

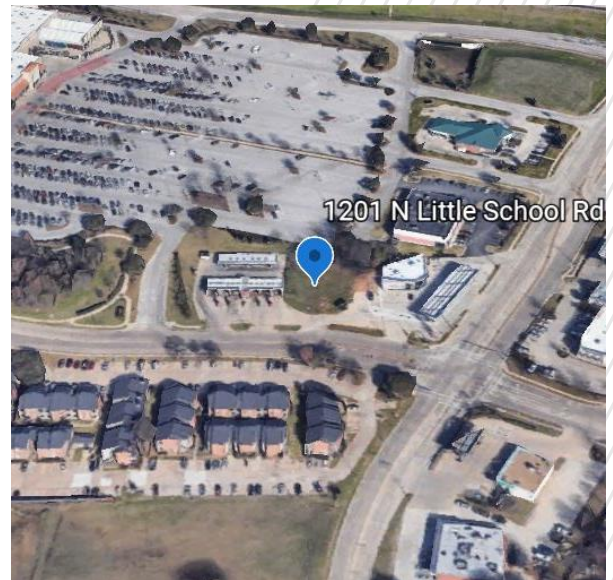
**FOR SALE**

**Corner of Treepoint & Little School Road  
Arlington, TX**



**PROPERTY HIGHLIGHTS**

Shadowed by Walmart Super Center, one of Americas' 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.



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

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

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## FOR SALE

# Corner of Treepoint & Little School Road

## Fort Worth, 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

<b>TAX PARCEL ID</b>	06189695
<b>2020 RE TAXES</b>	\$124,626
<b>ZONING</b>	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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