

SUBLETT CROSSING SHOPPING CENTER

6320 US 287 HWY ARLINGTON, TX
RETAIL PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- High-visibility location
- Easy access to major transportation routes
- Versatile and well-maintained space
- Ample parking available
- Superb signage opportunities
- Modern design and attractive storefront
- Spacious layout
- Customizable features
- Ideal for retail or street retail tenants

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	16
Available SF:	END CAP – 3,944 SF
Lot Size:	3.6 Acres
Building Size:	24,053 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,980	25,729	71,057
Total Population	10,948	72,838	210,568
Average HH Income	\$113,188	\$126,713	\$112,432

DEREK ANTHONY

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WAYPOINT REAL ESTATE ADVISORS

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LOCATION DESCRIPTION

Discover the thriving community surrounding Sublett Crossing Shopping Center in Arlington, TX! This vibrant area boasts high visibility and accessibility for retail tenants, with a diverse array of neighboring businesses and attractions. The location's proximity to major thoroughfares and residential neighborhoods ensures a steady flow of potential customers. Within minutes, tenants can access popular destinations such as The Parks Mall at Arlington, Arlington Highlands, and The University of Texas at Arlington, attracting a steady stream of foot traffic. With an established reputation as a shopping and dining hub, this area offers exceptional opportunities for retail businesses seeking a prime location with unparalleled convenience and exposure.

SITE DESCRIPTION

Sublett Crossing is designed for high-visibility retail and service-oriented businesses, maintaining strong synergy with adjacent grocery anchors. Tenant Mix: The center hosts a diverse range of national and local tenants, including CareNow Urgent Care - South Arlington, Subway, Wingstop, H&R Block, and Encore Dentistry.

Total Land Area | 3.60 Acres

Major Neighbors | Adjacent to Albertsons and near a Kroger-anchored center.

Visibility | High freeway visibility with dedicated monument signage.

EXTERIOR DESCRIPTION

The center features a classic retail strip design with masonry construction and prominent storefront glass. The site is equipped with a pylon sign, a dedicated turn lane, and is located at a signalized intersection (Sublett Rd), ensuring easy access for high-speed highway traffic.

PARKING DESCRIPTION

The property is exceptionally well-parked with 306 dedicated surface spaces, providing a ratio significantly higher than the standard retail requirement.

