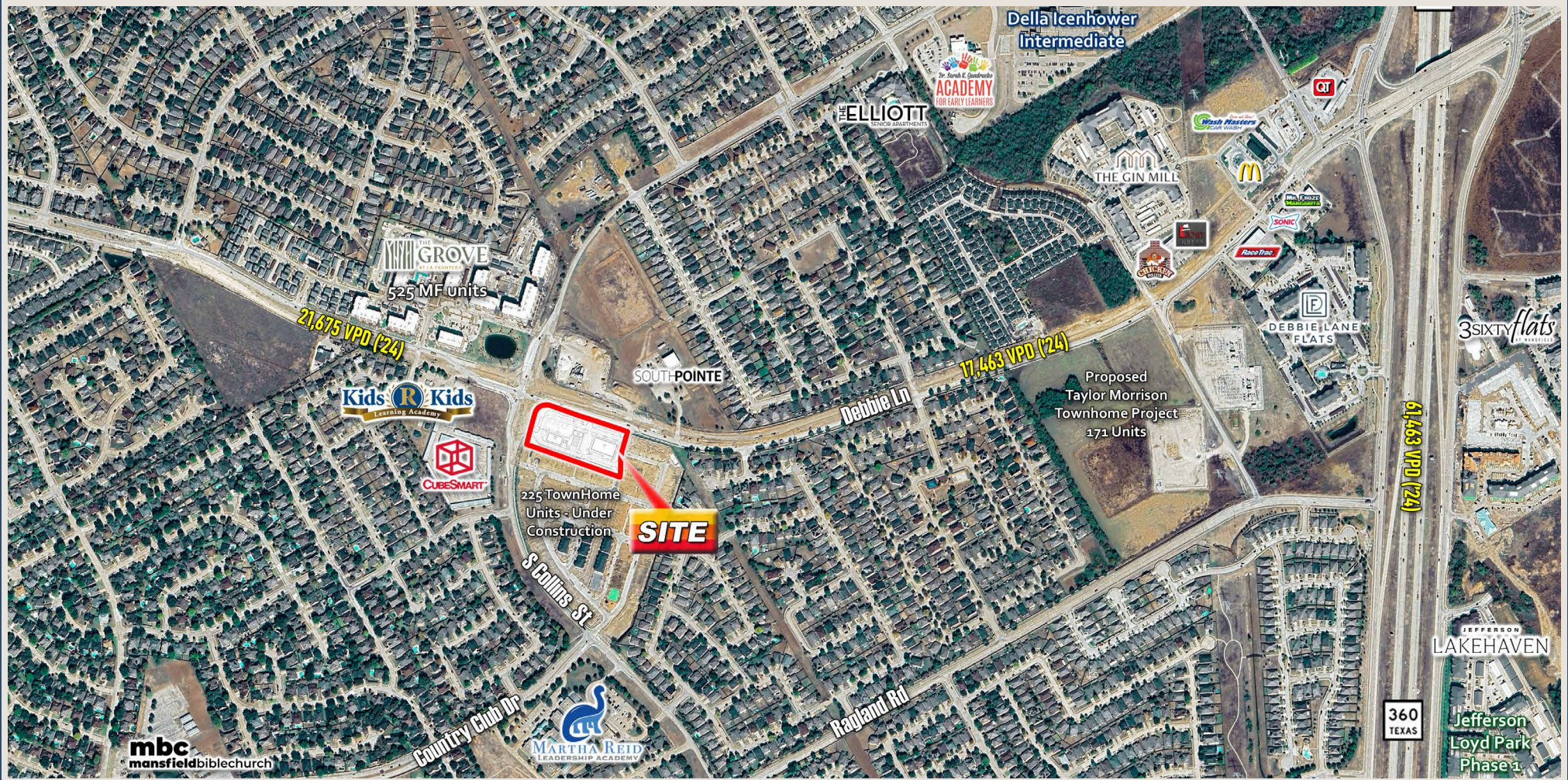


VANCOE COMMERCIAL



Arlington Commercial Land + MT Retail & QSR SEC DEBBIE LN & COLLINS ST | ARLINGTON, TEXAS 76002

