



**SITE**

**QT**

32,874 VPD '22

167,676 VPD '24

85,681 VPD '24

**TREEPOINT DR**

**Walmart**  
SUPERCENTER

**ALDI**

**Q's**

**SONIC**

**HAFFEE HOUSE**

**SONIC DRIVE-THRU**

**ihop**

**Wendy's**

**Chick-fil-A**

**Office DEPOT**

**Albertsons**

**Arby's**

**Firestone**

**SPROUTS**

**TACO BELL**

**LA FITNESS**

**MURPHY USA**

**NTE**

**FRONTAGE RD 287**

**FOR SALE**

Walmart Anchored Pad Site - Store #3284

4850 Hwy 287 Frontage Rd | Arlington, TX 76017

**SRS**



# Walmart Anchored Pad Site

4850 Hwy 287 Frontage Rd | Arlington, TX 76017

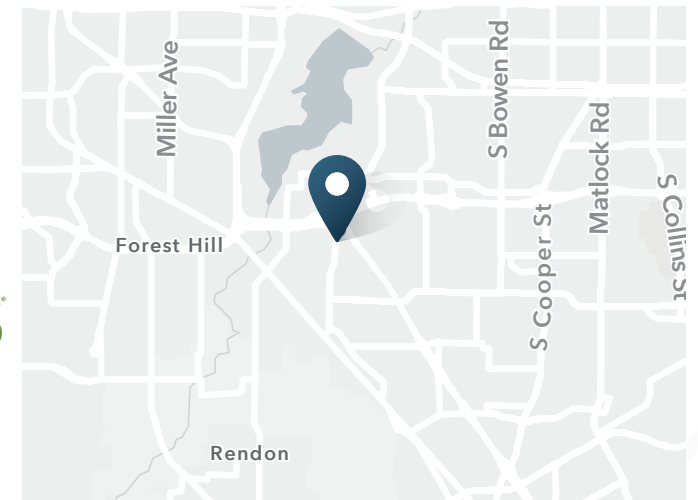


1.1± AC  
Available

## ABOUT THE PROPERTY

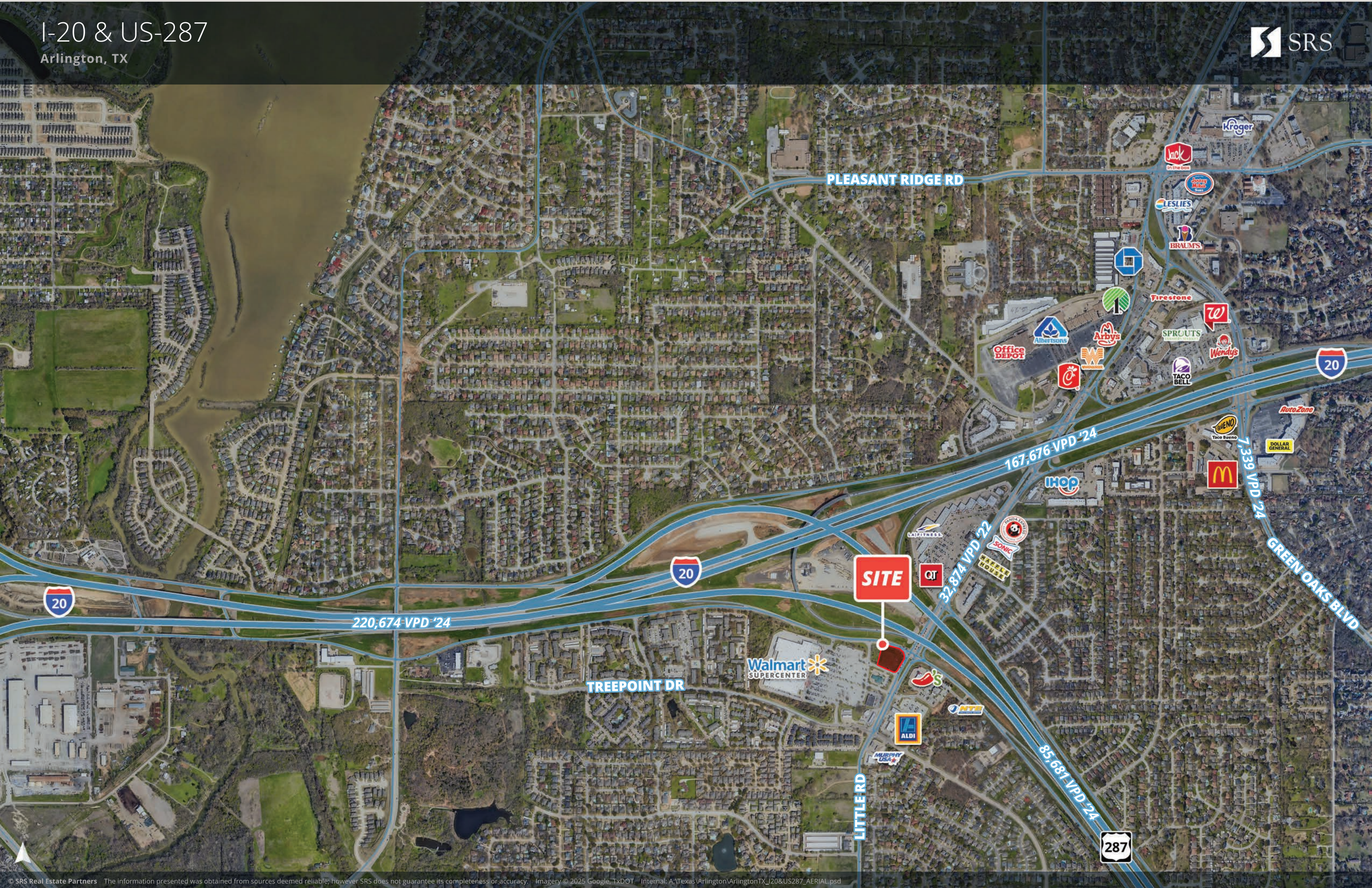
- Corner pad in front of Walmart Supercenter
- Great visibility to Highway 287

