

FOR LEASE

Pecan Park Retail Center



SPACE AVAILABLE

1000,1250,1950 SF

PRICING INFORMATION

\$11 PSF

NNN

(\$4.00 PSF)

LOCATION

**NEQ W. Pioneer
Pkwy and Bowen**

- 👁️ High Traffic Intersection with over 23,000 VPD
- 👁️ New Tall Lite-Up Pylon Signage
- 👁️ Abundant Parking
- 👁️ Great Pioneer Pkwy Visibility with easy access
- 👁️ Tenants include Momentum Gym, L.A. Nails, Arlington Chiropractor, Snatched, Love 4 Fashion, Reyes Ballroom

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	10,353	47,790	103,300	302,044
Employees	8,871	24,249	69,809	142,264
Average HH Income	\$76,677	\$76,466	\$74,820	\$73,891
2017-2022 Annual Rate	0.39%	0.64%	0.65%	0.67%
Traffic Count	23,651			

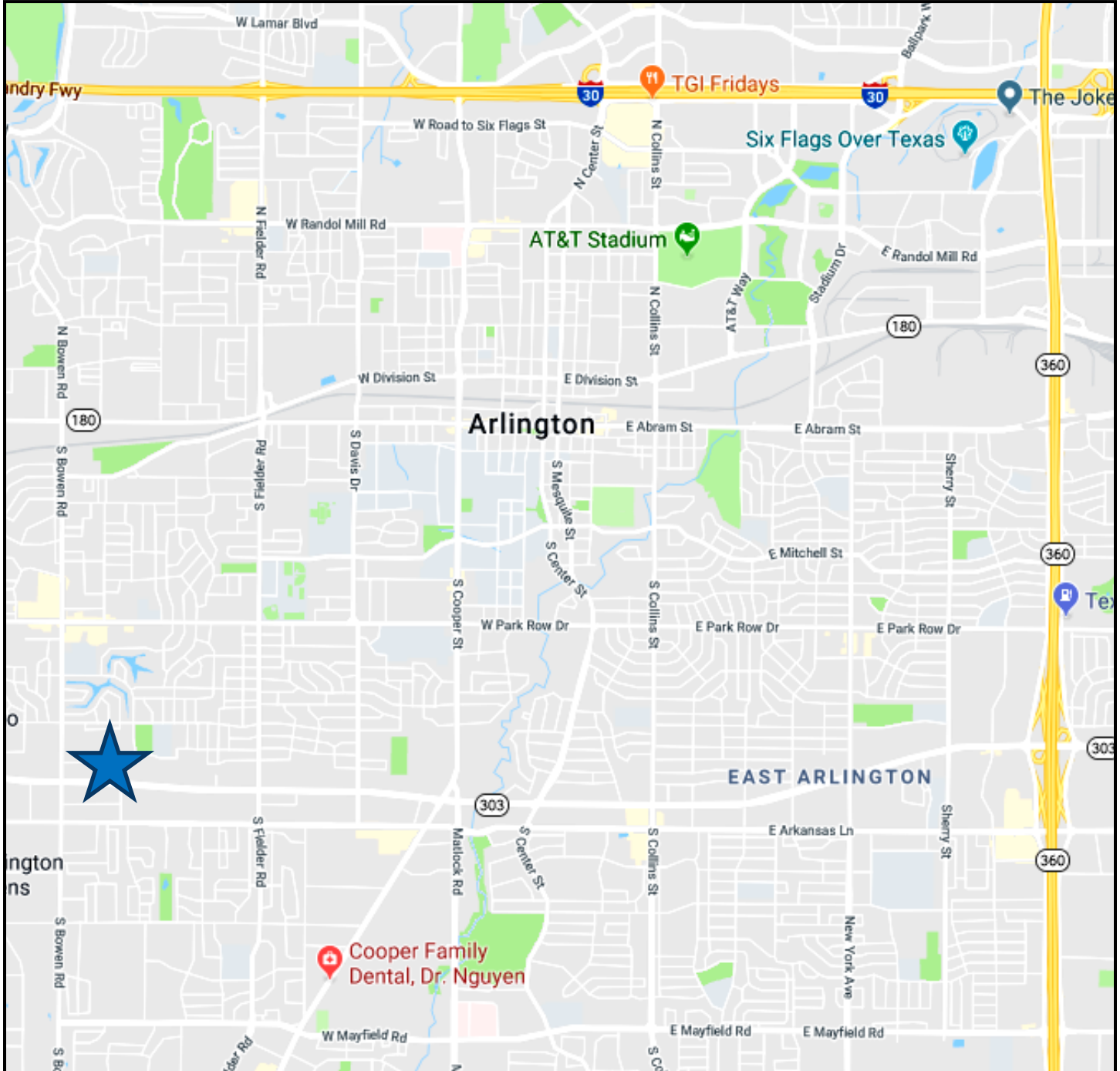
*STDBonline.com 2018

Roger Smeltzer | 817-803-3287 | Info@VisionCommercial.com | VisionCommercial.com

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

2401 W Pioneer Pkwy

Pecan Park Retail Center



2401 W Pioneer Pkwy

Pecan Park Retail Center



2401 W Pioneer Pkwy

Pecan Park Retail Center



Suite	Tenant	Space
103	Momentum Fitness	Occupied
109	AVAILABLE	1,950
111	AVAILABLE	1,000
115	Noble Cremation	Occupied
117	Love 4 Fashion Boutique	Occupied
123	Angelic Braiding Salon	Occupied
125	Snatched Skin Care	Occupied
133	L.A. Nails	Occupied
135	Vision Open Bible	Occupied
141	Faith Community Living	Occupied
145	Arlington Chiropractor	Occupied
147	Asia Spa	Occupied
151	AVAILABLE	1,250
161-167	Reyes Ballroom II	Occupied

2401 W Pioneer Pkwy
SUITE # 109 - 1,950 SF



2401 W Pioneer Pkwy
SUITE # 111 - 1,000 SF



2401 W Pioneer Pkwy
SUITE # 151 - 1,250 SF



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
Broker Firm Name

9006752
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Roger Smeltzer, Jr.
Designated Broker of Firm

560209
License No.

info@visioncommercial.com
Email

817-803-3287
Phone