



1115 E PIONEER PKWY, ARLINGTON, TX 76010

RECENTLY RENOVATED RETAIL PROPERTY FOR LEASE

VICTORY SHOPS AT PARKWAY VILLAGE

CAMERON MAI

cmai@txretailservices.com

214.597.7153



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PROPERTY DESCRIPTION

This property has just undergone a MAJOR RENOVATION, offering a refreshed and modernized retail environment ideal for a variety of tenants. The center now features upgraded façades, enhanced signage visibility, improved parking — creating a welcoming, high-traffic destination for customers. End cap spaces are available, providing exceptional street exposure and patio space opportunities are perfect for restaurant concepts.

LOCATION DESCRIPTION

Victory Shops at Parkway Village is prominently located on Pioneer Parkway near the signalized intersection with South Collins Street. Traffic counts in front of the property on Pioneer Parkway are approximately 36,961 vehicles per day. Numerous national and regional retailers are in the surrounding area, including Fiesta Mart, Little Caesars Pizza, Dollar General, 99 Cents Only Store, CVS Pharmacy, First Cash Advance, Planet Fitness, Family Dollar, Jack in the Box, Ben Thanh Market Plaza, Hiep Thai, Asian Times Square, and many others. The property is also in close proximity to Arlington Independent School District – Dan Dipert Career and Technical Center, accommodating approximately 4,800 students providing innovative learning environments, relevant industry experiences, and opportunities through Career Technical Education (CTE) courses and industry certifications.

OFFERING SUMMARY

Lease Rate:	Negotiable
NNN	Estimated \$5.00 PSF
Lot Size:	2.29 Acres
Building Size:	27,582 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,281	48,765	124,285
Total Population	26,149	142,458	341,405
Average HH Income	\$63,926	\$65,371	\$82,004

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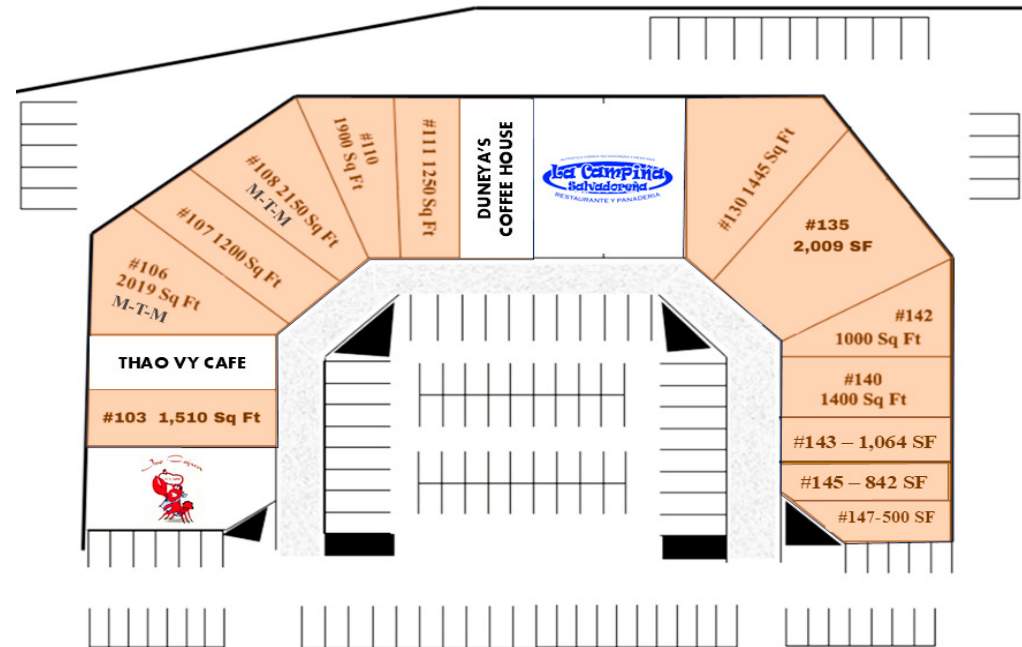


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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	DESCRIPTION
■ Suite 103	1,510 SF	NNN	Former pharmacy store
■ Suite 106	2,019 SF	NNN	CJ Electronics (M-T-M)
■ Suite 107	1,200 SF	NNN	Former tax office
■ Suite 108	2,150 SF	NNN	Iglesia De Cristo Apostolica (M-T-M)
■ Suite 110A	1,900 SF	NNN	Former tattoo supply store
■ Suite 110B	1,250 SF	NNN	Former tobacco store
■ Suite 130	1,445 SF	NNN	Former family clinic
■ Suite 135	2,009 SF	NNN	Former medical office
■ Suite 142	1,000 SF	NNN	Former hair salon space
■ Suite 140	1,400 SF	NNN	Former office space
■ Suite 143	1,064 SF	NNN	Former insurance space
■ Suite 145	842 SF	NNN	Former insurance space
■ Suite 147	500 SF	NNN	Former pickup station



