



For Sale or Lease

2302 & 2306 W Green Oaks Blvd,
Arlington, TX 76016

Pizza Hut Center

- Value-add opportunity with $\pm 2,200$ SF available to lease
- Going-in Cap rate of 4.2%
- Pizza Hut rent bumps 10% in December 2022
- Strong operator credit
- 7-Eleven attached but not included
- **Building Size:** $\pm 3,650$ SF
- **Available Space:** $\pm 2,200$ SF
- **Lot Size:** 0.31 Acres

Sale Price: \$999,000

Lease Rate: \$13.00/SF NNN

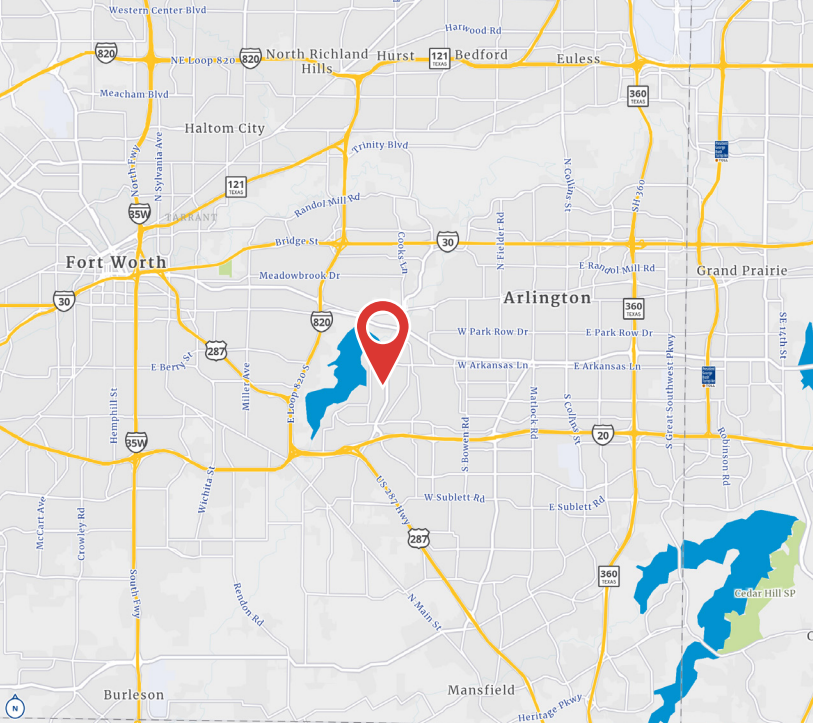
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Accelerating success.

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	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	8,234	69,971	243,474
2010 Total Population	8,293	70,683	250,569
2021 Total Population	8,438	73,103	266,326
2021 Group Quarters	145	354	2,397
2026 Total Population	8,550	74,654	274,321
2021-2026 Annual Rate (CAGR)	0.26%	0.42%	0.59%
2000 to 2010 Population Change	0.7%	1.0%	2.9%
2000 to 2021 Population Change	2.5%	4.5%	9.4%
2010 to 2026 Population Change	3.1%	5.6%	9.5%
2021 to 2026 Population Change	1.3%	2.1%	3.0%
2021 Total Daytime Population	7,125	69,373	249,393
Workers	3,022	32,098	108,560
Residents	4,103	37,275	140,833
2021 Workers % of Daytime Population	42.4%	46.3%	43.5%
2021 Residents % of Daytime Population	57.6%	53.7%	56.5%
Household Summary			
2000 Households	3,131	26,021	92,899
2010 Households	3,358	27,173	96,071
2021 Households	3,427	28,095	101,613
2021 Average Household Size	2.42	2.59	2.60
2026 Households	3,469	28,625	104,408
2021-2026 Annual Rate	0.24%	0.37%	0.54%
2000 to 2010 Household Change	7.3%	4.4%	3.4%
2000 to 2021 Household Change	9.5%	8.0%	9.4%
2010 to 2026 Household Change	3.3%	5.3%	8.7%
2021 to 2026 Household Change	1.2%	1.9%	2.8%
2010 Families	2,565	19,587	64,041
2021 Families	2,588	19,975	66,494
2026 Families	2,611	20,278	67,958
2021-2026 Annual Rate	0.18%	0.30%	0.44%
Housing Unit Summary			
2021 Housing Units	3,565	29,668	110,457
Owner Occupied Housing Units	82.4%	73.9%	58.5%
Renter Occupied Housing Units	17.7%	26.1%	41.5%
Vacant Housing Units	3.9%	5.3%	8.0%
Owner Occupied Median Home Value			
2021 Median Home Value	\$235,928	\$225,011	\$210,631
2026 Median Home Value	\$271,332	\$264,793	\$261,057
Income			
2021 Per Capita Income	\$40,162	\$36,440	\$30,116
2021 Median Household Income	\$81,436	\$70,815	\$56,975
2021 Average Household Income	\$104,186	\$94,402	\$79,160
Household Income Base	3,427	28,095	101,613
<\$15,000	3.8%	7.1%	11.2%
\$15,000 - \$24,999	4.2%	6.8%	8.6%
\$25,000 - \$34,999	5.8%	8.6%	9.8%
\$35,000 - \$49,999	9.8%	10.7%	13.5%
\$50,000 - \$74,999	22.0%	19.2%	18.9%
\$75,000 - \$99,999	14.2%	13.8%	12.4%
\$100,000 - \$149,999	23.6%	17.4%	13.8%
\$150,000 - \$199,999	7.5%	8.4%	6.2%
\$200,000+	9.3%	8.1%	5.6%

