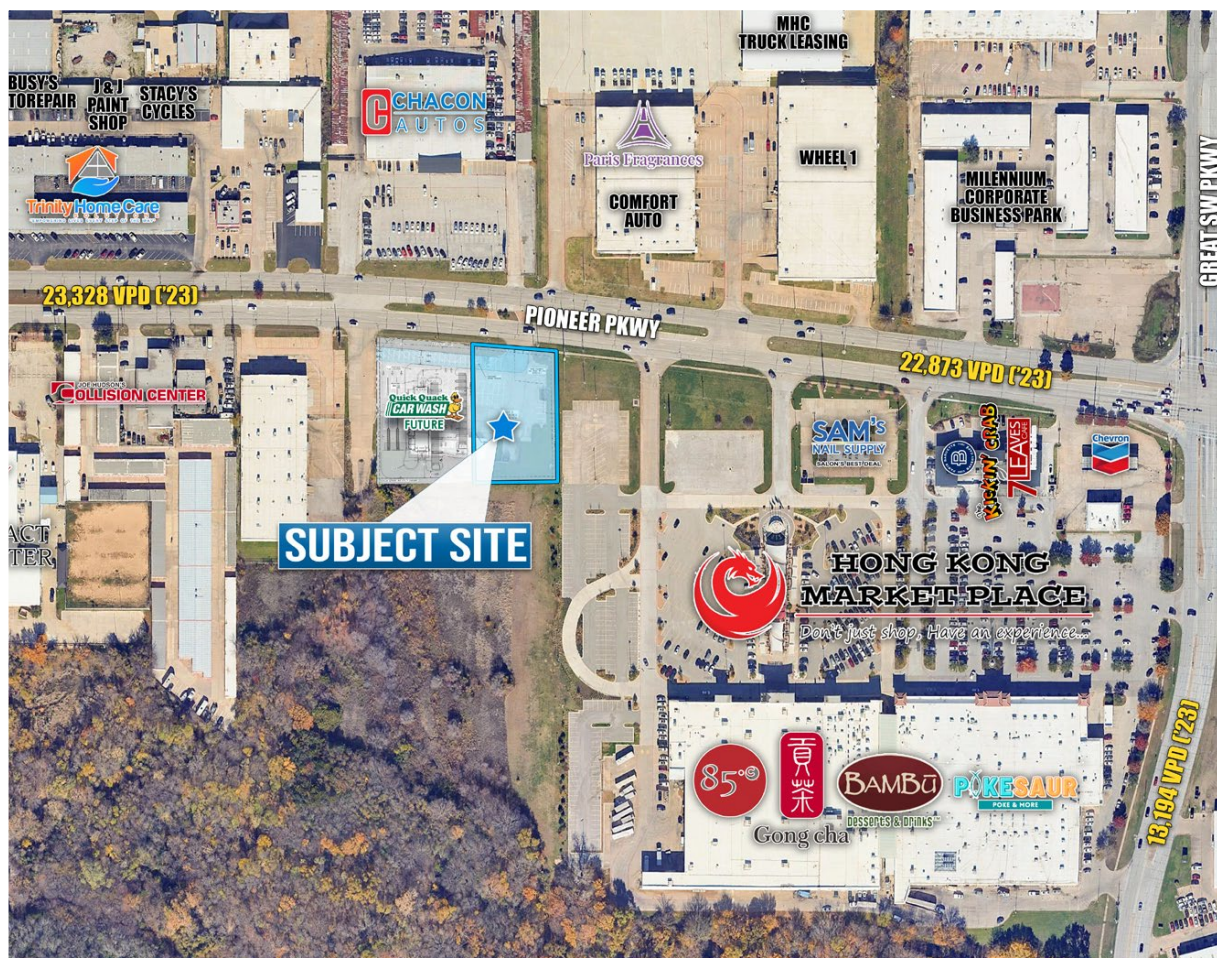


PAD SITE/LAND FOR PURCHASE

Arlington, TX



LOCATION:

3316 E Pioneer Pkwy
Arlington, TX 76010

PROPERTY HIGHLIGHTS:

- **For Sale:** 34,932 SF
- **Asking Price:** \$31/SF
- Adjacent to heavily trafficked Hong Kong Marketplace (2.5 million annual visits per Placer)
- Near major retail anchors including Chicken n Pickle, Grand Prairie Events & Convention Center, Epic Central Shopping Mall, Epic Waters Indoor Water Park, and The Summit

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	13,560	136,007	337,379
Daytime Population	14,255	131,046	350,286
Avg. HH Income	\$54,932	\$71,730	\$83,046

TRAFFIC COUNTS:

E Pioneer Pkwy:	23,328 VPD (2023)
Great SW Pkwy:	13,194 VPD (2023)

CONTACT:

