

For Lease



3,144 SF
AVAILABLE

Drive-thru



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hproperties.com

Shops at Debbie Lane

1305 Debbie Lane
Arlington, TX 76002

For Lease



SHOPS AT DEBBIE LANE

1305 Debbie Lane Arlington, TX 76002

Property Information

Space for Lease	3,144 SF
Rental Rate	Inquire For Pricing
NNN	Inquire For Pricing

Property Highlights

- Located at the high-visibility northwest corner of Debbie Lane and Webb Ferrell Road in Arlington, TX, with a future traffic signal at Glen Day Drive.
- Easy access to State Highway 360, facilitating convenient commutes to and from the property.
- Boasting 16,500 square feet of prime frontage space, this property offers unmatched visibility and exposure, making it an ideal location for high-traffic retail opportunities.
- Debbie Lane is currently undergoing roadway improvements to enhance accessibility and traffic flow in the area.

Demographics

Population	1 mi. - 13,857
(2025)	3 mi. - 111,558
	5 mi. - 233,123

Average Household Income	1 mi. - \$143,867
	3 mi. - \$159,260
	5 mi. - \$142,798

Traffic Counts	Debbie Lane: 24,755 vpd
	Ragland Rd (SW): 16,400 vpd
	SH-360: 48,865 vpd

For More Information

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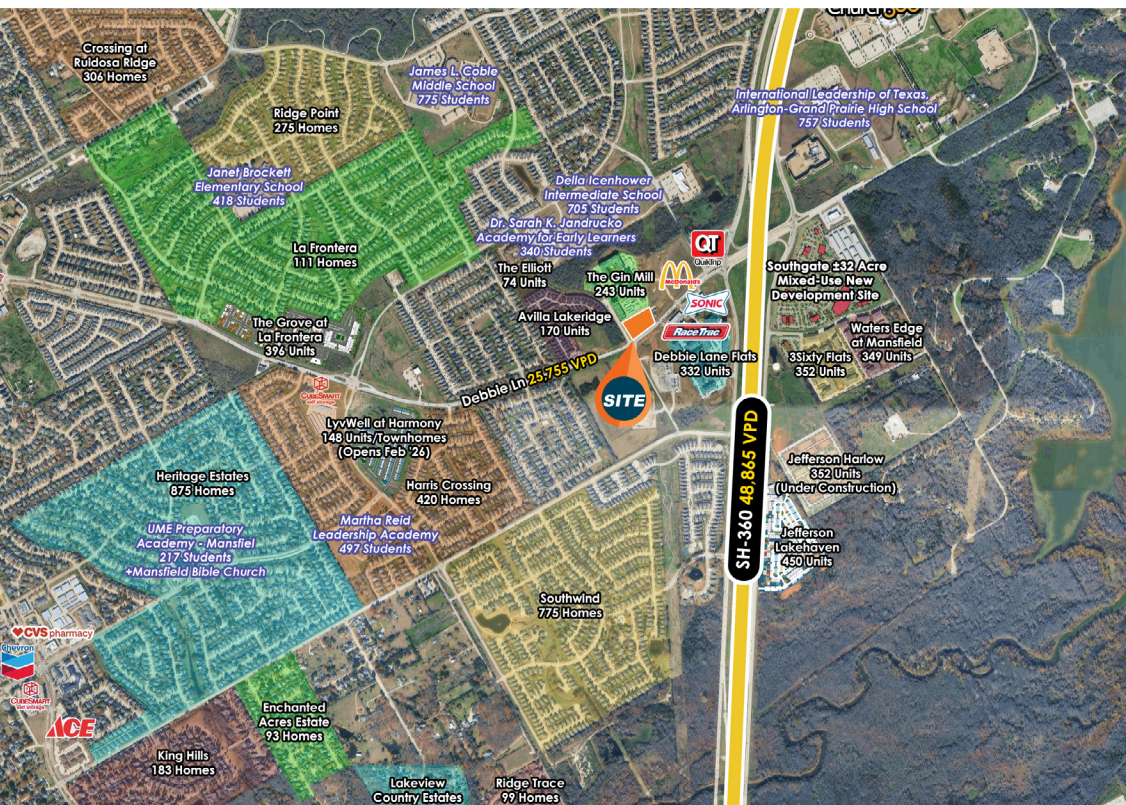
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Hunnington Properties, Inc.