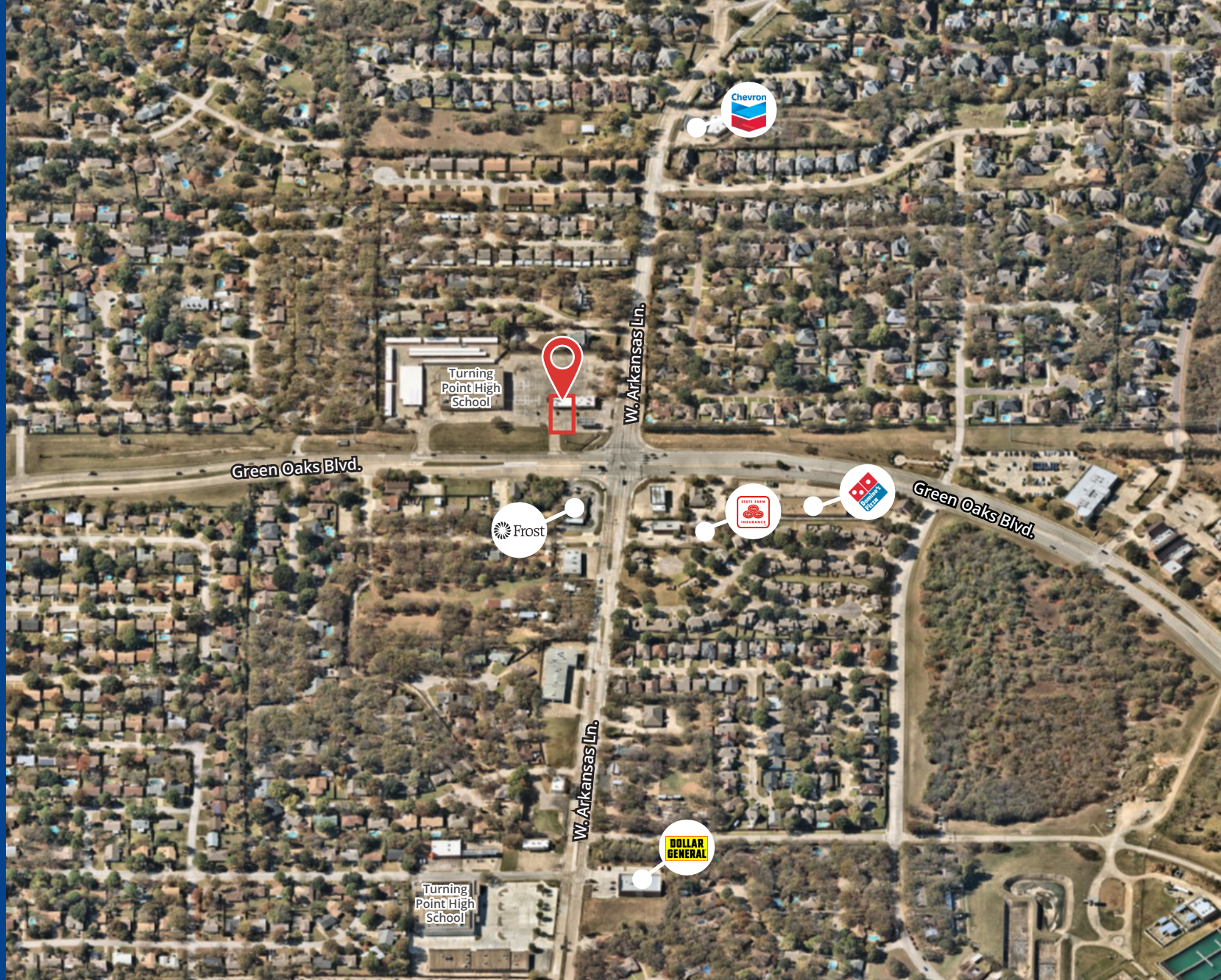
Source: Esri, U.S. Census





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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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Date