WALKER HAIRSTON | 214.718.9449 | WALKER@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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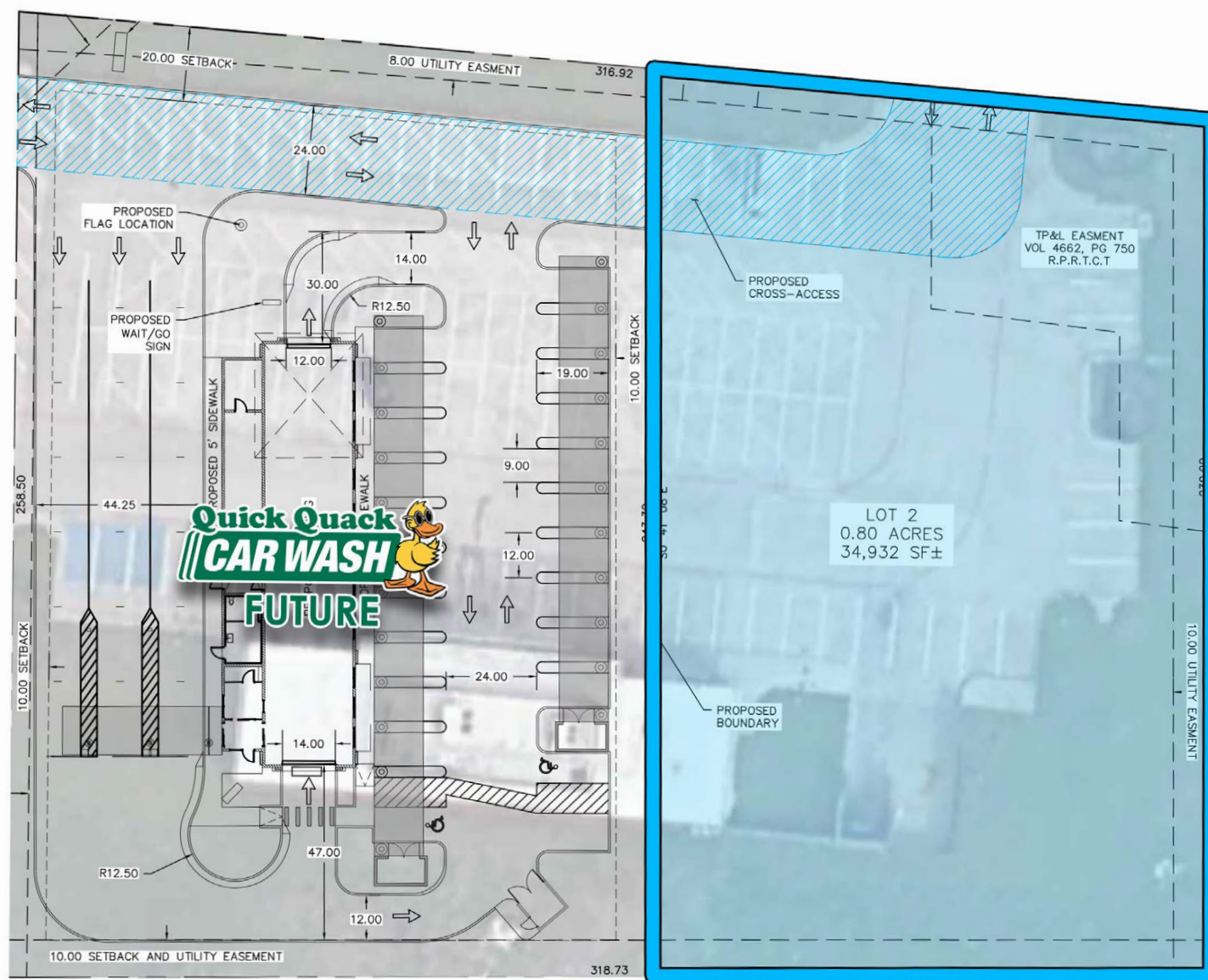
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DEMOGRAPHIC SUMMARY

Diaz Collision Repair

Ring of 3 miles

KEY FACTS



136,007

Population



131,046

Daytime Population



0.40%

'23-'28 Compound
Annual Growth Rate



44,653

Households



\$235,494

Median Home Value



32.1

Median Age

EDUCATION



26%

High School Diploma



16%

Some College



19.33%

Bachelor's Degree or
Graduate Degree

INCOME



\$56,549

Median
Household Income



\$71,730

Average
Household Income



\$23,636

Per Capita
Income



\$53,898

Median
Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$64,570

Total Annual
Expenditures



\$2,703

2023 Meals at
Restaurants



\$4,943

2023 Meals at
Home



\$20,813

Retail Goods



\$2,514

Entertainment



\$670

Personal Care



\$4,738

Health Care

BUSINESS



4,173

Total Businesses



48,956

Total Employees



53.39%

Blue Collar
Occupation



46.62%

White Collar
Occupation

Tapestry segments



Forging Opportunity

9,645 households

21.6%

of Households



NeWest Residents

8,443 households

18.9%

of Households



Metro Fusion

5,911 households

13.2%

of Households



2024 Race and ethnicity (Esri)

The largest group: Hispanic Origin (Any Race) (54.33)

The smallest group: Pacific Islander Alone (0.15)

Indicator ▲	Value	Diff	
White Alone	22.51	-26.56	
Black Alone	24.07	+8.57	
American Indian/Alaska Native Alone	1.81	+0.82	
Asian Alone	6.47	-1.61	
Pacific Islander Alone	0.15	+0.02	
Other Race	26.69	+14.58	
Two or More Races	18.31	+4.19	
Hispanic Origin (Any Race)	54.33	+25.07	

Bars show deviation from Dallas-Ft. Worth, TX

INFORMATION ABOUT BROKERAGE SERVICES

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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

497539
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Timothy Hughes
Designated Broker of Firm

335775
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date