

FOR LEASE

Office Space
1106 W Pioneer | Arlington, TX 76013



SPACE AVAILABLE

1,000 SF

PRICING INFORMATION

\$1,150 + E

LOCATION

SWQ Cooper St (FM 157) & Pioneer Pkwy

TRAFFIC GENERATORS



- Located minutes away from The University of Texas at Arlington with an approximate student population of 44,000
- Within a 10-15 minute drive from major attractions such as Globe Life Park, AT&T Stadium, and Six Flags
- Minutes from Medical City Arlington
- Positioned on W Pioneer Pkwy having traffic flow of over 40,000 VPD

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	19,413	73,925	153,726	315,153
Employees	716	36,976	81,821	154,321
Average HH Income	\$47,316	\$55,611	\$61,113	\$69,649
2020-2025 Annual Growth Rate	1.3%	1.2%	1.2%	1.2%

Traffic Count 40,557 VPD Pioneer Pkwy

*CoStar.com 2021



Trenton Price

817.803.3287

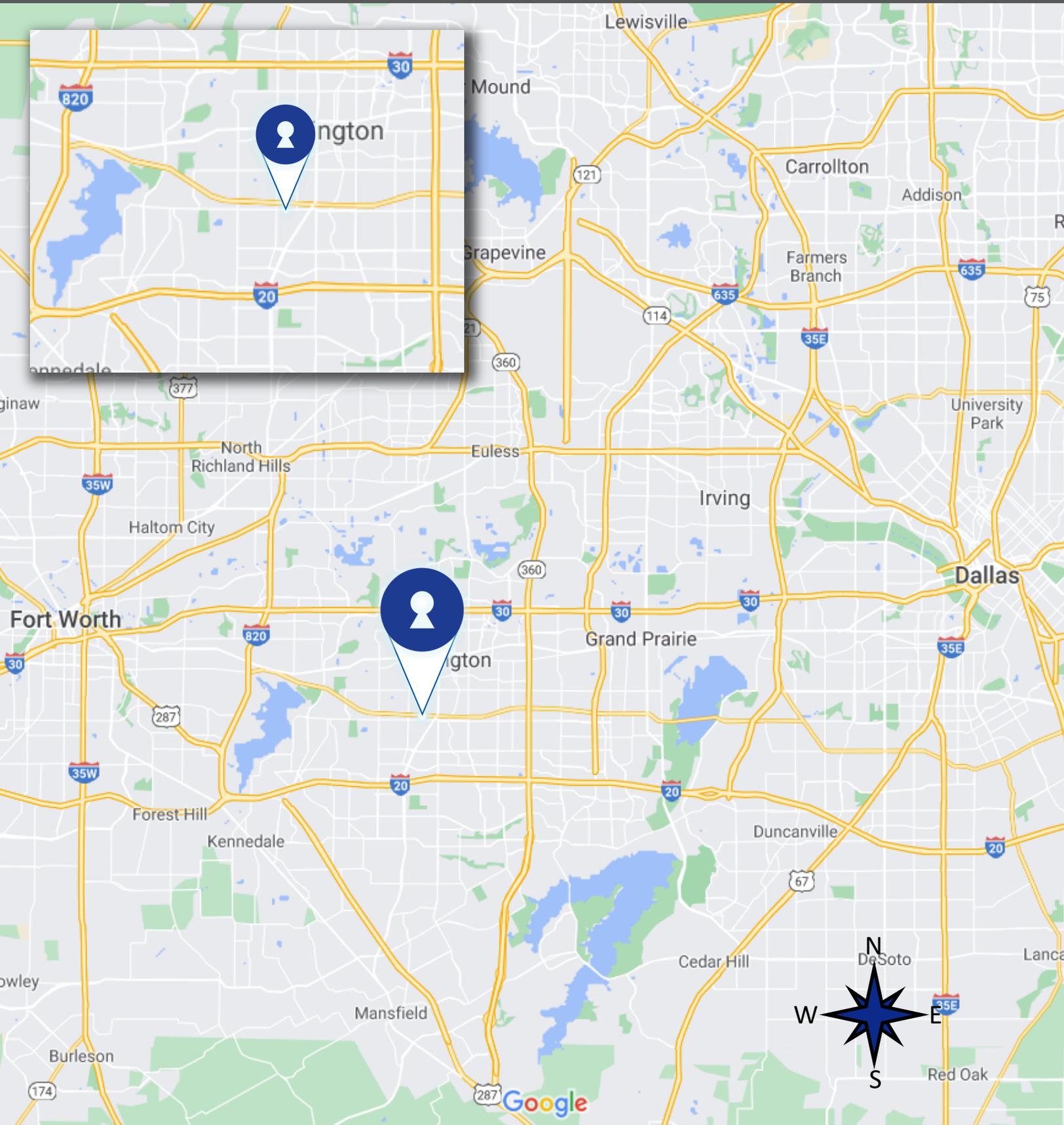
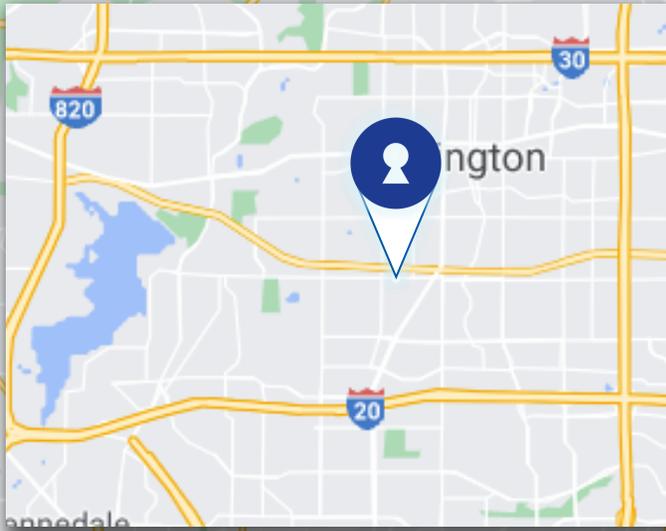
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The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.

