

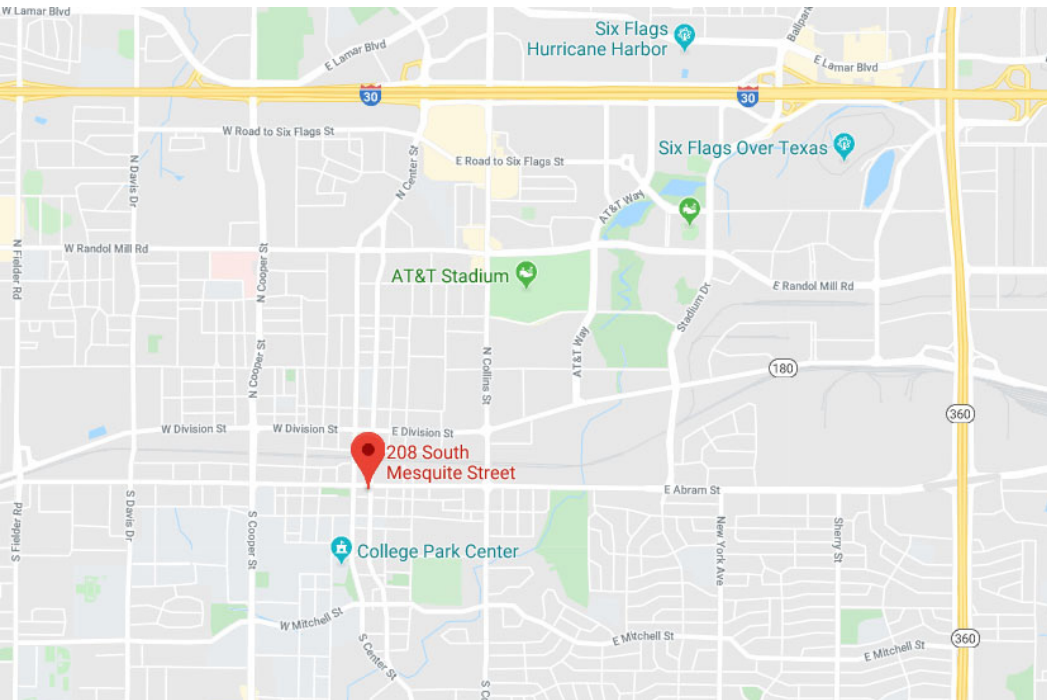


FOR LEASE

208 Mesquite Street

ARLINGTON, TEXAS





LOCATION

208 Mesquite St. | Arlington, TX

SIZE

+/- 2,288 SF

TRAFFIC COUNTS

