



ARKANSAS COURT

📍 2505-2535 E. Arkansas Ln, Arlington, TX 76010

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Executive Summary

Structure Commercial has been exclusively retained to present the opportunity to acquire Arkansas Court Shopping Center – a highly visible neighborhood retail center located at the signalized intersection of Highway 360 and Arkansas Ln in East Arlington, Texas.

Situated within a densely populated, high-growth corridor, the Property benefits from strong surrounding demographics, high traffic counts, and exceptional visibility. The asset totals approximately 112,988 square feet of GLA across two well-configured buildings on 13.32 acres.

Investment Overview

Arlington's position within the Dallas-Fort Worth metroplex, one of the fastest-growing and most resilient economies in the U.S., enhances the asset's long-term investment profile. The East Arlington submarket, in particular, has emerged as a retail hub, serving a culturally rich and economically active population. The center serves a dynamic and growing customer base, located just minutes from the University of Texas at Arlington and surrounded by well-established residential neighborhoods. The area features strong demographics, including a large and active Vietnamese-American community, which supports the property's culturally aligned tenant mix and contributes to long-term consumer demand.

Arkansas Court features multiple access points, prominent pylon signage, and a food court-style layout that enhances both convenience and shopper retention. The property also offers ample surface parking and strong pedestrian accessibility, providing an elevated retail experience that attracts daily traffic and encourages extended dwell time.


Arkansas Court Shopping Center presents a rare opportunity to acquire a fully stabilized, income-producing retail asset in one of Texas's most active and desirable markets. With a proven rent roll and strong location fundamentals, this offering delivers secure in-place cash flow, attractive long-term value appreciation and upside through future lease repositions. For investors seeking a high-performing, low-risk retail asset in a premier location, Arkansas Court Shopping Center offers a compelling and strategic acquisition opportunity in the Arlington retail sector.

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QUICK FACTS

 112,988 SF
TOTAL SIZE

 13.32 AC
LOT SIZE

 1985/2004
YEAR BUILT

 \$1,164,887
NOI

 \$18.5M
PRICE

 6.3%
CAP RATE

HIGHLIGHTS

- Highly desirable location right off Hwy 360, ensuring excellent visibility and accessibility
- Great tenant mix of national retailers, popular restaurants and other service-oriented businesses
- Ample parking available to accommodate the needs of all customers and tenants
- Adjacent to Kroger, McDonald's, and other prominent national tenants

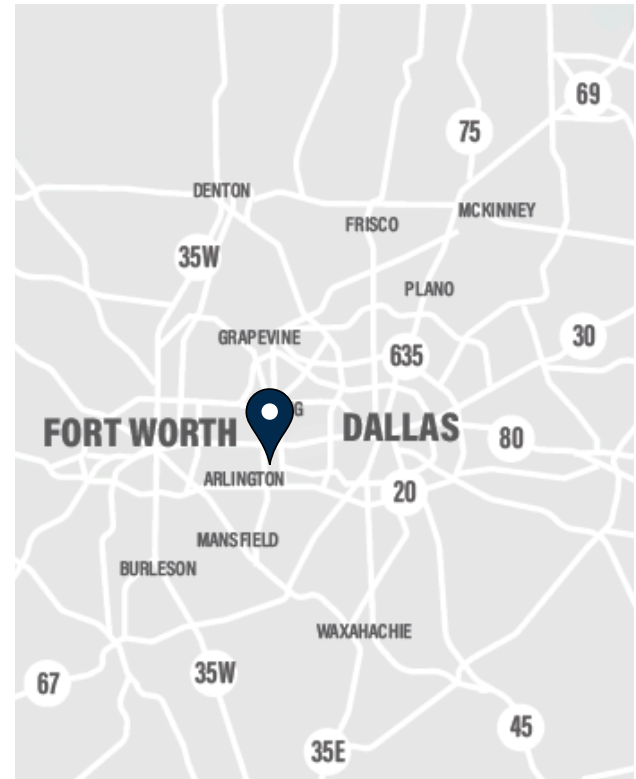
TRAFFIC COUNTS

 **Arkansas Ln** 19,445 VPD ('23)
Hwy 360 192,398 VPD ('23)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	20,055	130,312	359,061
Average HH Inc	\$50,067	\$60,775	\$71,764
Households	7,367	43,586	125,187

*2024 CoStar Estimates



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INCOME SUMMARY	CURRENT
Base Rent	\$ 1,237,942.44
NNN Reimbursements	\$ 421,262.88
Water Reimbursements	\$ 72,000.00
Royalties	\$ 2,670.00
Gross Income	\$ 1,733,875.32
EXPENSE SUMMARY	CURRENT
Real Estate Taxes	\$ 230,923.00
Insurance	\$ 82,434.00
CAM	\$ 255,631.00
Gross Expenses	\$ 568,988.00
Net Operating Income	\$ 1,164,887.32



