

# 1412-1418 New Haven St

35,719 SF AVAILABLE | FOR SALE & LEASE

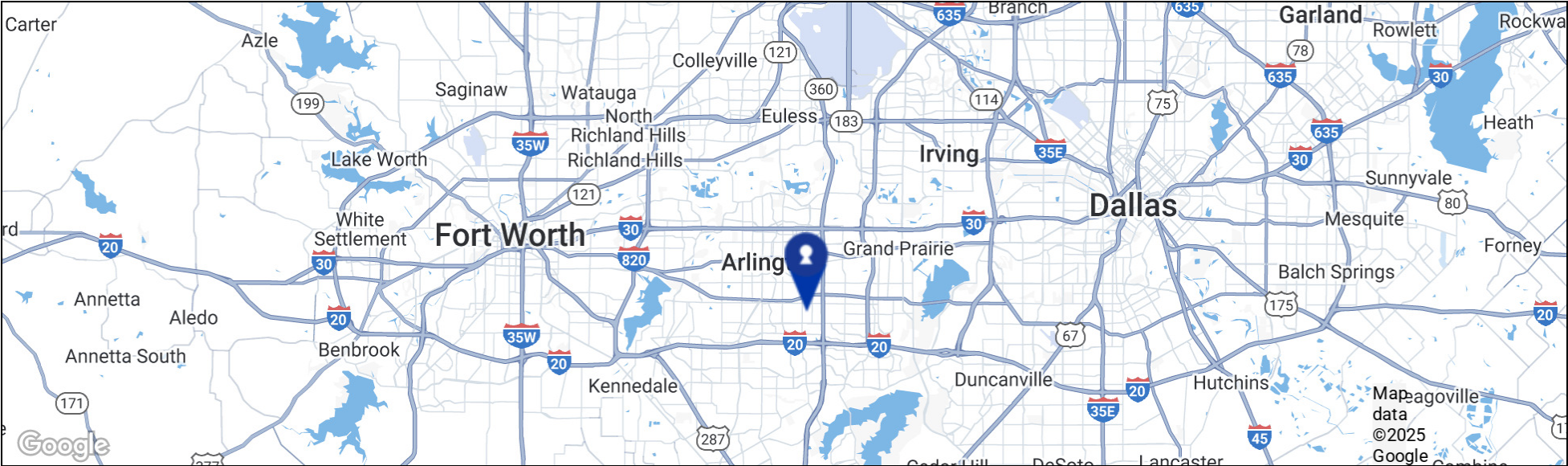


1412-1418 NEW HAVEN ST, ARLINGTON, TX 76011 | SUBJECT TO OFFER OR CONTACT BROKER

**Zach Boatwright**  
Managing Director - Arlington Office

**Cameron Haddad**  
Director

# For Sale & Lease – 1412-1418 New Haven St, Arlington, TX 76011



### PROPERTY DESCRIPTION

Introducing an exceptional opportunity for prospective retail and retail-pad investors, this property in Arlington showcases a prominent 35,719 square foot building, offering ample space for diverse retail endeavors. Located in the dynamic Arlington area, this property presents an attractive canvas for retail investors seeking to establish a strong and visible presence. Boasting a strategic location and substantial square footage, the property stands as an enticing prospect for investors aiming to capitalize on the vibrant retail landscape. Embrace the potential of this prime property and unlock the possibilities for a successful and lucrative retail investment in Arlington.

### PROPERTY HIGHLIGHTS

- 0.82 acre pad site available for development; 0.18 acre site at 1418 New Haven St
- Densely surrounded restaurant and retail corridor with Chick Fil-A, Panera Bread, Raising Cane's, Studio Movie Grill, and 7-Eleven
- Located on New Haven St at the intersection of N Collins St and E Road to Six Flags
- 1/2 mile from AT&T Stadium, Globe Life Field, Texas Live, Live by Loews Hotel, Globe Life Park, Esports Stadium, and Arlington Convention Center
- Zoning: EDO-CC; Entertainment District Overlay, Community Commercial

### OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Contact Broker
Available SF:	7,793 - 35,719 SF
Lot Size:	35,719 SF

