

# RETAIL CENTER FOR LEASE/SALE

721 SW Green Oaks Blvd | Arlington, TX 76017



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

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**LIST PRICE**  
Contact Broker



**BUILDING SIZE**  
±3,496 SF



**DRIVE THRU**  
Available

**DEMOGRAPHICS:**

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	19,011	329,432	823,323
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	6,388	112,489	291,204
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$79,407	\$93,266	\$85,706
Median Household Income	\$72,134	\$73,951	\$65,888
AVG AGE	1-MILE	3-MILE	5-MILE
Average Age	34	35	35

**TRAFFIC COUNTS:**



**Green Oaks Blvd: ±17,000 VPD**  
**Matlock Rd: ±47,000 VPD**  
**Interstate 20: ±186,000 VPD**

## PROPERTY HIGHLIGHTS

- **Prime Location:** Strategically located on the northwest quadrant of Green Oaks Blvd and Matlock Rd, this retail center enjoys a highly advantageous position in a bustling commercial area. The intersection serves as a hub for various national retailers, ensuring a steady flow of potential customers.
- **Intersection Anchored by Indo Pak World Market:** The ±3,496 SF property benefits from being directly across the street from the reputable Indo Pak World Market. This anchor tenant generates significant foot traffic, providing added exposure and visibility to the retail center.
- **Proximity to National Retailers:** The intersection of Green Oaks Blvd and Matlock Rd is home to well-known national retailers such as Walgreens, Jack in the Box, Dollar General, Braum's, and more. This presence of established brands attracts a diverse customer base and contributes to the overall success of the retail center.
- **High Traffic Volume:** With an impressive traffic count of over ±47,000 vehicles per day, the retail center experiences substantial exposure to potential customers. The busy intersection and its surrounding area ensure a constant influx of foot and vehicular traffic, offering businesses within the center ample opportunities for visibility and sales.
- **Value Add Opportunity:** The property features a value add component with the upcoming vacancy of the Grub N Go tenant. This presents an opportunity for potential buyers to capitalize on the vacant space and implement their own vision, whether it's introducing a new concept or attracting a new tenant to enhance the center's offerings.
- **Fully Equipped Kitchen with Drive-Thru:** The departing tenant, Grub N Go, leaves behind a fully equipped kitchen, complete with a drive-thru. This existing infrastructure can be leveraged by future tenants to streamline their operations and provide added convenience to customers, potentially attracting more foot traffic to the center.





**SUBJECT PROPERTY**

**GREEN OAKS BLVD ± 14,000 VPD**



**THE COZY CATFE**



**MATLOCK RD ± 47,000 VPD**

**AMERICAN BEAUTY AVENUE**



**afcu**  
Allied Federal Credit Union



INTERSTATE 20 ± 186,000 VPD

INTERSTATE 20

MATLOCK RD ± 47,000 VPD

SCOOPER ST ± 54,000 VPD

GREEN OAKS BLVD ± 14,000 VPD

SUBJECT PROPERTY

Tuesday Morning Michaels Made by you LAQUINTA 144 SUITES

LOWE'S COURTYARD Walmart

O'Reilly AUTO PARTS Ford

Starbucks

THE HOME DEPOT

Bank of America

Hertz

SHOE CARNIVAL

Shell

Arby's PANDA EXPRESS CHINESE KITCHEN

Walmart

Starbucks Shell Domino's Pizza

SAJAD GO

SMOOTHIE KING Pollo Loco Denny's DUNKIN' DONUTS

MURPHY USA TACO BELL

Wendy's

Public Storage

Jersey Mike's SUBS

DOLLAR GENERAL

McDonald's CHASE

QT SONIC Pacific Drive-Ins DISCOUNT TIRE

LOUISIANA KITCHEN planet fitness WING-STOP

Shell Jack in the box

Walgreens TAKE 5 OIL CHANG

KOHL'S

ALDI

meineke

CRUNCH FITNESS

7 ELEVEN CATO Jack in the box DOLLAR TREE

WHATABURGER KFC FUZZY'S TACO BELL

CVS Health ALON CRISPY KRUNCHY CHICKEN

AutoZone

WOODFOREST NATIONAL BANK MURPHY USA

SUBWAY O'Reilly AUTO PARTS

DOLLAR GENERAL

Pizza Hut Wendy's

EXPECARE FAMILY CARE URGENT CARE OF VILLAS OCEAN AVENUE CAPITAL PARTNERS

McDonald's Valero

FAMILY DOLLAR

## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs located at **721 SW Green Oaks Blvd, Arlington, TX 76017** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Kyle Matthews</u>	<u>678067</u>	<u>kyle.matthews@matthews.com</u>	<u>866-889-0550</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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