



1115 E Abram St, Arlington, TX | For Sale

±8,400 SF Showroom | ±9,000 SF Warehouse

Investment Sale or Owner User

Zoned General Commercial

1 Mile from AT&T Stadium

2 Miles to SH-360 & SH-303

Main Contact

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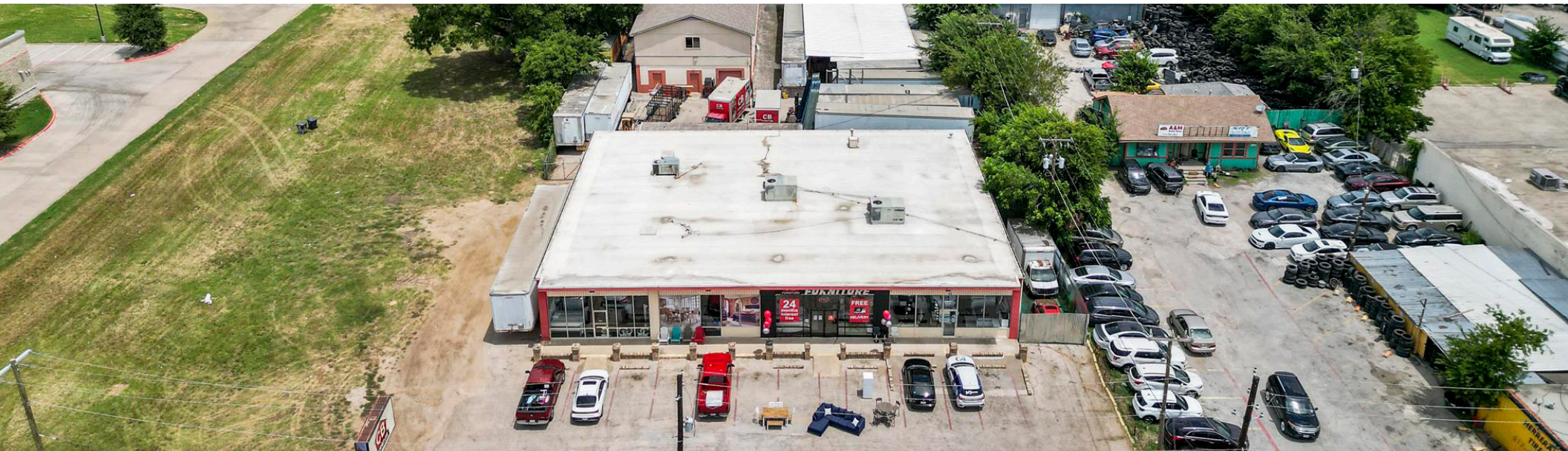
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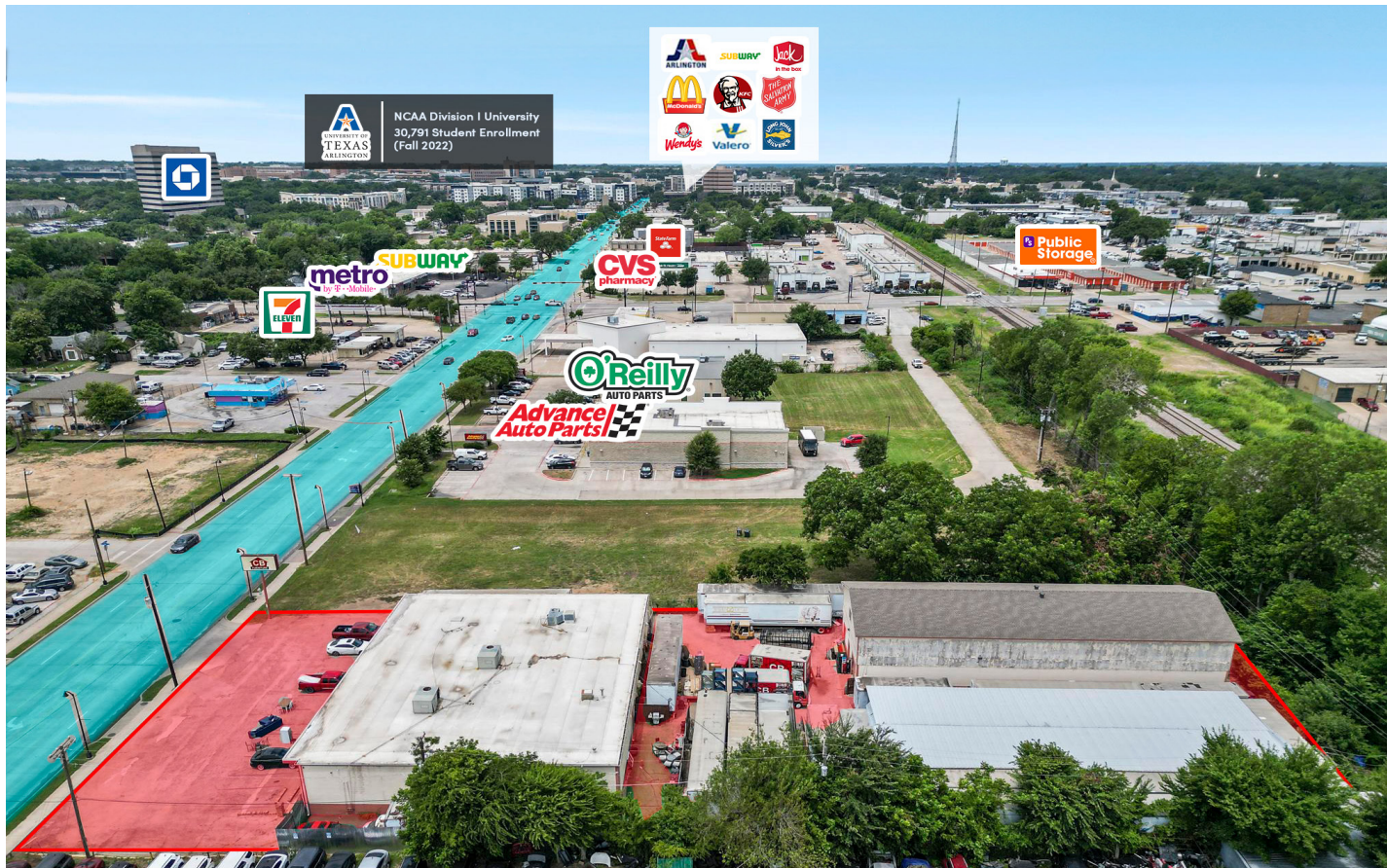
1115 E Abram St, Arlington, TX