SPACES	LEASE RATE	SPACE SIZE
1412 New Haven St	Contact Broker	35,719 SF
1418 New Haven St	Contact Broker	7,793 SF

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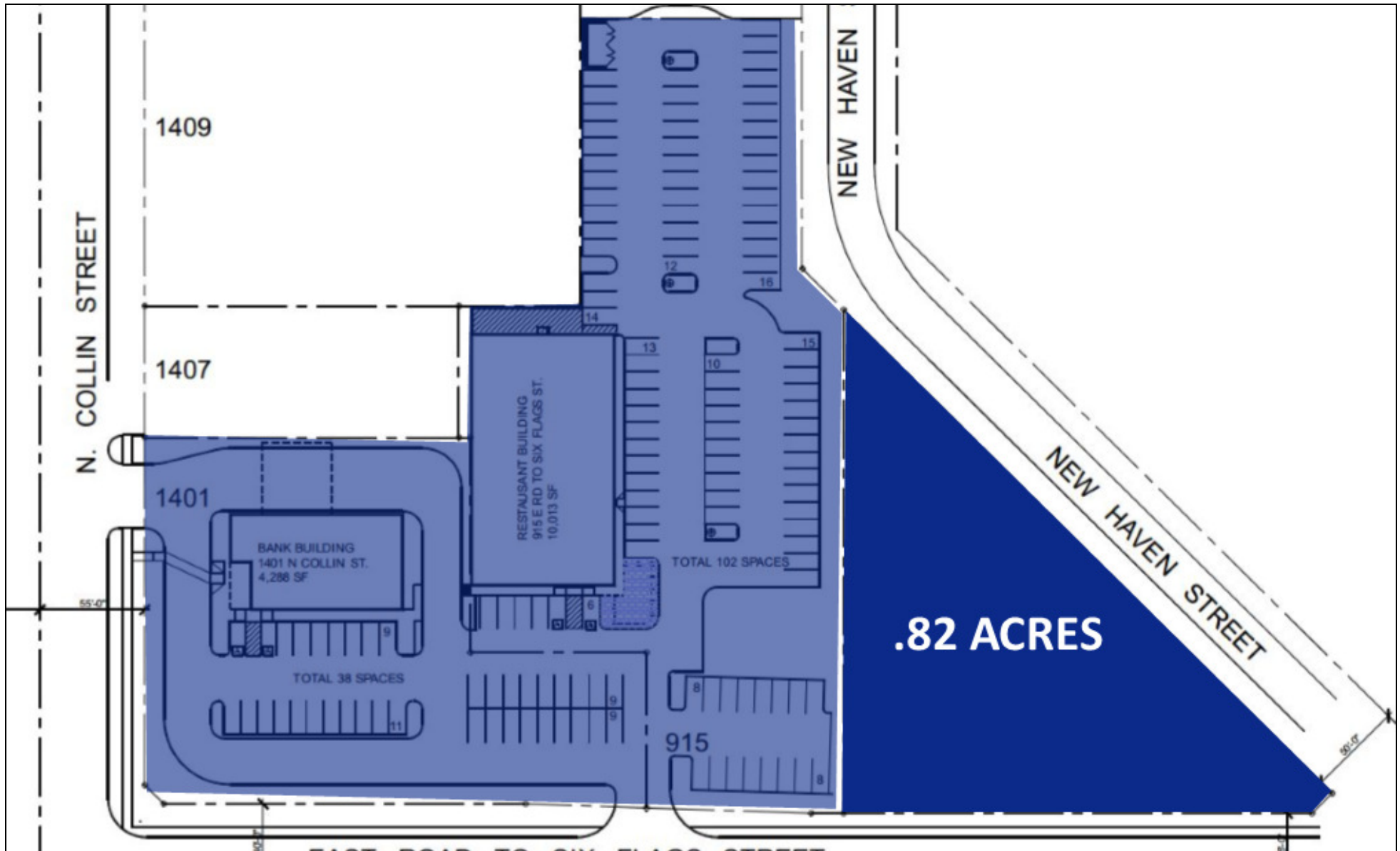
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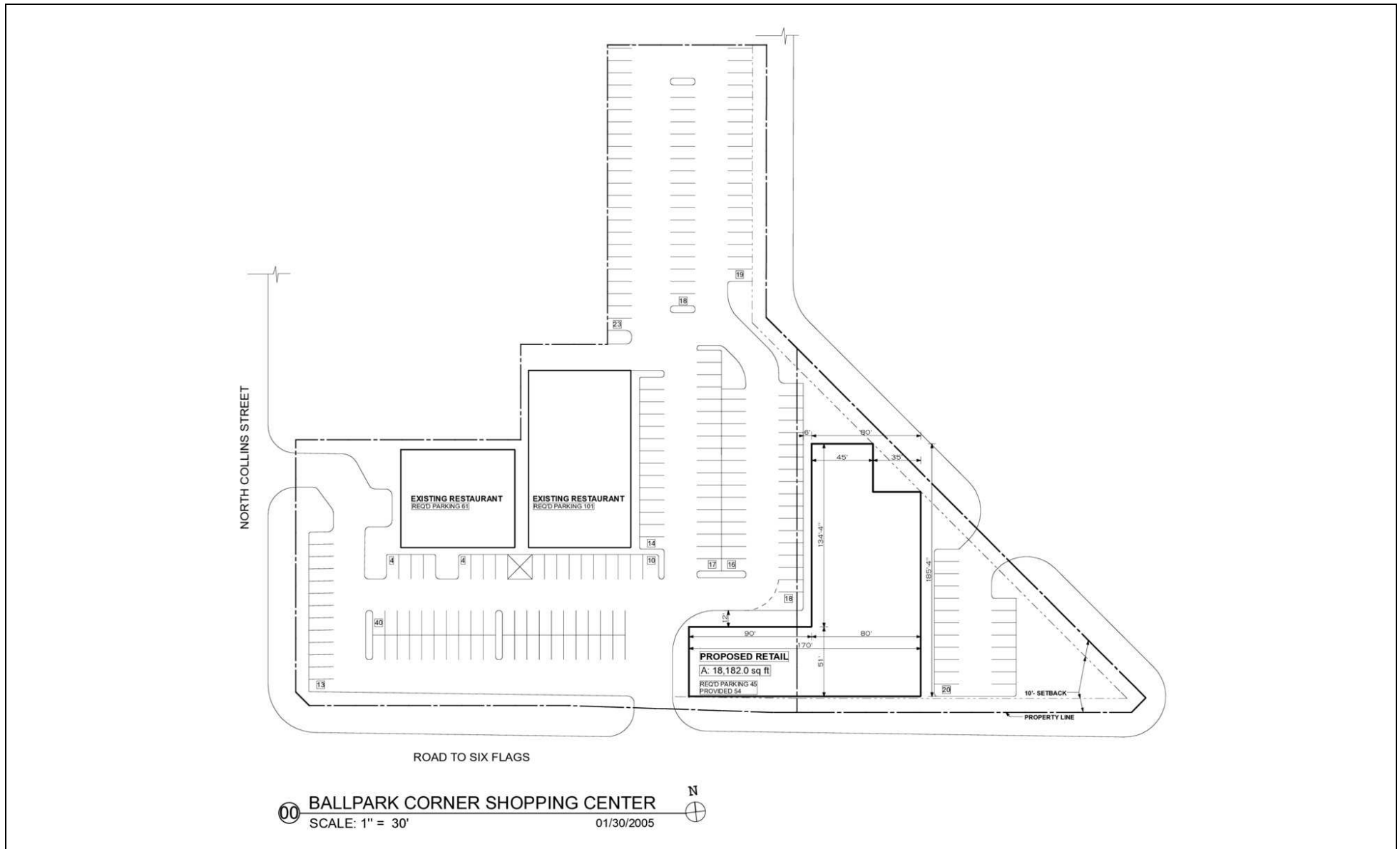
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