

# ±8,049 SF ARLINGTON OFFICE BUILDING

FOR SALE | \$795,000 | SELLER FINANCING AVAILABLE

705 EAST ABRAM STREET, ARLINGTON, TEXAS 76010



EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

214.520.8818 x 4

tyunderwood@sljcompany.com

**SLJ**

SLJ Company, LLC  
4311 West Lovers Lane, Suite 200  
Dallas, Texas 75209  
[www.sljcompany.com](http://www.sljcompany.com)



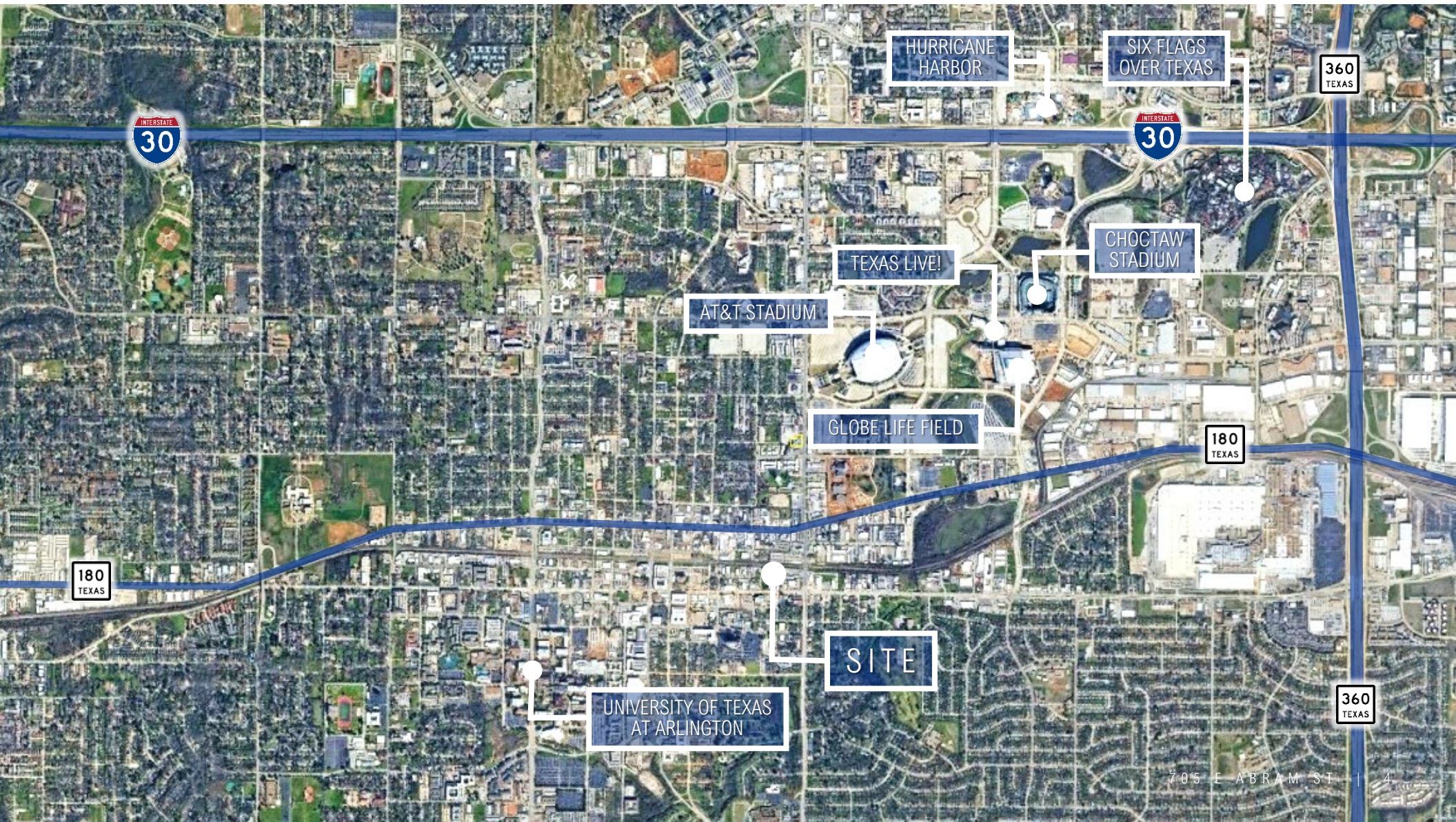
# EXECUTIVE OVERVIEW

EXECUTIVE SUMMARY  
PROPERTY HIGHLIGHTS  
SELLER FINANCING



# EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer 705 E Abram St, an approximately 8,049 square foot two-story office building situated on approximately 18,941 square feet of land in Arlington, Texas. The Property is centrally located in Downtown Arlington, less than one mile from AT&T Stadium, Globe Life Field and the University of Texas at Arlington. The Property offers an excellent location with exposure to high traffic counts, strong demographics and many area traffic drivers. Attractive seller financing is available.





# PROPERTY HIGHLIGHTS

## SELLER FINANCING AVAILABLE

The Seller is offering the following financing terms to qualified buyers: 65% loan to cost, 6.5% interest rate, interest only, 5-year term.

## EXCELLENT LOCATION

The subject property is ideally located on E Abram St, between N Collins St and N Mesquite St, which provides ease of access to the area's major thoroughfares including Interstate 30, SH 360 and Interstate 20.