A Development By:

RELIAS CAPITAL PARTNERS

Contact: TAYLOR CLUFF | BLAKE BARNES
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Arlington Commercial Land + MT Retail & QSR



SEC Debbie Ln & Collins St | Arlington, Texas 76002
Property Highlights



LOCATION

SEC of Debbie Lane & Collins Street
Arlington, Texas 76062

AVAILABLE

- ✓ 3.45 Acres
- ✓ Pad sites available
- ✓ For lease multi-tenant retail center with end cap drive-thru available

RATE

Call for Info & Price

TRAFFIC COUNTS (TXDOT)

21,675 VPD ('24)	17,463 VPD ('24)	61,463 VPD ('24)
Debbie Lane West of Collins St	Debbie Lane West of Collins St	TX-360

DEMOGRAPHICS (ESRI)

	1-Mile	3-Mile	5-Mile
2025 Population	17,415	109,081	234,040
Total Households	5,389	35,347	76,436
Daytime Population	10,777	78,896	179,933
Average HH Income	\$142,996	\$143,180	\$134,018

HIGHLIGHTS

- ✓ Approved for c-store, QSR with DT, retail, restaurant and more
- ✓ Three miles East of US-287 & less than one mile west of TX-360
- ✓ Within a few miles of the new Mansfield MLS stadium
- ✓ Mansfield ISD
- ✓ 1,800+ new MF units delivered and in lease-up
- ✓ Expansion of Debbie & Collins to a 4-lane divided road with a new signal light to be completed June 2026

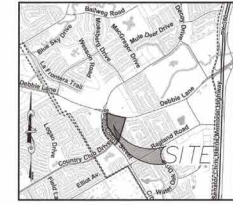
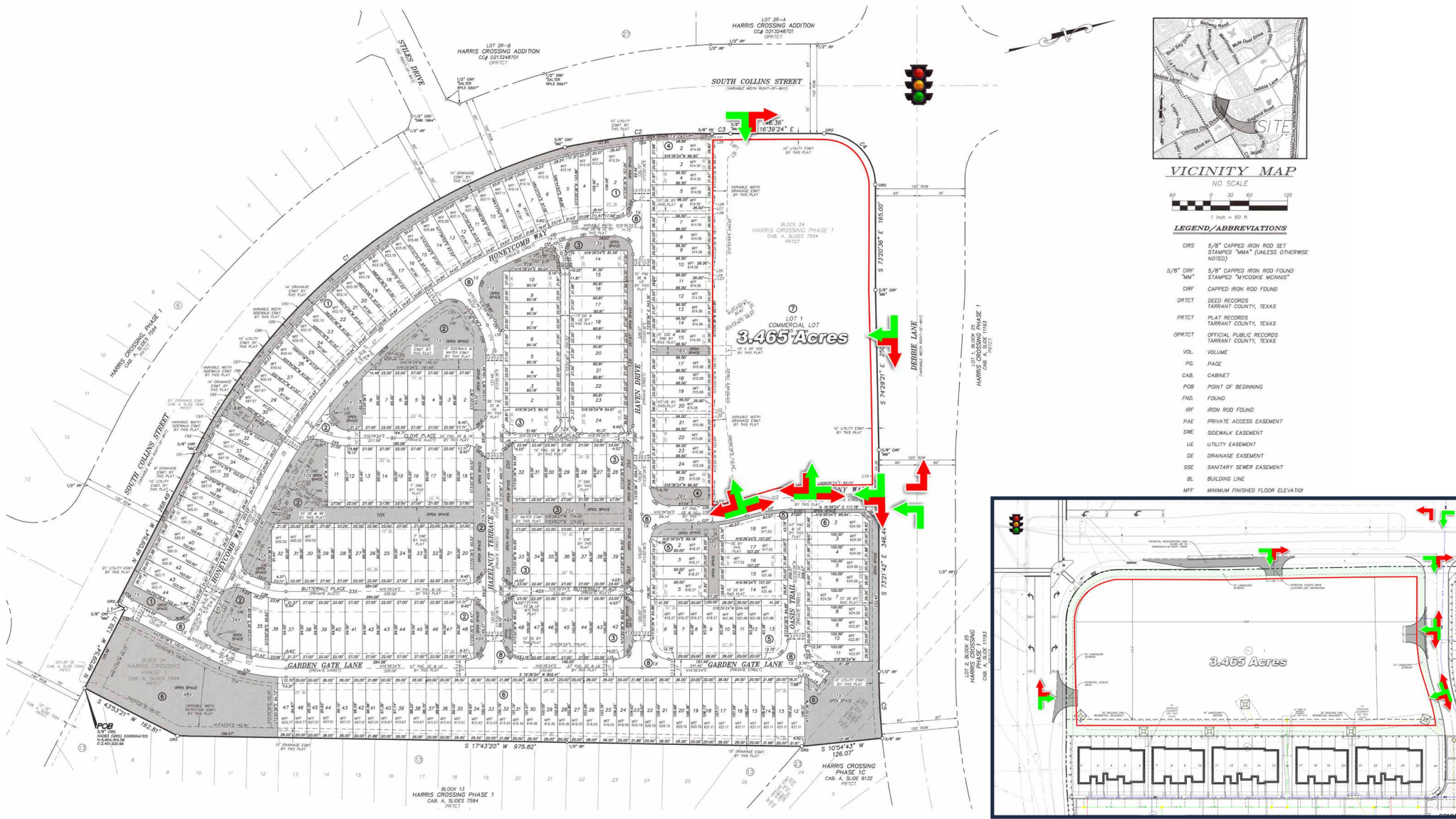