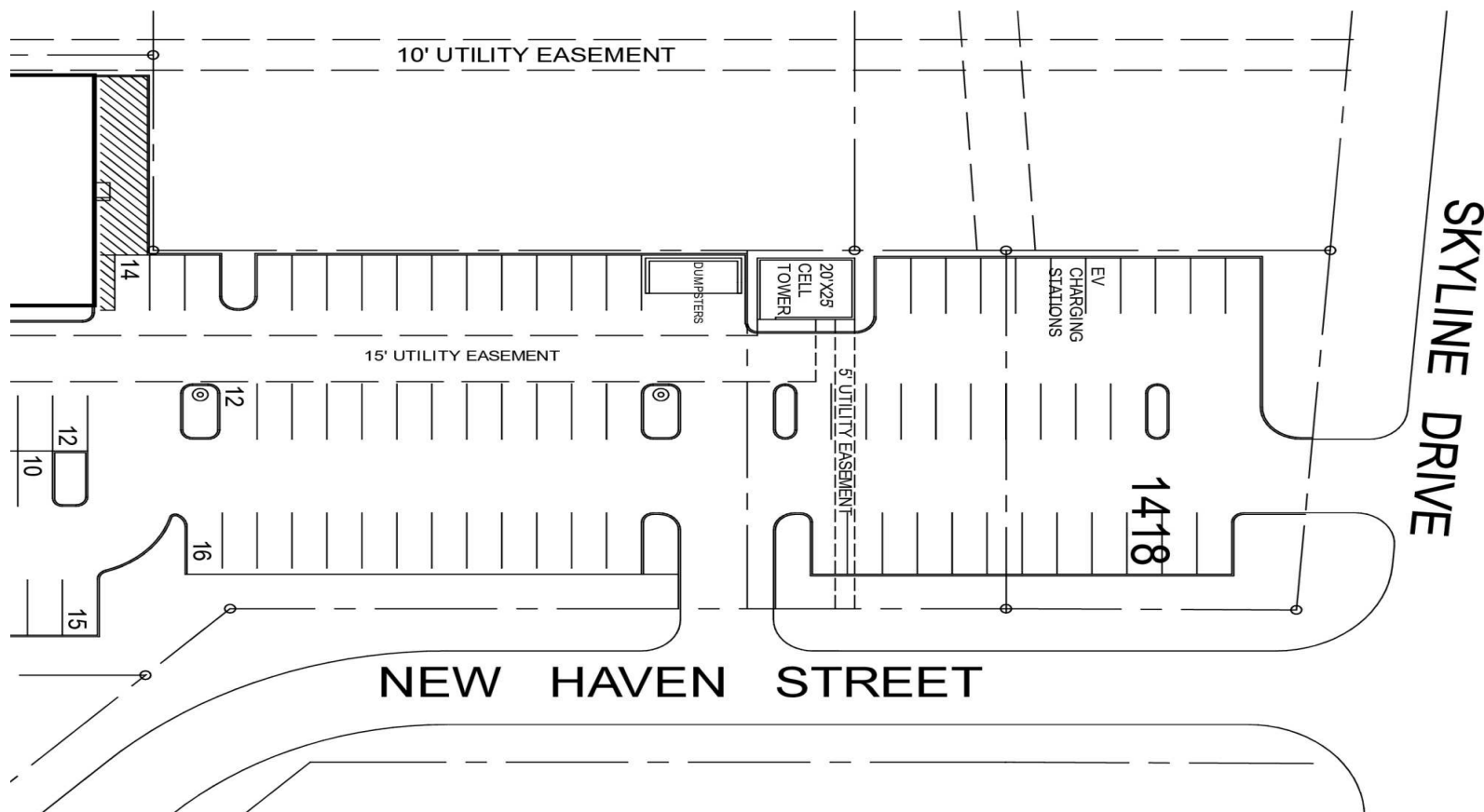
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# For Sale & Lease – 1412-1418 New Haven St, Arlington, TX 76011