## JOIN THESE RETAILERS

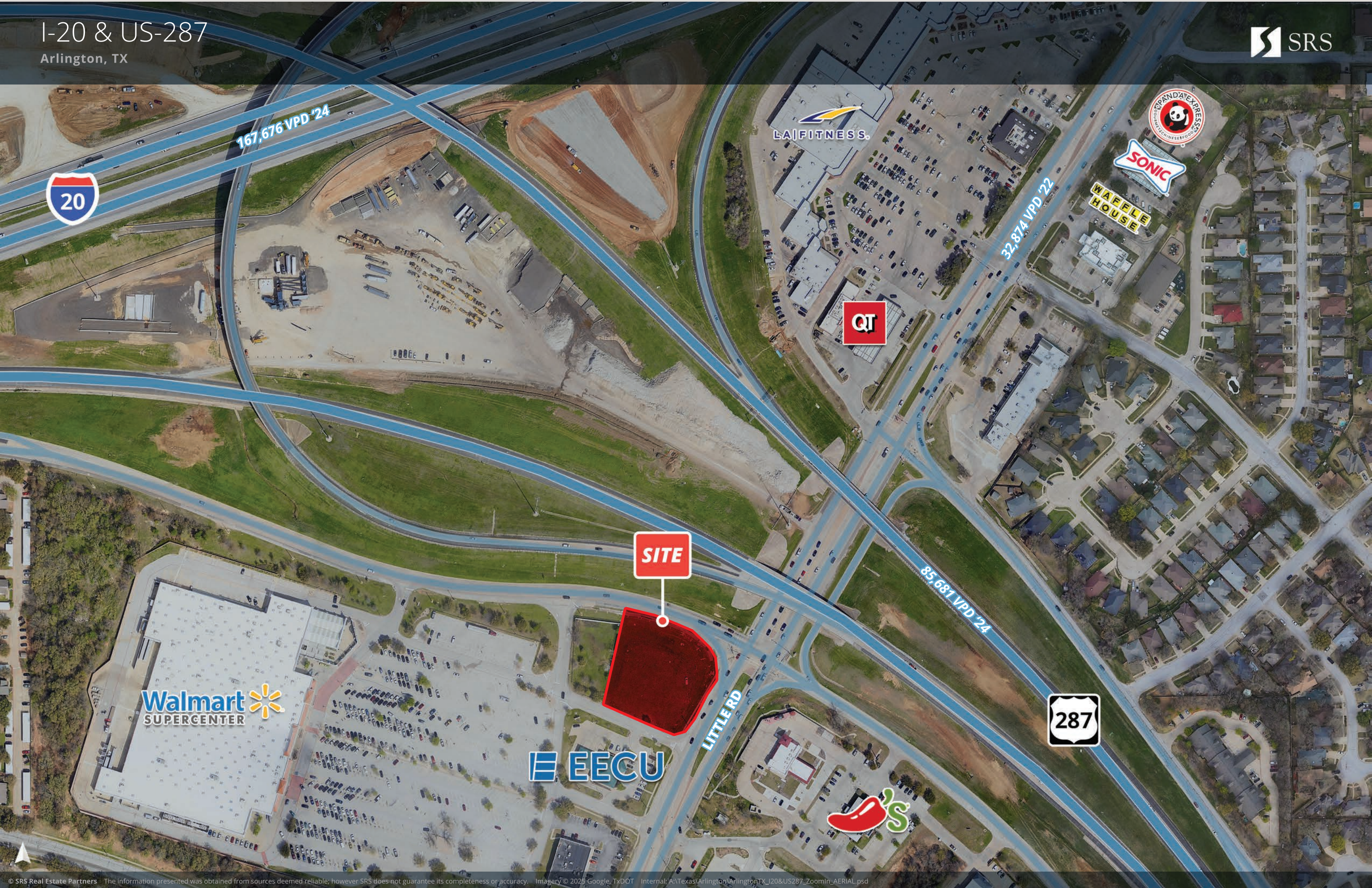


Contact  
Broker  
Price









SITE

Walmart  
SUPERCENTER

EECU

LA FITNESS

QT

PANDA EXPRESS

SONIC