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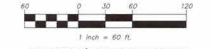
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SEC Debbie Ln & Collins St | Arlington, Texas 76002
Survey

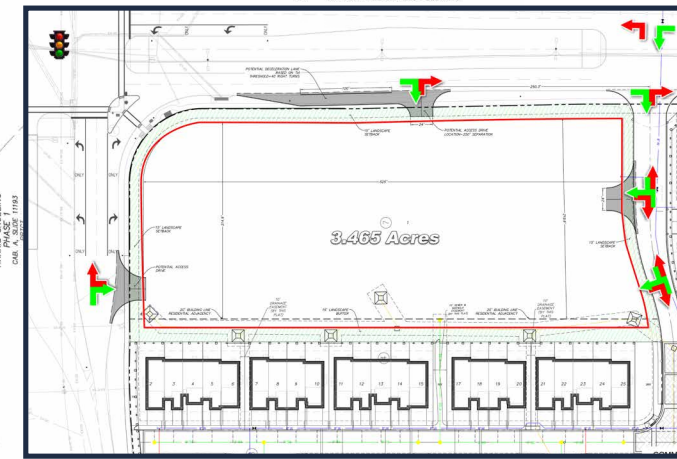


VICINITY MAP
NO SCALE



LEGEND/ABBREVIATIONS

- ORS 5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
- 5/8" ORF 5/8" CAPPED IRON ROD FOUND STAMPED "MYCOSPE MONIST"
- ORF CAPPED IRON ROD FOUND
- DRCT DEED RECORDS TARRANT COUNTY, TEXAS
- PRCT PLAT RECORDS TARRANT COUNTY, TEXAS
- OPRCT OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- VOL VOLUME
- PG PAGE
- CAB CABINET
- POB POINT OF BEGINNING
- FND FOUND
- IRF IRON ROD FOUND
- PAE PRIVATE ACCESS EASEMENT
- SWE SIDEWALK EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BL BUILDING LINE
- MFT MINIMUM FINISHED FLOOR ELEVATION

