



FOR SALE OR LEASE

1901 SOUTHEAST PKY., ARLINGTON, TX, 76018

TOTAL SF:	14,820 SF
LAND:	2 ACRES
OFFICE	4,945 SF
WAREHOUSE	9,000 SF

AVAILABLE SPACE	
SUITE 100	1,500 SF
SUITE 103 & 104	600-1,200 SF
WH SUITE B	1,300 SF

PROPERTY FEATURES

- Zoned: LI (light Industrial)
- Office/Warehouse
- 2.0 Acres – Excess land
- Occupied by diverse set of tenants
- Investment or Owner/User
- Near Lake Prairie Towne Crossing Retail Center, which includes Target, Home Depot, 24 Hour Fitness, Marshalls & various other retail & restaurants

POPULATION			
Total Population	13,217	108,434	283,992
HOUSEHOLDS			
# of Households	3,867	87,812	89,982
INCOME			
2019 Average HHI	\$79,949	\$87,812	\$89,982

PHILLIP HOOKS

Partner
817.226.0000
phooks@advisorstx.com

JUDY NITZINGER

Vice President
817.226.0000
jnitzinger@advisorstx.com

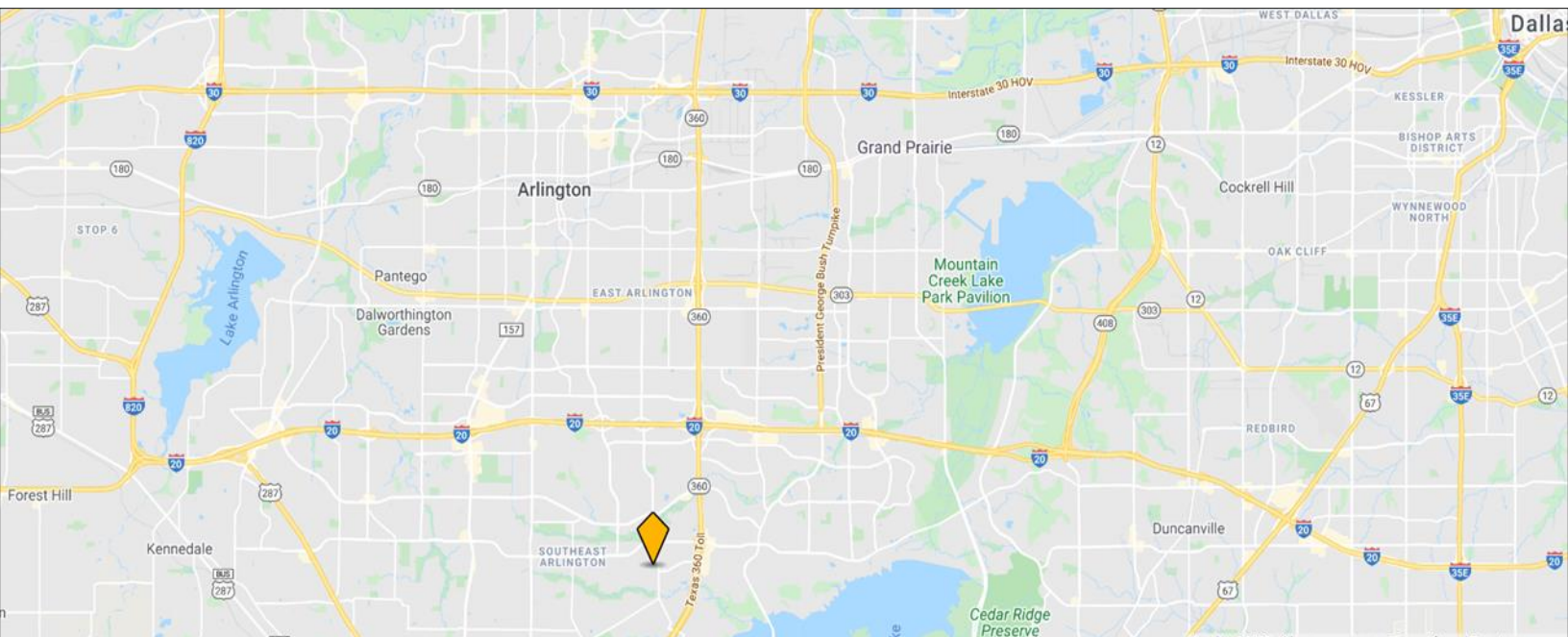
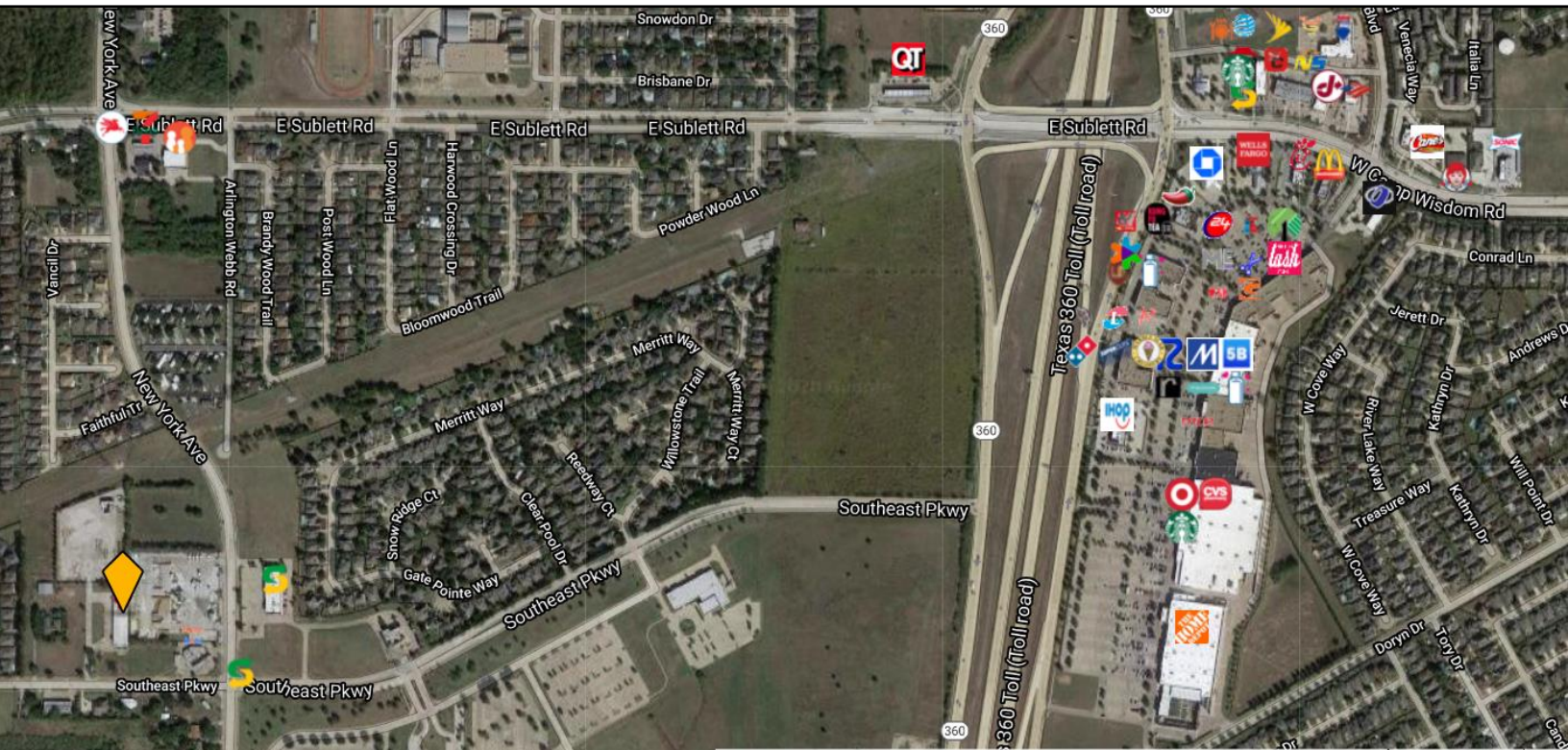
The information contained herein was obtained from sources deemed to be reliable; however, Advisors Commercial Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

2000 E. Lamar Blvd., Suite 710
Arlington, TX, 76006
817.226.0000
www.advisorstx.com

Information provided by ESRI Business Analyst

ADVISORS
COMMERCIAL REAL ESTATE







Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Advisors Commercial Real Estate</u>	<u>9007861</u>	<u>SGray@AdvisorsTX.com</u>	<u>(817)226-0000</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Beaux Riley</u>	<u>280127</u>	<u>BRiley@AdvisorsTX.com</u>	<u>(817)226-0000</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Steve Gray</u>	<u>455147</u>	<u>SGray@AdvisorsTX.com</u>	<u>(817)226-0000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Judy Nitzinger</u>	<u>496249</u>	<u>JNitzinger@AdvisorsTX.com</u>	<u>(817)226-0000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date



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<u>Phillip Hooks</u>	<u>631229</u>	<u>PHooks@AdvisorsTX.com</u>	<u>(817)226-0000</u>
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