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No. TENANT	SUITE	TENANT	SQUARE FEET	\$/SF	MONTHLY BASE RENT	MONTHLY NNN	GROSS MONTHLY	GROSS ANNUAL	RENT START	RENEWAL DATE	RENT END
1	101	Subway	1,020	\$ 11.81	\$ 1,004.06	\$ 340.00	\$ 1,344.06	\$ 16,128.72	1/1/2022	Four, 3-year @ +5% each.	12/31/2026
2	105	#1 Karaoke	1,800	\$ 13.50	\$ 2,025.00	\$ 787.50	\$ 2,812.50	\$ 33,750.00	9/1/2022	5-year @ market	8/31/2027
3	111	First Tofu and Fast Food	2,700	\$ 14.22	\$ 3,200.00	-	\$ 3,200.00	\$ 38,400.00	3/1/2022	5-year @ market	2/28/2027
4	117	Dainty Ink Studio	1,200	\$ 15.13	\$ 1,513.00	\$ 525.00	\$ 2,038.00	\$ 24,456.00	9/1/2024	none	8/31/2027
5	119	Salon 119	1,200	\$ 13.50	\$ 1,350.00	\$ 525.00	\$ 1,875.00	\$ 22,500.00	9/1/2021	5-year @ market	8/31/2026
6	121	Viet Friends Law Firm	900	\$ 16.89	\$ 1,266.56	\$ 393.75	\$ 1,660.31	\$ 19,923.72	7/1/2024	none	6/30/2026
7	123	Vacant	1,700	-	-	-	-	-	-	-	-
8	127	Vincent Tran	1,200	\$ 13.75	\$ 1,375.00	\$ 525.00	\$ 1,900.00	\$ 22,800.00	7/1/2022	5-year @ market	6/30/2027
9	131	Bayou Cat	2,590	\$ 13.25	\$ 2,859.79	\$ 1,187.08	\$ 4,046.87	\$ 48,562.44	7/1/2024	2 options of 5-years each < 10% increase	6/30/2029
10	133	Bayou Cat	2,190	\$ 13.25	\$ 2,418.13	\$ 1,003.75	\$ 3,421.88	\$ 41,062.56	7/1/2024	2 options of 5-years each < 10% increase	6/30/2029
11	139	Revised Financial	1,700	\$ 12.40	\$ 1,756.25	\$ 743.75	\$ 2,500.00	\$ 30,000.00	5/1/2025	3-year @ market	4/30/2028
12	141	Bell Electronics	1,300	\$ 13.50	\$ 1,462.50	\$ 568.75	\$ 2,031.25	\$ 24,375.00	9/1/2021	5-year @ market	8/31/2026
13	143	Arkansas Optical & Dental	2,750	\$ 14.85	\$ 3,403.13	\$ 1,260.41	\$ 4,663.54	\$ 55,962.48	1/1/2025	5-year @ market	12/31/2029
14	150	Thanh Thanh Restaurant	23,679	\$ 7.60	\$ 15,000.00	-	\$ 15,000.00	\$ 180,000.00	7/1/2024	10-year @ +3% increase	6/30/2033
15	151	Tahocha	1,700	\$ 13.50	\$ 1,912.50	\$ 743.75	\$ 2,656.25	\$ 31,875.00	10/1/2022	5-year @ \$15/sf	9/30/2027
16	201	HD Shop	2,000	\$ 12.75	\$ 2,125.00	\$ 875.00	\$ 3,000.00	\$ 36,000.00	5/1/2023	none	4/30/2029
17	203	Taxlogica	3,000	\$ 13.50	\$ 3,375.00	\$ 1,312.50	\$ 4,687.50	\$ 56,250.00	3/15/2022	2 options of 5-years each capped @ +5% per period	3/14/2027
18	209	Family Health and Wealth	2,270	\$ 11.67	\$ 2,206.87	\$ 993.13	\$ 3,200.00	\$ 38,400.00	10/1/2022	5-year @ market	9/30/2027
19	217	Hoang Son Jewelry	1,780	\$ 11.18	\$ 1,658.34	\$ 741.66	\$ 2,400.00	\$ 28,800.00	8/1/2025	5-year @ market	6/30/2030
20	223-227	Pho 95 (Ecovina)	3,603	\$ 17.00	\$ 5,104.25	\$ 1,576.31	\$ 6,680.56	\$ 80,166.72	5/15/2000	6-year @ market	5/31/2032
21	229	Martin L Muizers, PC	910	\$ 13.21	\$ 1,001.88	\$ 398.12	\$ 1,400.00	\$ 16,800.00	4/1/2006	5-year @ market	6/30/2026
22	231	Huong Duong LLC	1,500	\$ 13.25	\$ 1,665.25	\$ 687.50	\$ 2,343.75	\$ 28,125.00	7/1/2024	none	6/30/2027
23	235	May Hao Oriental Market	7,880	\$ 9.22	\$ 6,054.47	\$ 3,445.53	\$ 9,500.00	\$ 114,000.00	4/1/2022	5-year @ market	3/31/2027
24	243-253	JJ's Corner Lounge	7,520	\$ 13.50	\$ 8,460.00	\$ 3,290.00	\$ 11,750.00	\$ 141,000.00	7/21/2025	no term given, +3% increase	6/30/2030
25	301	Chase	4,116	\$ 14.00	\$ 4,802.00	\$ 1,053.31	\$ 5,855.31	\$ 70,263.72	2/1/2009	5-year @ \$14.80	1/7/2029
26	311	Vacant	1,750	-	-	-	-	-	-	-	-
27	317	Rapido Lavenderia	3,535	\$ 11.26	\$ 3,318.45	\$ 1,546.55	\$ 4,865.00	\$ 58,380.00	3/1/2023	5-year @ market	2/28/2028
28	319	Taste of Thai Restaurant	1,401	\$ 16.95	\$ 1,979.43	\$ 612.94	\$ 2,592.37	\$ 31,108.44	10/1/2022	5-year @ +5%	7/31/2030
29	321	Family Clinic (Dennis Tran)	1,910	\$ 10.50	\$ 1,671.25	\$ 835.62	\$ 2,506.87	\$ 30,082.44	5/1/2024	none	4/30/2027
30	333	Wonder6 Playground	7,681	\$ 10.00	\$ 6,400.00	\$ 3,360.43	\$ 9,760.43	\$ 117,125.16	3/1/2024	2 options of 5-years each @ market	8/31/2029
31	335-337	Lan Song Xanh	4,000	\$ 10.25	\$ 3,416.66	\$ 1,750.00	\$ 5,166.66	\$ 61,999.92	6/1/2022	5-year @ market	5/31/2027
32	339-341	Vacant	3,000	-	-	-	-	-	-	-	-
33	343	Glover Event Center	4,121	\$ 8.87	\$ 3,046.10	\$ 1,803.90	\$ 4,850.00	\$ 58,200.00	2/1/2023	3-year @ market rate	1/31/2029
34	361	Vacant	5,072	\$ 15.00	\$ 6,340.00	\$ 2,219.00	\$ 8,559.00	\$ 102,708.00	TBD	Year 6-10 @ \$16.50, 2 options of 5-years @ market	TBD
TOTAL			114,678	\$ 12.88	\$ 103,161.87	\$ 35,105.24	\$ 138,267.11	\$ 1,659,205.32			



