

801, 805, 809, 811, 817, 821 ROOSEVELT ST. ARLINGTON, TX.

FOR SALE



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Arlington, TX - 801, 805, 809, 811, 817, 821 Roosevelt St. This 6,075 SF building with 6 units offers exceptional potential for a Special Purpose / Other investor. Situated in the EDO-RM-12 zone, the property provides ample space and flexibility for a range of specialized uses. With a strategic location in the vibrant Arlington area, this property presents an attractive prospect for investors seeking a versatile space with potential for a variety of unique ventures. Don't miss out on the chance to seize this dynamic investment opportunity. Buyer to verify with City of Arlington permitted use and zoning.

PROPERTY HIGHLIGHTS:

- 1.28 AC
- Six Short Term Lease. Do not disturb tenants.
- Redevelopment Opportunity
- Call broker for more information

OFFERING SUMMARY

Sale Price:	Call For Price
Number of Units:	6
Lot Size:	55,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	525	1,427	4,536
Total Population	1,387	3,753	12,051
Average HH Income	\$49,338	\$49,200	\$53,053

MIMI TRAN

President
817.682.7501
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KLASÉ GROUP
COMMERCIAL REAL ESTATE

801, 805, 809, 811, 817, 821 ROOSEVELT ST

REDEVELOPMENT FOR SALE

PROPERTY HIGHLIGHTS:

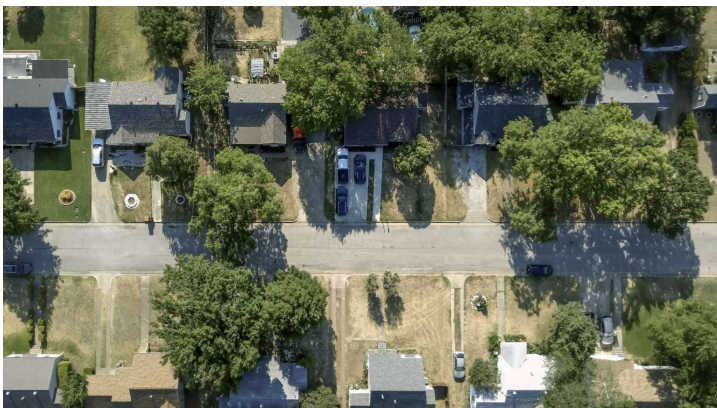
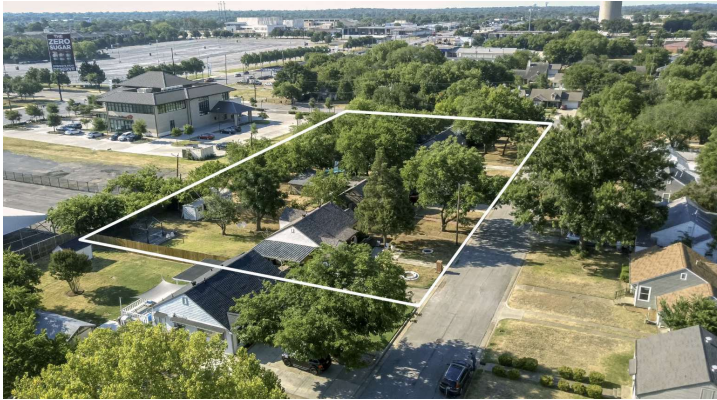
SIX SHORT TERM LEASES:

801 ROOSEVELET ST
805 ROOSEVELET ST
809 ROOSEVELET ST
811 ROOSEVELET ST
817 ROOSEVELET ST
821 ROOSEVELET ST

ROPPORTUNITY IN ARLINGTON!

THE SITE IS WALKING DISTANT TO AT&T STADIUM. THERE ARE SIX RENTAL HOMES ON MONTH TO MONTH ON THE 1.28 ACRES. CURRENTLY ZONED RM12 (RESIDENTIAL MEDIUM DENSITY 12). THIS ZONING CLASSIFICATION CURRENTLY RESTRICTS DEVELOPMENT TO JUST RESIDENTIAL USES, LIKE SINGLE-FAMILY HOMES, DUPLEXES, AND TOWNHOUSES. BUYER TO VERIFY WITH CITY OF ARLINGTON.

