



TRINITY OAKS | 821-859 NE GREEN OAKS BLVD, ARLINGTON, TX 76006

Features

- This site benefits from high daily exposure to approximately 27,000 VPD
- Near D-FW's main attractions including AT&T Stadium, Globe Life Park, Six Flags and more
- Nearby headquarters include American Airlines, Bell Helicopter, Siemens, DR Horton and General Motors

FOR LEASE

TOTAL SF: 25,999

AVAILABLE SF: 3,260

CONTACT FOR MORE INFORMATION

NNN: \$10.53 EST.

Traffic Counts

NE Green Oaks Blvd	21,471 VPD
N Collins St	26,338 VPD

Demographics

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		13,434	88,707	275,590
Total Households		6,777	39,475	110,885
Average Household Income		\$93,007	\$103,034	\$91,744
5 Year Population Growth		6.03%	7.51%	1.46%

Guillermo Lopez

Associate

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Area Retailers & Businesses

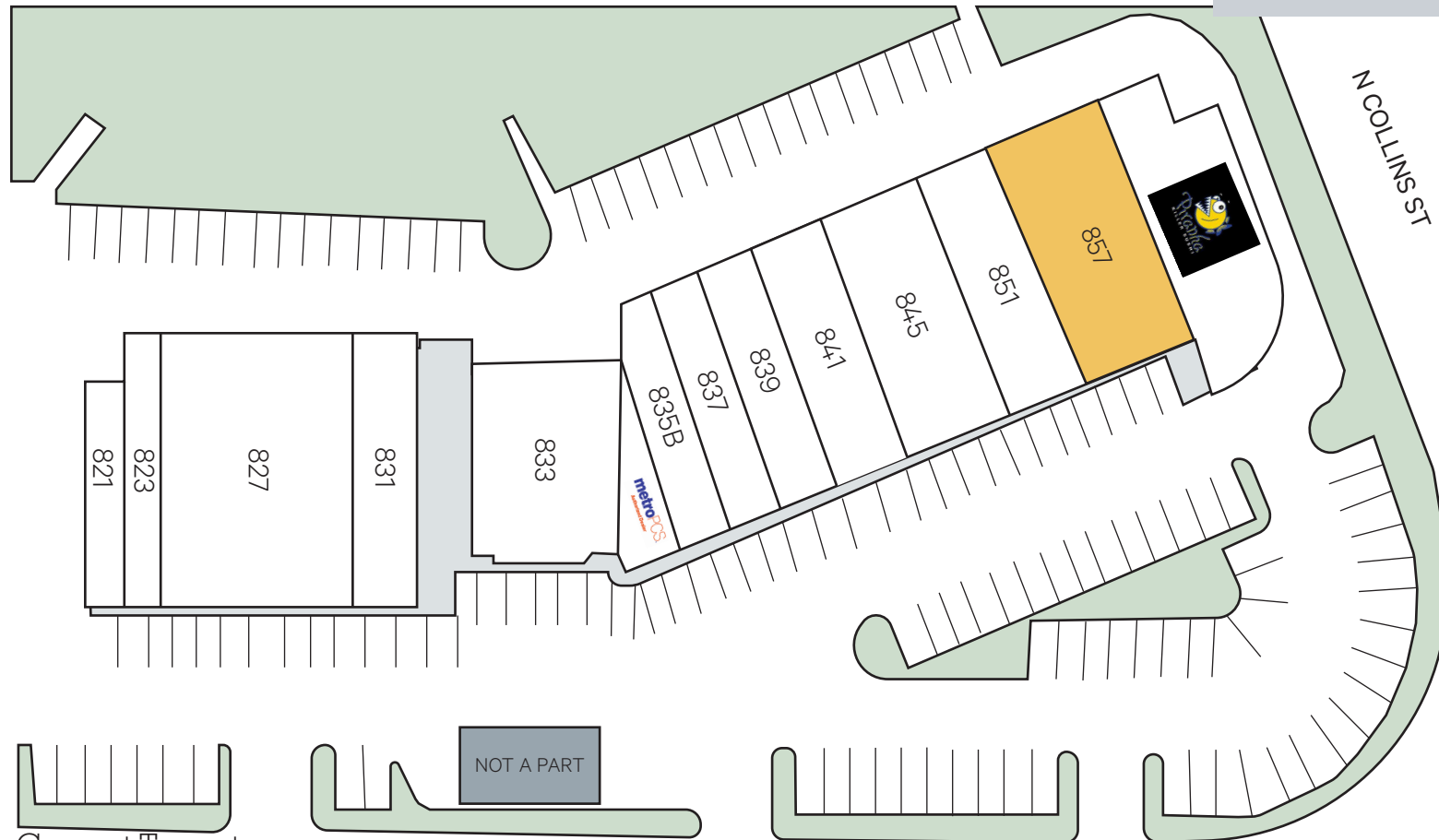


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Available Space

857 3,260 sf



Current Tenants

821	Neighborhood Grill	1,575 sf
823	Fade Time	1,200 sf
827	Tobacco Lane	3,600 sf
831	African Union Market	1,800 sf
833	AM Swift Group	2,695 sf
835A	Metro PCS	504 sf
835B	Cell Phone Repair	805 sf
837	Puppy Love	1,000 sf
839	Jessica's Hair & Nails	1,100 sf
841	H&Z Smoke Shop CBD	1,402 sf
845	Priscilla McCall's	2,529 sf
851	AMAX Insurance Services	1,928 sf
859	Piranha Killer Sushi	2,601 sf

NE GREEN OAKS BLVD



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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

Date