

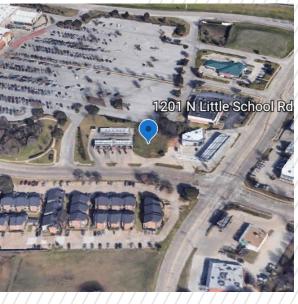
# FOR SALE Raw Land / 1201 N Little School Rd Arlington, TX



## **PROPERTY HIGHLIGHTS**

Shadowed by Walmart SuperCenter, one of Ameica'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	SIGNAGE TYPE	N/A
LAND SF	24,969	1-MILE (POP.)	14,403
YEAR BUILT	N/A	3-MILE (POP.)	78,422
PARKING	N/A	MED. INCOME	\$77,234
TRAFFIC COUNTS	21,675 VPD	SPACE USE	Commercial



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# **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:

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