

FOR SALE

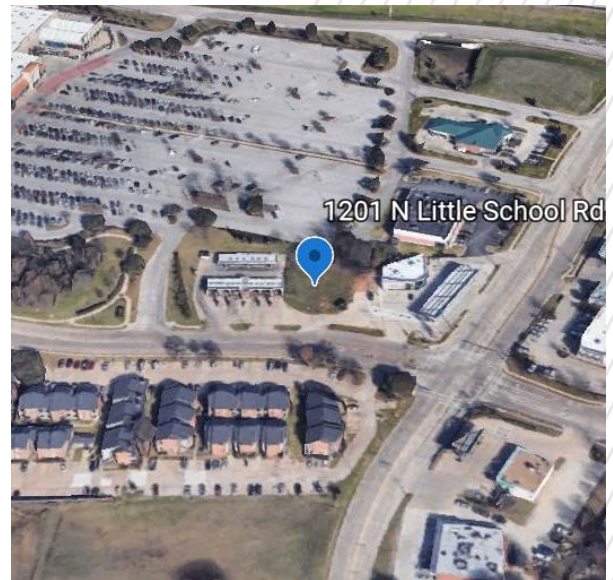
Raw Land / 1201 N Little School Rd

Arlington, TX



PROPERTY HIGHLIGHTS

Shadowed by Walmart SuperCenter, one of America's largest Retailers, at a major highway interchange in one of the nations largest MSA, Dallas/Fort Worth. Over 800,000 people with an average Household Income of \$76,000 in a ten-mile radius.



BUILDING SF	N/A
LAND SF	24,969
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	21,675 VPD

SIGNAGE TYPE	N/A
1-MILE (POP.)	14,403
3-MILE (POP.)	78,422
MED. INCOME	\$77,234
SPACE USE	Commercial

JEFF SCHEIDEGGER
Account Contact
+1 314 384 8662
Jeff.scheidegger@cushwake.com

KRIS VON HOHN
Director
+1 713 331 1777
kristopher.vonhohn@cushwake.com

FOR SALE

Raw Land / 1201 N Little School Rd Arlington , TX

ADDITIONAL PROPERTY HIGHLIGHTS

The property is located in a dense, infill submarket of South Arlington with over 70,000 Households in a 5-mile radius. Excellent access with 4 points of Ingress/Egress, 2 off Tree Point Dr and 2 off Little School Rd.



LEGAL INFORMATION

TAX PARCEL ID	06189695
2020 RE TAXES	\$124,626
ZONING	C1C

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER
Account Contact
+1 314 384 8662
Jeff.scheidegger@cushwake.com

KRIS VON HOHN
Director
+1 713 331 1777
kristopher.vonhohn@cushwake.com