



# RETAIL SPACE FOR LEASE

## STANTON PLAZA

4201-4261 WEST GREEN OAKS BLVD  
ARLINGTON, TX 73016



# PROPERTY DETAILS

**STANTON PLAZA**  
4201-4261 WEST GREEN OAKS BLVD  
ARLINGTON, TX 73016



HIGH VISIBILITY ON BELT  
LINE ROAD

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LOCATED IN A BUSY  
COMMERCIAL CORRIDOR  
WITH SIGNIFICANT FOOT  
TRAFFIC

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SURROUNDED BY  
NATIONAL AND  
REGIONAL TENANTS

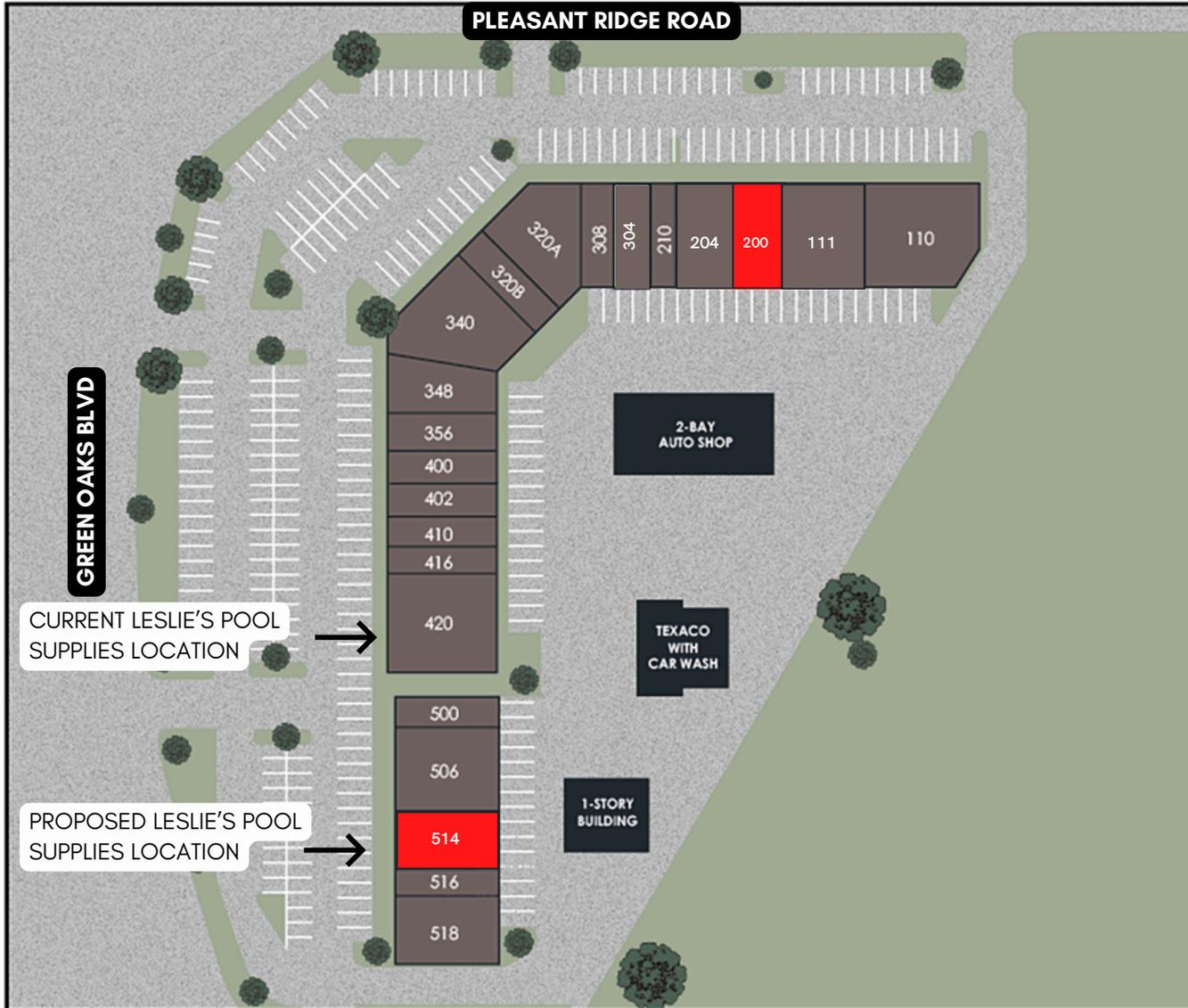
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PLENTY OF PARKING FOR  
TENANTS AND  
CUSTOMERS

