

VILLAGE BY THE PARKS II

ARLINGTON, TEXAS



FOR LEASE

PROPERTY INFORMATION

LOCATION

Northeast Corner of Cooper Street & I-20
Arlington, Texas

SIZE

75,248 SF

SPACE AVAILABLE

Suite 4211-107: 2,686 SF
Suite 4211-135: 1,350 SF

NNN

CAM	\$1.50
Taxes	\$3.77
Insurance	\$0.17
Total	\$5.44

TRAFFIC COUNTS

Interstate 20:	179,000 VPD*
Cooper Street:	47,000 VPD*

* Source: TxDOT 2008

HIGHLIGHTS

- Located at the stoplight controlled main entrance to the 1.5 million square foot Parks Mall.
- Great visibility and accessibility to I-20 and Cooper St.
- Located on the most traveled thoroughfare in South Arlington
- Strong co-tenancy, other anchors in immediate area include: Dillard's, Macy's, JCPenney, Sears, Dick's Sporting Goods & AMC Theaters
- Five entrances from four streets including Mall's Ring Road

AREA TRAFFIC GENERATORS



For Information
Easley B. Waggoner, Jr.
Amy Pjetrovic-Hunnicuttt
214.378.1212

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2012 Population	8,093	116,181	315,814
2012 Avg. HH Income	\$80,020	\$72,036	\$70,275

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Parks Mall Main Entrance



SPACE #	TENANT	SIZE/SF
4201-709	PALETARIA ICE CREAM	1,250
4201-717	HONEY BAKED HAM	4,037
4201-731	LA MADELEINE	4,150
4201-737	PEARLE VISION	2,261
4211-105	FOOT LOCKER	5,314
4211-107	AVAILABLE	2,686
4211-111	SPRINT STORE	4,721
4211-121	SAS FACTORY SHOES	2,400
4211-127	SALLY BEAUTY SUPPLY	1,600
4211-129	HAIR SALON	1,200
4211-131	\$1.00 JEWELRY GALORE	2,180
4211-133	COOL CUTS 4 KIDS	1,350
4211-135	AVAILABLE	1,350
4217	SLEEP EXPERTS	8,120
4225	TJ MAXX	32,629
TOTAL SQUARE FOOTAGE		75,248



Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

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 instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

(Form 5/98)

Property: Village by the Parks II - Arlington

In this transaction, Venture Commercial Real Estate is:

[X] agent for Owner/Landlord only; [] agent for Buyer/Tenant only; or [] an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord Date Buyer or Tenant Date