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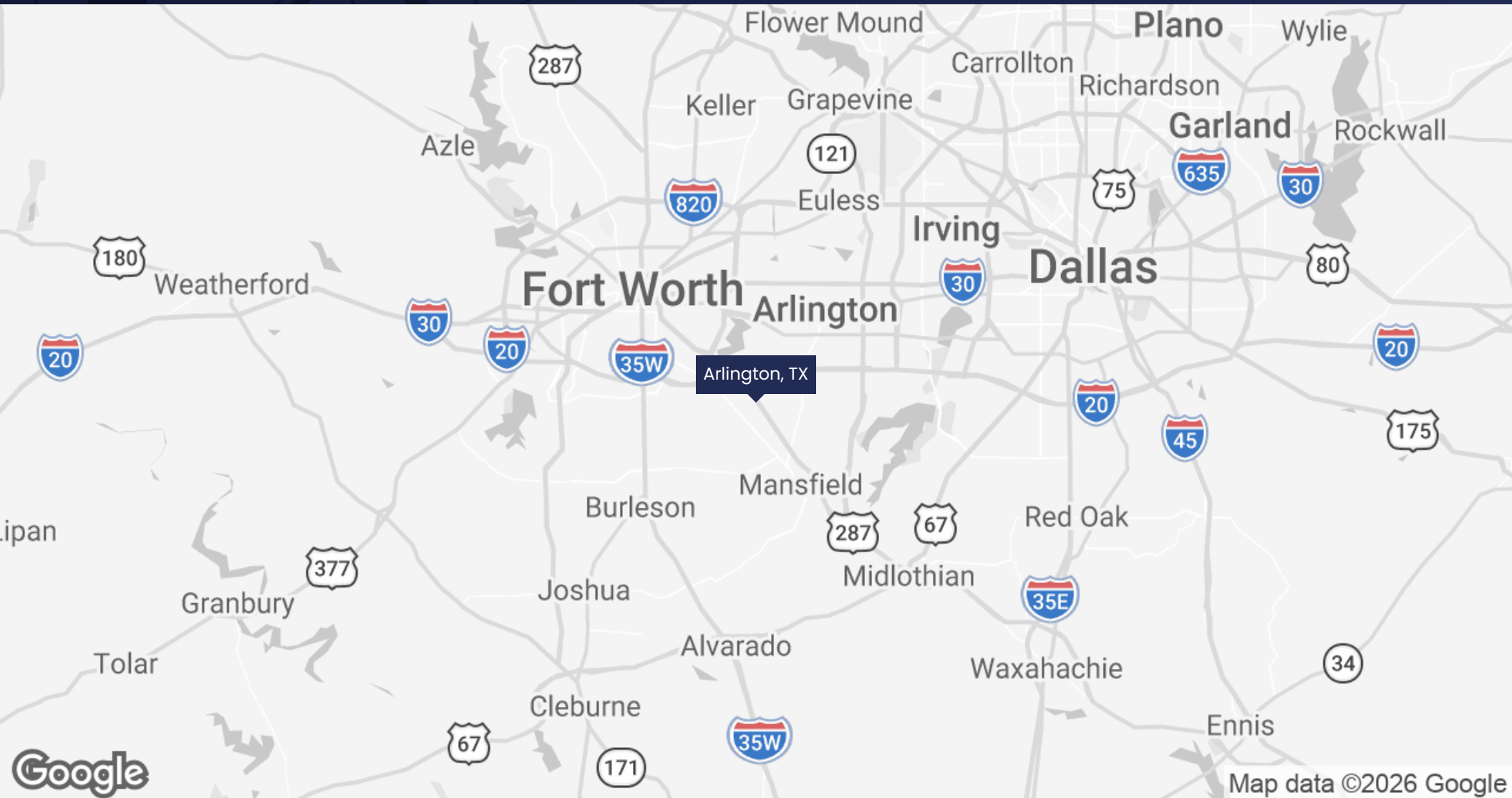
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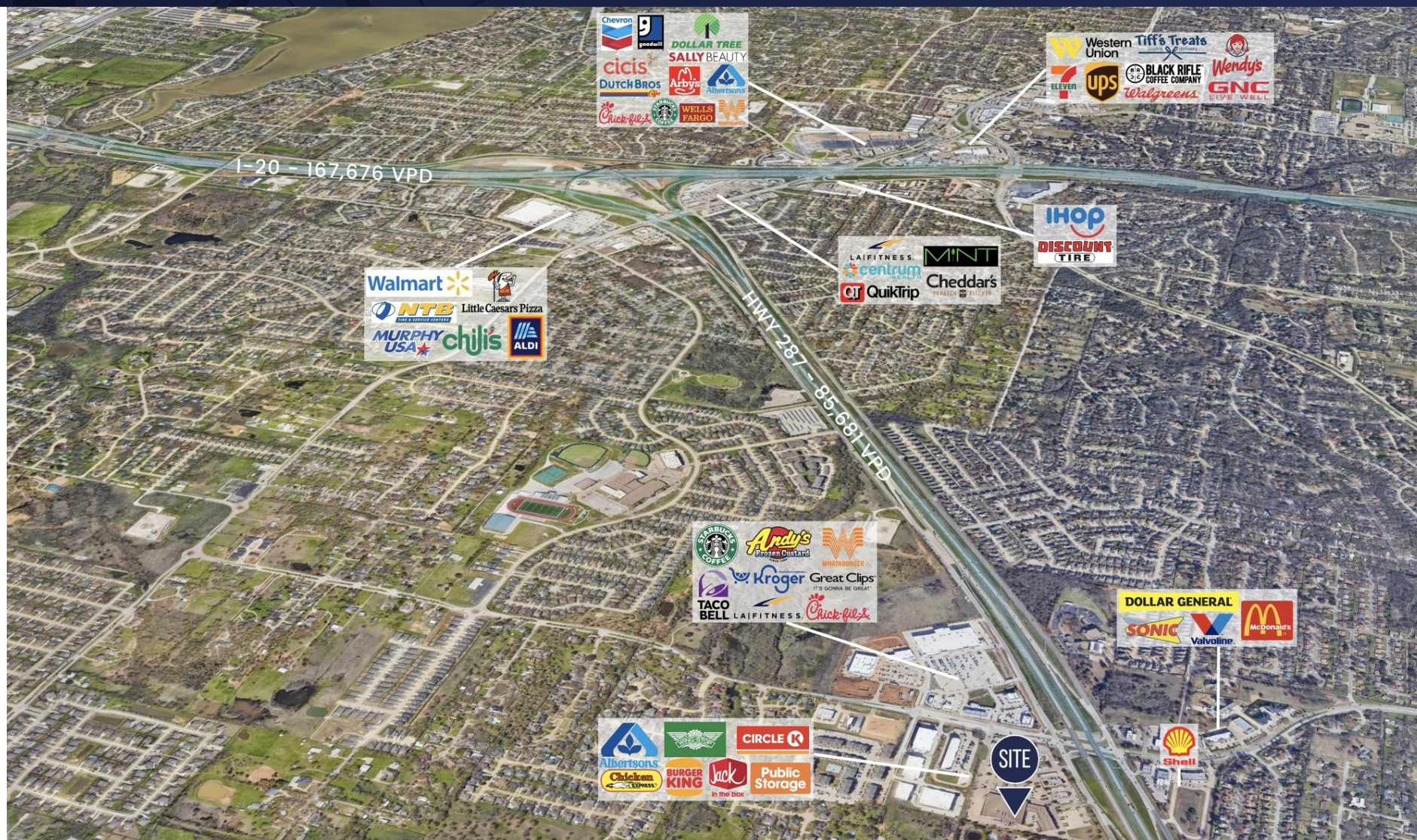
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RETAILER MAP