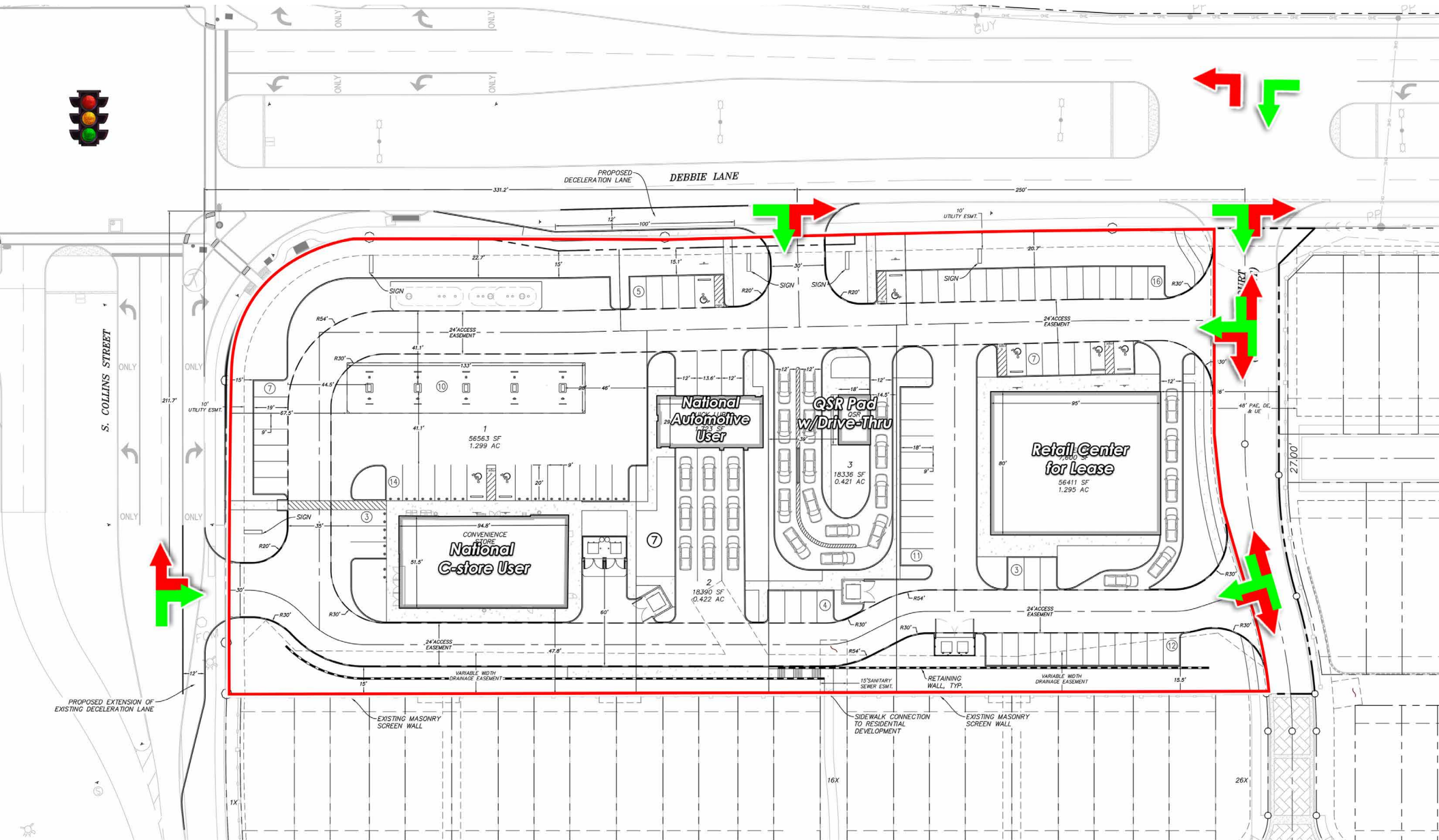


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SEC Debbie Ln & Collins St | Arlington, Texas 76002
Conceptual Site Plan

