

# BALLPARK RETAIL

RETAIL / MEDICAL SPACE FOR LEASE

2405 BALLPARK WAY | ARLINGTON, TEXAS



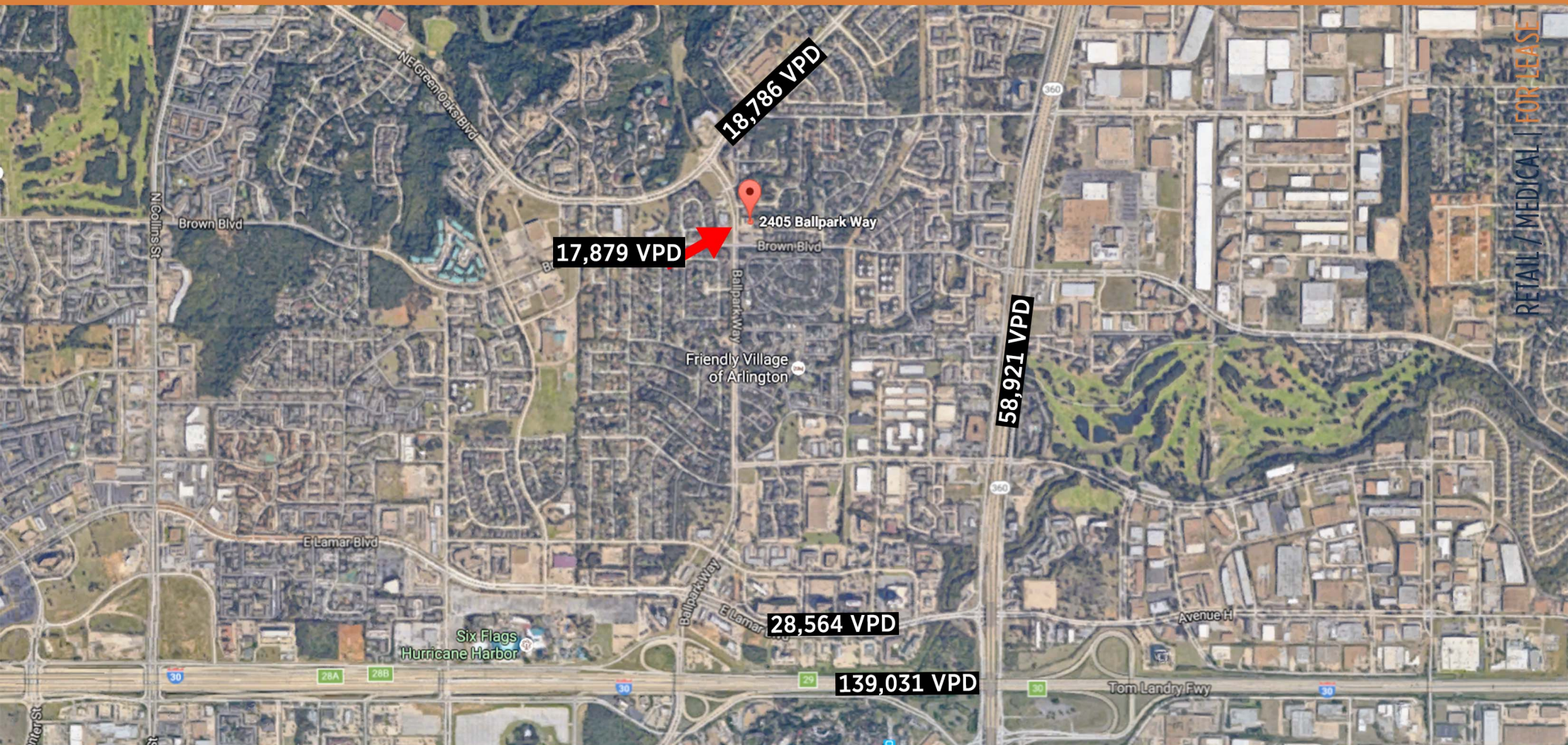
**2405** Ballpark Way  
ARLINGTON, Texas