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PROPERTY DETAILS

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Lease Rate

NEGOTIABLE

LOCATION INFORMATION

Building Name	Sublett Crossing Shopping Center
Street Address	6320 Us 287 Hwy
City, State, Zip	Arlington, TX 76001
County	Tarrant
Market	Dallas/Fort Worth
Sub-market	Arlington
Cross-Streets	US 287 & W Sublett Crossing Rd
Signal Intersection	Yes
Road Type	Highway Service Drive
Market Type	Mega
Nearest Highway	HWY 287
Nearest Airport	DFW

BUILDING INFORMATION

Building Size	24,053 SF
Building Class	A
Occupancy %	92.0%
Tenancy	Multiple
Ceiling Height	15 ft
Minimum Ceiling Height	13 ft

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	Retail, Medical, Office, Restaurant
Lot Size	3.6 Acres
APN #	07780303
Lot Frontage	250 ft
Corner Property	Yes
Traffic Count	85681
Traffic Count Street	HWY 287
Power	Yes

PARKING & TRANSPORTATION

Number of Parking Spaces	306
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UTILITIES & AMENITIES

Central HVAC	Yes
Gas / Propane	Yes

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- **END CAP**
- Quick access to HWY-287 between Fort Worth and Dallas
- Signalized intersection at W Sublett Road and HWY-287
- Multiple access points from W Sublett Road and HWY-287
- Surrounding area houses numerous higher-end apartments and residential neighborhoods

- Tenant signage with pylon sign located at property entrance
- Visible from HWY 287
- HWY 287 - 85,681 VPD
- I-20 - 167,676 VPD