## FREESTANDING BUILDING

The subject property consists of an approximately 8,049 square foot two-story office building on approximately 18,941 square feet of land. The Property offers ample private parking and signage. The Property also boasts liberal zoning that allows a variety of commercial uses.

## HIGH TRAFFIC COUNTS

With approximately 22,600 vehicles per day on E Abram St, and an additional 35,500 vehicles per day on N Collins St, the Property offers high visibility and excellent exposure to vehicular traffic.

## STRONG DEMOGRAPHICS

With a population of approximately 158,596 and 300,984 living within a 3 and 5 mile radii respectively, the Property benefits from a large pool of consumers within close proximity. Additionally, the average household income within a 5 mile radius of the Property is \$81,972.

## MANY AREA TRAFFIC DRIVERS

The Property is centrally located in Downtown Arlington, less than one mile from AT&T Stadium, Globe Life Field and the University of Texas at Arlington.

# PROPERTY OVERVIEW

PROPERTY PROFILE  
FLOOR PLANS





## PROPERTY PROFILE

### LOCATION

The subject property is located on E Abram St, between N Collins St and N Mesquite St, in Arlington, Texas.

### YEAR BUILT

1972

### PARKING

Approximately 26 parking spaces

### ZONING

General Commercial (GC) & Light Industrial (LI)  
Downtown Neighborhood Overlay

[Link to Arlington Zoning Map](#)

[Link to Arlington Zoning Ordinance](#)

### BUILDING SIZE

Approximately 8,049 Square Feet

### LAND AREA

Approximately 0.43 Acres (18,941 Square Feet)

### LOT DIMENSIONS

Frontage on E Abram St:

Approximately 50 Feet

Maximum Depth:

Approximately 325 Feet

### TRAFFIC COUNTS

E Abram St:

22,577 VPD (2018)

N Collins St:

35,552 VPD (2019)