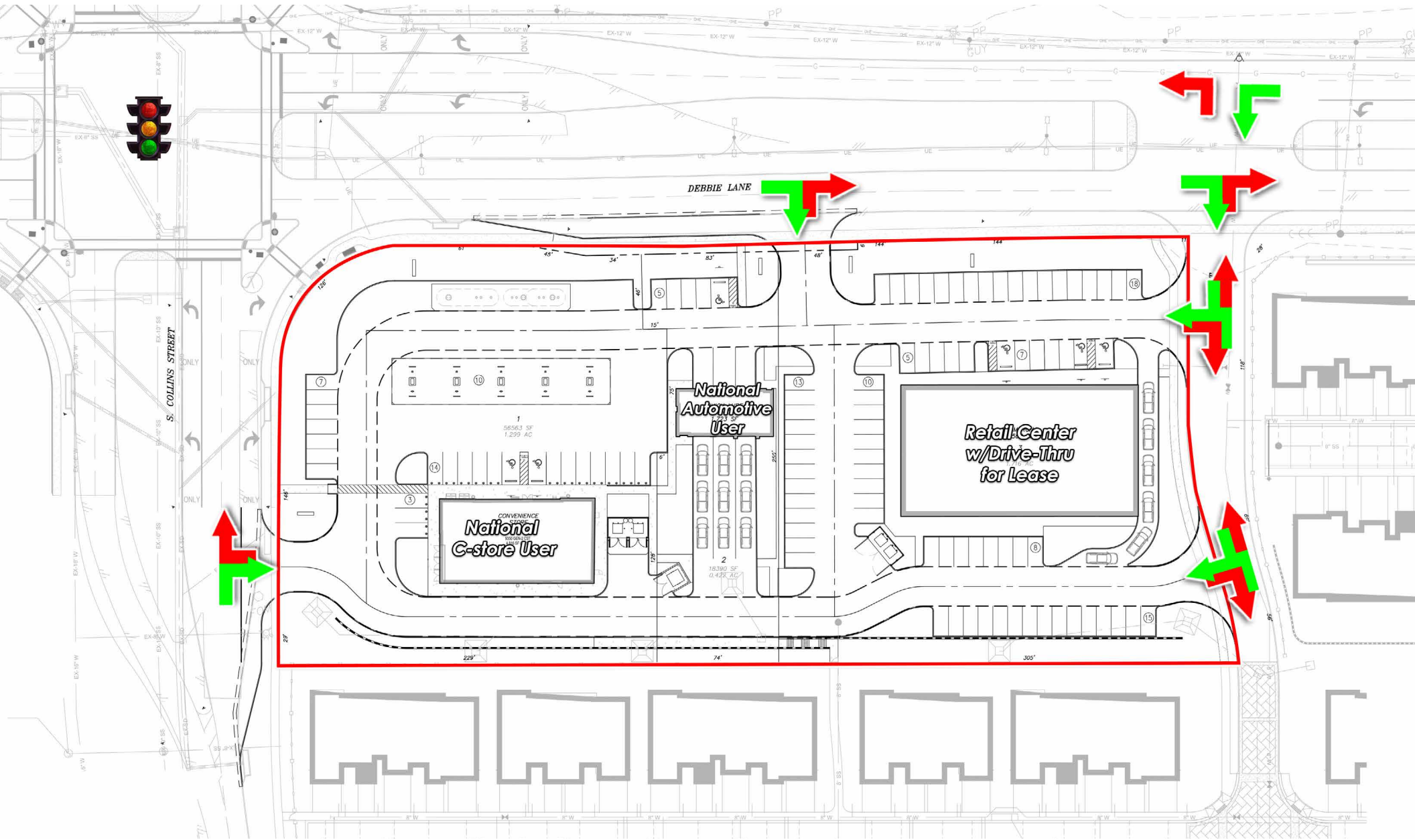


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SEC Debbie Ln & Collins St | Arlington, Texas 76002
Renderings