WAFFLE HOUSE

287



167,676 VPD '24

32,874 VPD '22

85,681 VPD '24

LITTLE RD



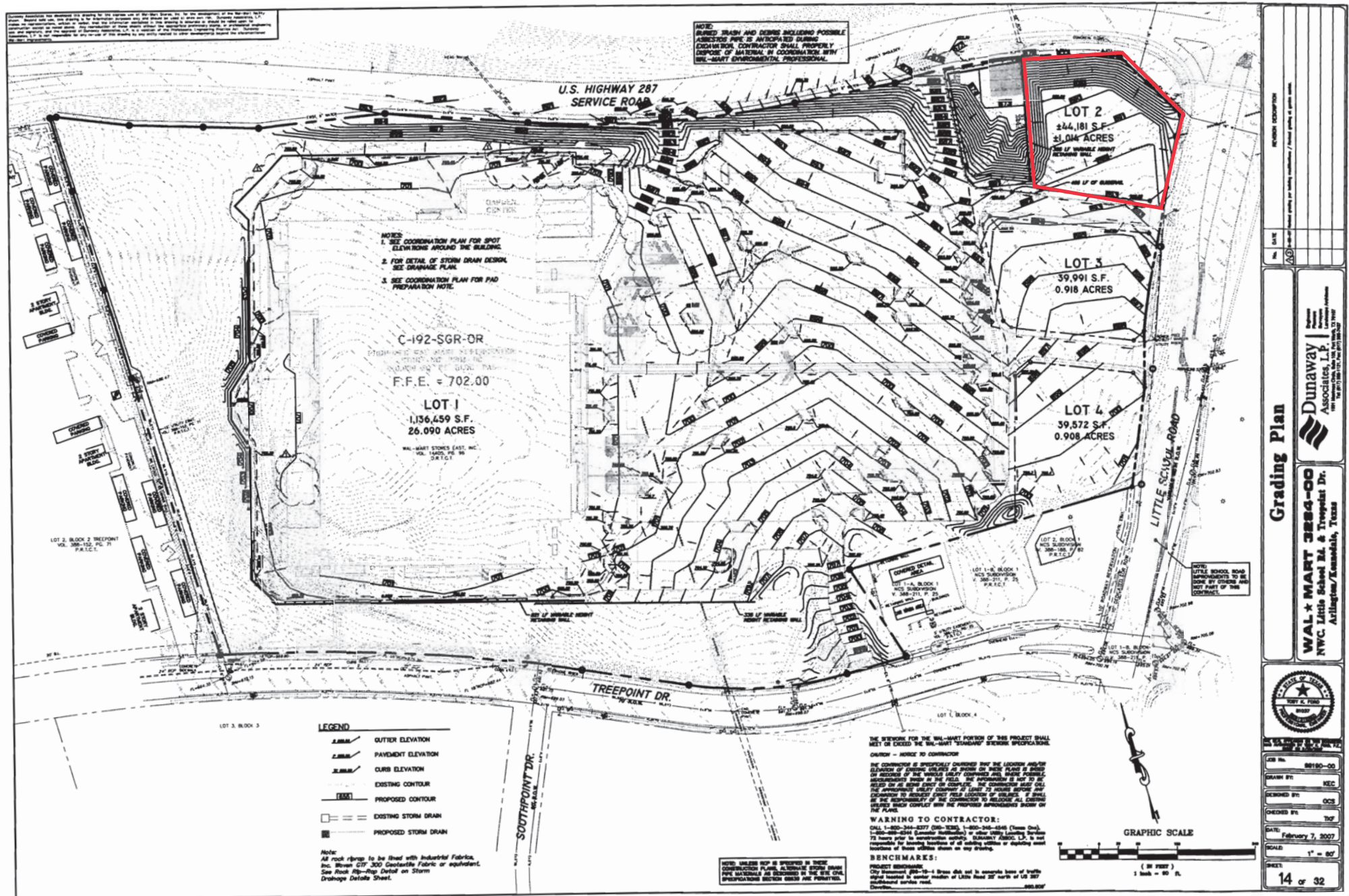
4850 Hwy 287 Frontage Rd | Arlington, TX 76017



