

For Lease

2nd Generation Cafe Available



2,000 SF
AVAILABLE

3,144 SF
AVAILABLE

1,440 SF
AVAILABLE
(2ND GEN CAFE)



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
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Shops at Debbie Lane

1305 Debbie Lane
Arlington, TX 76002

For Lease



Hunington

SHOPS AT DEBBIE LANE

1305 Debbie Lane, Arlington, TX 76002



Property Information

Space for Lease 1,440 SF (2nd Gen Cafe, Inquire for Floorplan)
2,000 SF (Shell Condition)
3,144 SF (Shell Condition)

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 (2025)
1 mi. - 13,857
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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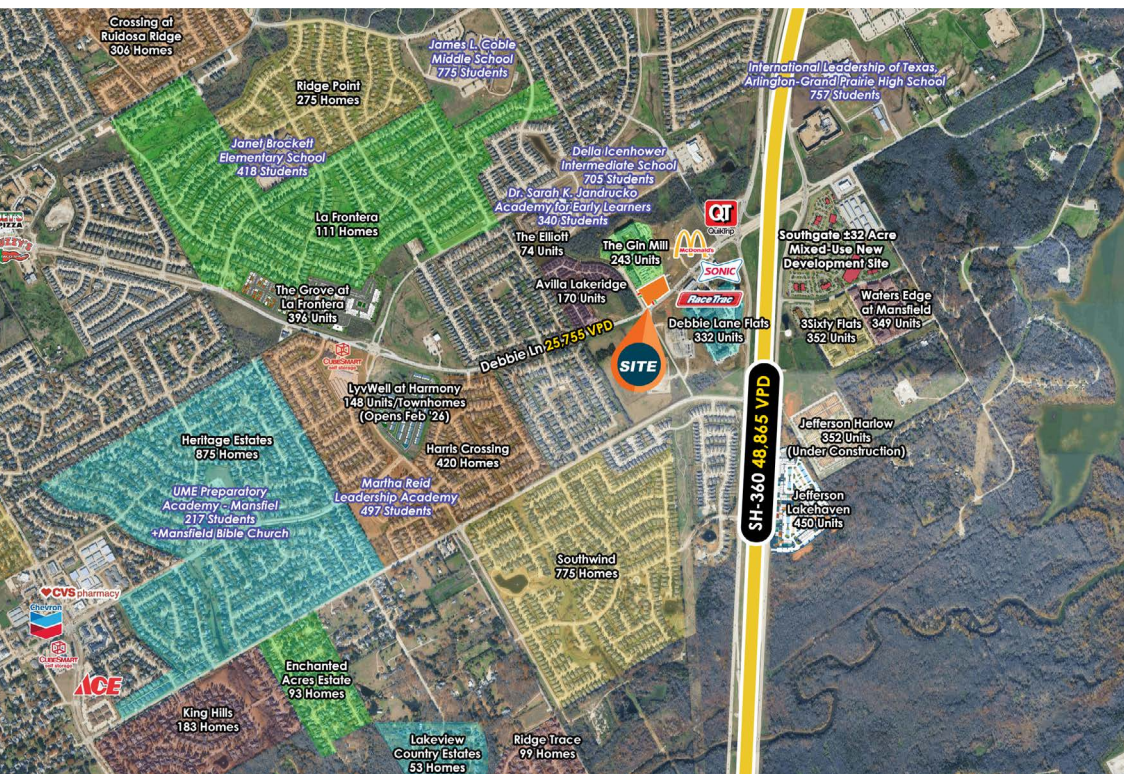
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For Lease



Site Plan



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**Della Icenhower
Intermediate School
705 Students**