Property Overview

This excellent investment or owner-user opportunity is situated within the heart of Arlington, TX. It is currently fully occupied, with a tenant operating a furniture store on a month-to-month lease. Zoned General Commercial, this property features a $\pm 8,400$ square-foot open showroom and a $\pm 9,000$ square-foot warehouse. Positioned less than a mile from AT&T Stadium (home of the Dallas Cowboys) and 1.5 miles from Globe Life Field (home of the Texas Rangers), the location benefits from significant traffic generated by these stadiums, which host a wide range of events including concerts, sports games, rodeos, and motocross, attracting over $\pm 200,000$ visitors weekly. Contact Ross Miller for more information.



Arlington, TX Retail Map



The property is located less than two miles from AT&T Stadium and Globe Life



2.1 Miles to SH-303



2.8 Miles to SH-360



5 Miles to I-30



9 Miles to I-820



AT&T Stadium
World-class entertainment & sports
venue, home to the Dallas Cowboys.

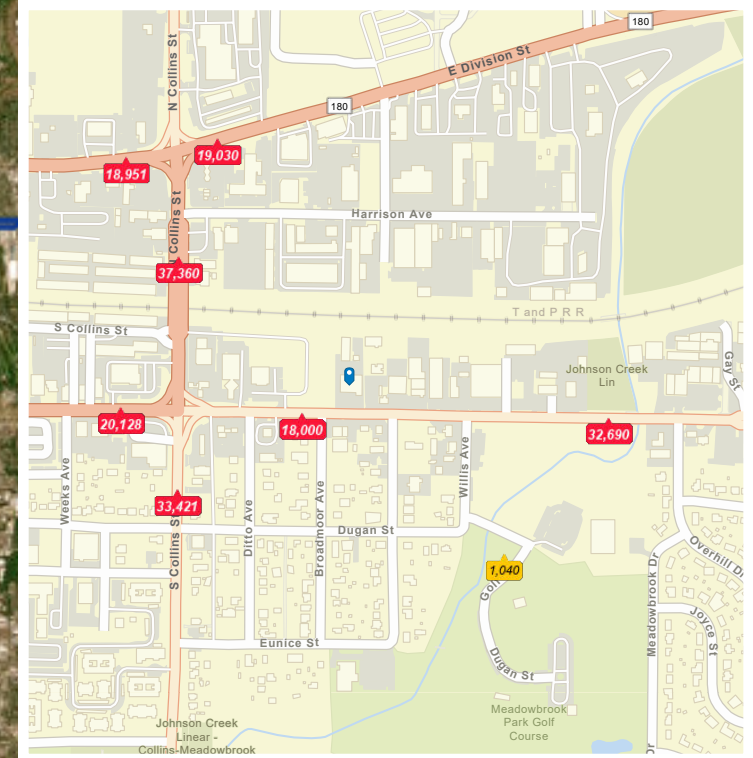
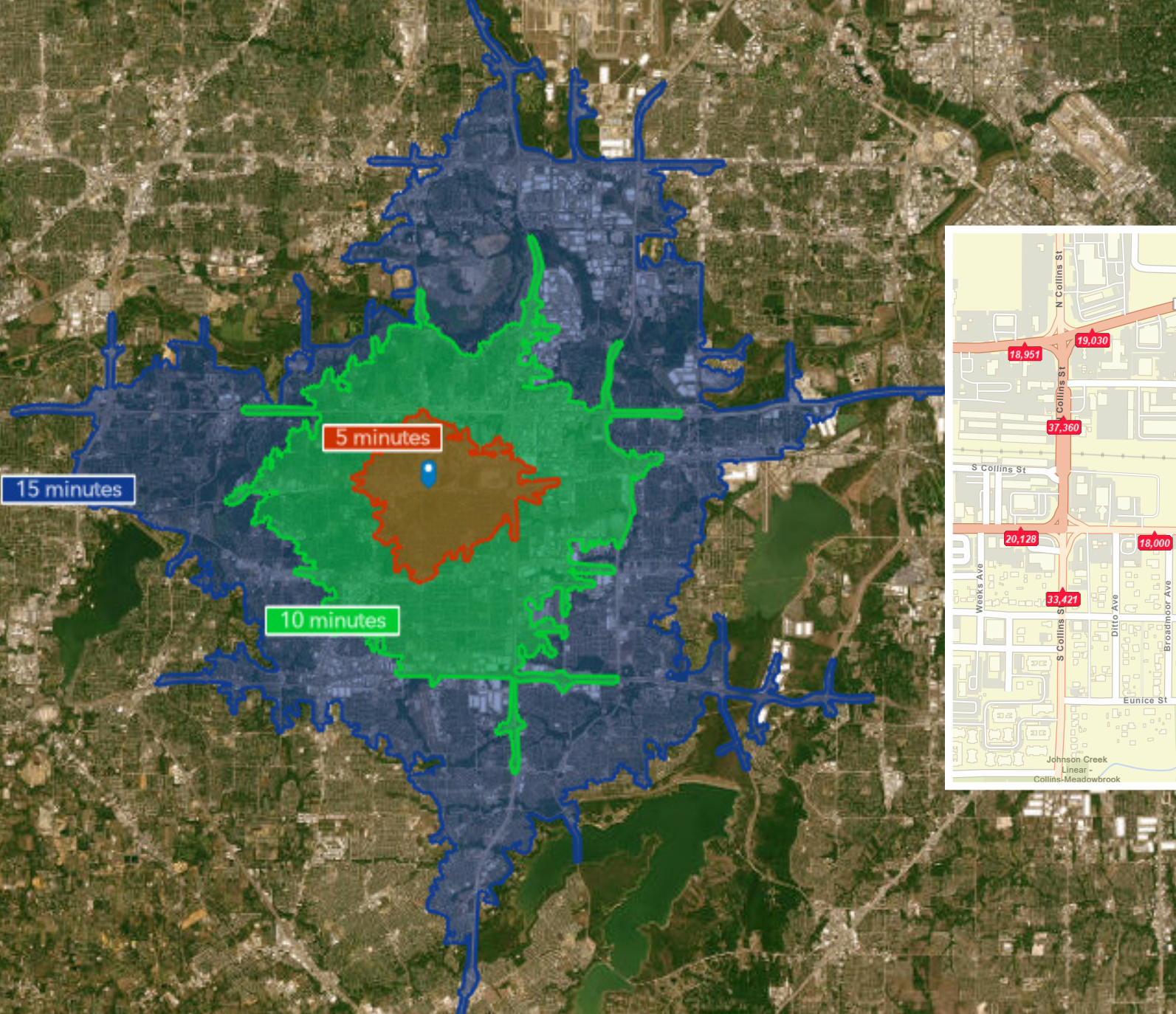


Globe Life Field
Newly Renovated entertainment & sports
venue, home to the Texas Rangers.