2nd Generation Medical Space

1106 W Pioneer | Arlington, TX 76013



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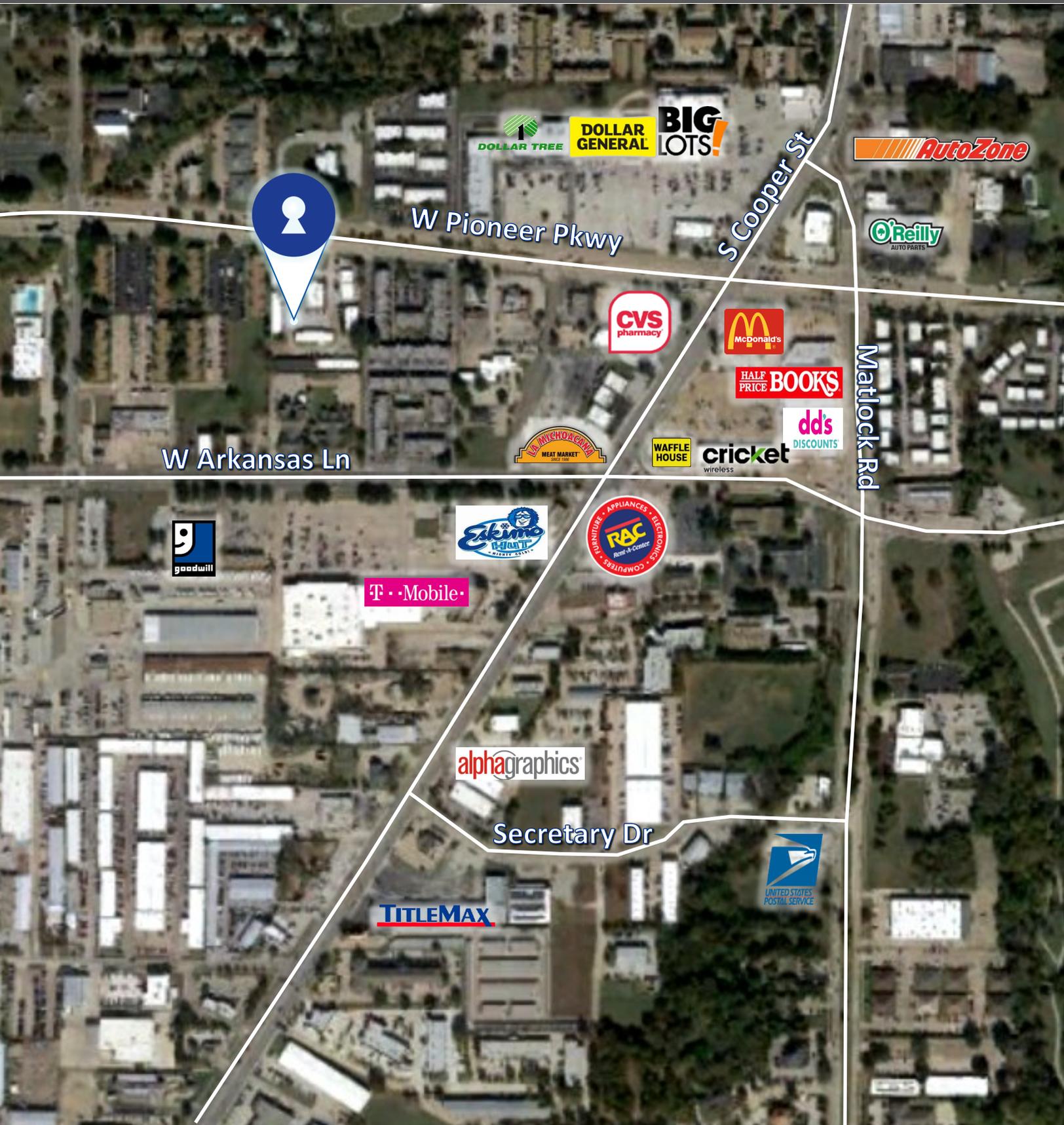
2nd Generation Medical Space