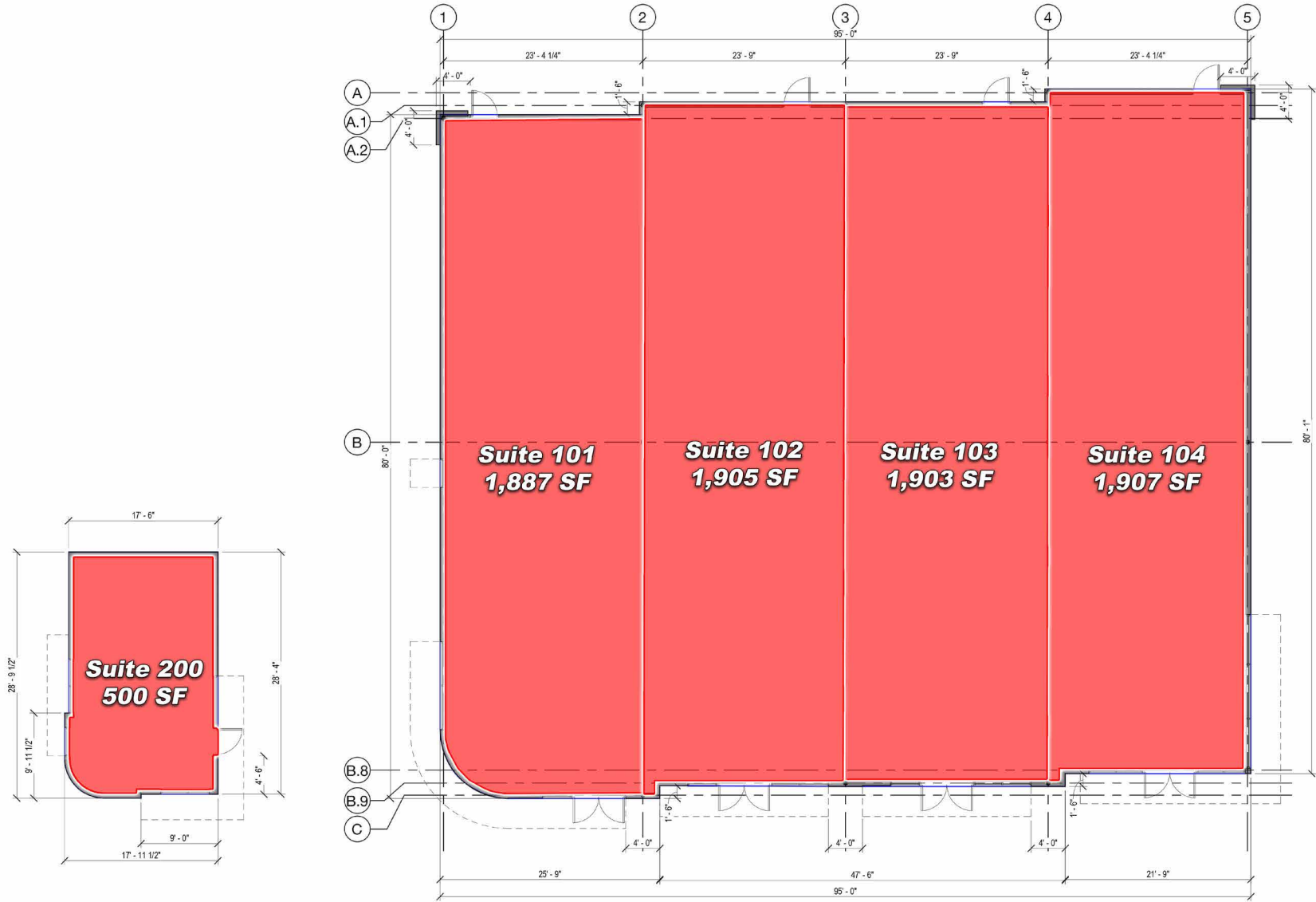
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SEC Debbie Ln & Collins St | Arlington, Texas 76002

LOD



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Arlington Commercial Land + MT Retail & QSR

