

FOR SALE | LEASE

Pad Site Available

1412 New Haven St | Arlington, TX 76011



SPACE AVAILABLE

35,000 + SF

PRICING INFORMATION

CONTACT BROKER

LOCATION

NEC of N Collins and E Road to Six Flags

TRAFFIC GENERATORS



- 0.82 acre pad site available for development.
- Densely surrounded restaurant and retail corridor with Chick Fil-A, Panera Bread, Raising Cane's, Studio Movie Grill, and 7-Eleven.
- Located on New Haven St at the intersection of N Collins St and E Road to Six Flags.
- 1/2 mile from AT&T Stadium, Globe Life Field, Texas Live, Live by Loews Hotel, Globe Life Park, Esports Stadium, and Arlington Convention Center.
- Zoning: EDO-CC; Entertainment District Overlay, Community Commercial.

DEMOGRAPHICS*	1 MILE	3 MILE	5 MILE
Population	17,958	120,374	287,676
Employees	15,291	79,876	143,591
Average HH Income	\$52,258	\$64,656	\$65,970
2017-2022 Annual Rate	8.20%	6.74%	6.36%
Traffic Count	24,114 VPD on N Collins St		

*STDBonline.com 2019



Zach Boatwright | Cameron Haddad

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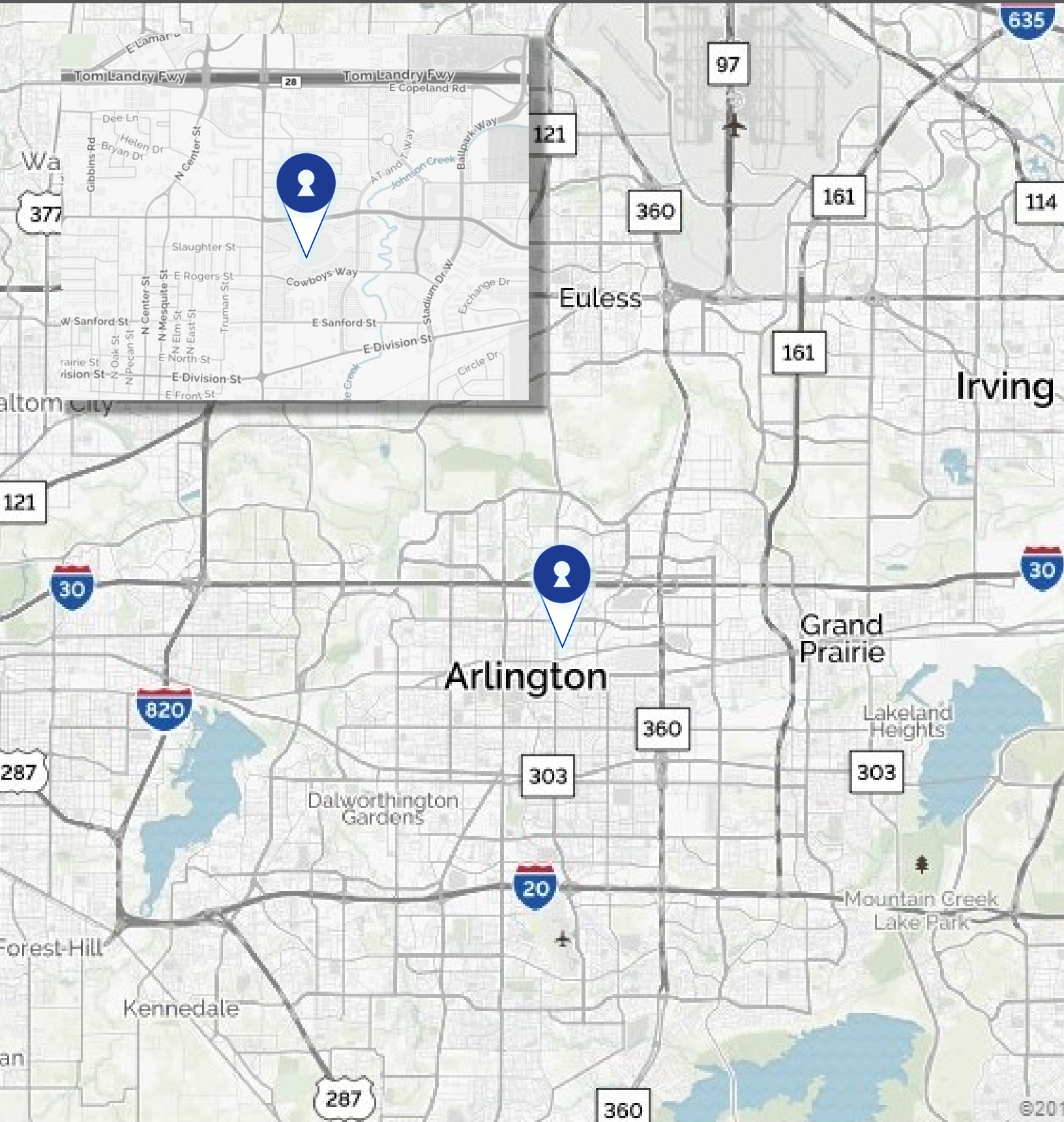
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Tom Thumb



