

**FOR
LEASE**

OVERLAND
STAGE
SHOPPING
CENTER

1,200 SF
-
3,902 SF

ARLINGTON
76017



TRANSWESTERN

REAL ESTATE
SERVICES

5701 SW GREEN OAKS BOULEVARD

ARLINGTON, TEXAS 76107



Leasing Information:

FREMONT BAKER

817.994.8914

Fremont.Baker@Transwestern.com

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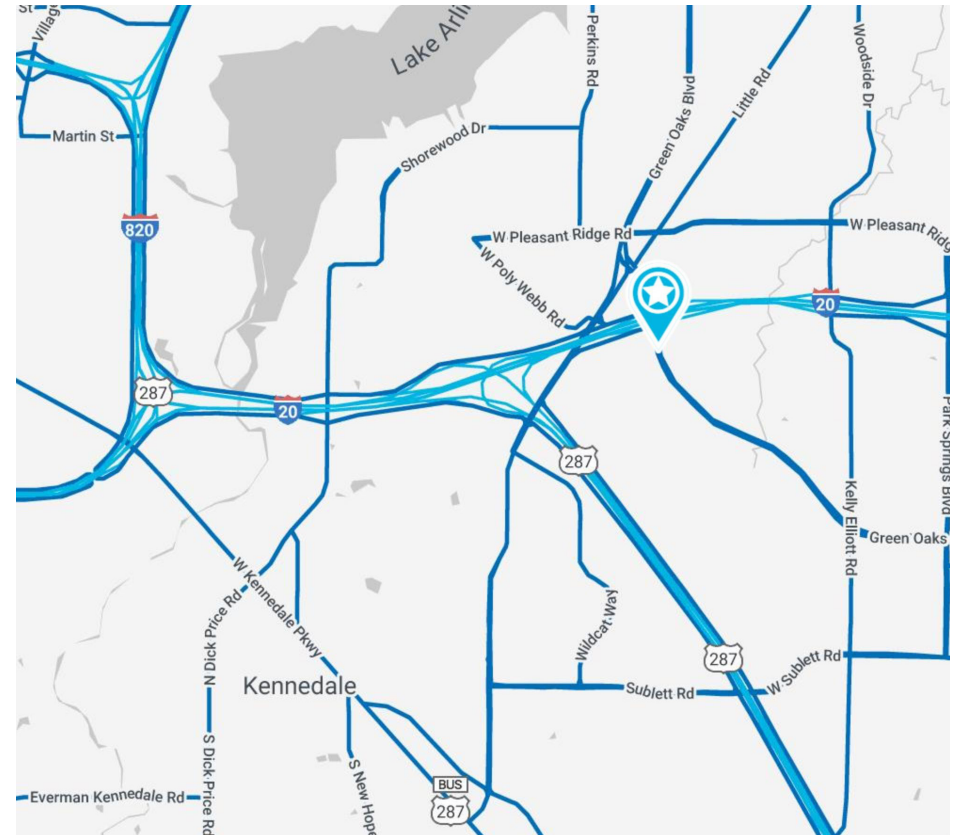
ARLINGTON, TEXAS 76107

PROPERTY FEATURES:

- Located on a Hard Corner with Two Lighted Intersections
- Easy Access and High Visibility to Interstate 20 and Green Oaks Boulevard
- Anchors, Big Lots, Dollar General, and Autozone
- **Pad Site:** Ground Lease Only, Contact Broker for Pricing
- **Asking Rate:** \$18.00/SF
- **NNN:** \$5.22/SF
- **CAM:** \$2.46/SF
- **INS:** \$0.80/SF
- **TAXES:** \$1.96/SF

Demographics:

	1 MILE	3 MILES	5 MILES
Total Population	11,551	86,518	220,741
Total Households	4,462	33,011	80,530
Average Household Income	\$101,657	\$104,420	\$86,588
5 Year Population Growth	0.45%	0.66%	0.66%



Traffic Counts:

IH-20	209,082 VPD
SW Green Oaks Blvd	37,534 VPD

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AVAILABLE SPACE

5705	1,600 SF
5721	1,200 SF
5723	2,000 SF
5729	3,902 SF
5755	1,600 SF
5769	2,340 SF
PAD SITE	APPROX. 30,500 SF

CURRENT TENANTS

5703	Rental Stop
5715	Wonderful Donuts
5717	Colopy Chiropractic
5727	Le Salon
5731	Corporate Financial Services
5739	Bicycles Inc.
5751	Pancho's Mexican Buffet
5759	Dog Wash
5763	Autozone
5767	Paul's Cruises
5773	Best Nails
5777	Dollar General
5781	Big Lots