# SITE PLAN

**STANTON PLAZA**  
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**ARLINGTON, TX 73016**



SUITE	TENANT	SQUARE FEET
100	NOT LEASABLE	120 SF
110	MONARCH DENTISTRY	5,061 SF
111	LEASED	3,366 SF
<b>200</b>	<b>VACANT</b>	<b>1,231 SF</b>
204	CAKE-A-HOLIC	2,658 SF
210	PHONG'S CLOCKWORKS	1,010 SF
304	COMPUTER DOCTORS	1,073 SF
308	STANTON PLAZA CLEANERS	2,108 SF
320A	AT & T	2,550 SF
320B	JERSEY MIKE'S SUBS	1,300 SF
340	FUZZY'S TACO SHOP	3,700 SF
356	HOT NAILS	3,418 SF
400	PILASKI'S DONUTS	1,004 SF
402	AA FOOT SPA	1,518 SF
410	GREAT CLIPS	1,255 SF
416	BOBO BITES	1,056 SF
420	LESLIE'S POOL SUPPLIES	3,980 SF
500	MARBLE SLAB CREAMERY	1,188 SF
506	TJ'S CATFISH & WINGS	3,366 SF
<b>514</b>	<b>VACANT</b>	<b>2,400 SF</b>
516	TRAN ALTERATIONS	1,003 SF
518	LOTUS CAFE	2,704 SF

