



GRANDY'S (VACANT)

Vacant Restaurant | \$1,075,000
2450 SE GREEN OAKS BLVD , ARLINGTON, TEXAS

Grandy's (Vacant)

CONTENTS

Executive Summary

Executive Summary 5

Demographics

Demographics 7

Demographic Charts 8

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT RETAIL INVESTMENT GROUP FOR MORE DETAILS.



Executive Summary

Offering Summary

Location Summary

GRANDY'S (Vacant)



OFFERING SUMMARY

ADDRESS	2450 SE Green Oaks Blvd Arlington TX 76018
COUNTY	Tarrant
BUILDING SQUARE FEET	±2,672
LAND SQUARE FEET/ACRES	±43,560/ ±1.00
YEAR BUILT	2003
TENANT	Grandy's
OWNERSHIP TYPE	Fee Simple
PARCEL NUMBER	07900651
# OF PARKING SPACES	30 Free Surface Spaces
STREET FRONTAGE	193' On SE Green Oaks Blvd

FINANCIAL SUMMARY

OFFERING PRICE	\$1,075,000
PRICE PSF	\$540.78

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	15,469	115,155	315,133
2017 Median HH Income	\$80,637	\$68,236	\$61,131
2017 Average HH Income	\$91,353	\$81,876	\$77,101

- Pylon Sign and Dedicated Turn Lane
- 30 free Surface Spaces are available
- High Population with 315,000+ People within a 5 Mile Radius
- High 1-Mile Median Household Income of 80,500+
- Only ±20 Miles to Dallas and Fort Worth Texas

The property is located in a plaza including 7-Eleven, AutoZone, Wingstop, Kroger, Cicis, Sonic Drive-in, Panda Express, Valvoline Express Care, and Metro PCS.

Nearby Retailers include Jack in the Box, Brooklyn Best Pizza and Pasta, Liberty Tax Service, Mobil 1 Lube Express, Kleen Car & Lube, and Walgreens. The property is only ±1.5 Miles to a large shopping plaza that includes Target, Home Depot, Five Below, Maurice, Ross Dress for Less, Marshalls and Party City.

About Arlington, Texas:

The Arlington-Dallas economy has added jobs at one of the fastest rates in the nation. Despite structural headwinds, due to e-commerce and overbuilding in previous cycles, the retail sector has benefited from this job growth. Vacancies are near historical lows and are likely to remain below the metro's historical average, keeping rent growth positive. Inventory is expected to expand at one of the fastest rates in the country over the next few years. Furthermore, most new supply is coming to areas that are already seeing strong demographic growth, a trend that will do well for the demand.

At the center of the largest metropolitan area in the state ranked best for business, home to three professional sports teams, the largest business park in North Texas, and one of the fastest growing research institutions in the United States at the University of Texas at Arlington.

In Early 2019, the United Parcel Service, Inc. will open a regional hub that will bring an estimated 1,400 full-time jobs and fill one of the cities largest warehouse/industrial spaces at approx 1 Million square feet of space.

Arlington is home to five major universities and has eight major projects underway including Texas Live!, Globe Life Field, Viridian, UPS Regional Hub, AT&T Stadium, General Motors, D.R Horton, and Summit Racing.





Demographics

Demographic Details

Demographic Charts

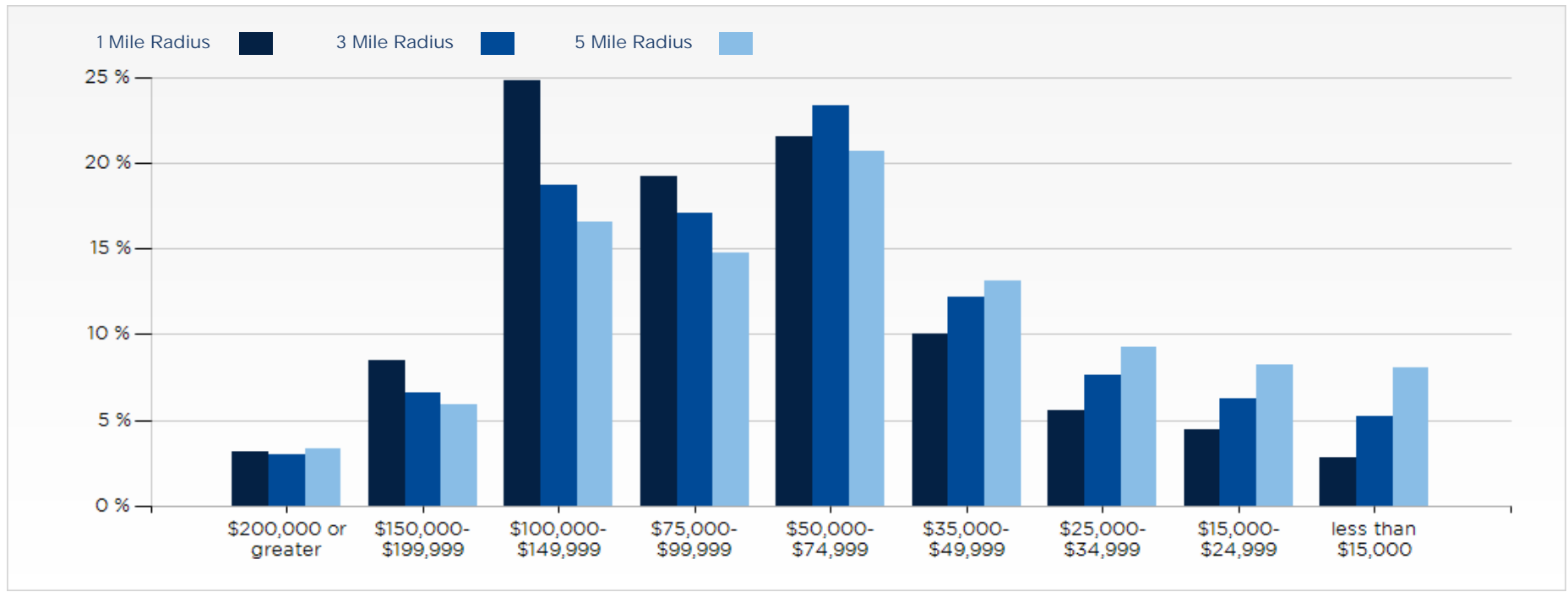
GRANDY'S (Vacant)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,113	68,529	208,125
2010 Population	14,378	105,487	288,253
2017 Population	15,469	115,155	315,133
2022 Population	16,575	123,141	333,105
2017 African American	5,147	37,013	83,419
2017 American Indian	62	652	2,049
2017 Asian	1,850	14,934	31,224
2017 Hispanic	4,199	34,958	114,996
2017 White	6,162	43,334	138,062
2017 Other Race	1,678	14,696	47,951
2017 Multiracial	557	4,355	11,987
2017-2022: Population: Growth Rate	6.95 %	6.75 %	5.60 %

