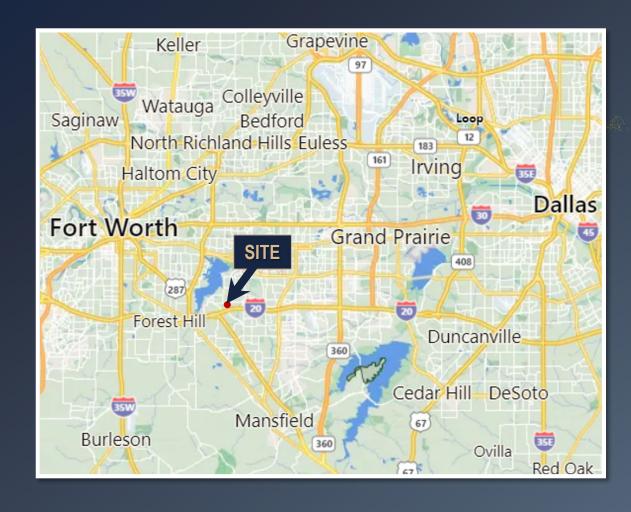
1 mile	\$126,667
3 mile	\$125,170
5 mile	\$108,911

## **Employees**

1 mile	9,345
3 mile	68,703
5 mile	176,000

# Traffic Counts (daily)

I-20	186,490
Little Rd.	31,000
Green Oaks Blvd.	29,820



### **TENANTS INCLUDE:**



### **AREA RETAILERS**



Property Photos -









Property Photos

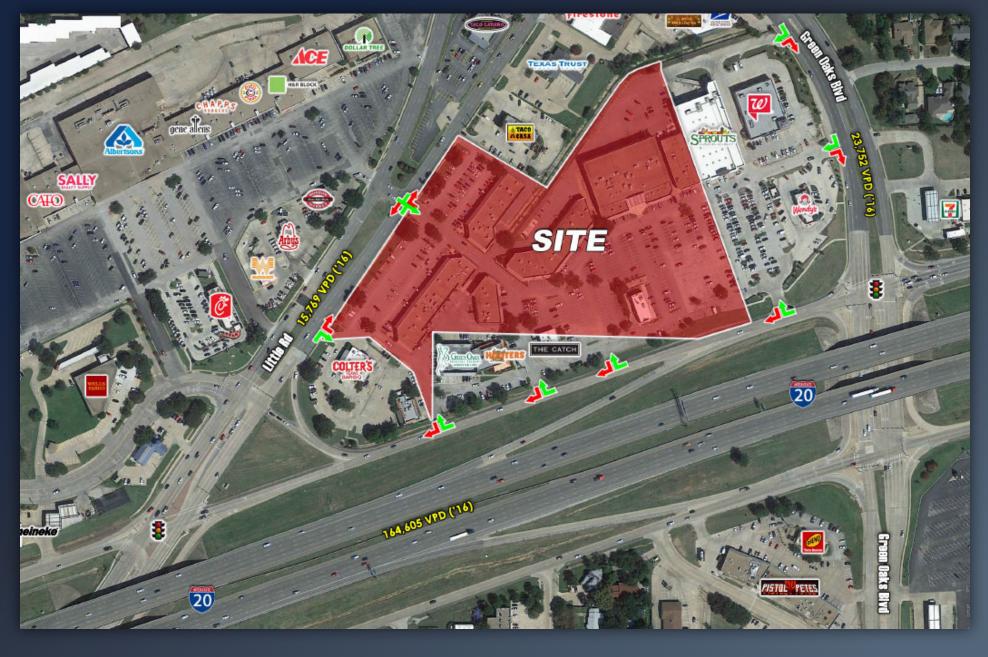








Aerial Photo -



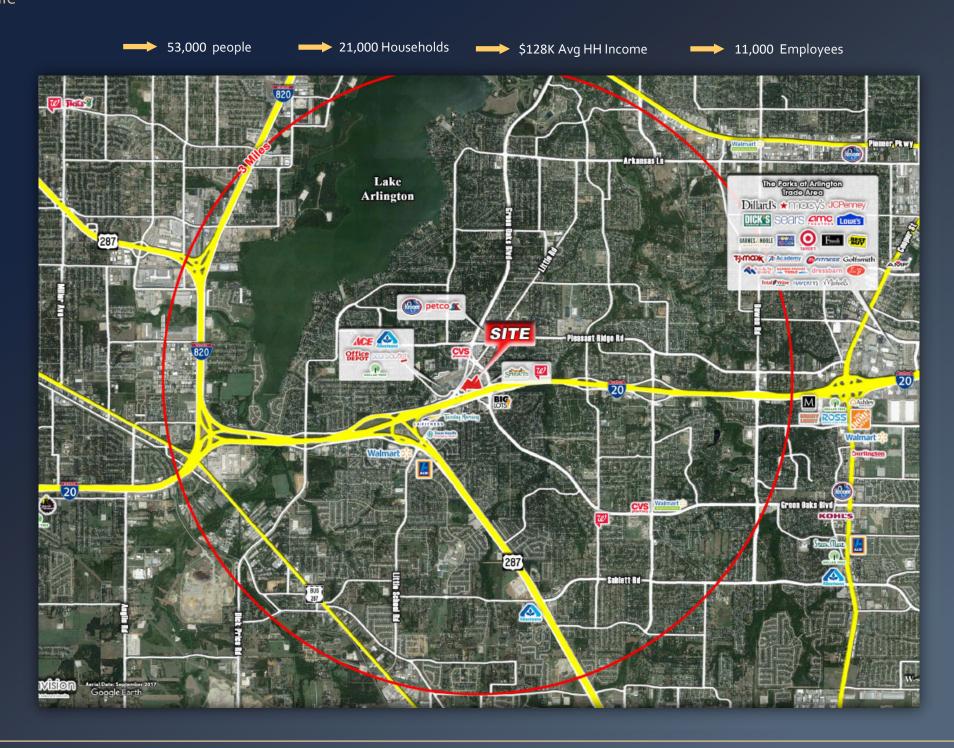
Signalized intersection

I-20 & Little Rd. frontage

Nine access points

Shadow Grocery

82,000 people 30,500 Households \$121K Avg. HH Income 23,000 Employees 3-Mile





# Area Economic Drivers

















### 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 WNER (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:
  - 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.
- Mho 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.

Scott A. Gordon Licensed Broker / Broker Firm Name or Primary Assumed Business Name	461214	sgordon@gordonpartners.com	713-781-3003
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Scott A. Gordon  Designated Broker of Firm	461214	sgordon@gordonpartners.com	713-781-3003
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Assoc.	License No.	Email	Phone
Phillip Carameros Sales Agent/Associate's Name	655718	phillip@gordonpartners.com	713-781-3003
	License No.	Email	Phone

dlord Initials	Buyer/Tenant/Seller/L
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