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,577	116,809	292,728
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	36	37

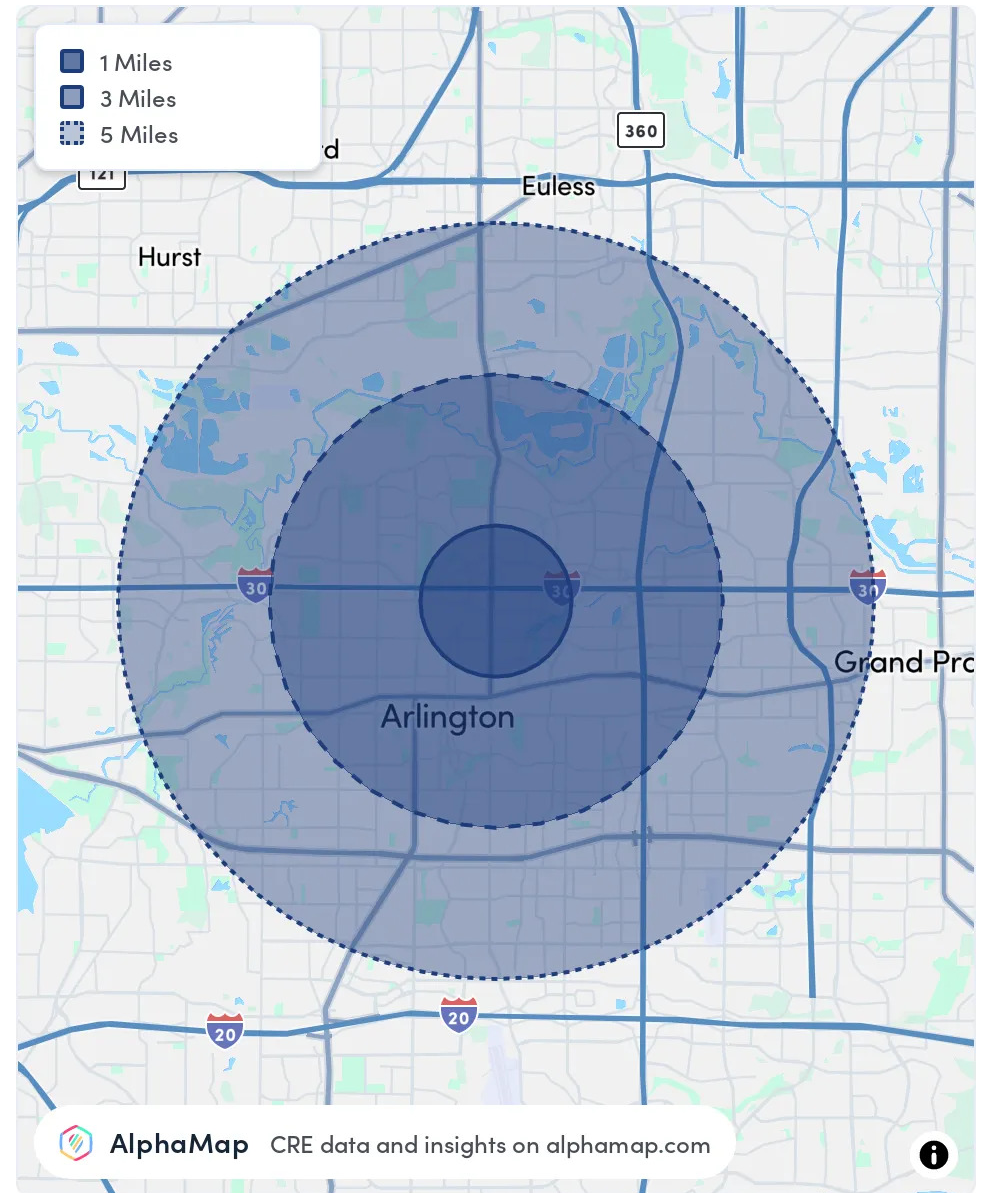
  

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,178	46,102	112,624
Persons per HH	2.2	2.5	2.6
Average HH Income	\$62,260	\$76,052	\$80,620
Average House Value	\$251,853	\$298,105	\$293,786
Per Capita Income	\$28,299	\$30,420	\$31,007

Map and demographics data derived from AlphaMap

## VEHICLES PER DAY (VPD)

36,176 VPD on N Collins St



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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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