

206 Pecan Street, Arlington, Texas 76011



Positioned in the heart of Downtown Arlington, the property is surrounded by a vibrant mix of restaurants, bars and entertainment all within a short walk. Just minutes away, destinations like Topsy Oak and Cartel Taco Bar draw consistent foot traffic, while Division Brewing adds to the area's energetic craft beverage scene. The nearby Urban Union District continues to expand with new retail, dining and boutique concepts, creating a highly walkable, experience-driven environment. This central location offers tenants immediate access to one of Arlington's most active and evolving downtown corridor.

Prepared by:



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TEAM & VASSEUR
COMMERCIAL REAL ESTATE

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TVCRE.com

Downtown Arlington Retail-Flex Space | For Lease

206 Pecan Street, Arlington, Texas 76011

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Property Details

- Building Size: 2,400 SF (+/-)
- Zoning: Downtown Business
- Gated activity space
- Open floor plan

Special Features

- New HVAC
- Office space updated

Suggested Uses

- Hybrid coffee + brewery / taproom
- Garage-themed bar / concept
- Food truck yard + bar
- Fitness / CrossFit / Pilates / Yoga
- Restaurant (casual / patio-driven)
- Creative studio / maker space
- Event Venue / Pop-Up Space
- Cold Storage / Specialty Food (No Cooking)

Lease Price

Contact Agent

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PROPERTY PHOTOS




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DEMOGRAPHICS

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Building Type: General Retail	Total Available: 2,400 SF					
Secondary: Auto Repair	% Leased: 0%					
GLA: 2,400 SF	Rent/SF/Yr: Negotiable					
Year Built: 1979						
Radius	1 Mile	3 Mile		5 Mile		
Population						
2030 Projection	21,513	156,341		313,679		
2025 Estimate	20,057	148,381		298,185		
2020 Census	17,264	140,705		284,108		
Growth 2025 - 2030	7.26%	5.36%		5.20%		
Growth 2020 - 2025	16.18%	5.46%		4.95%		
2025 Population by Hispanic Origin	8,320	60,518		108,222		
2025 Population	20,057	148,381		298,185		
White	6,321	31.52%	53,320	35.93%	102,366	34.33%
Black	3,662	18.26%	30,167	20.33%	76,234	25.57%
Am. Indian & Alaskan	193	0.96%	1,681	1.13%	2,789	0.94%
Asian	2,388	11.91%	8,880	5.98%	19,358	6.49%
Hawaiian & Pacific Island	18	0.09%	191	0.13%	487	0.16%
Other	7,476	37.27%	54,142	36.49%	96,950	32.51%
U.S. Armed Forces	39		205		449	
Households						
2030 Projection	7,451	59,016		120,754		
2025 Estimate	6,906	55,883		114,603		
2020 Census	5,782	52,718		109,045		
Growth 2025 - 2030	7.89%	5.61%		5.37%		
Growth 2020 - 2025	19.44%	6.00%		5.10%		
Owner Occupied	1,296	18.77%	21,613	38.68%	45,733	39.91%
Renter Occupied	5,610	81.23%	34,271	61.33%	68,870	60.09%
2025 Households by HH Income						
Income: <\$25,000	2,434	35.23%	10,217	18.28%	17,231	15.04%
Income: \$25,000 - \$50,000	1,704	24.66%	14,019	25.09%	27,391	23.90%
Income: \$50,000 - \$75,000	1,265	18.31%	10,929	19.56%	23,952	20.90%
Income: \$75,000 - \$100,000	694	10.04%	7,522	13.46%	14,881	12.98%
Income: \$100,000 - \$125,000	365	5.28%	4,572	8.18%	10,647	9.29%
Income: \$125,000 - \$150,000	221	3.20%	2,957	5.29%	6,636	5.79%
Income: \$150,000 - \$200,000	176	2.55%	3,275	5.86%	6,871	6.00%
Income: \$200,000+	50	0.72%	2,393	4.28%	6,993	6.10%
2025 Avg Household Income	\$50,184		\$75,528		\$83,138	
2025 Med Household Income	\$38,058		\$57,743		\$62,793	