FREMON BAKER

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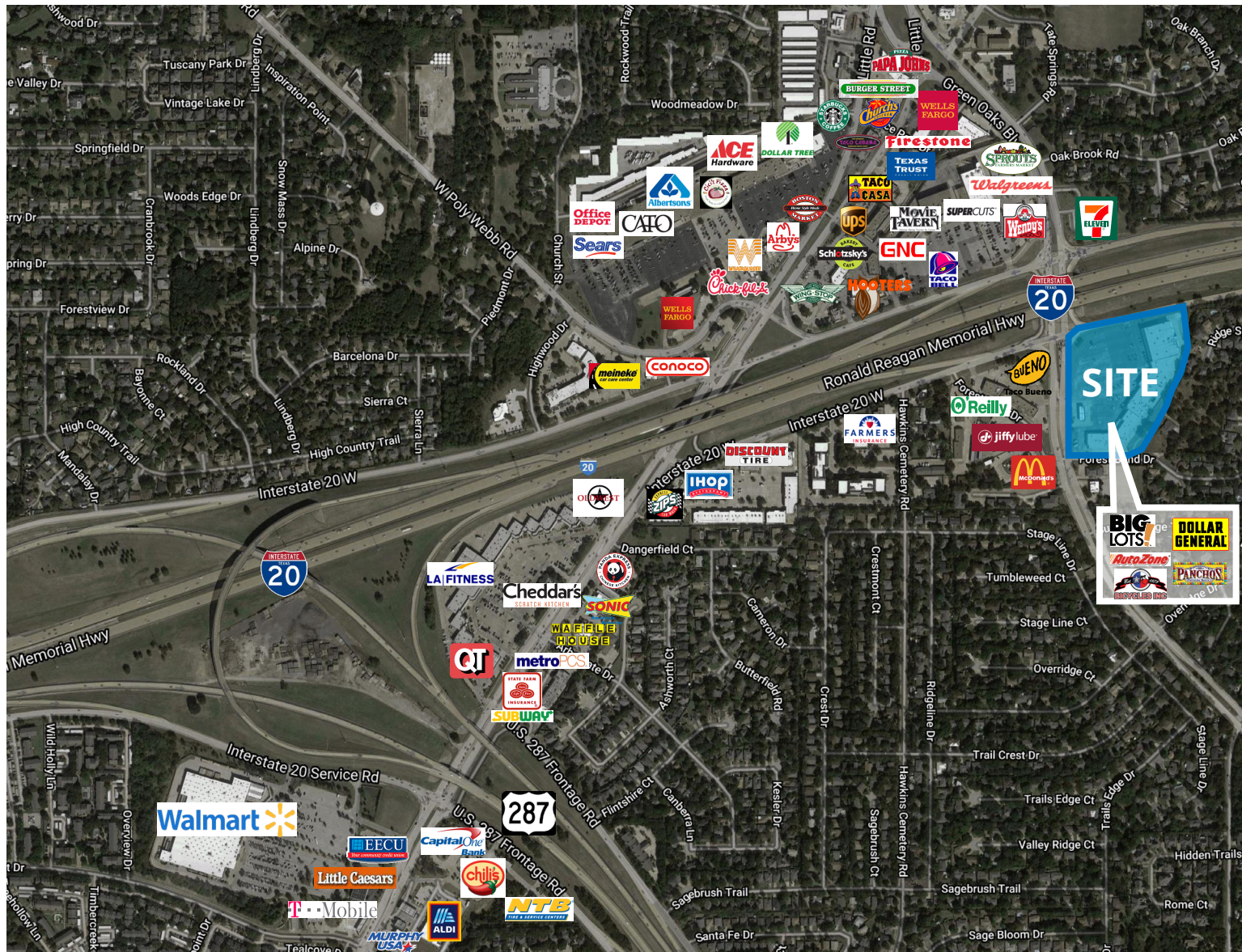
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Information About Brokerage Services

Texas law requires all real estate licensees 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 to do so 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.

Transwestern Commercial Services Fort Worth LLC	9000246		(817)877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul Wittorf	479373	paul.wittorf@transwestern.com	(214)446-4512
Designated Broker of Firm	License No.	Email	Phone
Leland Alvinus Prowse IV	450719	leland.prowse@transwestern.com	(817)877-4433
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Fremton Baker	362574	fremton.baker@transwestern.com	(817)259-3535
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Transwestern, 777 Main Street, Suite 1100 Fort Worth TX 76102
Lester Day
Produced with zipForm® by ziplogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com Fax: (817)877-4433
IABS - 1-0 Date IABS - Fremont