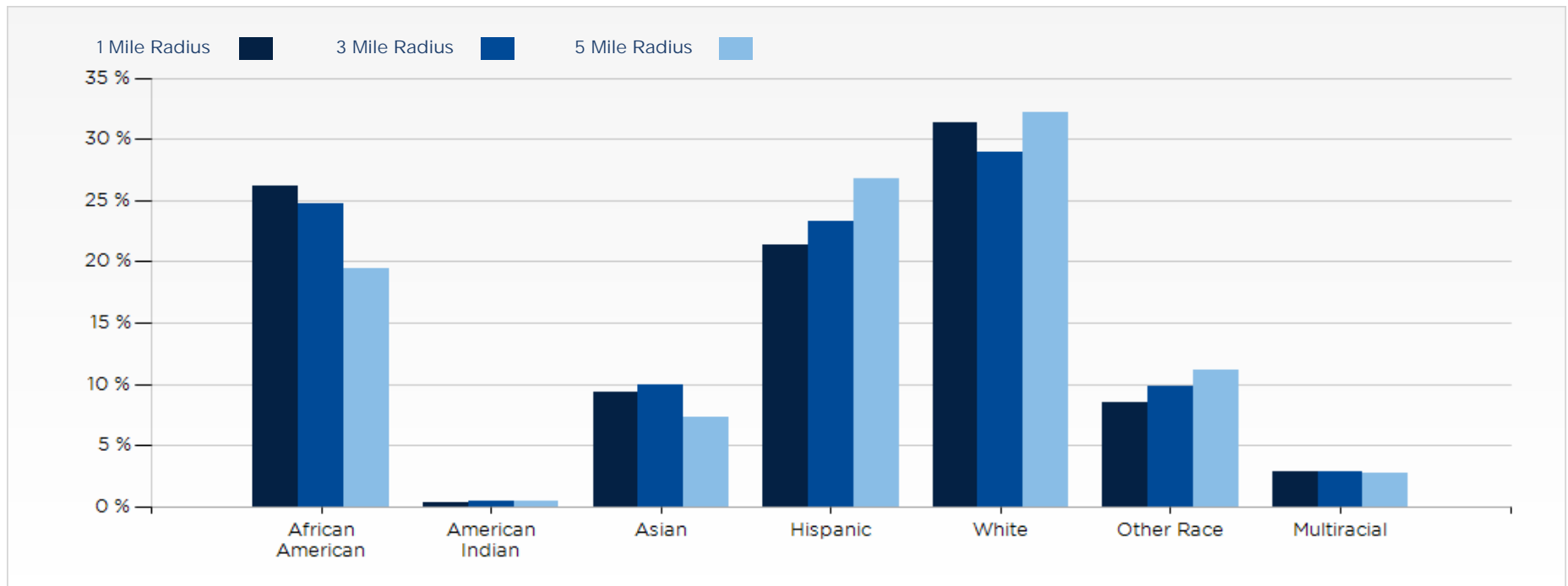
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	142	1,891	8,117
\$15,000-\$24,999	222	2,245	8,207
\$25,000-\$34,999	282	2,746	9,319
\$35,000-\$49,999	504	4,388	13,116
\$50,000-\$74,999	1,080	8,430	20,716
\$75,000-\$99,999	964	6,151	14,819
\$100,000-\$149,999	1,245	6,734	16,586
\$150,000-\$199,999	425	2,390	5,964
\$200,000 or greater	161	1,096	3,336
Median HH Income	\$80,637	\$68,236	\$61,131
Average HH Income	\$91,353	\$81,876	\$77,101

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,654	23,250	73,742
2010 Total Households	4,702	33,678	93,551
2017 Total Households	5,025	36,070	100,179
2022 Total Households	5,416	38,375	105,191
2017 Average Household Size	3.08	3.19	3.14
2000 Owner Occupied Housing	3,118	17,100	43,585
2000 Renter Occupied Housing	361	5,086	26,645
2017 Owner Occupied Housing	3,666	24,982	61,248
2017 Renter Occupied Housing	1,359	11,088	38,932
2017 Vacant Housing	112	1,017	4,451
2017 Total Housing	5,137	37,087	104,630
2022 Owner Occupied Housing	3,879	26,386	65,142
2022 Renter Occupied Housing	1,537	11,989	40,049
2022 Vacant Housing	101	914	4,289
2022 Total Housing	5,517	39,289	109,480
2017-2022: Households: Growth Rate	7.55 %	6.25 %	4.90 %

2017 Household Income



2017 Population by Race



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