**WAL \* MART 3284-00**  
NWC, Little School Rd. & Troopst Dr.  
Arlington/Kennedale, Texas



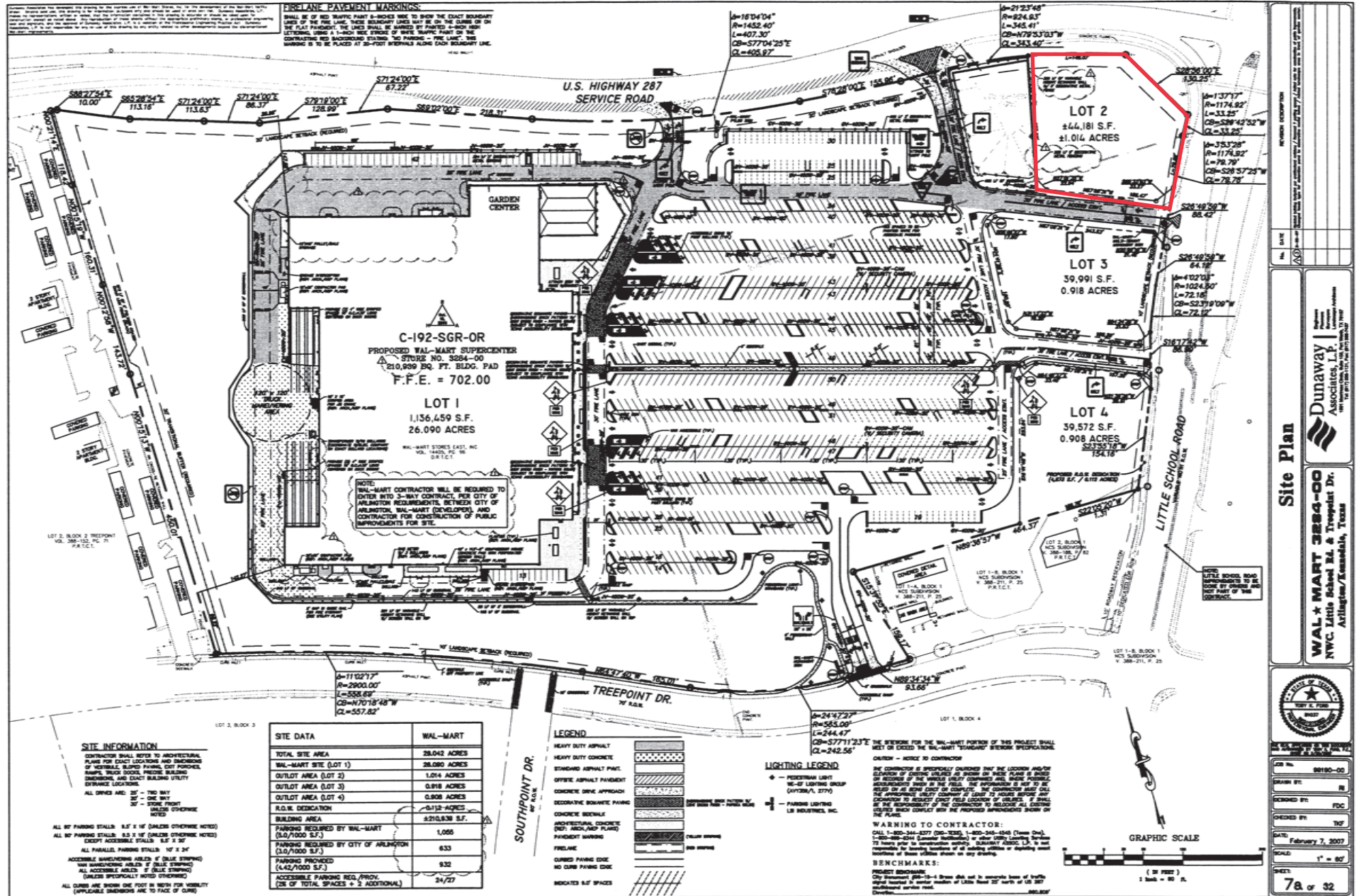
JOB No. 88190-00  
DRAWN BY: KEC  
DESIGNED BY: OCS  
CHECKED BY: THG  
DATE: February 7, 2007  
SCALE: 1" = 80'  
SHEET: 14 of 32