Ross Miller | 469.352.8147





Market Profile

1115 E Abram St, Arlington, Texas, 76010
Drive time: 5, 10, 15 minute radii

Latitude: 32.73591
Longitude: -97.09464

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	35,873	184,504	452,118
2020 Total Population	36,997	198,283	497,504
2020 Group Quarters	1,572	4,931	5,779
2023 Total Population	37,106	198,993	507,989
2023 Group Quarters	1,572	4,932	5,778
2028 Total Population	36,885	199,001	523,068
2023-2028 Annual Rate	-0.12%	0.00%	0.59%
2023 Total Daytime Population	50,841	230,744	522,704
Workers	30,189	127,447	272,979
Residents	20,652	103,297	249,725
Household Summary			
2010 Households	11,458	68,651	167,254
2010 Average Household Size	3.00	2.65	2.68
2020 Total Households	12,181	73,938	183,535
2020 Average Household Size	2.91	2.62	2.68
2023 Households	12,234	74,497	187,494
2023 Average Household Size	2.90	2.60	2.68
2028 Households	12,222	74,768	193,138
2028 Average Household Size	2.89	2.60	2.68
2023-2028 Annual Rate	-0.02%	0.07%	0.59%
2010 Families	7,362	41,990	108,604
2010 Average Family Size	3.74	3.38	3.35
2023 Families	7,370	43,266	116,880
2023 Average Family Size	3.76	3.43	3.43
2028 Families	7,279	42,966	120,289
2028 Average Family Size	3.75	3.43	3.43
2023-2028 Annual Rate	-0.25%	-0.14%	0.58%
Housing Unit Summary			
2000 Housing Units	13,531	76,564	162,949
Owner Occupied Housing Units	37.0%	34.4%	44.2%
Renter Occupied Housing Units	56.8%	60.0%	50.1%
Vacant Housing Units	6.2%	5.7%	5.7%
2010 Housing Units	12,895	78,027	185,043
Owner Occupied Housing Units	37.2%	33.2%	44.4%
Renter Occupied Housing Units	51.6%	54.8%	46.0%
Vacant Housing Units	11.1%	12.0%	9.6%
2020 Housing Units	13,754	80,284	196,369
Owner Occupied Housing Units	34.7%	31.9%	42.3%
Renter Occupied Housing Units	53.9%	60.2%	51.1%
Vacant Housing Units	11.2%	8.0%	6.5%
2023 Housing Units	13,723	80,820	201,008
Owner Occupied Housing Units	34.4%	33.0%	43.0%
Renter Occupied Housing Units	54.7%	59.2%	50.3%
Vacant Housing Units	10.9%	7.8%	6.7%
2028 Housing Units	13,826	82,002	208,604
Owner Occupied Housing Units	34.8%	32.9%	42.5%
Renter Occupied Housing Units	53.6%	58.3%	50.0%
Vacant Housing Units	11.6%	8.8%	7.4%



507,989

2023 Population
15 Minutes



\$85,428

2023 Average HH Income
15 Minutes



187,494

2023 Households
15 Minutes



262,989

2023 Employees
15 Minutes

Property Summary

Location	1115 E Abram Arlington, TX 76010
Zoning	General Commercial
Acres	1.07 Acres
Building Size	±8,400 SF
Warehouse	±9,000 SF
Utilities	All On-Site



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Vice President

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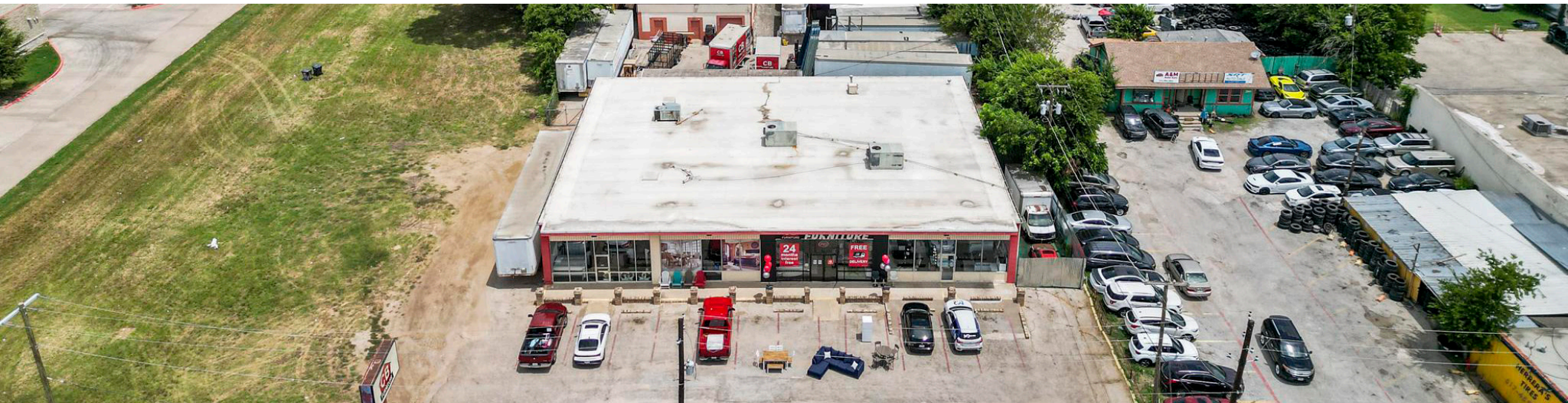
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Information About Brokerage Services

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:
 - 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