

FLEX SPACE FOR LEASE

2317 Michigan Ct
Arlington, TX 76016

AVAILABLE:

2,000 SF OFFICE
1,000 SF WAREHOUSE

ASKING RENT

\$15 SF/YR (NNN)

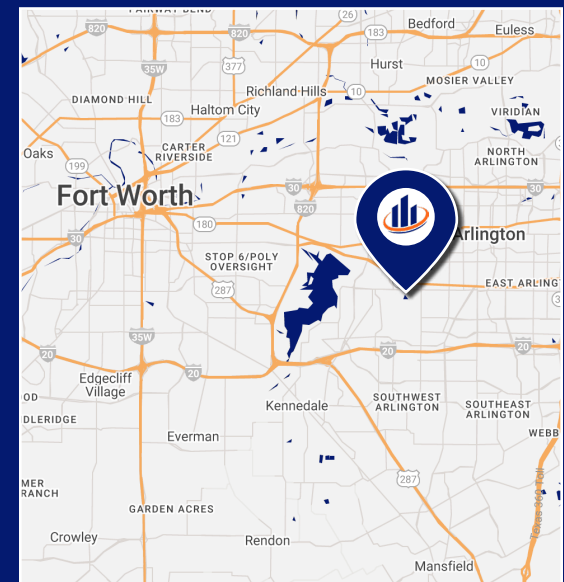
This well-appointed 3,000 SF flex facility nestled in Dalworthington Gardens was built in 2005 and sits on a 0.46-acre lot. The space delivers an efficient split — approximately 2,000 SF of office and 1,000 SF of warehouse — with one grade-level door and a private fenced yard, making it ideal for contractors, light-industrial users, or service businesses. Strategically sited just south of Pioneer Parkway, the property offers seamless access to US-287 and SH-360, connecting to major regional corridors across the Dallas-Fort Worth metroplex. At \$15/sf (NNN), this single-tenant building provides a secure, flexible, and accessible solution for growing operations.

FEATURES

Building SF: 3,000 SF
Property Type: Flex
Year Built: 2005

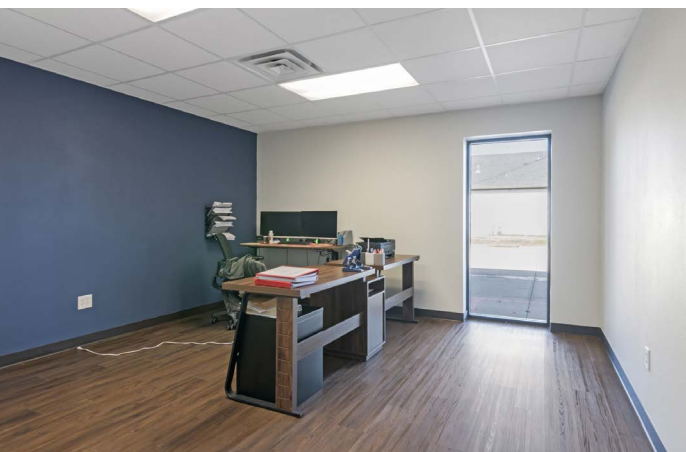
HIGHLIGHTS

- One 12' tall x 10' wide door
- Fenced-in yard space
- Easy access to US-287 and SH-360