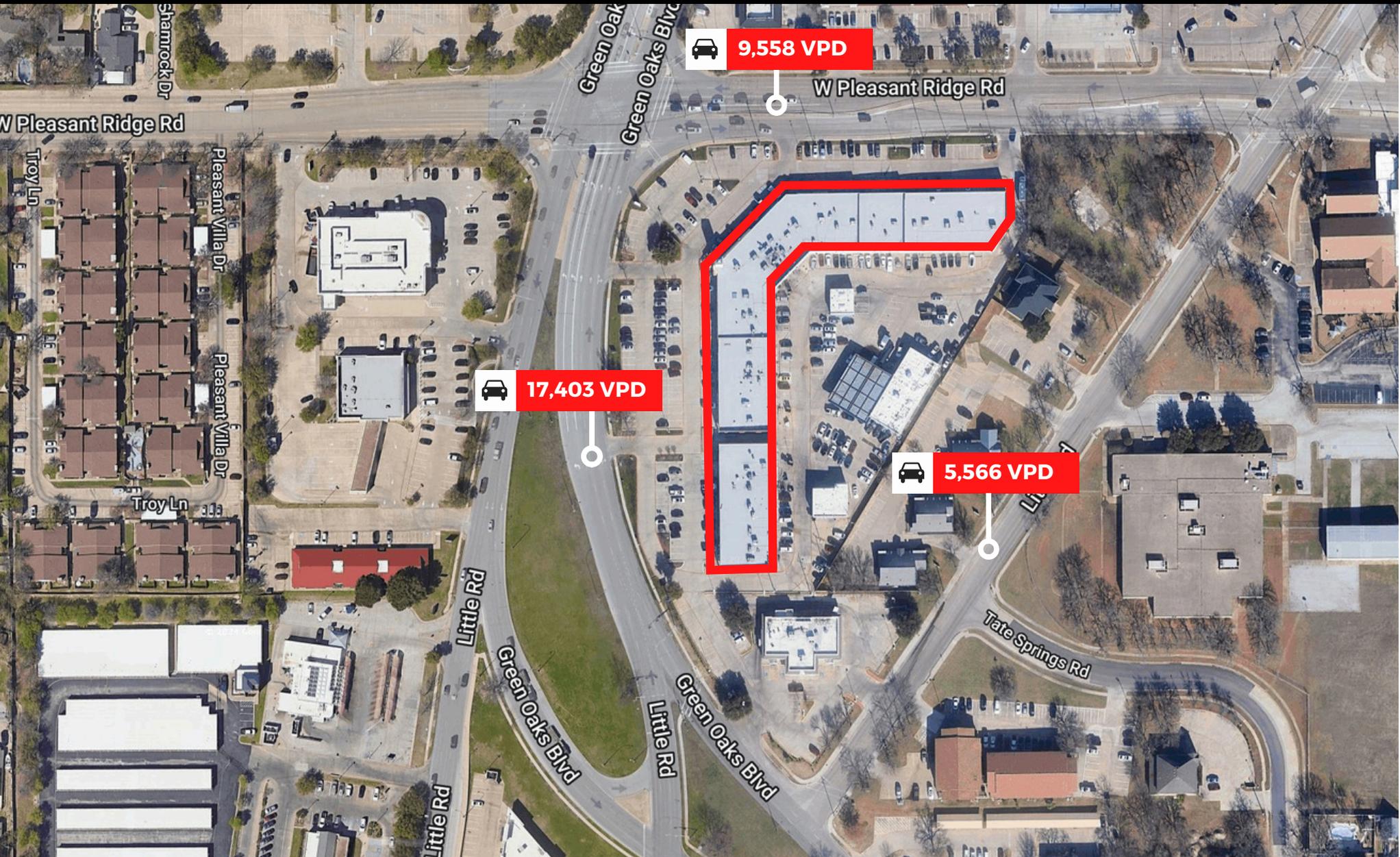
# NEARBY TENANTS

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# TRAFFIC COUNTS

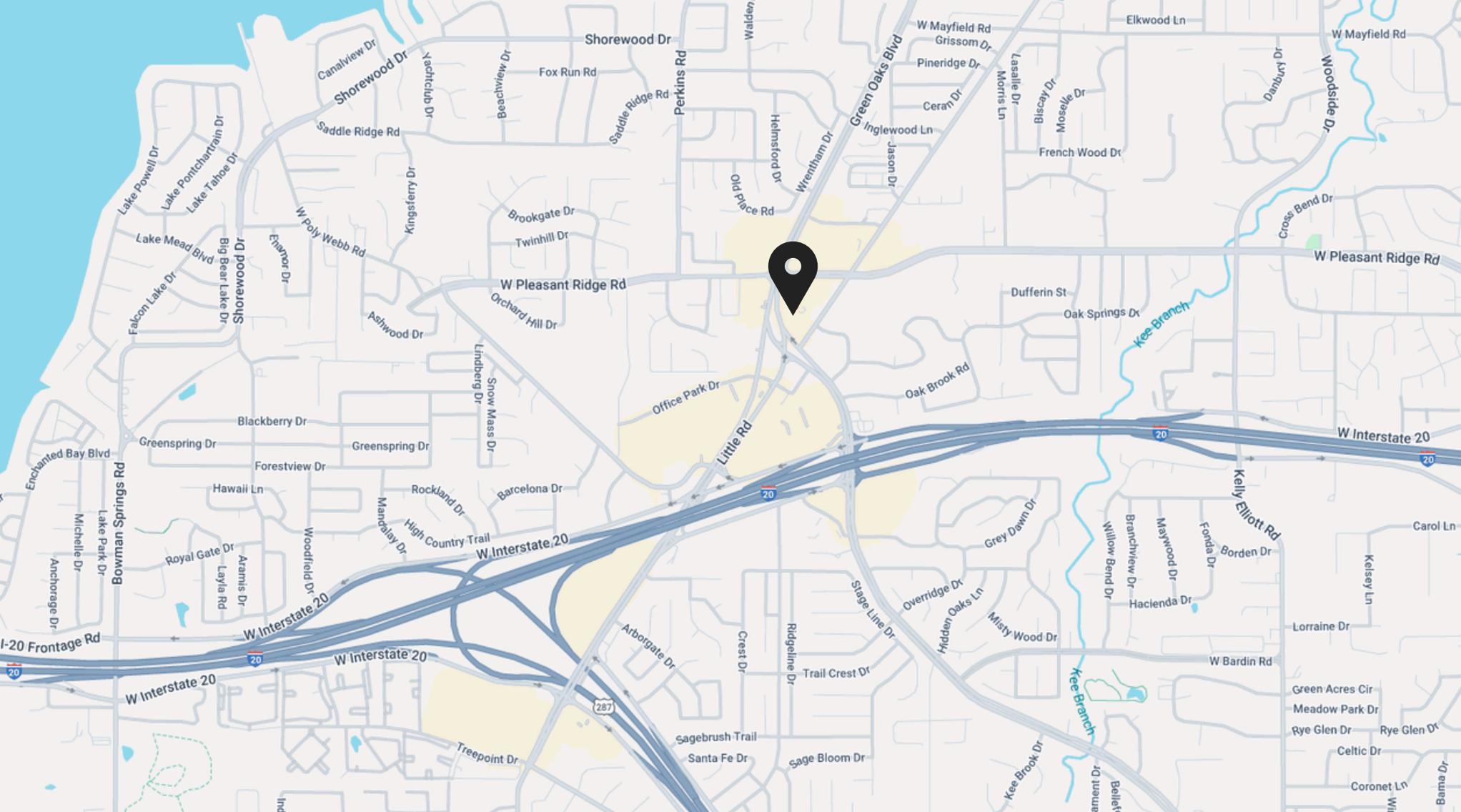
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ARLINGTON, TX 73016



 9,558 VPD

 17,403 VPD

 5,566 VPD



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## 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.
- 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_