# FLOOR PLAN - 1<sup>ST</sup> FLOOR

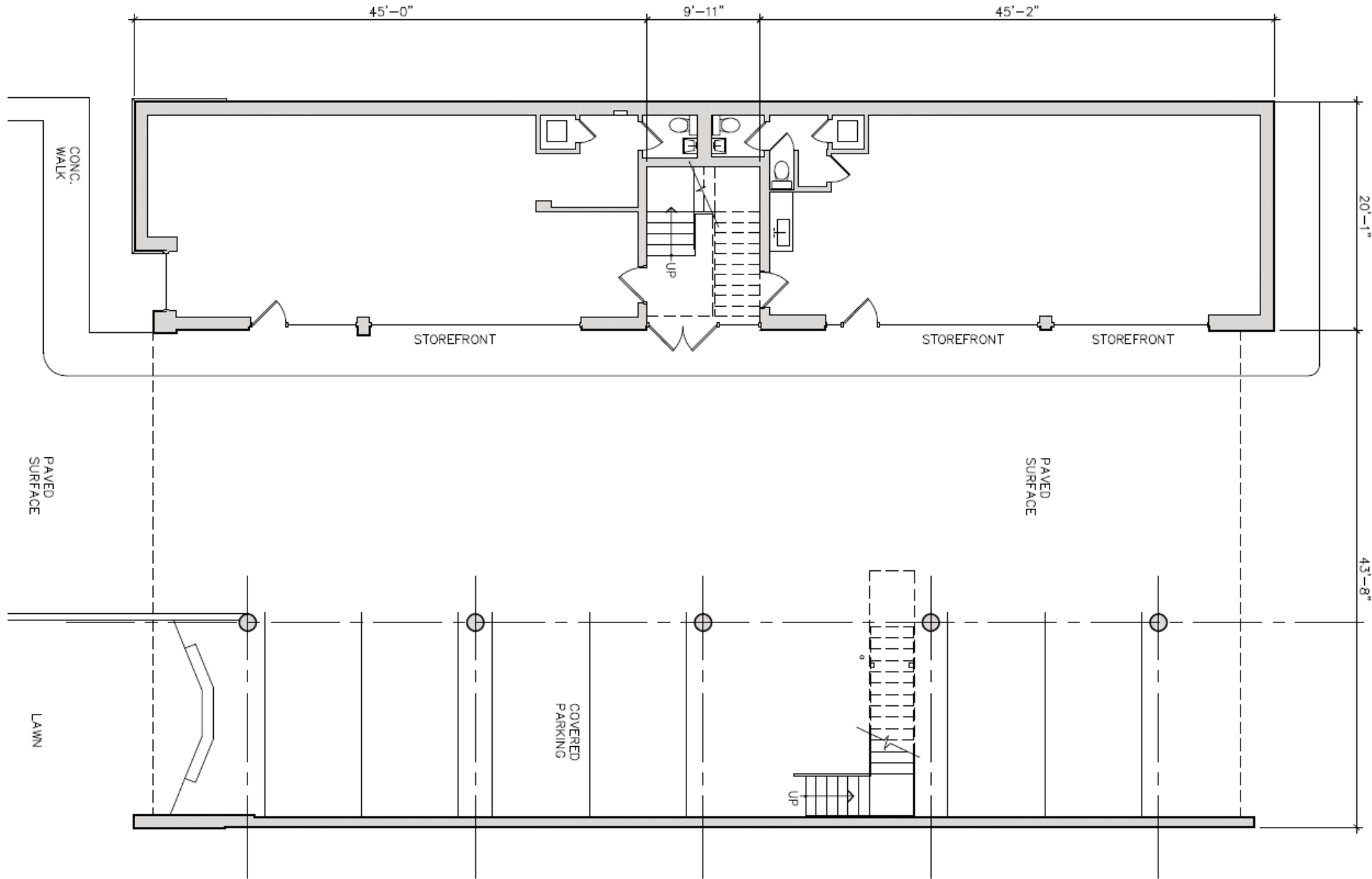
[LINK TO FLOOR PLAN](#)



NORTH

EXISTING FLOOR PLAN - LEVEL 1  
SCALE 1/8" = 1'-0"