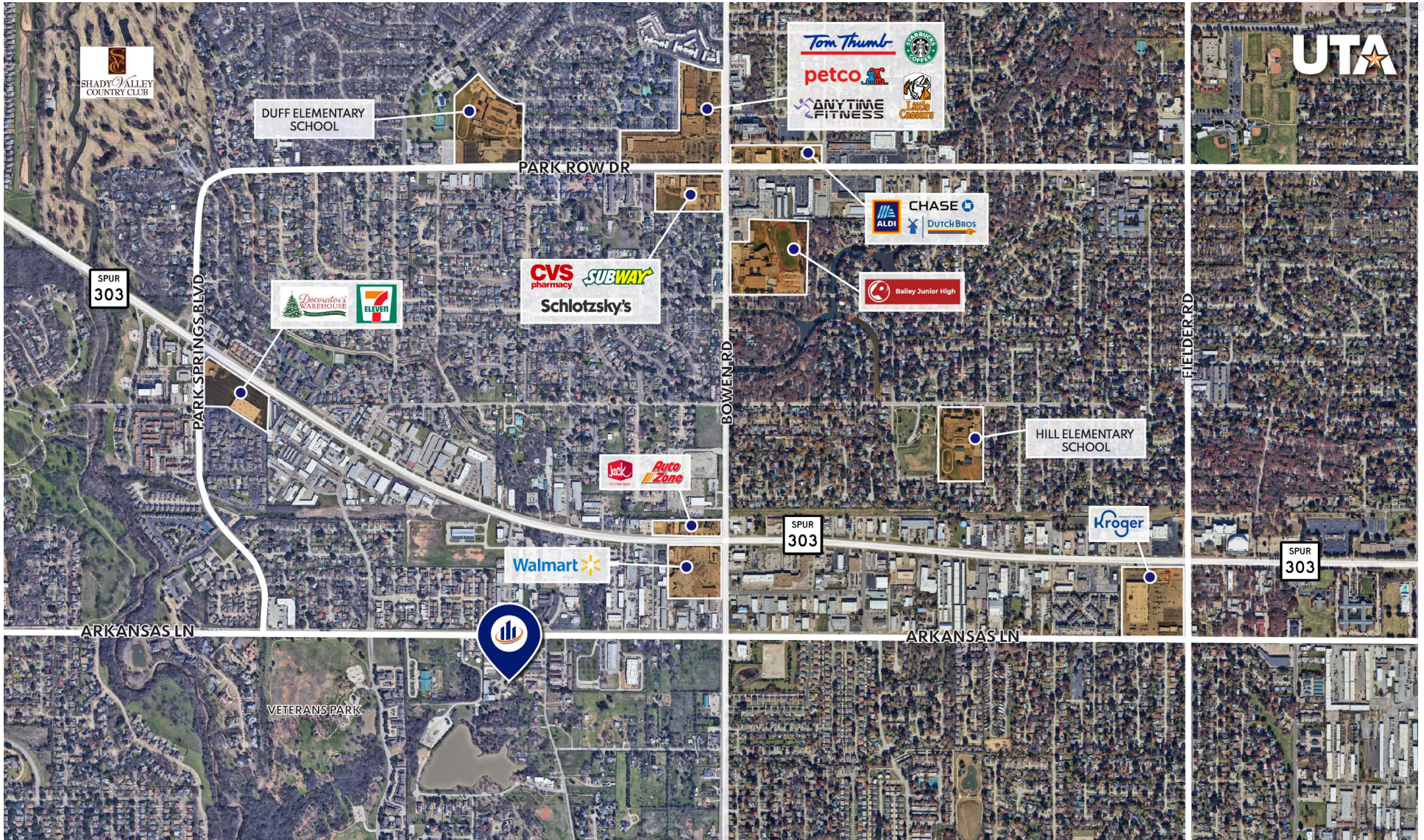
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This location offers excellent accessibility within the Arlington/Dalworthington Gardens area, positioned just south of Pioneer Parkway with quick connections to US-287 and SH-360.

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	2025 Summary			2030 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	9,799	100,616	305,144	9,521	98,773	304,514
Households	4,127	38,967	113,715	4,068	38,842	115,380
Families	2,560	25,019	74,986	2,492	24,657	75,165
Average Household Size	2.37	2.49	2.63	2.33	2.45	2.59
Owner Occupied Housing Units	1,926	22,001	63,870	1,990	22,489	65,806
Renter Occupied Housing Units	2,201	16,966	49,845	2,078	16,354	49,574
Median Age	38.9	37.1	36.1	40.0	37.8	37.0
Median Household Income	\$67,026	\$77,717	\$73,938	\$71,995	\$84,741	\$80,771
Average Household Income	\$96,941	\$101,927	\$97,815	\$105,780	\$110,472	\$106,757



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015



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:
 - 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.

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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Steven McPherson	767194	steven.mcpherson@svn.com	(817)781-8770
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date