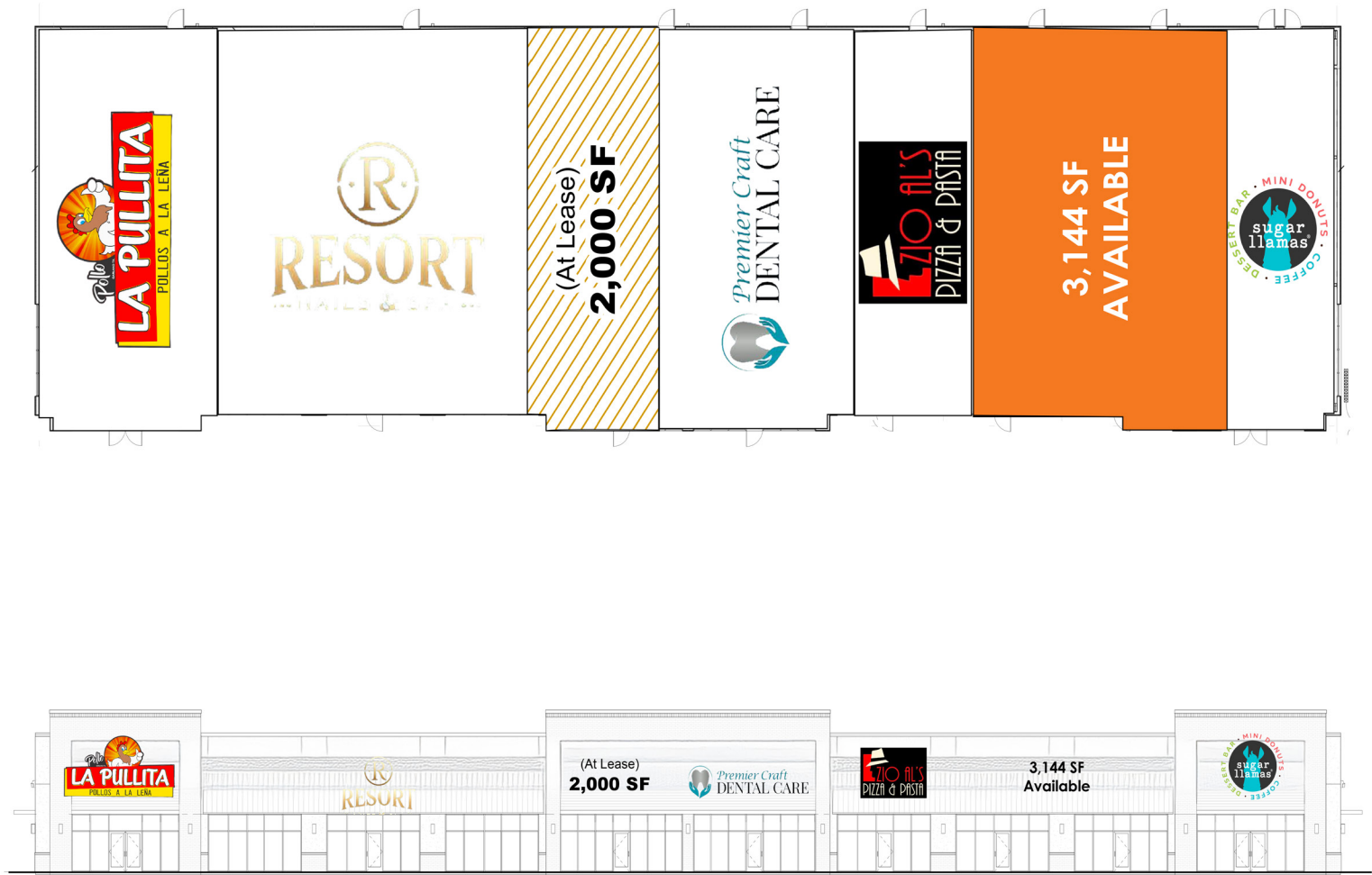
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hpiproperties.com