# Site Plan

4850 Hwy 287 Frontage Rd | Arlington, TX 76017



# Demographics

4850 Hwy 287 Frontage Rd | Arlington, TX 76017



## DEMOGRAPHIC HIGHLIGHTS

### Population

|                                  | 1 mile | 3 miles | 5 miles |
|----------------------------------|--------|---------|---------|
| 2025 Estimated Population        | 14,259 | 80,426  | 204,590 |
| 2030 Projected Population        | 14,141 | 80,509  | 205,827 |
| Proj. Annual Growth 2025 to 2030 | -0.17% | 0.02%   | 0.12%   |

### Daytime Population

|                         |        |        |         |
|-------------------------|--------|--------|---------|
| 2025 Daytime Population | 10,877 | 63,876 | 172,376 |
| Workers                 | 4,651  | 25,336 | 71,240  |
| Residents               | 6,226  | 38,540 | 101,136 |

### Income

|                                    |           |           |           |
|------------------------------------|-----------|-----------|-----------|
| 2025 Est. Average Household Income | \$108,024 | \$115,285 | \$104,979 |
| 2025 Est. Median Household Income  | \$79,994  | \$93,064  | \$79,650  |

### Households & Growth

|                                  |       |        |        |
|----------------------------------|-------|--------|--------|
| 2025 Estimated Households        | 5,760 | 30,617 | 73,433 |
| 2030 Estimated Households        | 5,793 | 31,056 | 74,797 |
| Proj. Annual Growth 2025 to 2030 | 0.11% | 0.29%  | 0.37%  |