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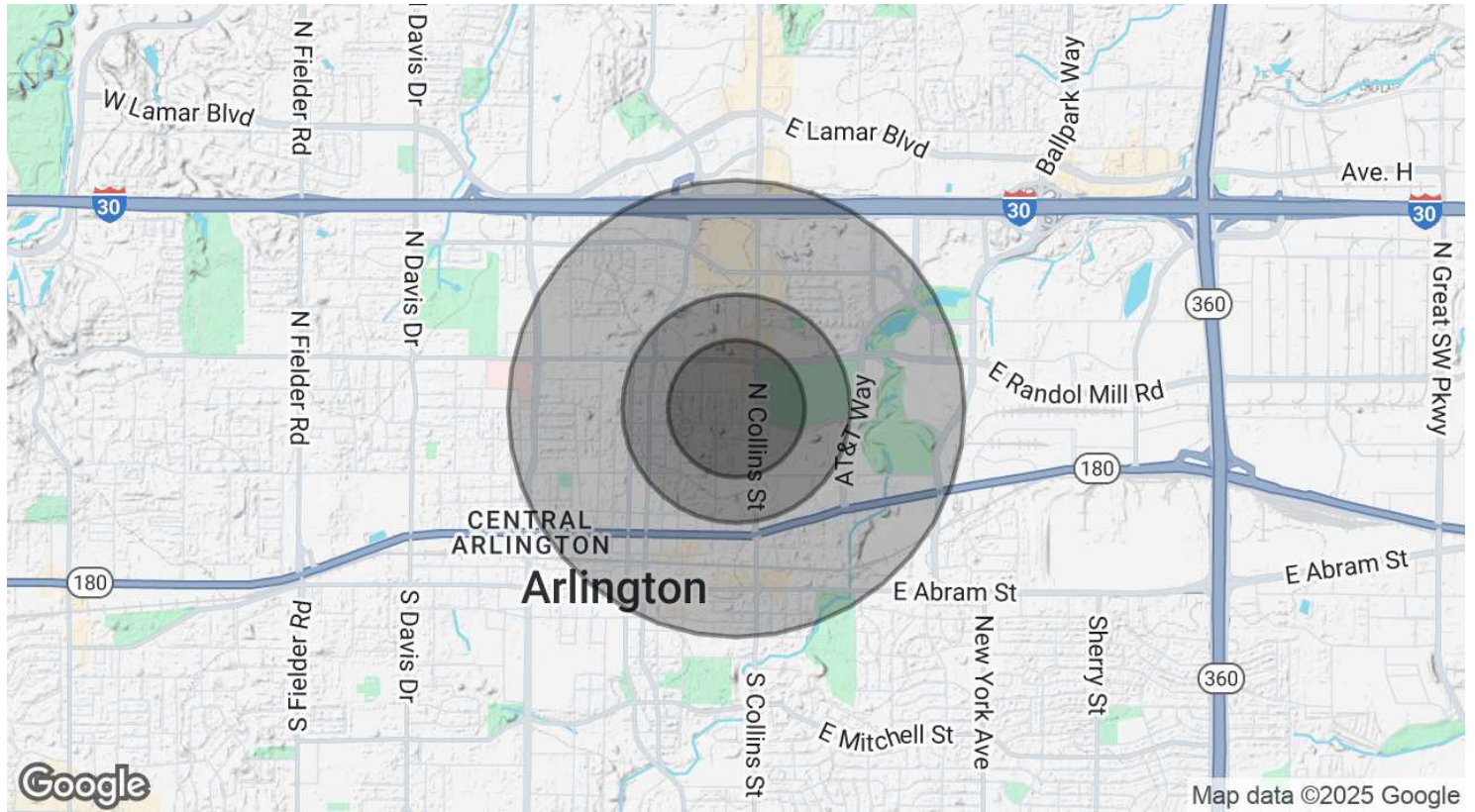
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SPECIAL PURPOSE PROPERTY FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,387	3,753	12,051
Average Age	34	35	35
Average Age (Male)	34	34	35
Average Age (Female)	34	35	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	525	1,427	4,536
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$49,338	\$49,200	\$53,053
Average House Value	\$198,303	\$179,764	\$240,810

Demographics data derived from AlphaMap

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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.

2-10-2025



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:
 - 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.

Klase Group	TX #9004038	-	817.886.8997
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mimi Tran	TX #0626198	mimi@klasegroup.com	817.682.7501
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date