

2230 CARTER DRIVE, ARLINGTON, TX 76010

2230 CARTER DR, ARLINGTON, TX 76010 | RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Immerse your business in the future of commercial real estate at 2230 Carter Dr, Arlington, TX, 76010. This sought-after property is primed to accommodate a variety of uses, from vibrant restaurants to dynamic office spaces and vital medical facilities. Anticipated for completion in the 4th quarter of 2025, the property provides an opportunity for long-term stability with lease terms spanning 5 to 10 years. Embrace the potential of this versatile space and position your enterprise in a sophisticated, forward-looking environment, tailored to meet the diverse needs of tomorrow's businesses. Elevate your organization with the unrivaled possibilities that await at this premier location.

PROPERTY HIGHLIGHTS

- Seeking Restaurant, Office, Medical and Retail use
- Expected delivery date | 4th Q 2025
- Contact broker for more information.

OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Available SF:	1,500 – 5,000 SF
Lot Size:	71,785 SF
Building Size:	14,036 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	2
Total Population	0	1	4
Average HH Income	\$115,167	\$115,167	\$115,167

MIMI TRAN
President / Broker Associate
817.682.7501
mimi@klasegroup.com

KLASE GROUP
COMMERCIAL REAL ESTATE

Powered by Kimberly Adams Realty

2230 CARTER DRIVE, ARLINGTON, TX 76010

2230 CARTER DR, ARLINGTON, TX 76010 | RETAIL PROPERTY FOR LEASE



MIMI TRAN

President / Broker Associate

817.682.7501

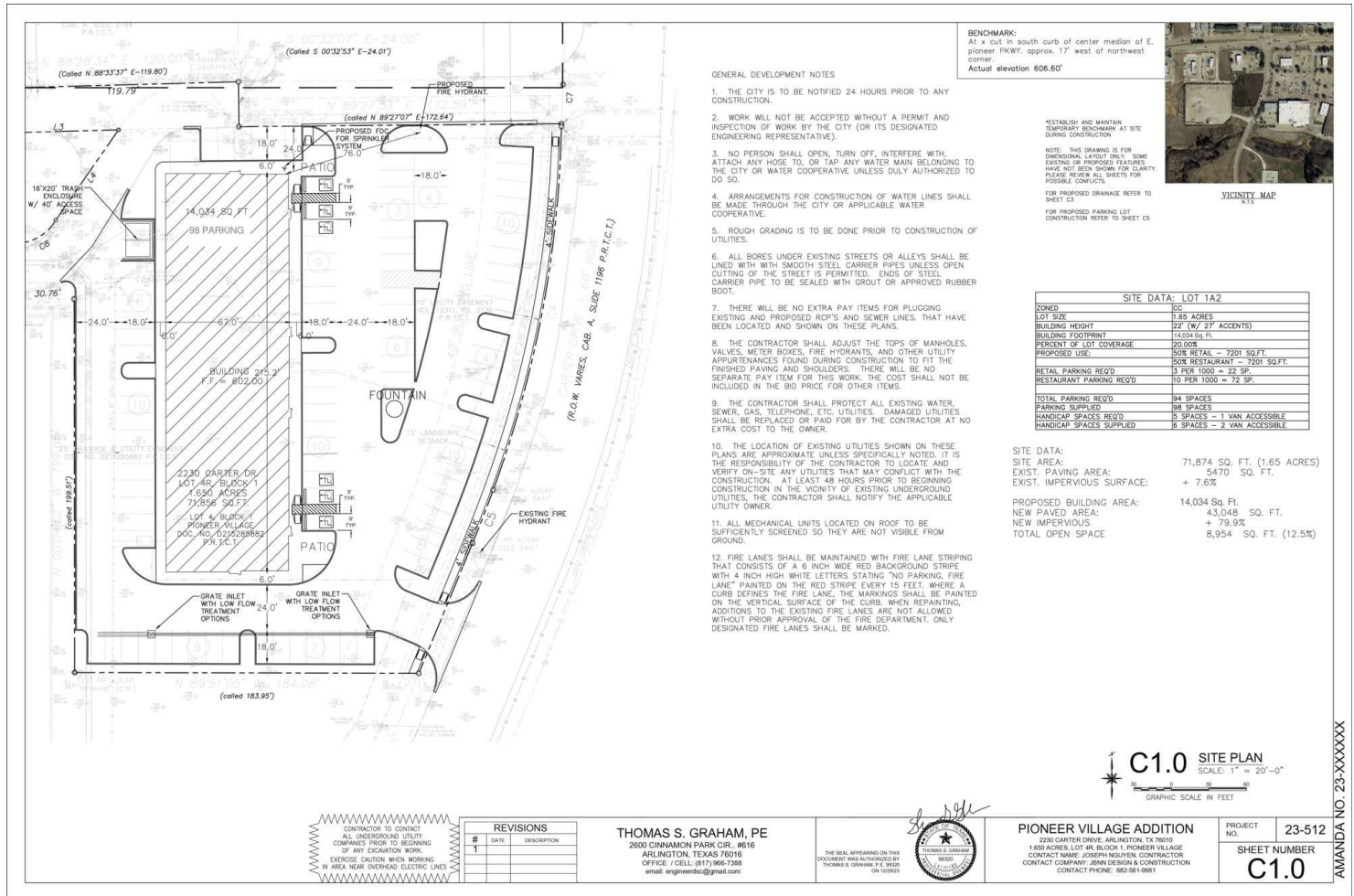
mimi@klasegroup.com

KLASE GROUP
COMMERCIAL REAL ESTATE

Powered by Kimberly Adams Realty

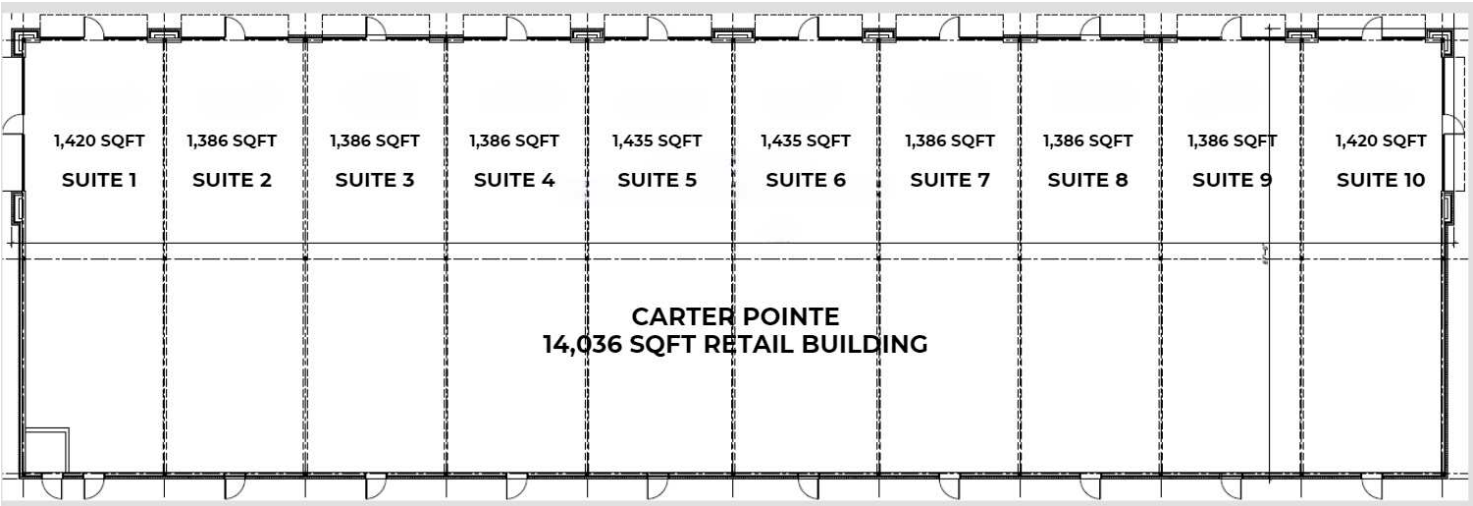
3980 North Collins Street, Suite 144, Arlington, TX 76005 | klasegroup.com

