

EAST ABRAM SHOPPING CENTER

1515 E ABRAM ST
ARLINGTON, TX 76010



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Accent Commercial
Real Estate

2909 COLE AVE, SUITE 210
DALLAS, TX 75204
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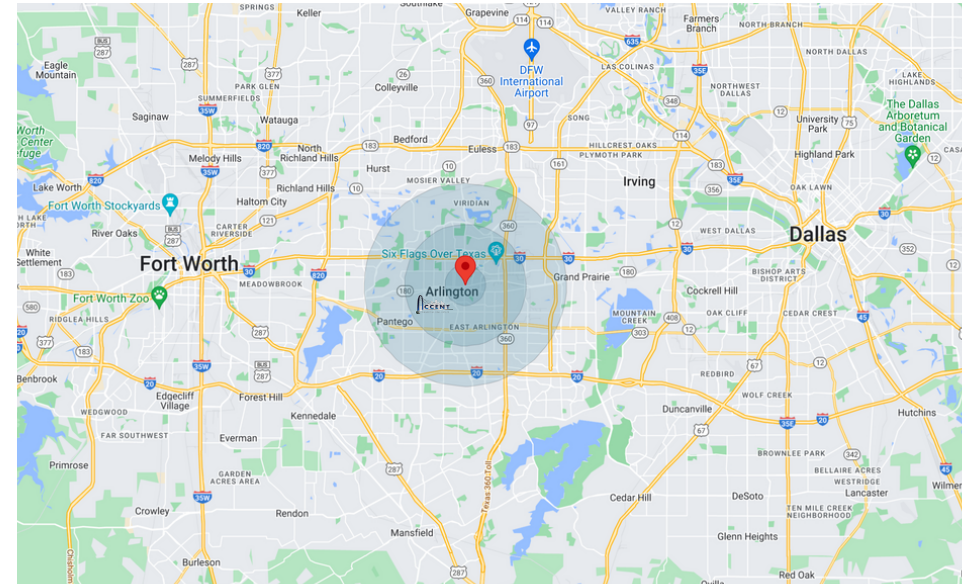


1517 E Abram St, Arlington, TX 76010

PROPERTY OVERVIEW

This Arlington retail site is 2.83 Acres and consists of a single 37,500 sf building. Cash America Pawn currently occupies 10,000 sf. The property is located on E. Abram St. which is one of the main thoroughfares through Arlington. Its located minutes from the Dallas Cowboy Stadium, Ranger' s Ballpark, and the General Motors Assembly Plant.

AREA RETAILERS



POPULATION	1 Mile	3 Mile	5 Mile
2026 Projection	21,281	130,922	293,248
2021 Estimate	20,671	125,806	280,342
Annual Growth 2021-2026	.60%	.80%	1.2%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2026 Projection - Total HH	6,546	41,217	97,010
2021 Estimate - Total HH	6,367	39,649	92,810
Annual Growth 2021-2026	.60%	.80%	.90%
HOUSEHOLDS & VALUE	1 Mile	3 Mile	5 Mile
Average Household Income	\$101,900	\$104,923	\$103,879
Median Household Income	\$87,620	\$87,895	\$85,040