Abram/Mary St: 20,617 VPD

KEY FEATURES

2nd generation restaurant space

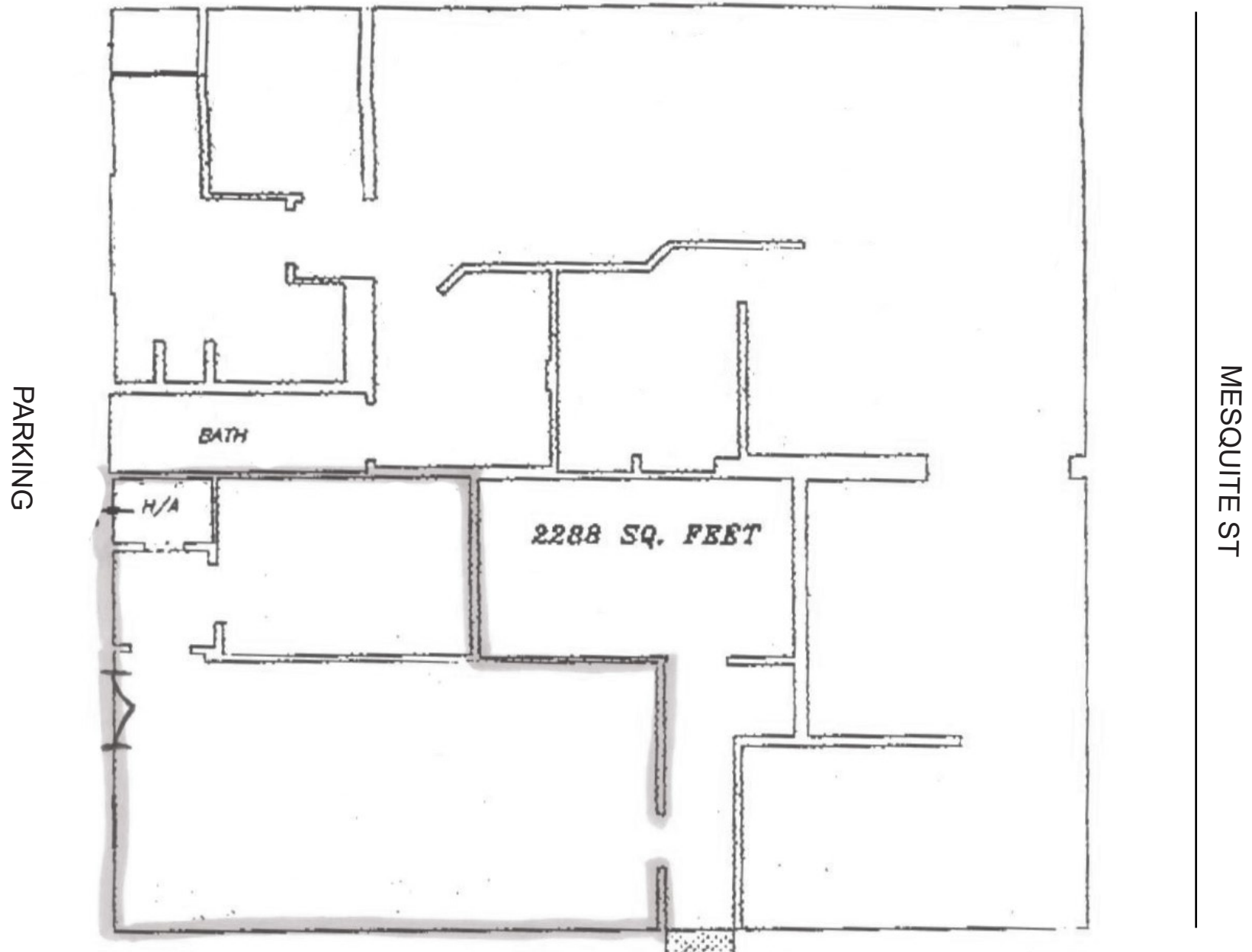
Over 500 multi-family units adjacent to the property

