

# *MSKY Properties LP*

**Presents**

***Bardin Crossing Space for Lease!***



All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

***1730 West Bardin Road  
Arlington, Texas 76017  
Suite 450 (Former Med Spa)***

## ***Property Highlights:***

Leasing 1,826 Square feet Retail Shopping Center, located next to one of the busiest Chick Fil-A's in the nation. This shopping center is located at the hard corner of Bardin and Mansfield Road. This property is a stone throw away from Cooper Street.

This property is located less than 1 mile from Interstate 20 and a 10 min drive to President George Bush Turn Pike

Close proximity to area retailers:  
Parks Mall, Arlington Highlands, Walmart Supercenter, Chick Fil-A, Home Depot, Hobby Lobby, and many more

## ***Property Description:***

- Built in 2003, with extremely close proximity to I-20 (approx 1-mile away), this shopping center is situated on the hard corner of Bardin and Mansfield Road, next to one of the Highest Grossing Chick Fil-A's in the country right next door. This shopping center was refurbished back in 2009, and again in 2014, 2017, and undergoes yearly cosmetic work.
- As a result of the impeccable upkeep this shopping center is in superior condition, and very inviting to all tenants and customers alike. This shopping center is ideal for professional, medical, and retail use! There is plenty of security lighting at night that illuminates the parking lot and with the building facing the street, with enormous store frontage, this shopping center is very visible.
- Landlord will allow dog grooming, medical, retail, professional, spa, and office use.

***Interior Pictures Suite 450 (1,230 Sq/Feet):***



# Demographics:

## Demographic Overview (Esri 2023)

1730 W Bardin Rd, Arlington, Texas, 76017  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.66998  
Longitude: -97.13597

	1 mile	3 miles	5 miles
<b>Population</b>			
	1 mile	3 miles	5 miles
2000 Population	8,775	102,930	255,265
2010 Population	8,433	111,078	304,543
2023 Population	9,186	114,095	326,915
2028 Population	9,762	115,520	329,604
2000-2010 Annual Rate	N/A	N/A	N/A
2000-2022 Annual Rate	0.21%	0.49%	1.28%
2010-2022 Annual Rate	N/A	N/A	N/A
2010-2023 Annual Rate	1.21%	0.31%	0.63%
2023-2028 Annual Rate	1.22%	0.25%	0.16%
2023-2028 Total Population Change	6.27%	1.25%	0.82%
2023 Male Population	48.8%	48.7%	49.1%
2023 Female Population	51.2%	51.3%	50.9%
2023 Median Age	41.7	36.5	34.4
2023 Population Age 15+: Married	51.16%	49.40%	49.61%
2023 Population Age 15+: Never Married	32.63%	35.64%	36.16%
	1 mile	3 miles	5 miles
2023 Daytime Population: Workers	12,912	51,762	124,054
2023 Daytime Population: Residents	4,227	54,232	162,457
2023 Daytime Population: Workers	75.34%	48.83%	43.30%
2023 Daytime Population: Residents	24.66%	51.17%	56.70%
2023 Daytime Population Density (Pop/Sq Mi)	5,459.9	3,749.6	3,648.5
2023 Blue Collar Workers	18.89%	21.28%	23.04%
2023 White Collar Workers	57.53%	56.68%	54.90%
2023 Total Daytime Population	17,139	105,994	286,511
<b>Race and Ethnicity</b>			
2023 White Alone	48.9%	42.9%	40.2%
2023 Black Alone	20.1%	23.0%	23.4%
2023 Asian Alone	7.6%	8.3%	9.2%
2023 Hispanic Origin (Any Race)	23.3%	26.5%	28.5%
2023 Non-Hispanic Population	76.7%	73.5%	71.5%
<b>Households</b>			
2000 Households	3,388	35,766	91,180
2010 Households	3,383	39,529	107,091
2023 Total Households	3,460	40,363	113,521
2028 Total Households	3,711	41,134	114,777
2000-2010 Annual Rate	N/A	N/A	N/A
2010-2022 Annual Rate	N/A	N/A	N/A
2023-2028 Annual Rate	1.41%	0.38%	0.22%
2023 Average Household Size	2.65	2.82	2.83
<b>Median Household Income</b>			
2023 Median Household Income	\$82,955	\$77,560	\$71,990
2028 Median Household Income	\$90,806	\$83,913	\$79,210
2023-2028 Annual Rate	1.82%	1.59%	1.93%
<b>Average Household Income</b>			
2023 Average Household Income	\$117,593	\$103,161	\$97,542
2028 Average Household Income	\$133,879	\$114,744	\$109,109
2023-2028 Annual Rate	2.63%	2.15%	2.27%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$44,296	\$36,533	\$34,050
2028 Per Capita Income	\$50,887	\$40,895	\$38,188
2023-2028 Annual Rate	2.81%	2.28%	2.32%

Source: Esri, Esri-Data Axle, U.S. Census

03/13/2024

- As noted above, the demographics this established shopping center are tremendous with significant growth, traffic (which is growing), and population density coupled with **above average household income for the State of Texas and the nation.**

**For Leasing Rates Please Call Karim Bata at 214-535-9255**  
*Please Note: Minimum lease term is 5 years, triple net leases only*



# 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:

- 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.

Karim Bata	627107	krmbata@yahoo.com	214-535-9255
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date