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7 INTERIOR PHOTOS

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SUITE 130 | 3,944 SF



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INTERIOR PHOTO

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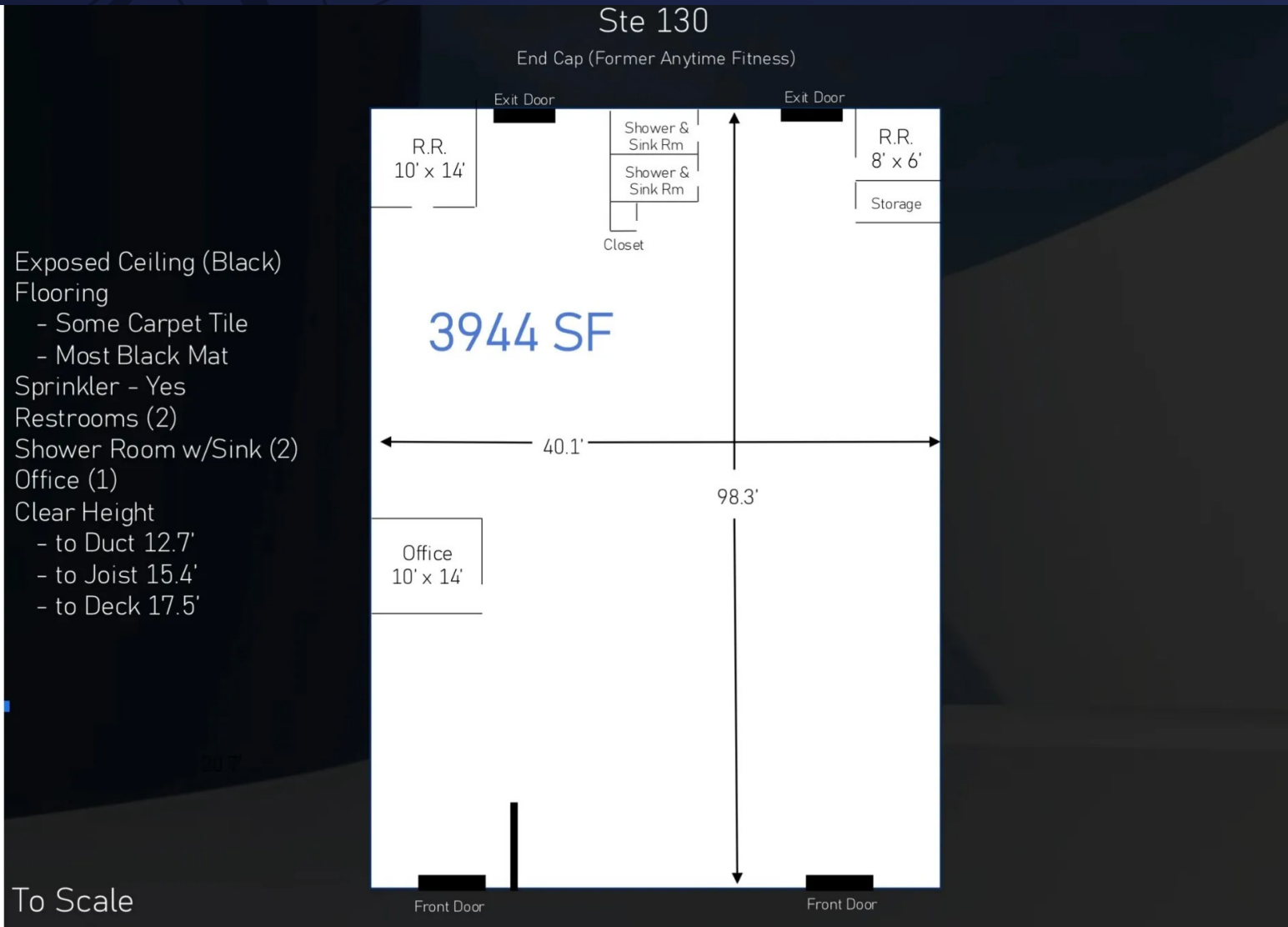
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FLOOR PLAN