### Race & Ethnicity

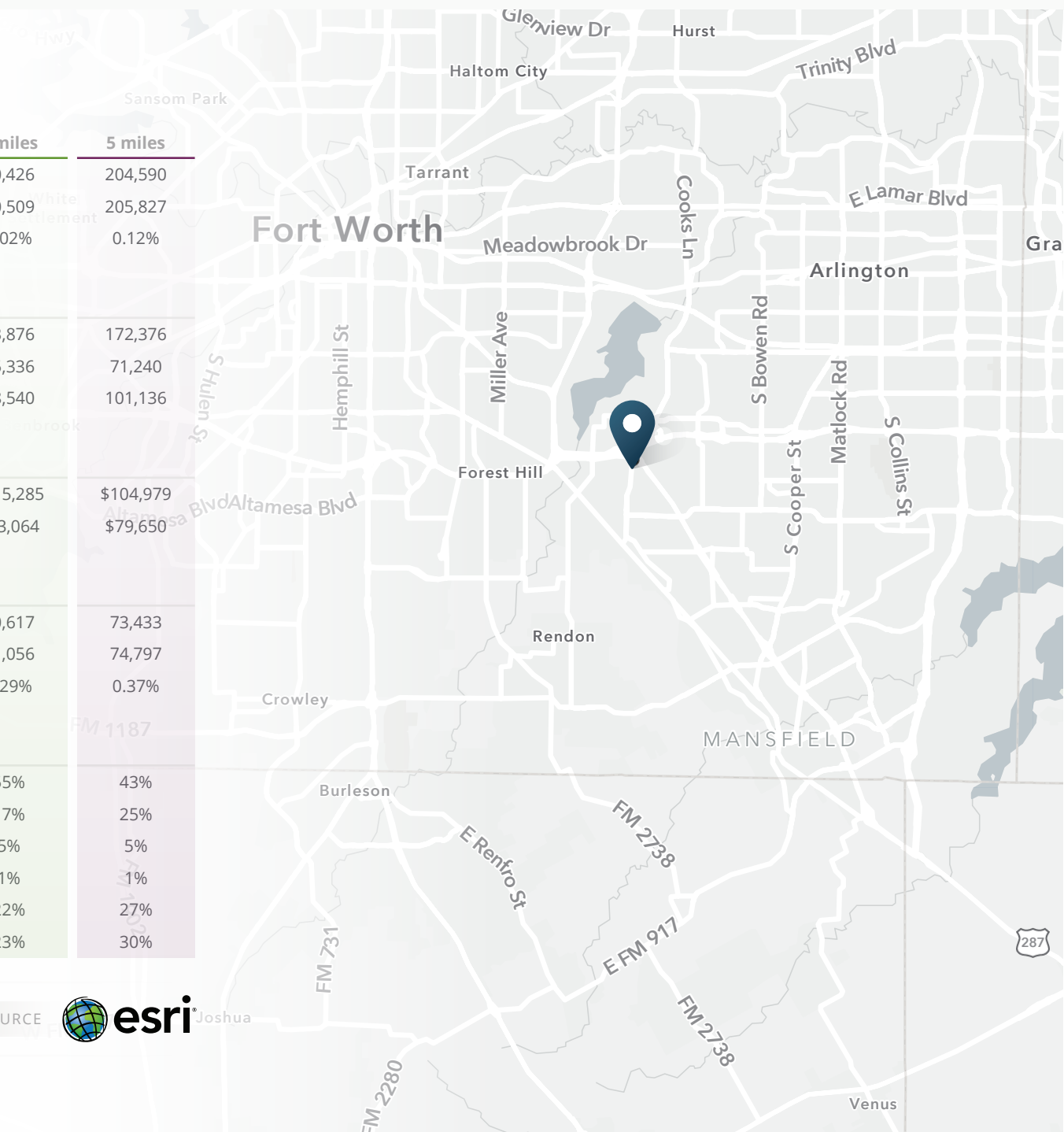
|                                     |     |     |     |
|-------------------------------------|-----|-----|-----|
| 2025 Est. White                     | 52% | 55% | 43% |
| 2025 Est. Black or African American | 23% | 17% | 25% |
| 2025 Est. Asian or Pacific Islander | 5%  | 5%  | 5%  |
| 2025 Est. American Indian or Native | 1%  | 1%  | 1%  |
| 2025 Est. Other Races               | 19% | 22% | 27% |
| 2025 Est. Hispanic (Any Race)       | 19% | 23% | 30% |

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Joshua



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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.

**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 or 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.

|                                                                   |             |                        |              |
|-------------------------------------------------------------------|-------------|------------------------|--------------|
| SRS Real Estate Partners-Southwest, LLC                           | 600324      | ryan.johnson@srsre.com | 214.560.3200 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email                  | Phone        |
| Ryan Andrews Johnson                                              | 525292      | ryan.johnson@srsre.com | 214.560.3285 |
| Designated Broker of Firm                                         | License No. | Email                  | Phone        |

|                                              |                 |                        |                   |      |
|----------------------------------------------|-----------------|------------------------|-------------------|------|
| Ryan Andrews Johnson                         | 525292          | ryan.johnson@srsre.com | 214.560.3285      |      |
| Licensed Supervisor of Sales Agent/Associate | License No.     | Email                  | Phone             |      |
| Sales Agent/Associate's Name                 | License No.     | Email                  | Phone             |      |
| Buyer Initials                               | Tenant Initials | Seller Initials        | Landlord Initials | Date |





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