



MODERN & VIBRANT COMMERCIAL ASIA CITYCENTRE

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The information presented herein has been sourced from materials believed to be reliable; however, no guarantee or warranty is provided regarding its accuracy.
This property brochure was updated on Jun 12, 2026.



**FOR MORE INFORMATION,
OR TO SCHEDULE A SITE
VISIT, PLEASE CONTACT**

info@cedarcreekurban.com
www.cedarcreekurban.com

ASHLEY TRAN
682-552-1537
ashley@cedarcreekurban.com

MIMI HOANG
(832) 228-5993
mimi@cedarcreekurban.com



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YOUR BUSINESS DESERVES ASIA CITY CENTRE

Ready to elevate your business? Asia City Centre combines prime location, premium amenities, and prestige. Strategically positioned with impressive design and diverse customer access, this development provides the ideal foundation to scale your business.

Land Area: 178,595 sq ft	
BUILDING 1	~10,800 sq ft
BUILDING 2	~10,800 sq ft
BUILDING 3	~11,000 sq ft



AMPLE PARKING

Abundant on-site spaces for effortless customer access, plus Tesla EV charging stations



READY FOR BUSINESS

Grease trap equipped units ideal for restaurants, cafés, and food service concepts



FLEXIBLE LAYOUT

Customizable spaces designed for retail, service businesses, offices, and showrooms



SUSTAINABLE DESIGN

Thoughtfully integrated retention pond and landscaping enhance aesthetics and natural appeal



GROWING IN ARLINGTON, TX

Join a thriving commercial hub in one of Arlington's fastest-growing markets

THE ASIA CITY CENTRE ADVANTAGE

Asia City Centre showcases modern architecture seamlessly integrated with green design. Our flexible open spaces are tailored for diverse tenants—retailers, restaurants, showrooms, premium offices, and professional practices—optimizing functionality across industries.



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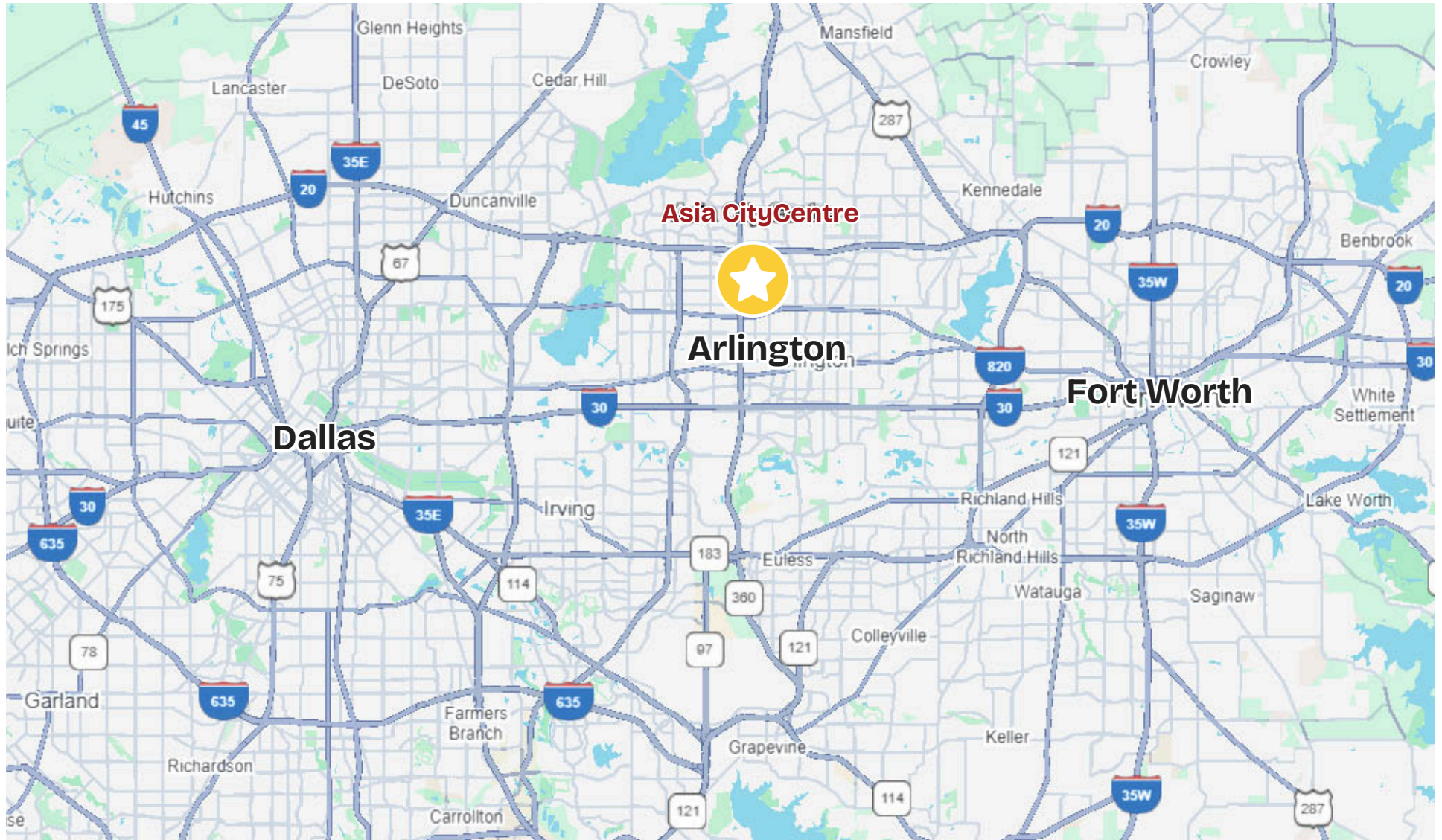
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BUILDING 1