2230 CARTER DR, ARLINGTON, TX 76010 | RETAIL PROPERTY FOR LEASE



2230 CARTER DRIVE, ARLINGTON, TX 76010

2230 CARTER DR, ARLINGTON, TX 76010 | RETAIL PROPERTY FOR LEASE



MIMI TRAN
President / Broker Associate
817.682.7501
mimi@klasegroup.com

KLASE GROUP
COMMERCIAL REAL ESTATE
Powered by Kimberly Adams Realty

2230 CARTER DRIVE, ARLINGTON, TX 76010

2230 CARTER DR, ARLINGTON, TX 76010 | RETAIL PROPERTY FOR LEASE



MIMI TRAN

President / Broker Associate

817.682.7501

mimi@klasegroup.com

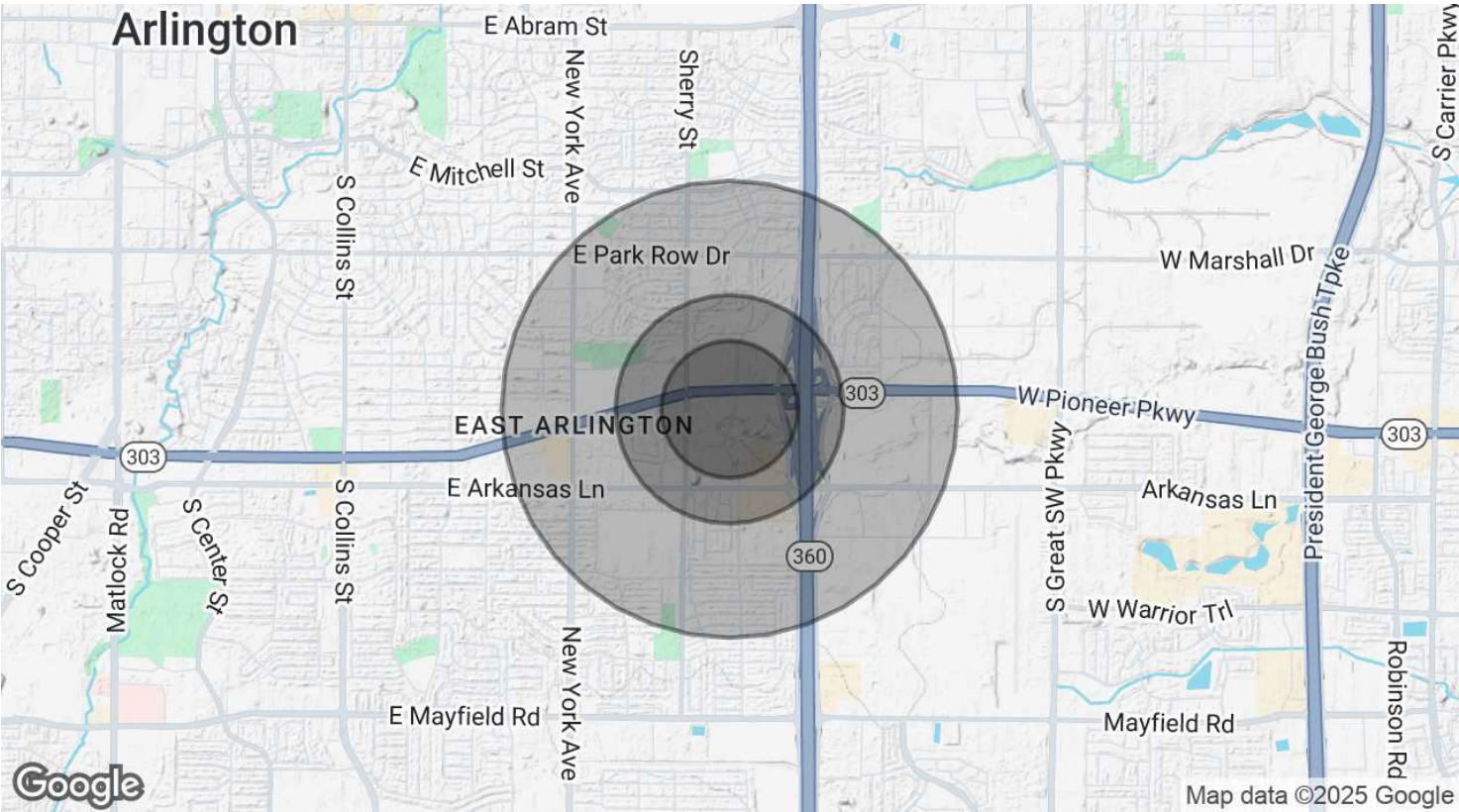
KLASE GROUP
COMMERCIAL REAL ESTATE

Powered by Kimberly Adams Realty

3980 North Collins Street, Suite 144, Arlington, TX 76005 | klasegroup.com

2230 CARTER DRIVE, ARLINGTON, TX 76010

2230 CARTER DR, ARLINGTON, TX 76010 | RETAIL PROPERTY FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	1	4
Average Age	44	44	44
Average Age (Male)	44	44	45
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	2
# of Persons per HH	0		2
Average HH Income	\$115,167	\$115,167	\$115,167
Average House Value	\$237,296	\$237,296	\$237,296

Demographics data derived from AlphaMap

MIMI TRAN
President / Broker Associate
817.682.7501
mimi@klasegroup.com

KLASE GROUP
COMMERCIAL REAL ESTATE

Powered by Kimberly Adams Realty



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.

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.

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