



# Single Tenant Net Lease Investment

Offered by:

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**1235 W. Sublett Road**  
Arlington, TX 76017

**5,040 Total SF**



# Investment Highlights

- More than 8 years remaining on NNN lease
- Annual base rent escalations of \$0.50/SF (2.7% average over remaining term)
- Tenant is a proven operator with almost 20 years in business
- Tenant has A+ rating with BBB and excellent Google Reviews
- High-traffic location: Near Sublett Rd. and Cooper St. intersection

- **Demographics:**

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>Population</b>	21,898	117,412	302,255
<b>HH Income</b>	\$89,116	\$96,425	\$75,331

- **Traffic count:**

- W Sublett Road/Hudsonwood Dr: 21,134 VPD
- S Cooper St/Fannin Dr: 41,409 VPD



500 W Seventh Street  
Suite 850  
Fort Worth, Texas 76102

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## Property Summary

<b>Building Address:</b>	1235 W. Sublett Road Arlington, Texas 76017
<b>Land</b>	0.63 acres
<b>GLA</b>	5,040 SF
<b>Year Built</b>	1984
<b>Occupancy</b>	100%
<b>Parking</b>	18 spaces (3.5 per 1,000 SF)
<b>HVAC</b>	5 central units (2 replaced in 2019)
<b>Roof</b>	40-year roof installed in 2017
<b>Misc</b>	Copper plumbing installed in 2013. New grease trap 2008
<b>Tenant:</b>	Luv'Em & Leave'Em Professional Learning Center



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## LICENSED REAL ESTATE BROKER'S DISCLOSURE

### Environmental Matters

All parties to real estate transactions should be aware of the health liability and economic impact of environmental factors on real estate. Bradford Commercial Real Estate Services does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminant or petrol-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of the buildings or may be present as a result of the previous activities at the Property. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection.

Various federal, state and local authorities have enacted laws and regulations dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. If Hazardous or toxic substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial.

Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. Bradford Commercial Real Estate Services makes no representation and assumes no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable materials on or about any Property ultimately sold. It is solely the responsibility of the potential investor to conduct investigations to determine the presence of such materials.

### Radon Gas

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Additional information regarding radon and radon testing may be obtained from your county public health unit.

### Americans with Disabilities Act

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real Property may be required. State and local laws also may mandate changes. Bradford Commercial Real Estate Services is not qualified to advise you as to what, if any, changes may be required now, or in the future. Prospective investors should consult their attorneys and qualified design professionals for information regarding these matters.

### Information on Agency Relationships

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing.

A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly. IF THE BROKER

REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

If You Choose to Have a Broker Represent You, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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FOR QUESTIONS ABOUT THE PROPERTY OR THE OFFERING CONTACT:



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