**Dr. Sarah K. Jandrucko
Academy for Early Learners
340 Students**

**The Elliott
74 Units**

**The Gin Mill
243 Units**

**Avilla Lakeridge
170 Units**

**Debbie Lane Flats
332 Units**

Debbie Ln 25,755 VPD

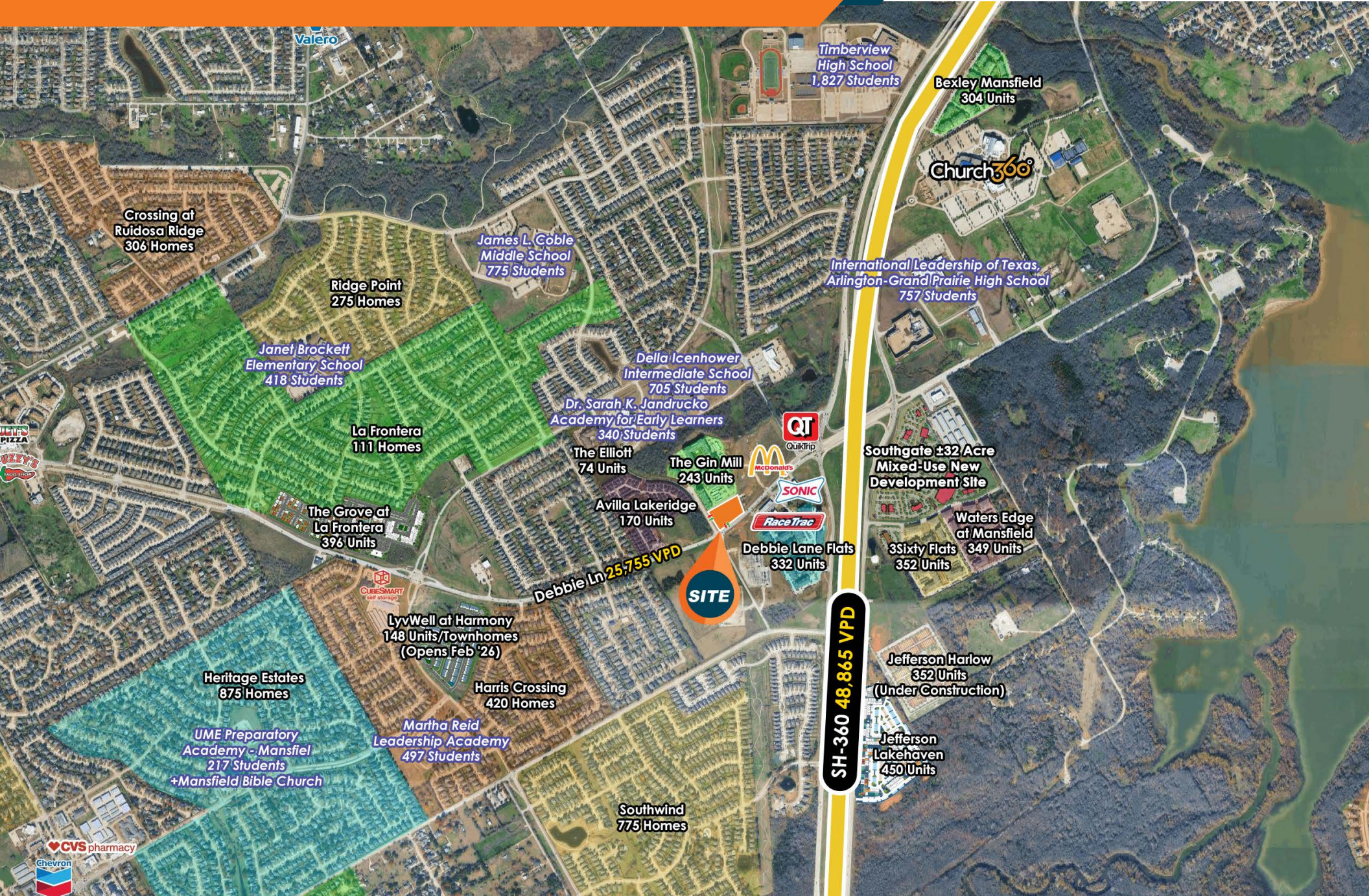
SITE

SH-360 48,865 VPD

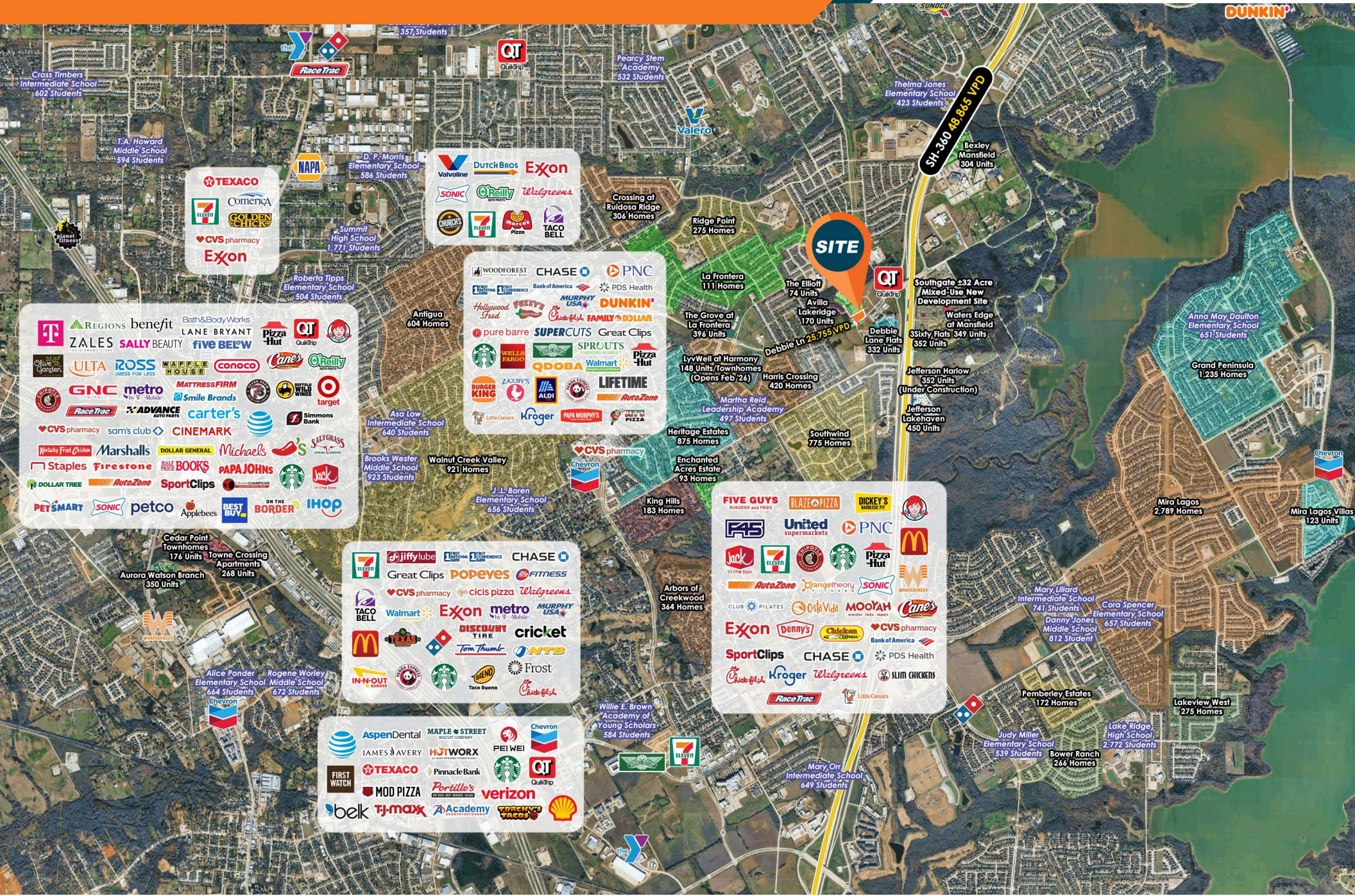
For Lease



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For Lease



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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.

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Buyer/Tenant/Seller/Landlord Initials

Date