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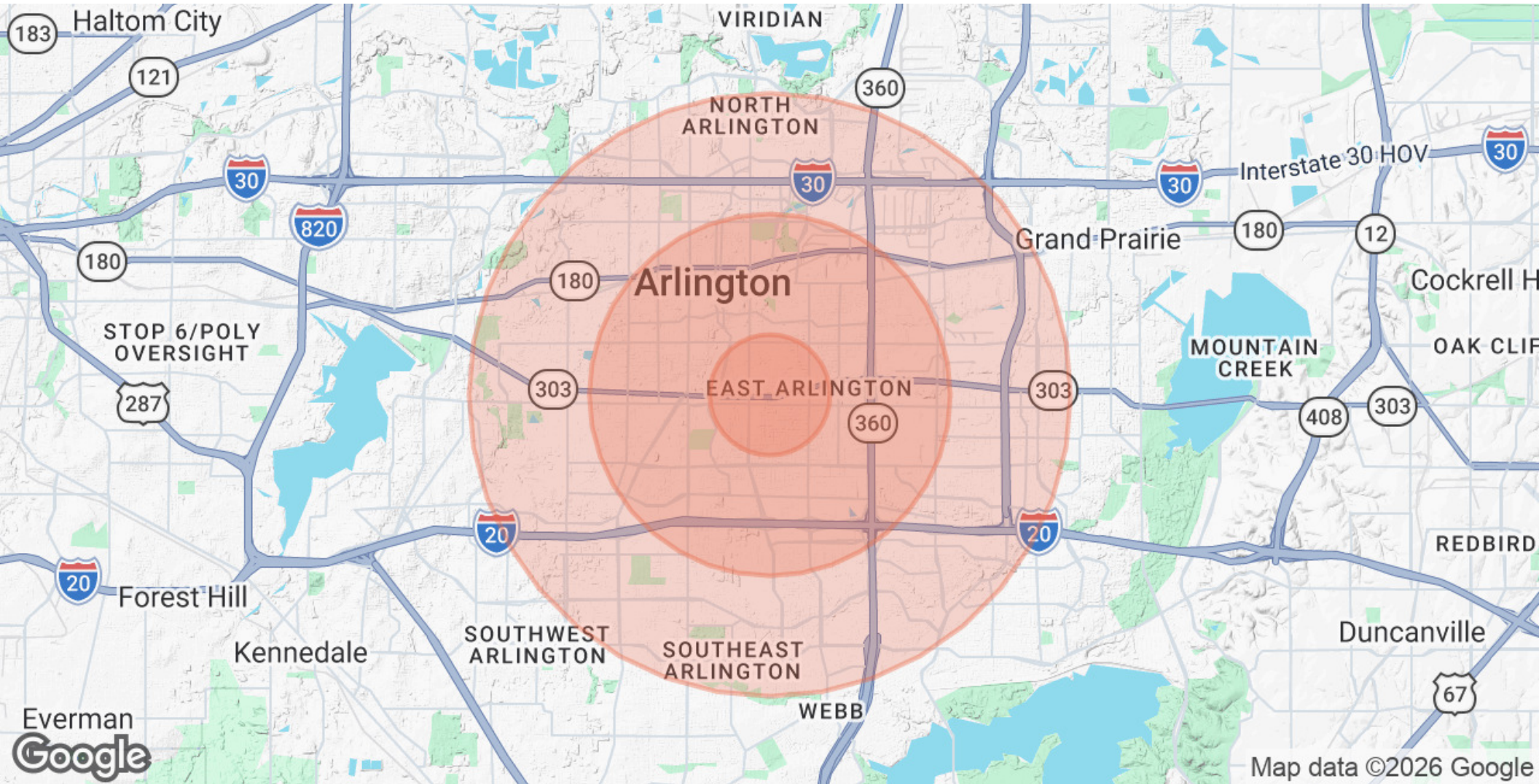


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,149	142,458	341,405
Average Age	35	35	37
Average Age (Male)	34	34	36
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,281	48,765	124,285
# of Persons per HH	3.2	2.9	2.7
Average HH Income	\$63,926	\$65,371	\$82,004
Average House Value	\$211,315	\$248,376	\$279,996

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,094	38,961	109,937
% White	23.3%	27.3%	32.2%
Total Population - Black	4,286	32,460	85,346
% Black	16.4%	22.8%	25.0%
Total Population - Asian	1,761	10,169	23,292
% Asian	6.7%	7.1%	6.8%
Total Population - Hawaiian	42	170	428
% Hawaiian	0.2%	0.1%	0.1%
Total Population - American Indian	626	2,398	4,481
% American Indian	2.4%	1.7%	1.3%
Total Population - Other	8,782	34,583	62,139

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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.



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 on 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.

Texas Retail Services, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Cameron Mai

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date