SEC Debbie Ln & Collins St | Arlington, Texas 76002
Elevations



RETAIL CENTER

AUTOMOTIVE



C-STORE

QSR



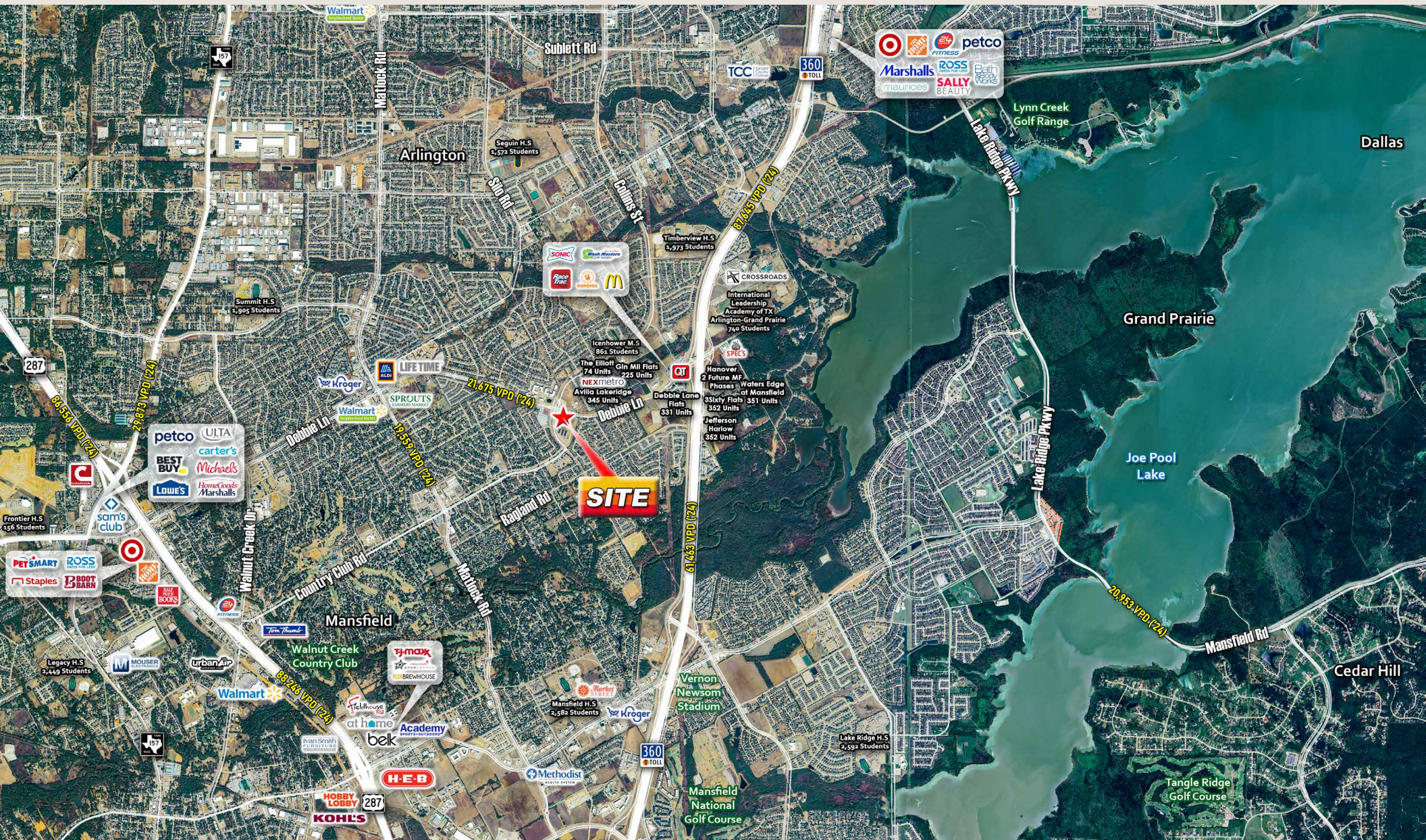
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Market Aerial



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Information About Brokerage Services

2-10-2025



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. **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.

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.

Vancoe CRE, LLC	9016381-BB		214-385-2820
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	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 1-1