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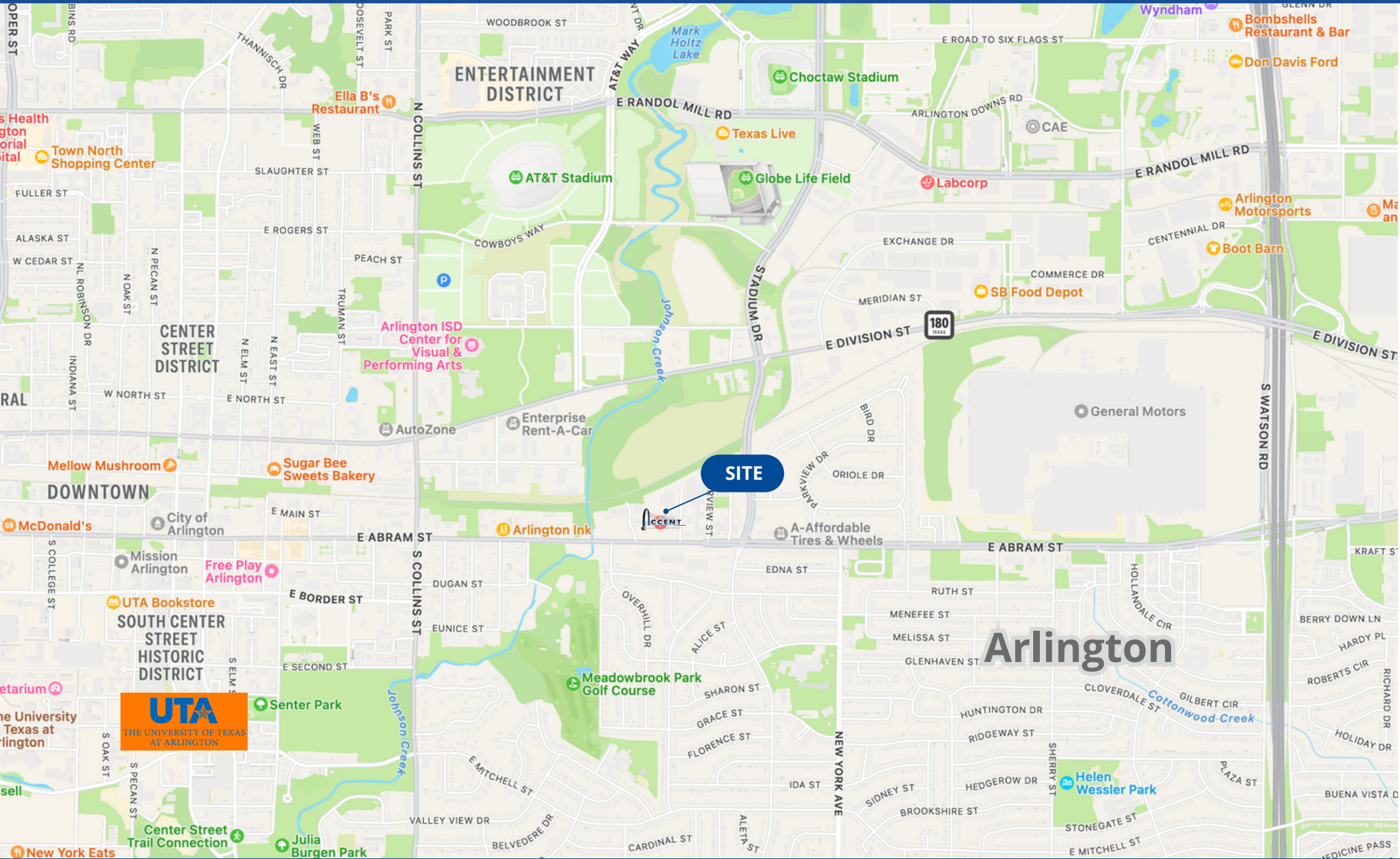
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Map



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





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	Address:	1517 E Abram St, Arlington Tx 76010
	Property Type	Shopping Center
	Building Area	38,076 SF
	Lot Size AC	2.8333 AC
	Net leasable	38,076 SF
	Year Built	1965
	Zoning	RETNBHD
	Site Number	80104150
	Building Type	Commercial
	Lot Description	HILLVIEW ADDITION- ARLINGTON Block 2 Lot A