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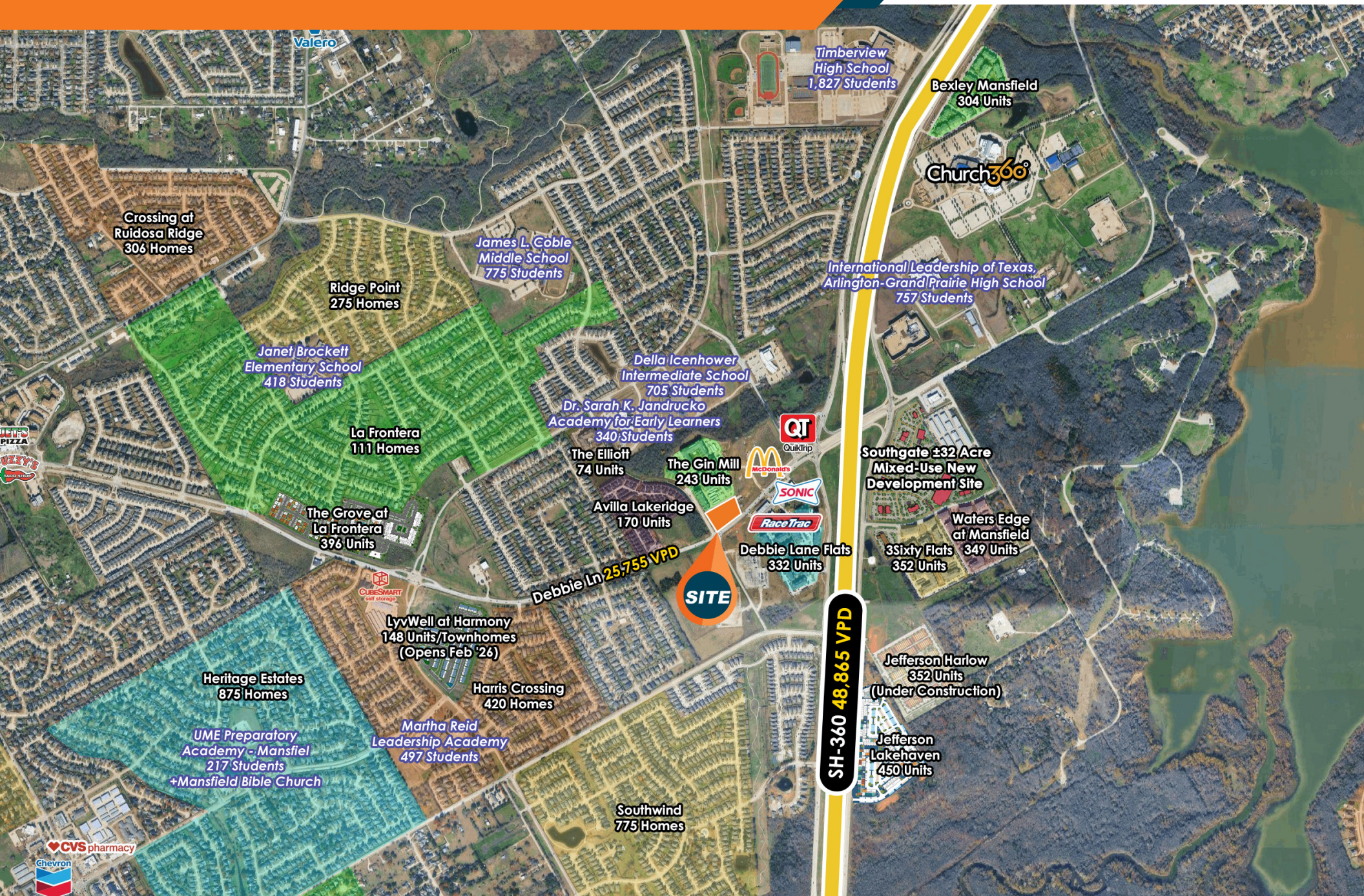
Site Plan



For Lease



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For Lease



Cross Timbers Intermediate School 602 Students
T.A. Howard Middle School 594 Students
Race Trac
QT QuikTrip

TEXACO
Comerica
CVS pharmacy
Exxon
NAPA
D. P. Morris Elementary School 586 Students
Summit High School 1,771 Students
Roberta Tipps Elementary School 504 Students