1106 W Pioneer | Arlington, TX 76013



VISION

COMMERCIAL REAL ESTATE



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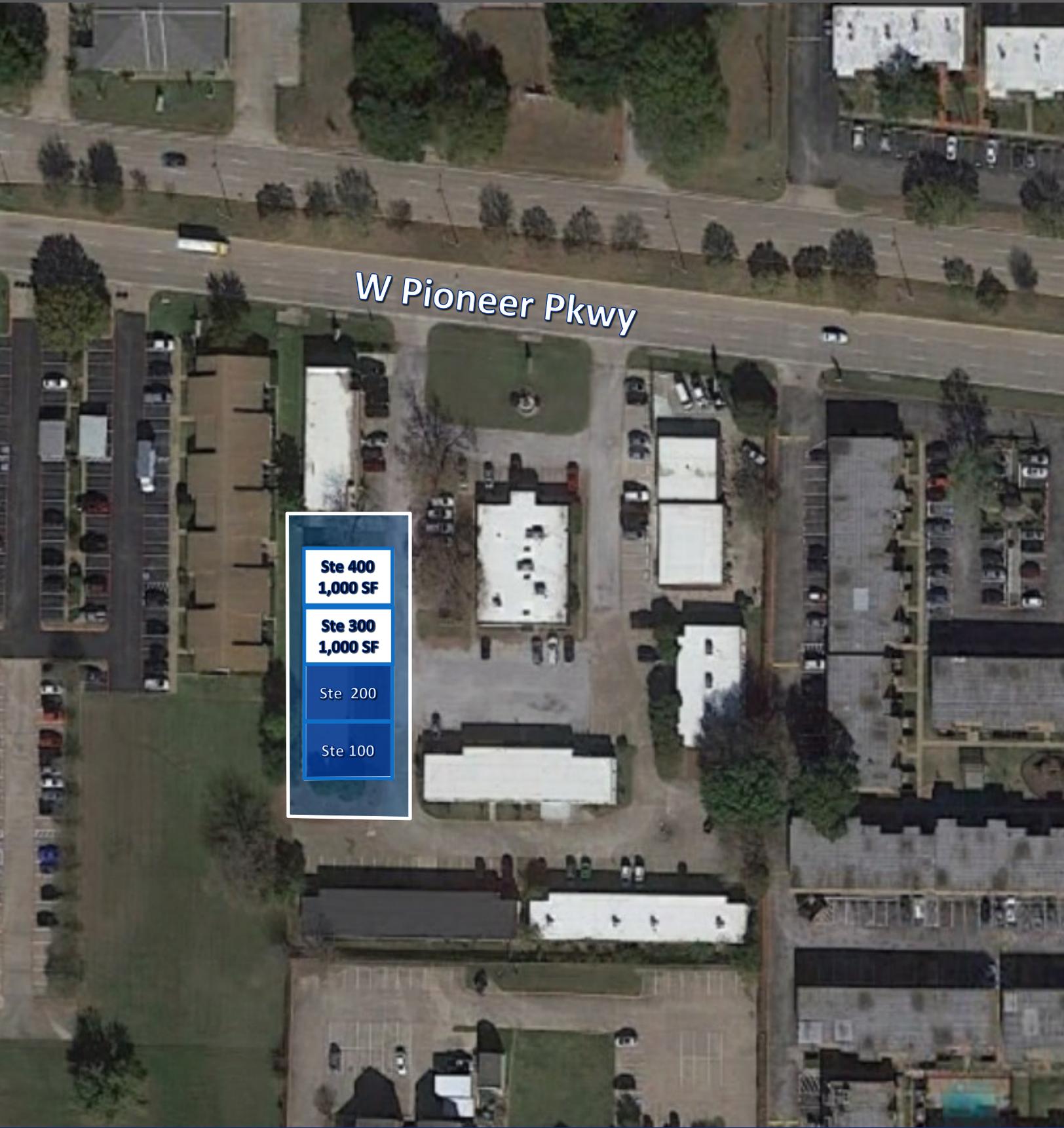
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2nd Generation Medical Space
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W Pioneer Pkwy

- Ste 400**
1,000 SF
- Ste 300**
1,000 SF
- Ste 200
- Ste 100



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Information On 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.

Vision Commercial RE DFW LLC

Broker Firm Name

9006752

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info@visioncommercial.com

Email

817-803-3287

Phone

Trenton Price

Designated Broker of Firm

0652029

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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