



**FOR SALE**  
\$995,000



1901 SOUTHEAST PARKWAY, ARLINGTON, TX 76018  
**OFFICE/WAREHOUSE WITH EXTRA LAND**

#### PROPERTY INFORMATION

- 5,820 SF Office | 9,000 SF Warehouse
- Occupancy: Office 100% | Warehouse 50% | Combined 70% (landlord may terminate all leases with 60 days notice)
- 2.0 acres - room to grow
- Zoned: Light Industrial
- Near the Lake Prairie Towne Crossing retail center which includes Target, Home Depot, 24 Hour Fitness, Marshalls and various other retail tenants and restaurants
- Investment or owner/user opportunity in growing area

#### DEMOGRAPHICS

1 MILE      3 MILES      5 MILES

##### Population

Total Population:	11,104	90,924	252,390
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##### Households

Total Households:	3,337	28,208	80,761
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##### Income

Average HH Income:	\$71,199	\$75,156	\$73,139
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\*Information provided from 2010 Census



**Shane Benner**

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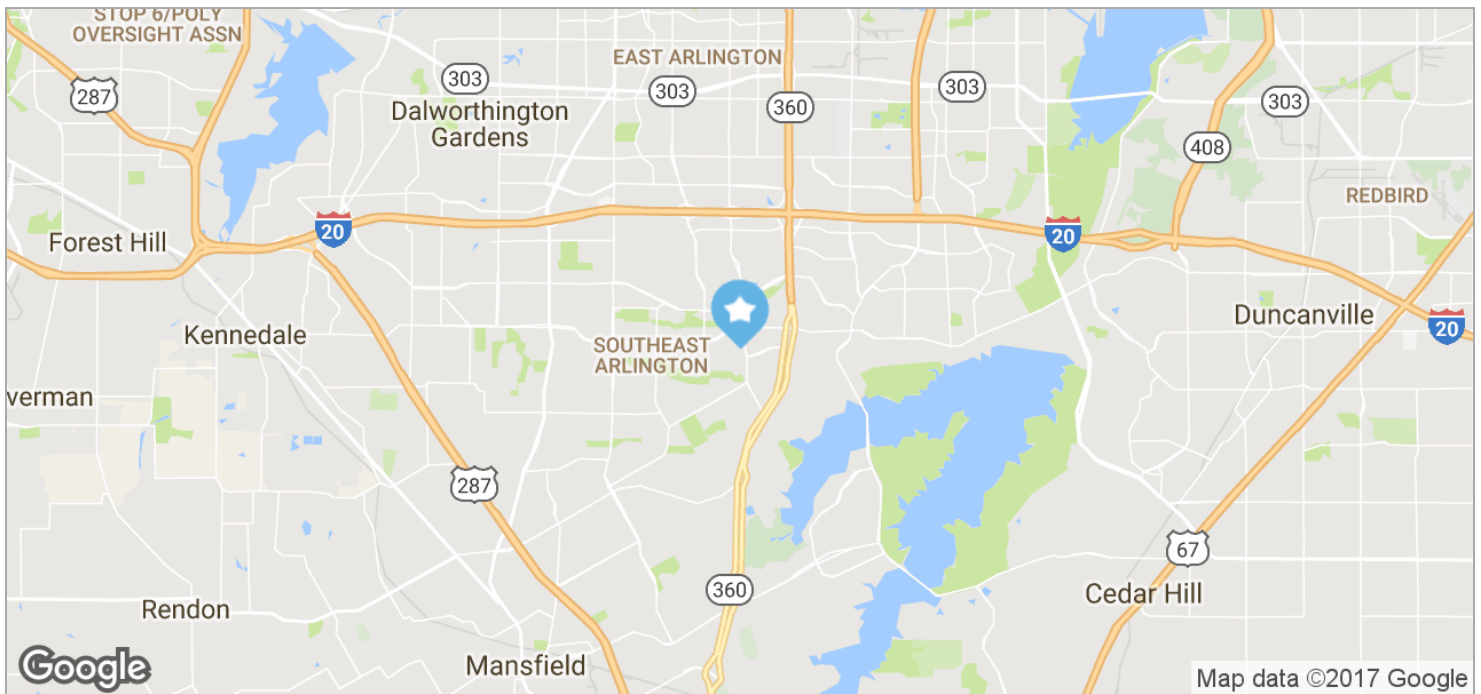
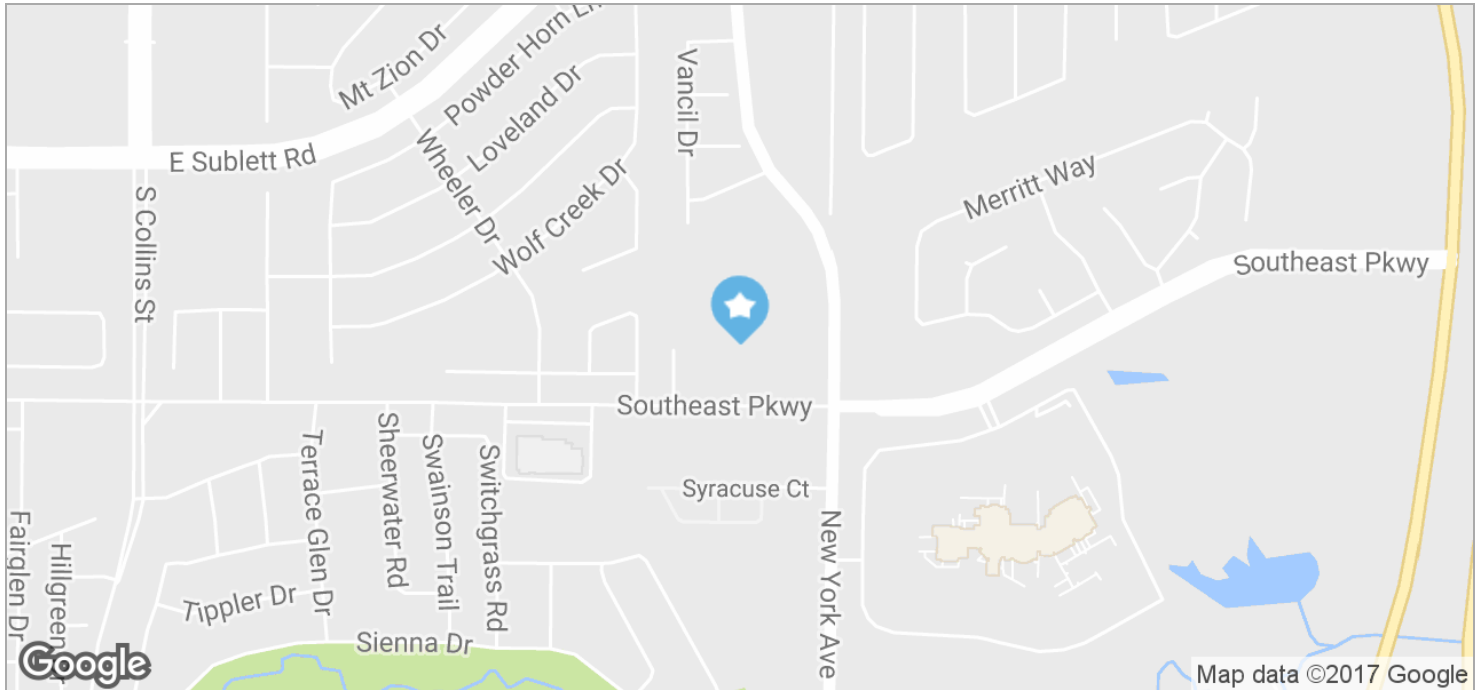
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