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AERIAL



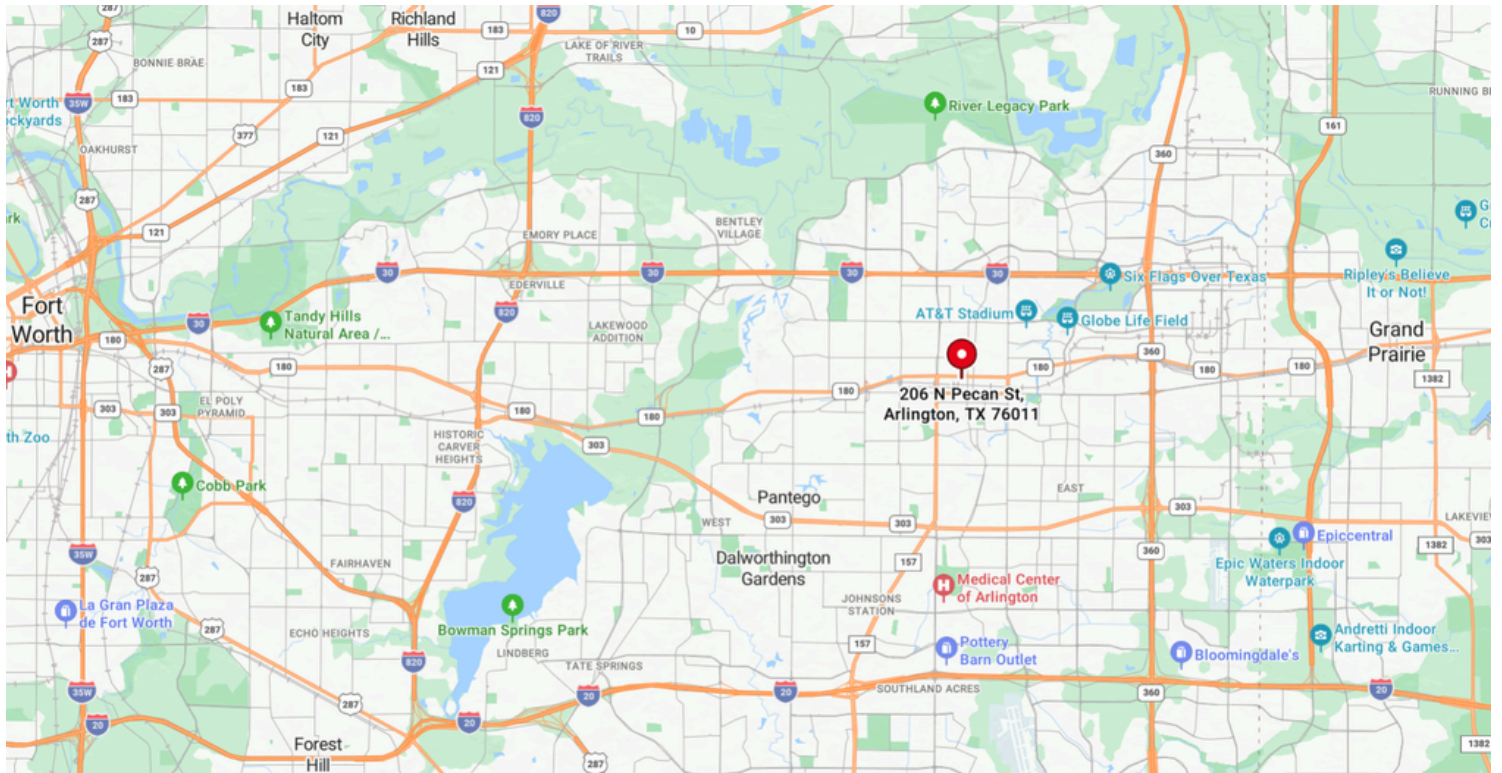
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LOCATION MAPS





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Team & Vasseur Commercial Real Estate	9015393	info@tvcre.com	817-335-7575
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Taylor Giroux	837800	tgiroux@tvcre.com	817-335-7575
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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