

1804 EAST ABRAM STREET

ARLINGTON, TX 76010



PROPERTY OVERVIEW

- » Rare Hard Corner Signalized Pad Opportunity on Abrams Street in Arlington, Texas
- » +/- 17,626 SF Available
- » Sale, Lease or Build to Suit
- » Potential for +/- 2,000 SF Building and 20 Parking Spaces

DEMOGRAPHIC

	1 MILE	3 MILE
Population	12,981	150,403
Households	3,943	54,456
Median Age	31.40	31.10
Median HH Income	\$51,743	\$58,998
Daytime Population	12,513	88,859
Population Growth '21 - '26	3.94%	4.90%
Household Growth '21 - '26	3.98%	4.82%

DAILY TRAFFIC

East Abrams Street	21,642 VPD
Stadium Drive	10,924 VPD
South Collins Street	32,486 VPD

AREA RETAILERS



JAKE MCCOY
 jmccoy@woodmont.com
 817.505.5894

1804 EAST ABRAM STREET

ARLINGTON, TX 76010

SURVEY DRAWING SHOWING THE REMAINDER OF LOT 1A-1, AND LOT 1A-2, BLOCK 2, HIGHLAND PARK ADDITION, ARLINGTON, TARRANT COUNTY, TEXAS ACCORDING TO ARLINGTON CITY PLANS PREPARED BY WIER AND ASSOCIATES, (WA # 06022) AND SURVEYS BY R.P.L.S. JEFFREY TERRY OF PARCELS 11-A, 11-R, AND 11-T (PROJ. 89-26), AND THE CITY PLANS FOR EAST ABRAMS STREET, AND BROWNING DR. CITY PROJECT # PWST07002A

N: 6953411.30
E: 2403840.91
C.L. Intxn per City Plans

N: 6953411.23
E: 2403909.73

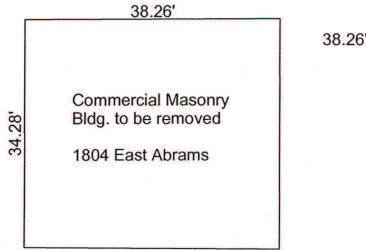
N: 6953411.05
E: 2403983.05

N: 6953410.12
E: 2404724.65
C.L. E. Abrams and Terry Dr. per City plans

N: 6953313.49
E: 2403800.83
C.L. Browning St. per city plans

REMAINDER. LOT 1A-2
BLK 2
Highland Park Add'n.
B-103 P.R.T.C.T.
(City of Arlington)

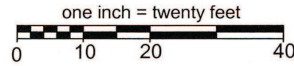
0.1956 ACRES
8522 SQ. FT.



Affordable Attractive Realty, L.P.
Lot 1A-1 Block 2 of HIGHLAND PARK ADDITION, and Addition to the City of Arlington, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet B, slide 103, Plat Records, Tarrant county, Texas.

0.2090 ACRES
9104 SQ. FT.

P.O.B. N.E.C. 1A-1. A 1/2" IRON ROD CAPPED "SURVEYOR ASSOC. FOUND AT THE N.W.C. OF LOT 9R ACCORDING TO THE AMENDED PLAT THEREOF OF HIGHLAND PARK ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS AS RECORDED IN CABINET A, SLIDE 757, (D202172018) (1816 E. ABRAMS ST.) BEARS N 00° 17' 46" W 2.66' AND S 89° 51' 46" E 375.00', HAVING T.C.. N 6953358.39 E 2403983.32 1/2" IRS "2002" - C.L.F.C.P. BEARS N 49° 02' W 0.40'.



C.L.F.C.P. - CHAIN LINK FENCE CORNER POST
CIRS - CAPPED IRON ROD SET

R = 828.93
CHD = N 22° 09' E 10.48

CALC SO.
COR 1A1 & 2
1/2" CIRS "2002"
1/2" IRF BEARS
S 27° 27' E 0.68'

N 89°51'46"W
N: 6953236.23
E: 2403908.95

N: 6953236.05
E: 2403983.95

CALC SEC 1A-1C.L.F.C.
BEARS S 81° 43' 08" W 1.25'
1/2" CIRS "2002"

