

Flex Office Warehouse

15,914 SF AVAILABLE | FOR SALE



6005 W PIONEER PKWY, ARLINGTON, TX 76013 | CONTACT BROKER

Trenton Price
President/Principal Broker

Cameron Haddad
Director

For Sale – 6005 W Pioneer Pkwy, Arlington, TX 76013



PROPERTY DESCRIPTION

Vision Commercial is pleased to offer this Flex Office Warehouse building for sale on prime thoroughfare in Arlington. The warehouse space includes 3 dock doors, outside storage, and a gated parking lot approximately 1 mile from Highway Loop 820. Ample parking, a lighted lot with two ingress egress points.

PROPERTY HIGHLIGHTS

- 15,914 square feet
- Zoned IM
- 3 Dock Doors
- Gated Parking Lot
- 59 Parking Spaces
- Covered Outside Storage
- Plumbed for Gas

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	63,604 SF
Building Size:	15,914 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	933	11,772	32,617
Total Population	2,623	31,896	86,485
Average HH Income	\$85,825	\$92,777	\$88,217

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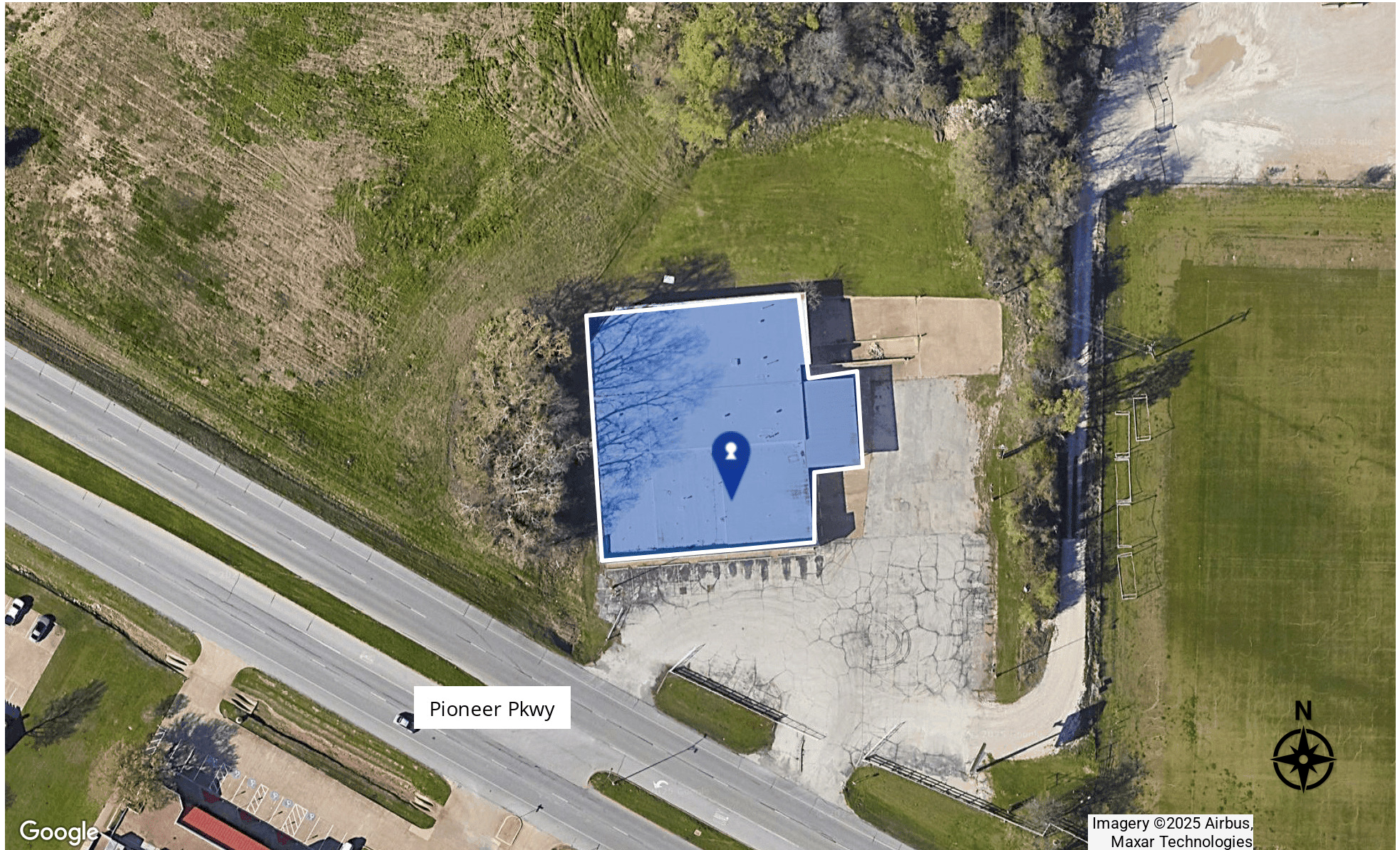
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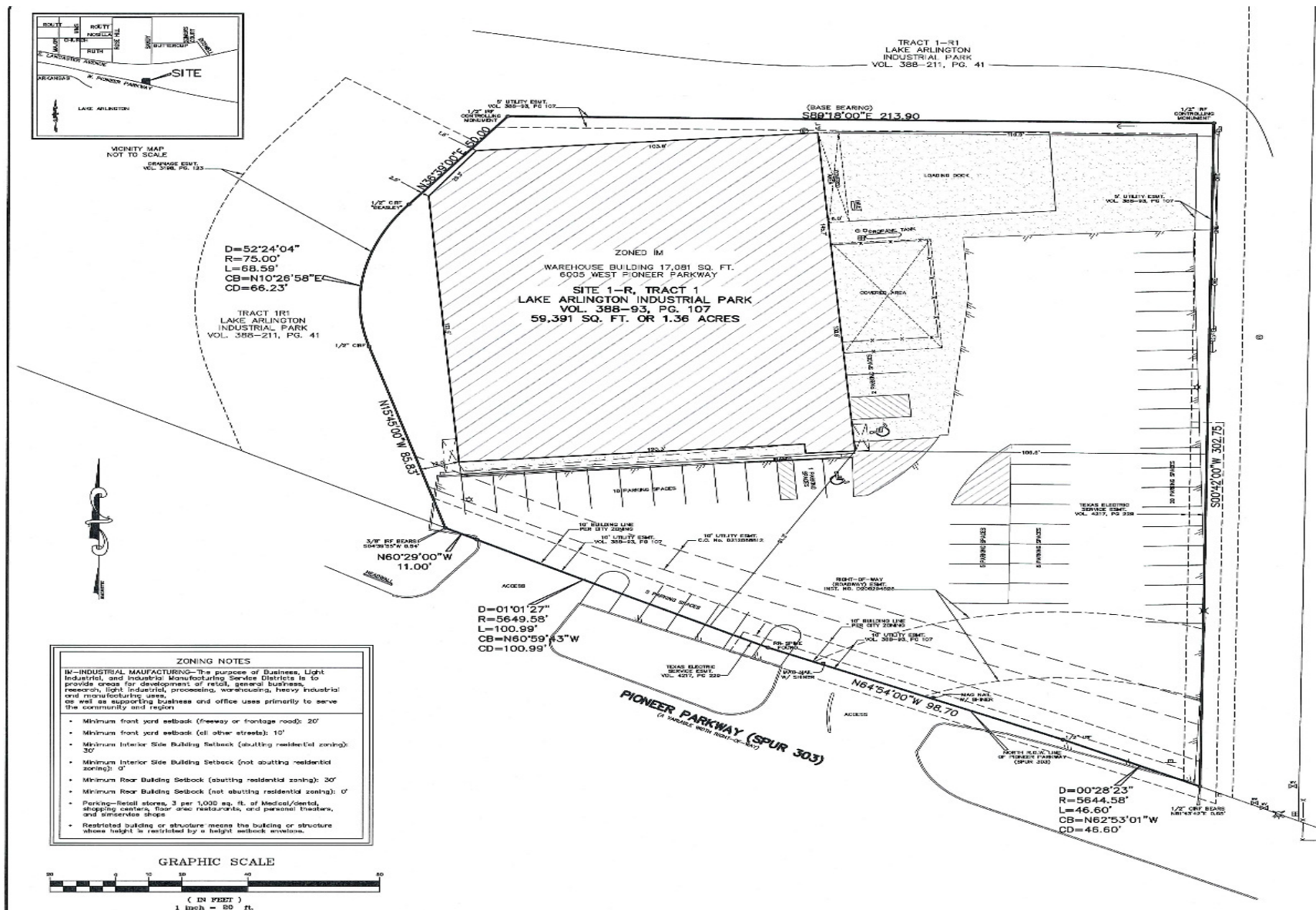
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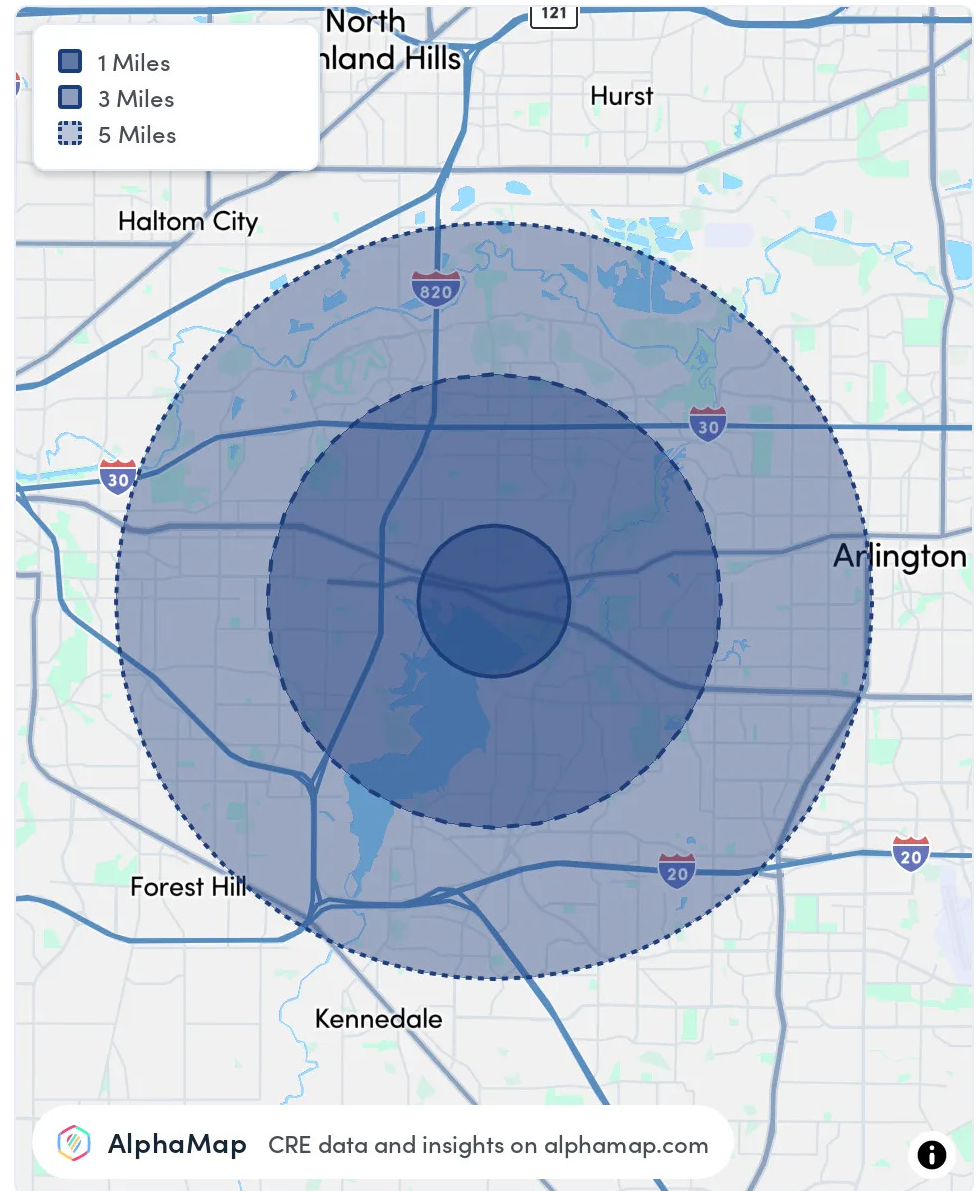
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,623	86,485	247,193
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	41	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	933	32,617	91,556
Persons per HH	2.8	2.7	2.7
Average HH Income	\$85,825	\$88,217	\$86,625
Average House Value	\$230,939	\$276,746	\$278,495
Per Capita Income	\$30,651	\$32,672	\$32,083

Map and demographics data derived from AlphaMap

VEHICLE PER DAY
12,327 VPD on W Pioneer Pkwy



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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 on 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 on 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 on. 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 on 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.

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 on 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 on 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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