REGIONS benefit Bath & Body Works
LANE BRYANT
ZALES SALLY BEAUTY FIVE BELOW
ULTRA ROSS WAFFLE HOUSE conoco
GNC metro MATTRESS FIRM
Race Trac ADVANCE carter's
CVS pharmacy sams club CINEMARK
Staples Firestone BOOKS PAPA JOHN'S
PET SMART SONIC petco Applebees
BEST BUY ON THE BORDER IHOP

Cedar Point Townhomes 176 Units
Aurora Watson Branch 350 Units
Towne Crossing Apartments 268 Units
Alice Ponder Elementary School 664 Students
Rogene Worley Middle School 672 Students

AspenDental MAPLE & STREET
JAMES AVERY HOTWORX PEI WEI
FIRST WATCH TEXACO Pinnacle Bank
MOD PIZZA Portillo's verizon
belk TJ-maxx Academy BARCHINO'S TACOS Shell

Valvoline Dutch Bros Exxon
SONIC O'Reilly Walgreens
CHURCH'S 7-ELEVEN PIZZA TACO BELL

WOODFOREST CHASE PNC
Bank of America PDS Health
Hollywood Food MURPHY USA DUNKIN'
pure barre SUPERCUTS Great Clips
Starbucks WELLS FARGO SPROUTS PIZZA HUT
BURGER KING ZAXBY'S ALDI LIFETIME
Little Caesars Kroger PAPA MURPHY'S PIZZA AutoZone

CHASE PNC
Bank of America PDS Health
MURPHY USA DUNKIN'
FAMILY DOLLAR
SUPERCUTS Great Clips
Starbucks WELLS FARGO SPROUTS PIZZA HUT
BURGER KING ZAXBY'S ALDI LIFETIME
Little Caesars Kroger PAPA MURPHY'S PIZZA AutoZone

7-ELEVEN jiffy lube
Great Clips POPEYES FITNESS
CVS pharmacy cici's pizza Walgreens
TACO BELL Walmart Exon metro MURPHY USA
McDonald's DISCOUNT TIRE cricket
Tom Thumb NTB
IN-N-OUT STARBUCKS SENO Frost
Taco Bueno Chick-fil-A

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Pearcy Stem Academy 532 Students
Valero
The Eiloff 74 Units
Avilla Lakeridge 170 Units
Debbie Ln 25,755 VPD

Crossing at Ruidosa Ridge 306 Homes
Ridge Point 275 Homes
La Frontera 111 Homes
The Grove at La Frontera 396 Units
LynWell at Harmony 148 Units/Townhomes (Opens Feb '24)
Martha Reid Leadership Academy 497 Students

Heritage Estates 875 Homes
Enchanted Acres Estate 93 Homes
King Hills 188 Homes
Arbors of Creekwood 364 Homes
Willie E. Brown Academy of Young Scholars 584 Students

FIVE GUYS BLAZE PIZZA DICKEY'S
F45 United PNC
Jack in the Box 7-ELEVEN STARBUCKS PIZZA HUT
AutoZone OrangeTheory SONIC
CLUB PILATES Costa Vida MOOYAH
Exxon Denny's Chick-fil-A CVS pharmacy
SportClips CHASE PDS Health
Chick-fil-A Kroger Walgreens ALIM CHICKENS
Race Trac Little Caesars

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Willie E. Brown Academy of Young Scholars 584 Students
Mary Orr Intermediate School 649 Students
Mary Lillard Intermediate School 741 Students
Danny Jones Middle School 812 Student
Pemberley Estates 172 Homes
Judy Miller Elementary School 539 Students
Bower Ranch 266 Homes

Thelma Jones Elementary School 423 Students
Bexley Mansfield 304 Units
Southgate 32 Acre Mixed-Use New Development Site
Waters Edge at Mansfield 351 Units
Jefferson Harlow 352 Units (Under Construction)
Jefferson Lakehaven 450 Units

Anna May Daulton Elementary School 651 Students
Grand Peninsula 1,235 Homes
Mira Lagos 2,789 Homes
Mira Lagos Villas 128 Units

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Judy Miller Elementary School 539 Students
Bower Ranch 266 Homes

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Lake Ridge High School 2,772 Students
Lakeview West 275 Homes

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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 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.

Hunington Properties, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	454676 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
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Matthew Kivnani Sales Agent/Associate's Name	741535 License No.	matthew@hpiproperties.com Email	214.689.3600 Phone

Buyer/Tenant/Seller/Landlord Initials

Date