



**ASHBURY PLAZA** | 903-911A W PIONEER PKWY, ARLINGTON, TX 76013

**Features**

Ashbury Plaza Shopping Center is located at the northwest corner of Cooper Street and Pioneer Parkway. It has great traffic generating tenants such as Big Lots, Dollar General and Texas Thrift. [ashburyplaza.com](http://ashburyplaza.com)

- 2nd Generation Nail Salon Space Available
- Pad Available 0.5 Acres (21,780 sf)
- Well-located pad site with prominent visibility and access to an extremely dense trade area with more than 138,000 residents within a three-mile radius

**FOR LEASE**

**TOTAL SF:** 32,850  
**AVAILABLE SF:** 4,650  
**CONTACT FOR MORE INFORMATION**  
**NEGOTIABLE**  
**NNN:** \$4.67 PER SF/YR EST.

**Traffic Counts**

S Cooper Street	56,361 VPD
W Pioneer Parkway	50,268 VPD

**Demographics**

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		18,126	139,107	325,979
Total Households		7,133	49,524	120,013
Average Household Income		\$75,815	\$76,705	\$90,901
Daytime Population		17,765	154,363	331,701

**Area Retailers & Businesses**

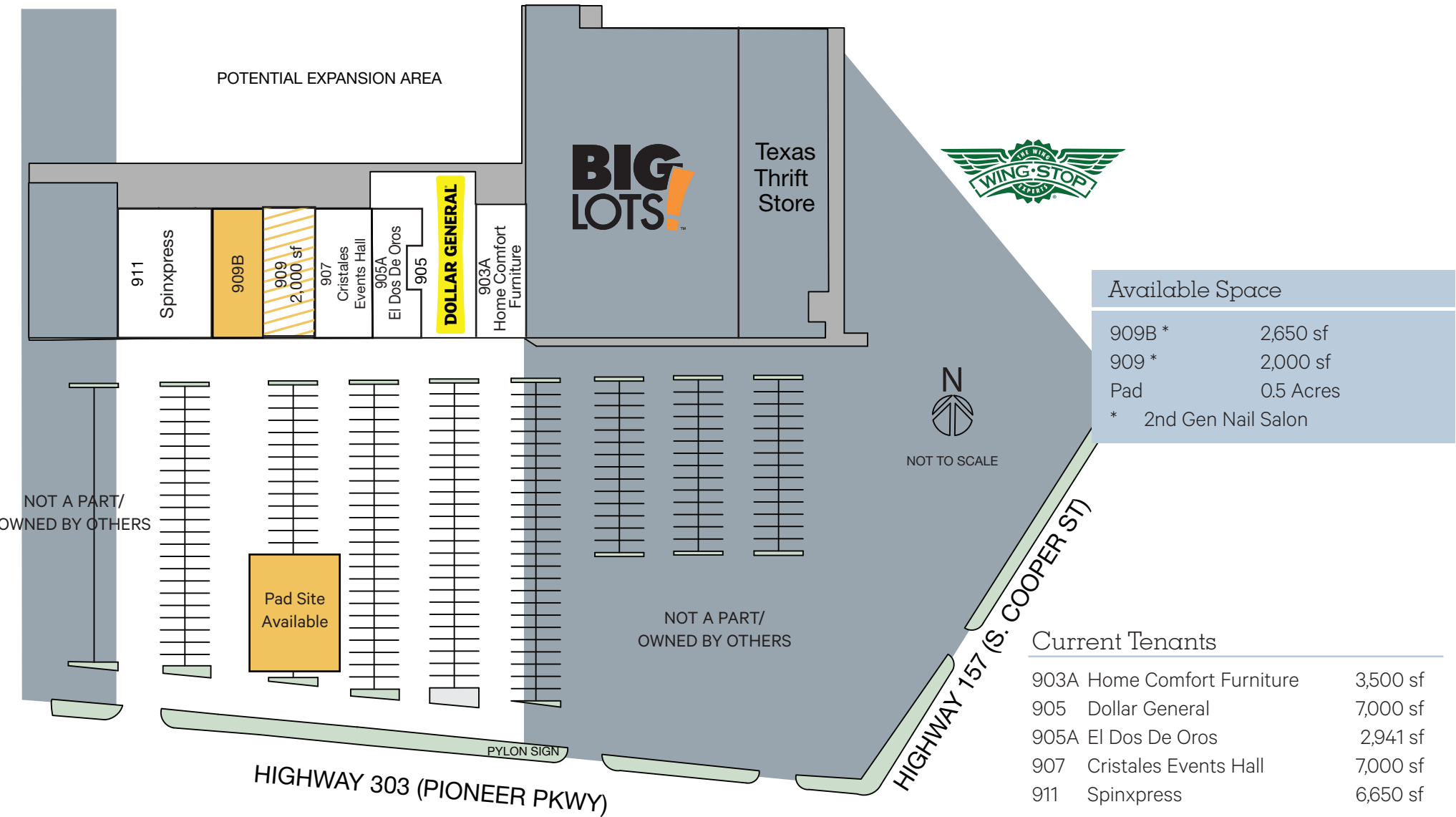


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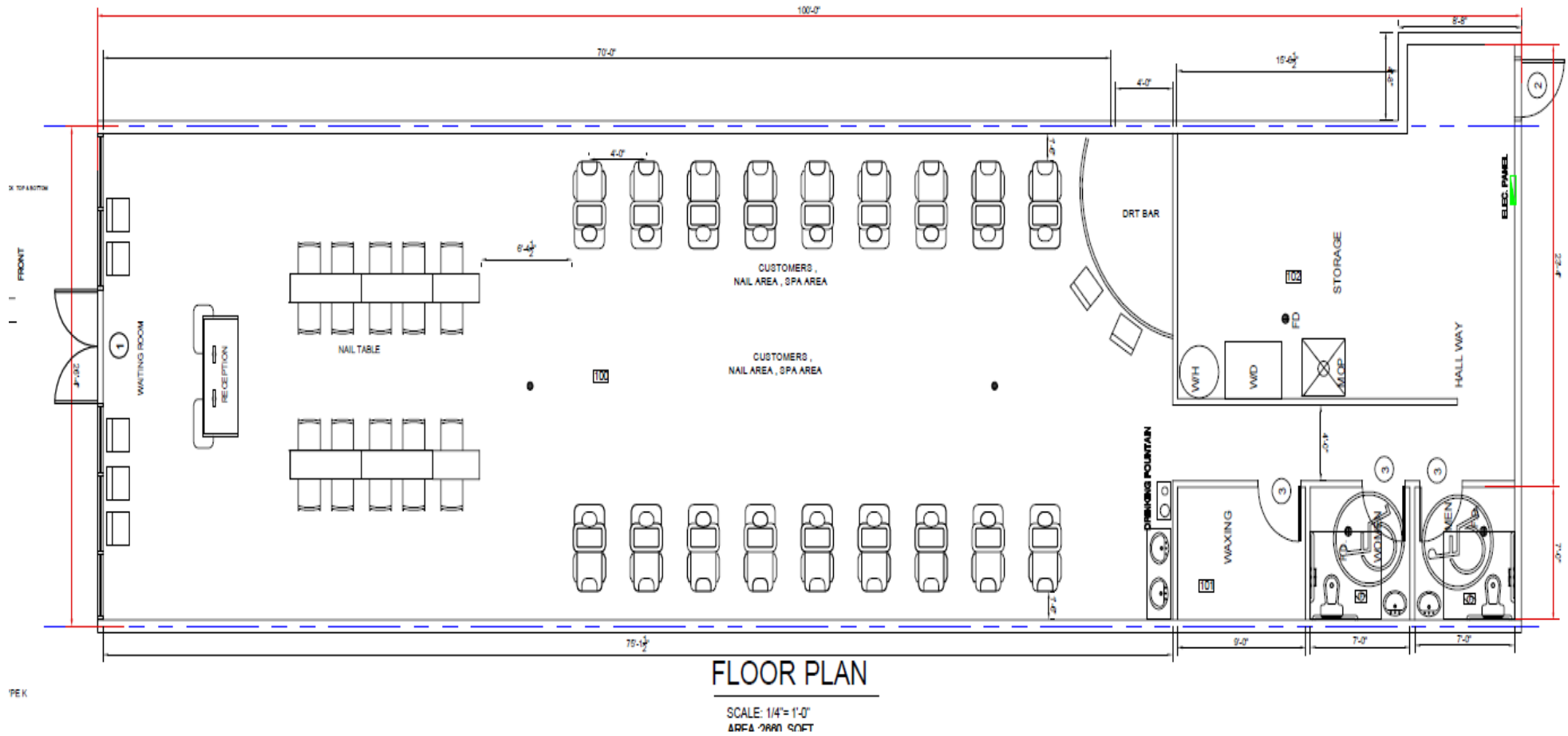
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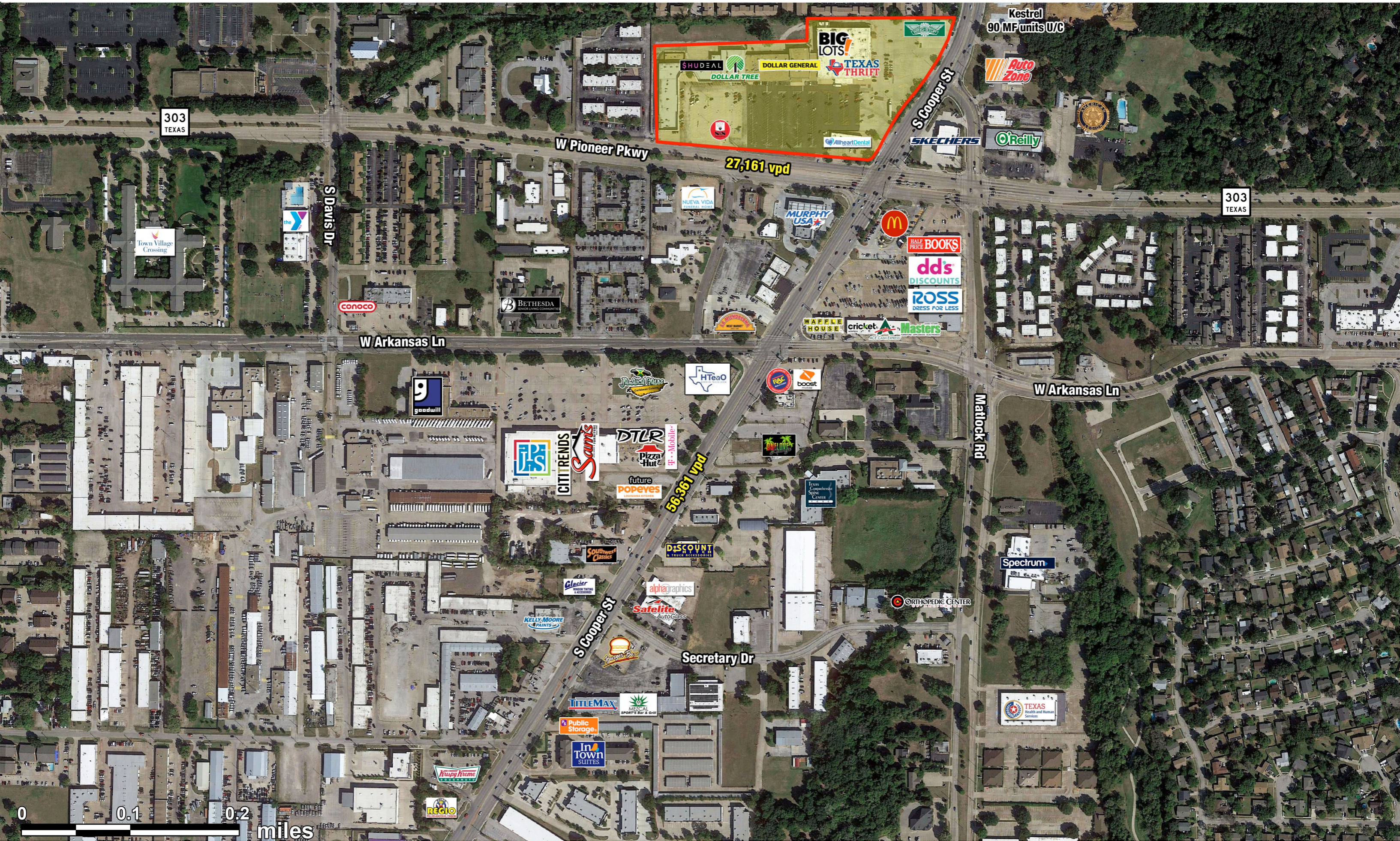




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Suite 909B – 2nd Gen Nail Salon





**27,161 vpd**

SHUDEAL  
DOLLAR TREE  
DOLLAR GENERAL  
BIG LOTS!  
TEXAS THRIFT  
AllHeartDental

**56,361 vpd**

goodwill  
CITI RENDS  
Sams  
DTLR  
Pizza Hut  
future  
POPEYES  
Southwest Classics  
Glacier  
KELLY MOORE PAINTS  
alphaGraphics  
Satelite AutoGlass  
TITLEMAX  
Public Storage  
In Town SUITES

Kestrel  
90 MF units U/C

Auto Zone  
SKECHERS  
O'Reilly

McDonald's  
HALF PRICE BOOKS  
dds DISCOUNTS  
ROSS DRESS FOR LESS

W Arkansas Ln

Spectrum  
ORTHOPEDIC CENTER

0 0.1 0.2 miles

# 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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