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# BALLPARK RETAIL LOCATION



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FOR MORE INFORMATION **Nathan Tune** / [ntune@v-re.com](mailto:ntune@v-re.com)  
PLEASE CONTACT **Greg Johnson** / [gjohnson@v-re.com](mailto:gjohnson@v-re.com)



The information contained herein has been obtained from sources believed reliable. No warranty or representation expressed or implied by VERUS Real Estate Brokerage or the presentation of the property, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or any other special listing conditions, prior lease, withdrawal without notice, imposed by our principles. Information is for guidance only and does not constitute all or any part of a contract.

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# BALLPARK RETAIL DEMOGRAPHICS

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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2021 Projection	19,587	86,149	260,817
2016 Estimate	18,082	78,955	240,767
2010 Census	16,448	68,996	217,669
Growth 2016-2021	8.32%	9.11%	8.33%
Growth 2010-2016	9.93%	14.43%	10.61%
2016 Population Hispanic Origin	3,756	24,442	92,811
<b>2016 Population by Race:</b>			
White	10,629	51,606	168,348
Black	5,484	20,470	47,295
Am. Indian & Alaskan	134	738	2,864
Asian	1,297	3,923	14,838
Hawaiian & Pacific Island	21	129	1,497
Other	516	2,090	5,925
<b>U.S. Armed Forces:</b>	<b>41</b>	<b>99</b>	<b>191</b>
<b>Households:</b>			
2021 Projection	9,985	39,080	102,131
2016 Estimate	9,214	35,782	94,211
2010 Census	8,390	31,187	85,140
Growth 2016 - 2021	8.37%	9.22%	8.41%
Growth 2010 - 2016	9.82%	14.73%	10.65%
Owner Occupied	2,331	9,803	34,484
Renter Occupied	6,883	25,979	59,727
<b>2016 Avg Household Income</b>	<b>\$67,095</b>	<b>\$61,682</b>	<b>\$57,506</b>
<b>2016 Med Household Income</b>	<b>\$45,934</b>	<b>\$43,218</b>	<b>\$41,611</b>
<b>2016 Households by Household Inc:</b>			
<\$25,000	2,266	9,659	26,748
\$25,000 - \$50,000	2,742	10,678	28,961
\$50,000 - \$75,000	1,806	7,107	17,317
\$75,000 - \$100,000	802	3,048	8,428
\$100,000 - \$125,000	468	1,865	4,886
\$125,000 - \$150,000	315	829	2,550
\$150,000 - \$200,000	346	1,216	2,872
\$200,000+	466	1,379	2,446

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# BALLPARK RETAIL SUMMARY

Property Details	
<b>ADDRESS:</b>	2405 BALLPARK WAY ARLINGTON, TX 76006
<b>PROPERTY SIZE:</b>	± 6,000 SF
<b>SPACE AVAILABLE:</b>	± 6,000 SF or ± 2,800 SF MIN DIVISIBLE
<b>RENTAL RATE:</b>	\$13 SF/YR
<b>TENANT IMPROVEMENT:</b>	AVAILABLE
<b>TERM:</b>	5 YEARS
<b>LEASE TYPE:</b>	NNN LEASE
<b>PARKING:</b>	24
<b>DIMENSIONS:</b>	± 80' x 75' (ENTIRE BUILDING)
<b>ZONING:</b>	NEIGHBORHOOD COMMERCIAL
<b>ACCESS:</b>	GREEN OAKS DRIVE & BALLPARK WAY
<b>SIGNAGE:</b>	AVAILABLE ON BUILDING



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## INFORMATION ABOUT BROKERAGE SERVICES

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 subagency 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 if the broker complies with The Texas Real Estate License Act. 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 and to comply with The Texas Real Estate License Act. 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 The Texas Real Estate License Act or 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 under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.**

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BUYER, SELLER, LANDLORD OR TENANT

DATE