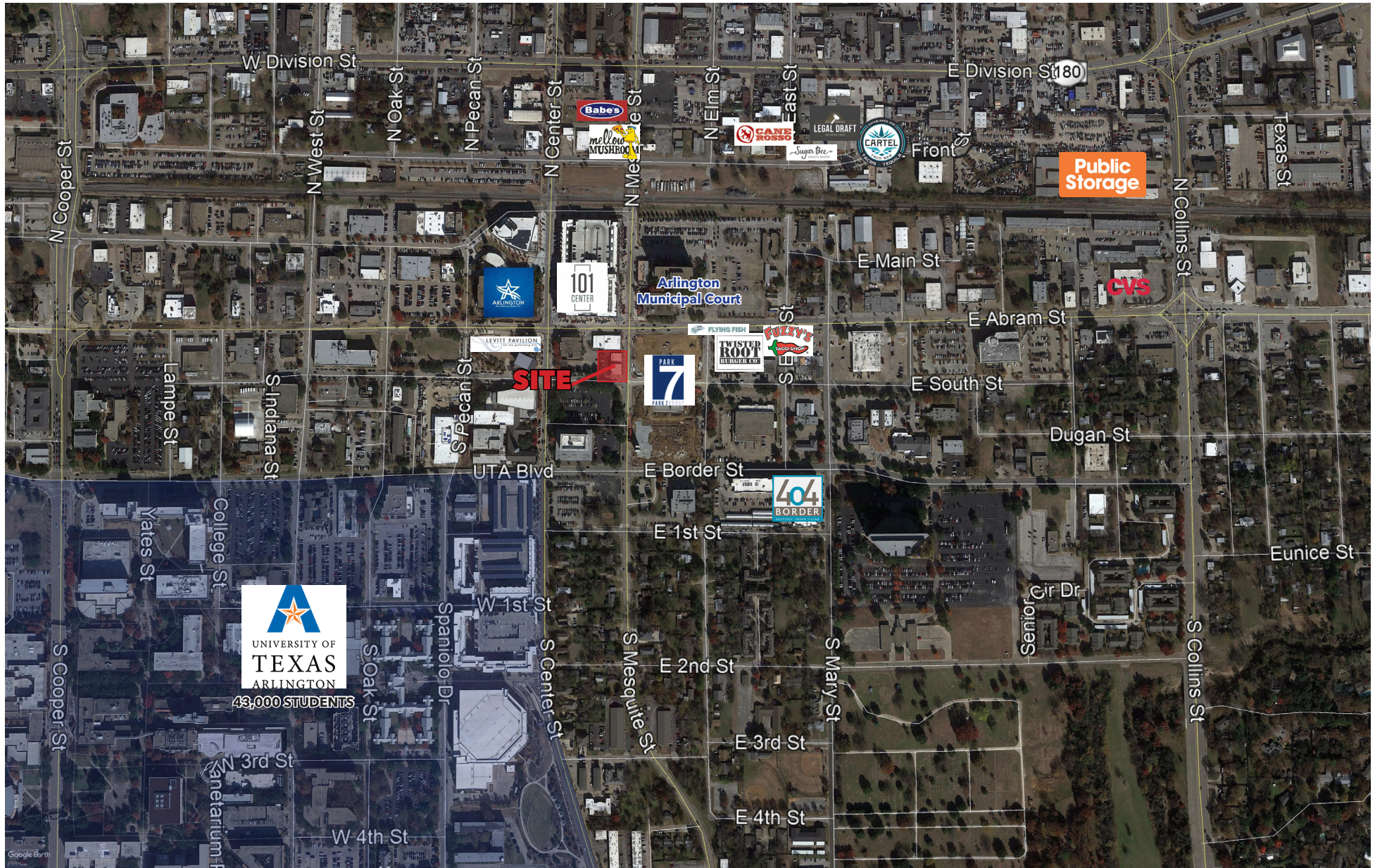
Walking distance to UTA and Arlington Municipal buildings

On-site parking behind building

LOCAL RETAILERS







POPULATION

	1 MILE	3 MILE	5 MILES
2019 Total Population	15,522	143,018	279,583
2024 Total Population	15,966	147,307	290,175
2019-2024 Annual Rate	0.57%	0.59%	0.75%
2019 Total Daytime Population	31,357	161,210	320,544

HOUSEHOLDS

2019 Households	5,099	52,591	106,658
2024 Households	5,256	53,899	110,631
2019 Average Home Value	\$133,755	\$155,788	\$169,749
2024 Average Home Value	\$158,824	\$173,086	\$191,489

INCOME

2019 Average Household Income	\$40,562	\$63,913	\$67,600
2024 Average Household Income	\$45,301	\$72,875	\$77,101



TOTAL POPULATION OF
OVER 279,000 WITHIN
FIVE MILE RADIUS



TOTAL WORKERS
OVER 177,700 WITHIN
FIVE MILE RADIUS



TOTAL HOUSEHOLDS
OVER 106,600 WITHIN
FIVE MILE RADIUS



AVERAGE HH INCOME
OVER \$67,000 WITHIN
FIVE MILE RADIUS



AVERAGE HOME VALUE
OVER \$169,700 WITHIN
FIVE MILE RADIUS



ABRAM @ MARY ST
OVER 20,600
VEHICLES PER DAY



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.

11-2-2015

**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 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



License No.

Regulated by the Texas Real Estate Commission

Information Available at www.trec.texas.gov
IABS 1-0

208 MESQUITE STREET

ARLINGTON, TEXAS

FOR LEASING INFORMATION

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