Xuân Lộc Fruits & Foodie (3,000 S/F)	Available (1,800 S/F)	My Lan (3,000 S/F)	Phong Tran Art (3,000 S/F)
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BUILDING 2

Trung Nguyen e-Coffee (1,600 S/F)	Tous Les Jours (2,800 S/F)	Mr. Tofu (1,500 S/F)	Available (3,273 S/F)	CAO & Associates (1,500 S/F)
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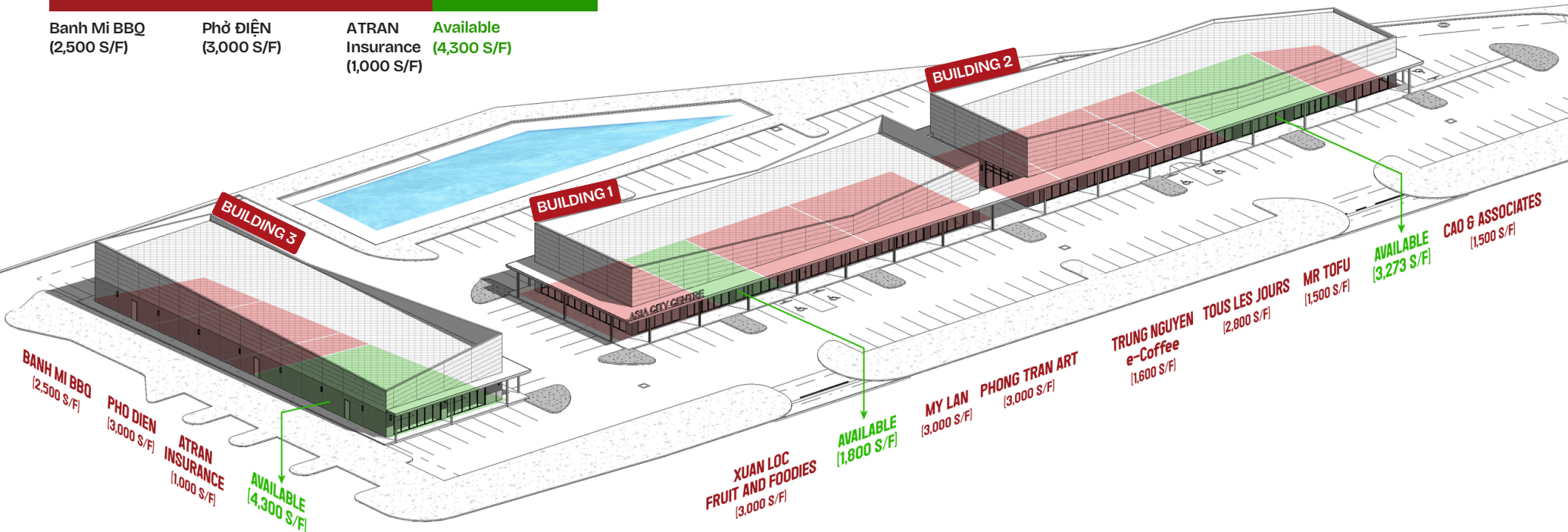
BUILDING 3

Banh Mi BBQ (2,500 S/F)	Phở ĐIỆN (3,000 S/F)	ATRAN Insurance (1,000 S/F)	Available (4,300 S/F)
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Project Name: ASIA CITYCENTRE

Address: 2203 Sherry St. Arlington, Texas 76010

This is a modern and high-end Commercial Center project, strategically located in the city of Arlington, Texas. The project consists of 3 buildings, with each building covering an area of more than 10,000 sq ft.



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PRIME LOCATION

Just 3 minutes away from HWY 360, at the bustling E Pioneer & Sherry St intersection, ensuring high visibility and easy access.



TRAFFIC COUNTS

- Pioneer Parkway Road, Sherry: **41,252 vehicles/day**
- Sherry Road, Pioneer: **13,448 vehicles/day**



LOT SIZE & EXPANSIVE SPACE

1,785,969 sq ft. in total and 32,573 sq ft. of flexible space, ideal for retail, office, or service businesses.



NEARBY RETAIL AND RESTAURANTS

- Grand Prairie Premium Outlets
- The Parks Mall at Arlington
- Arlington Highlands
- Costco Wholesale
- Sam's Club
- AT&T Stadium
- General Motors
- Ben Thanh Plaza & Central Market
- Hiep Thai Market
- Walgreens
- Burger King
- Pollo Regio
- Popeyes Louisiana Kitchen



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