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DEMOGRAPHICS MAP & REPORT

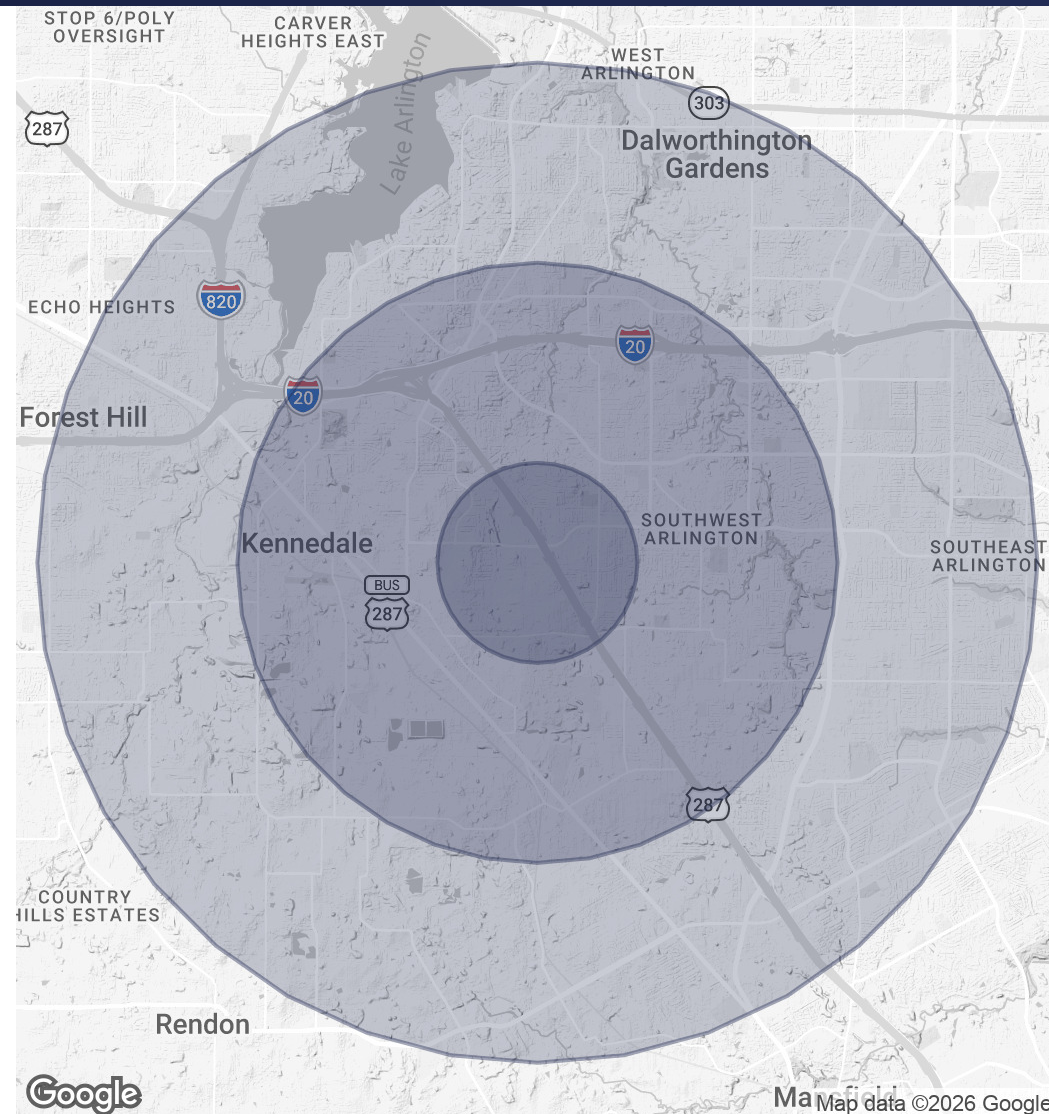
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,948	72,838	210,568
Average Age	39.0	40.4	37.7
Average Age (Male)	38.9	39.1	36.1
Average Age (Female)	38.6	41.5	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,980	25,729	71,057
# of Persons per HH	2.8	2.8	3.0
Average HH Income	\$113,188	\$126,713	\$112,432
Average House Value	\$307,619	\$331,014	\$312,739

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
US 287 & W Sublett Crossing Rd	85,681/day		

2023 American Community Survey (ACS)



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IABS & CONTACT INFORMATION

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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.

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:
 - 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.

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.

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Derek Anthony	677154-B	derek@waypoint-red.com	817-991-5072
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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WAYPOINT REAL ESTATE WEB PAGE



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