1955 SQUARE FEET





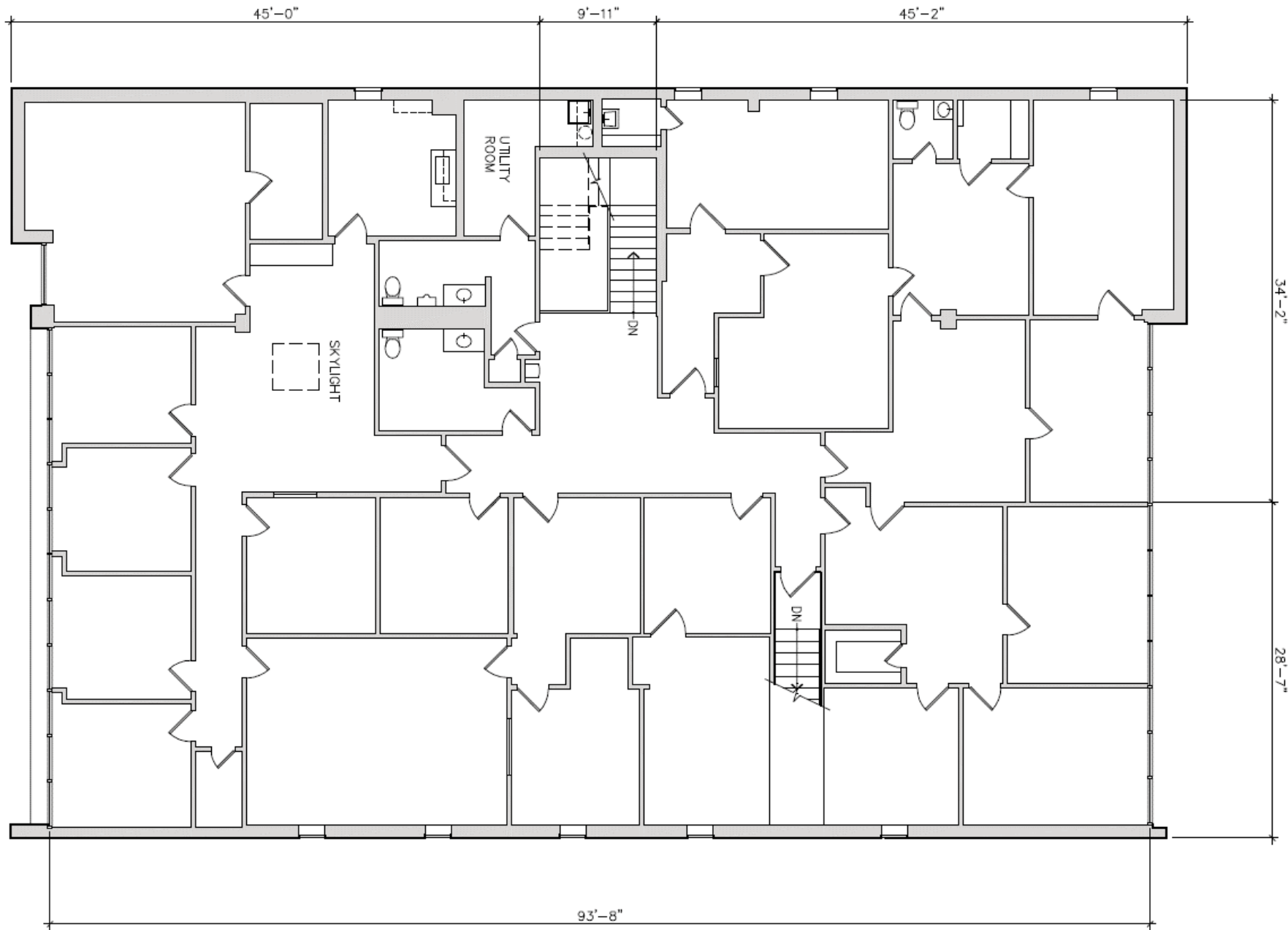
# FLOOR PLAN - 2<sup>ND</sup> FLOOR

[LINK TO FLOOR PLAN](#)



EXISTING FLOOR PLAN - LEVEL 2  
SCALE 1/8" = 1'-0"

6094 SQUARE FEET



# MARKET OVERVIEW

## DEMOGRAPHICS





# 2022 DEMOGRAPHICS

1 MILE	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
	994	13,038	122,141
3 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	62.4%	29.7%	63.6%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	301K	115K	34.1
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	PROJECTED POP. GROWTH 2022-2027
	\$71K	\$192K	6.13%



EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

214.520.8818 x 4

[tyunderwood@sljcompany.com](mailto:tyunderwood@sljcompany.com)

**SLJ**

SLJ Company, LLC  
4311 West Lovers Lane, Suite 200  
Dallas, Texas 75209

[www.sljcompany.com](http://www.sljcompany.com)

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.



# 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.

11-2-2015



## 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:
  - 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 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.

<u>SLJ Company, LLC</u>	<u>419172</u>	<u>llebowitz@sljcompany.com</u>	<u>214-520-8818</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Louis Harold Lebowitz</u>	<u>171613</u>	<u>llebowitz@sljcompany.com</u>	<u>214-520-8818</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Charles Titus Underwood III</u>	<u>488370</u>	<u>tyunderwood@sljcompany.com</u>	<u>214-520-8818</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Fabio Ernesto Felix Vega</u>	<u>802044</u>	<u>fabio@sljcompany.com</u>	<u>214-520-8818</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date