Walmart
MOOYAH
BURGERS - FRIES - SHAKES
pie five
PIZZA CO.
la Madeleine
COUNTRY FRENCH CAFE
URBAN BRICKS
PIZZA CO.
Orangetheory
FITNESS
Tokyo
JOE'S
CHIPOTLE
Tiff's Treats
DON DAVIS
Cadillac
ARLINGTON

N Collins St

VIRIDIAN
Master Planned Community

- Approximately 5,000 Single Family Homes Ranging from \$300k to \$5MM
- Approximately 1,400 Multi-family Units
- 300,000 SF of Commercial Space

Also Includes:

- Viridian Elementary School
- Viridian Lake Club



DITTO GOLF COURSE
CONOCO
POTBELLY SANDWICH SHOP
WHOLE FOODS MARKET
PEI WEI ASIAN BIKER
WELLS FARGO
STARBUCKS COFFEE
Bank of America
NOTHING bundt CAKES
BLAZE PIZZA



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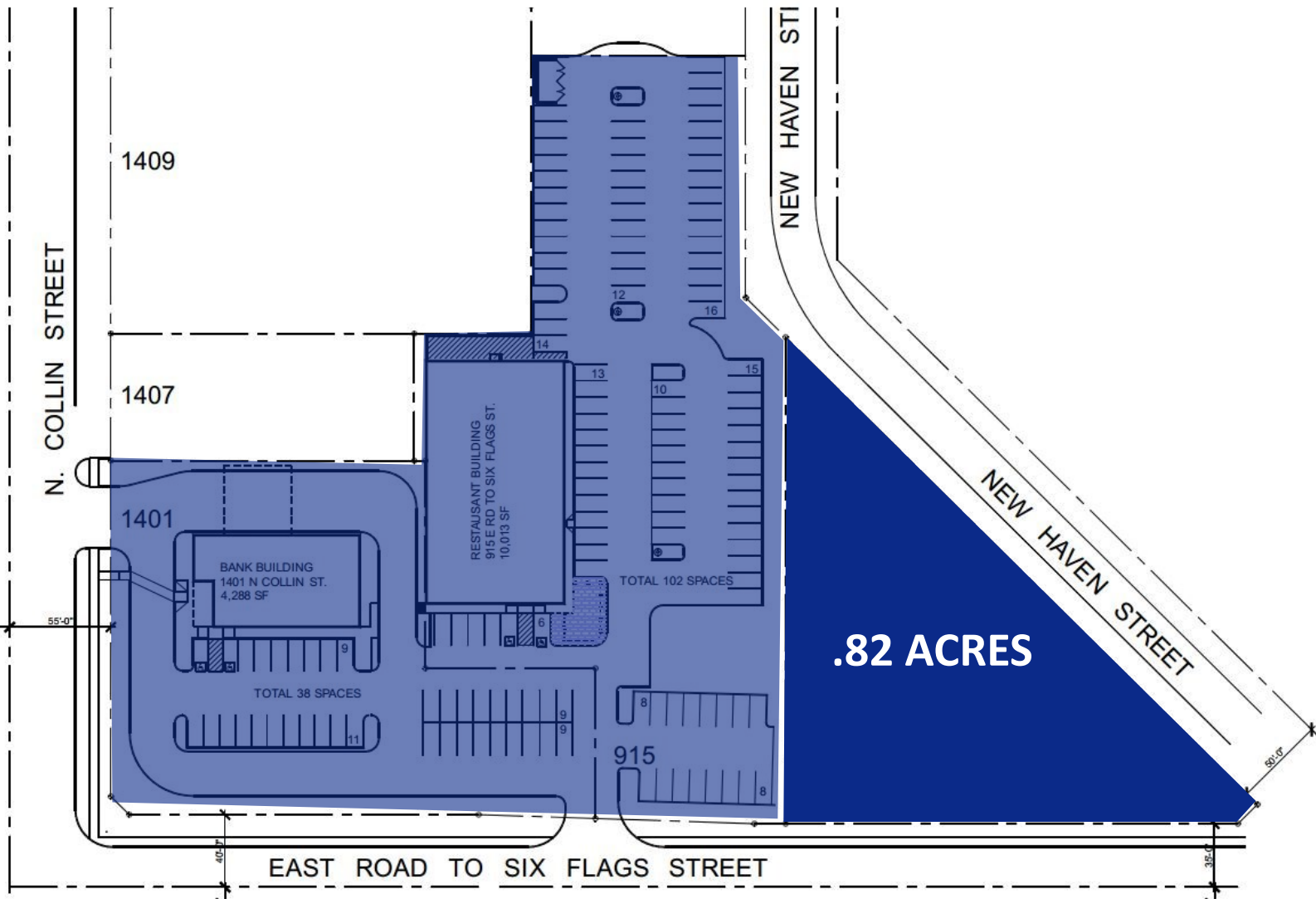
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Information On Brokerage Services

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.

Vision Commercial RE DFW LLC

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817-803-3287

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Trenton Price

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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