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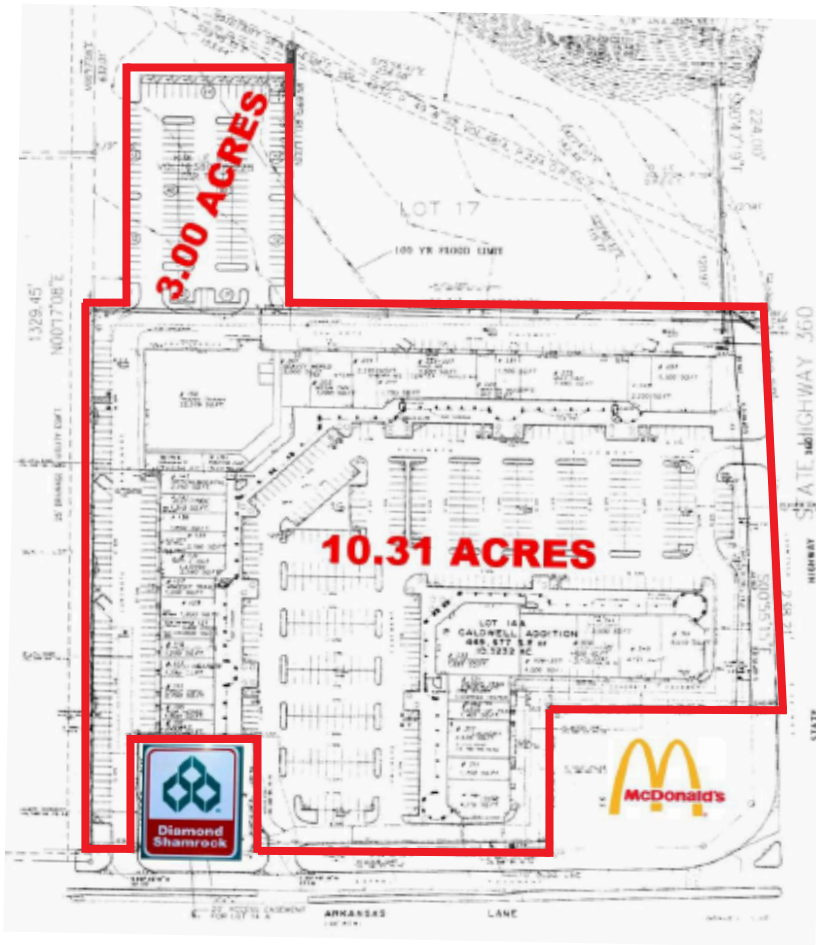
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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:
 - 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
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

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