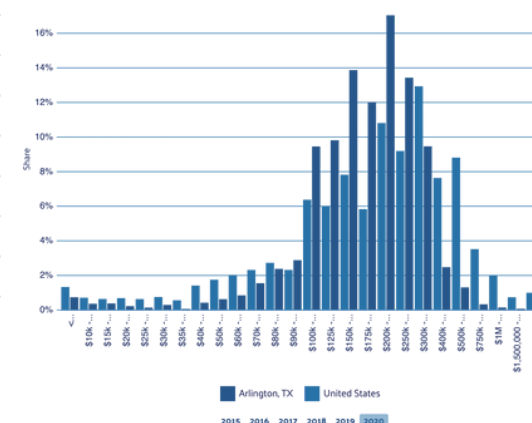
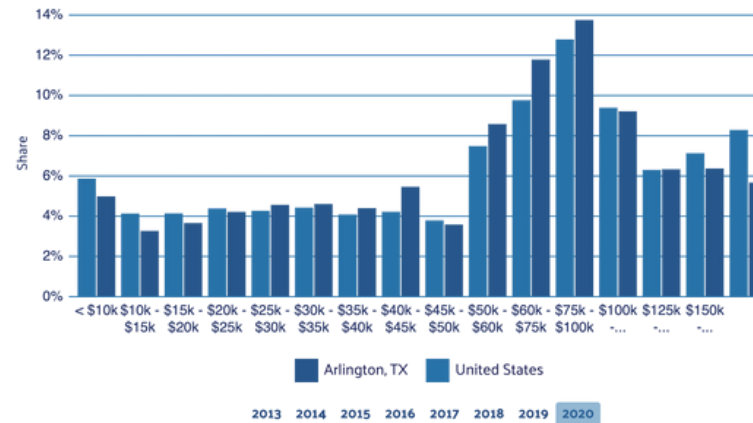
Quickfacts - Arlington, Texas

In 2020, Arlington, TX had a population of 397k people with a median age of 32.9 and a median household income of \$63,351. Between 2019 and 2020 the population of Arlington, TX grew from 395,477 to 397,269, a 0.453% increase and its median household income grew from \$60,571 to \$63,351, a 4.59% increase. The largest universities in Arlington, TX are The University of Texas at Arlington (14,095 degrees in 2020).

Economy - Arlington, Texas

The median property value in Arlington, TX was \$188,100 in 2020, which is 0.819 times smaller than the national average of \$229,800. Between 2019 and 2020 the median property value increased from \$170,700 to \$188,100, a 10.2% increase. The homeownership rate in Arlington, TX is 55.7%, which is approximately the same as the national average of 64.4%.

In 2020, the median household income of the 135k households in Arlington, TX grew to \$63,351 from the previous year's value of \$60,571.