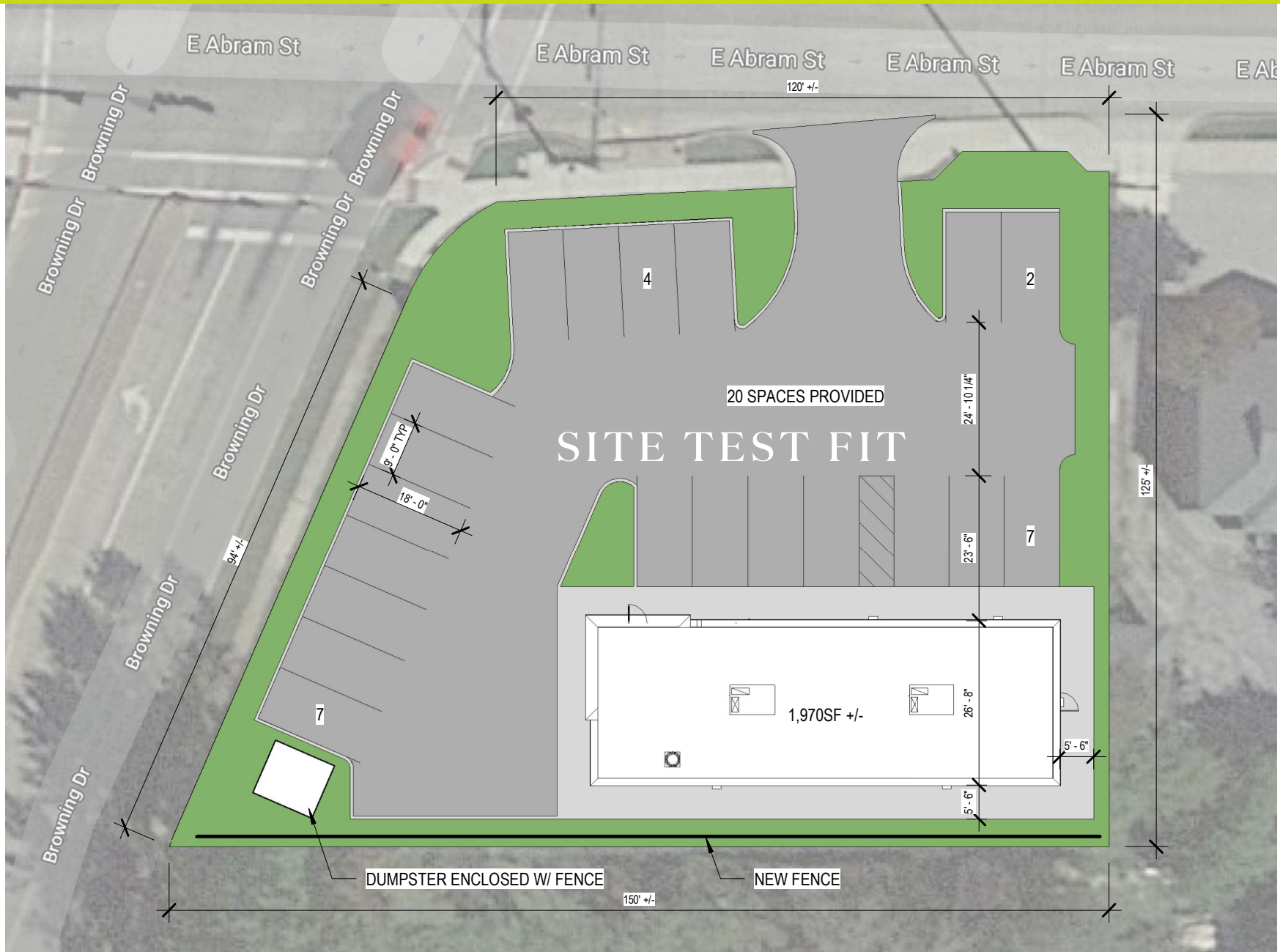


JAKE MCCOY
jmccoy@woodmont.com
817.505.5894



1804 EAST ABRAM STREET

ARLINGTON, TX 76010

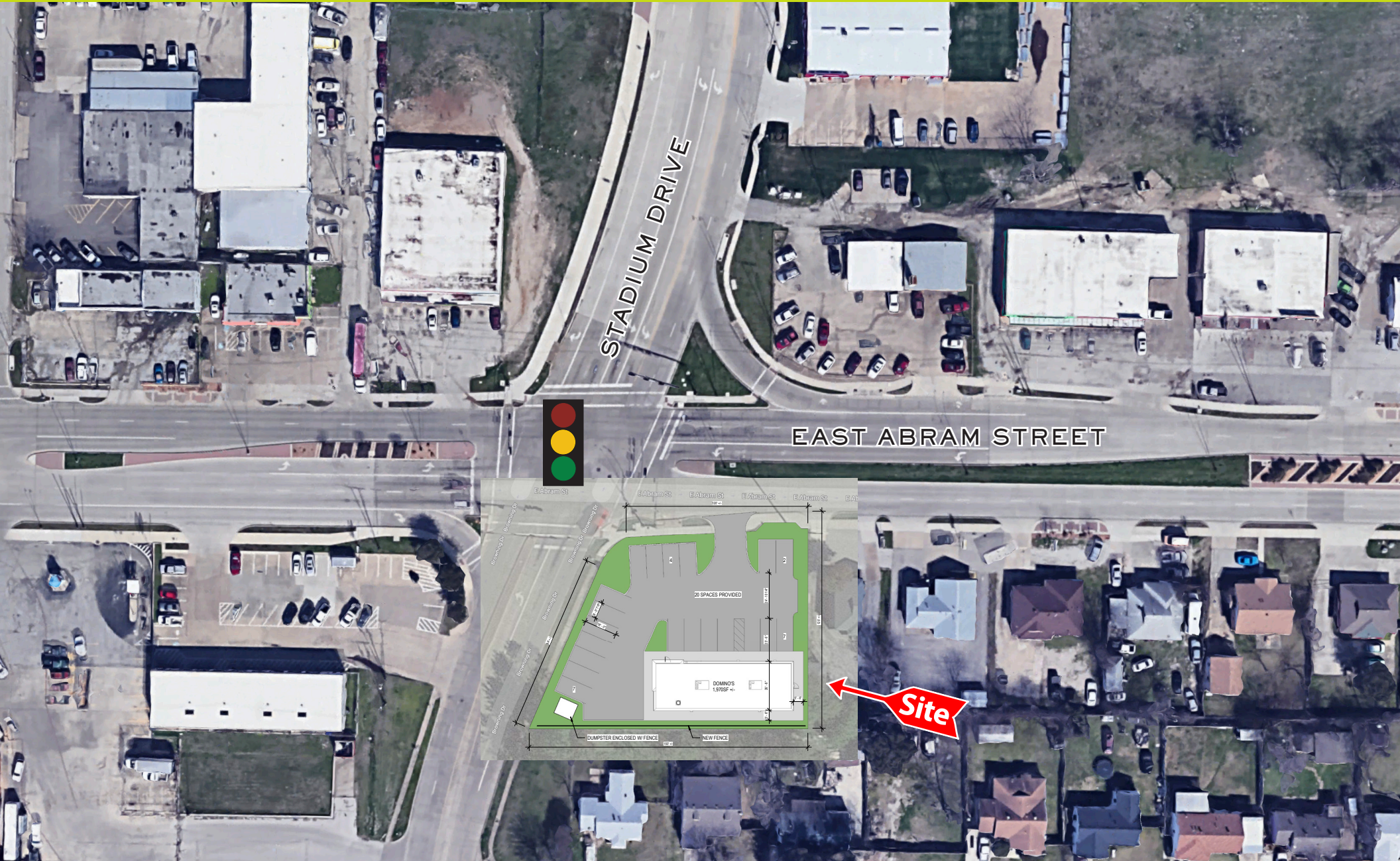


JAKE MCCOY
jmccoy@woodmont.com
817.505.5894



1804 EAST ABRAM STREET

ARLINGTON, TX 76010



EAST ABRAM STREET



JAKE MCCOY
jmccoy@woodmont.com
817.505.5894

1804 EAST ABRAM STREET

ARLINGTON, TX 76010



JAKE MCCOY
jmccoy@woodmont.com
817.505.5894





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:
 - 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.

The Woodmont Company 302455 contact@woodmont.com (817) 732-4000

Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Stephen Coslik 237614 scoslik@woodmont.com (817) 732-4000

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 _____