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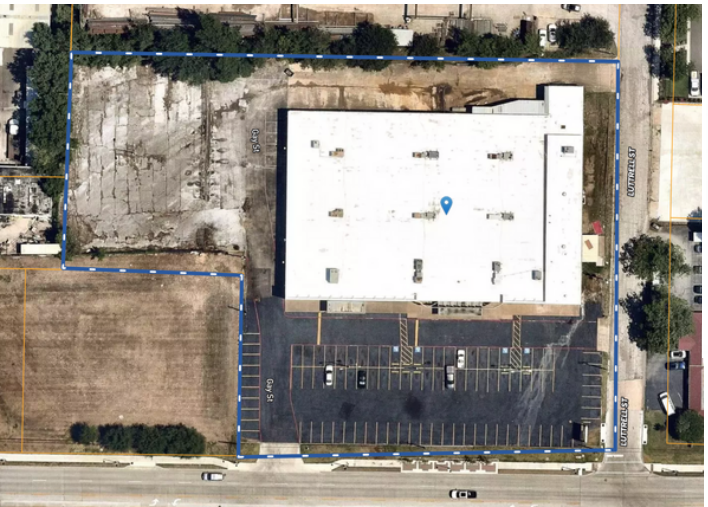
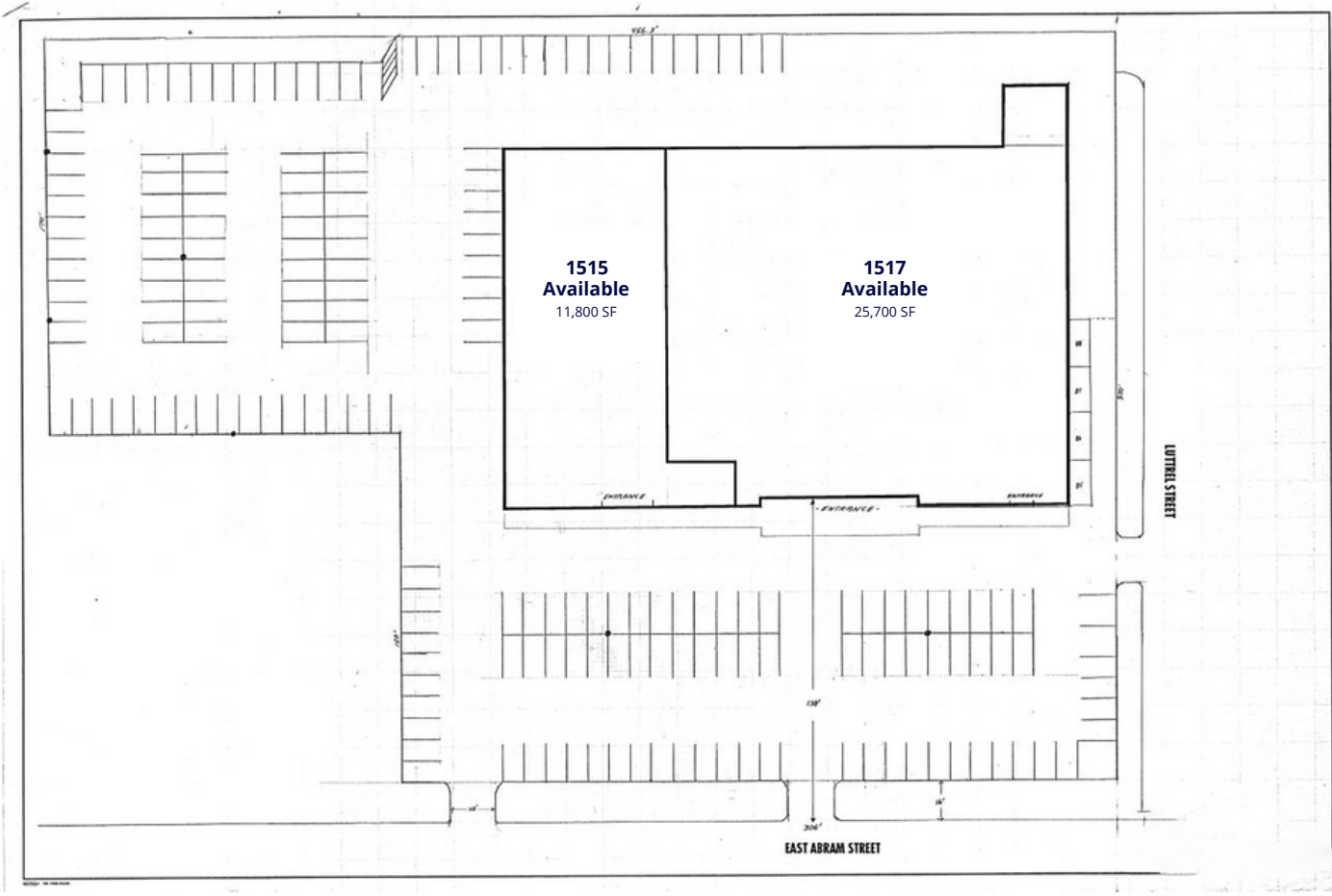


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LEASING INFORMATION

- Suite Available:** 1515 & 1517
- Space Available:** 37,500 SF
- Lease Rates:** Call for Rates
- NNN Rates:** Call for Rates



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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.



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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Buyer/Tenant/Seller/Landlord Initials

Date