

THE SHOPS AT ARLINGTON VILLAGE

SEC OF AIRLINE RD & MILTON WILSON BLVD ARLINGTON, TENNESSEE

SHOP COS.
DEV.

SHOP COS.
DEV.



John Doubleday / **JOHN@SHOPCOMPANIES.COM** / **214-960-4849**

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

THE SHOPS AT ARLINGTON VILLAGE

SEC OF AIRLINE RD & MILTON WILSON BLVD ARLINGTON, TENNESSEE

SHOP ^{COS.}/_{DEV.}

SHOP ^{COS.}/_{DEV.}

PROJECT SCOPE

The Shops at Arlington Village is ground-up grocery anchored development at the SEC of Airline Rd and Milton Wilson Blvd. Arlington is located 20 miles northeast of Memphis, and is the fastest growing city in the Memphis MSA, expanding by more than 350% in the last decade.

The growth is driven by the proximity to Memphis, the quality life provided by the local school system, parks, trails, sports facilities and the lowest property taxes in all of Shelby County.

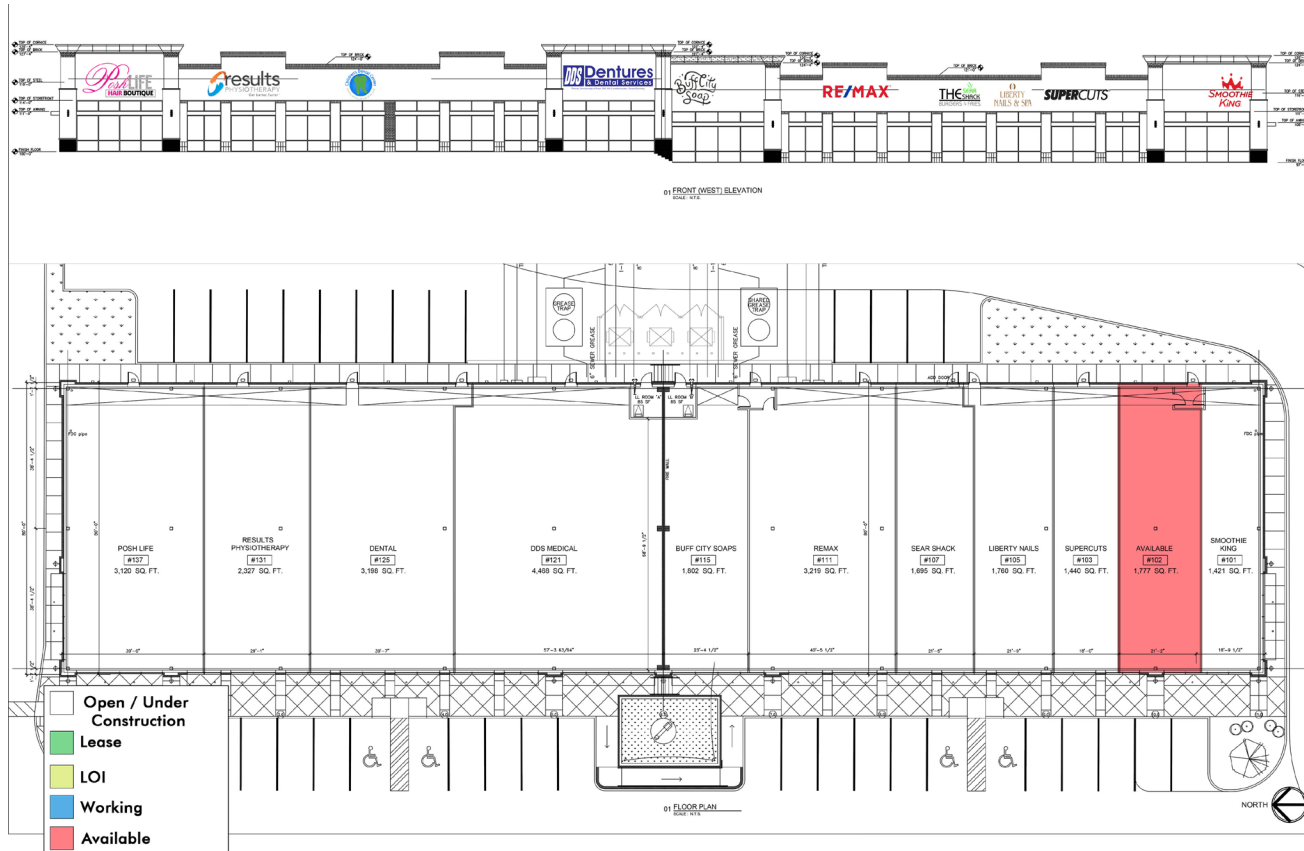
Commuting is made easier by access to Paul Barrett Parkway (385 Loop) which circles the eastern half of the metro area.

The city is home to four schools including Arlington High School, which is the largest high school in the state of Tennessee (2,500 Students)

TRAFFIC COUNTS

o I-40:	48,000 VPD
o Airline Rd:	29,000 VPD
o Milton Wilson Blvd:	23,000 VPD

AREA ATTRACTIONS



DEMOGRAPHICS

	3 mile	5 mile	7 mile
2018 Population	15,993	25,234	49,479
Annual Population Growth 2016-2021	1.15%	1.09%	0.93%
2018 Med. HH Income	\$100,710	\$99,975	\$89,491
2018 Med. Home Value	\$262,545	\$279,969	\$267,082

John Doubleday/ JOHN@SHOPCOMPANIES.COM / 214-960-4849

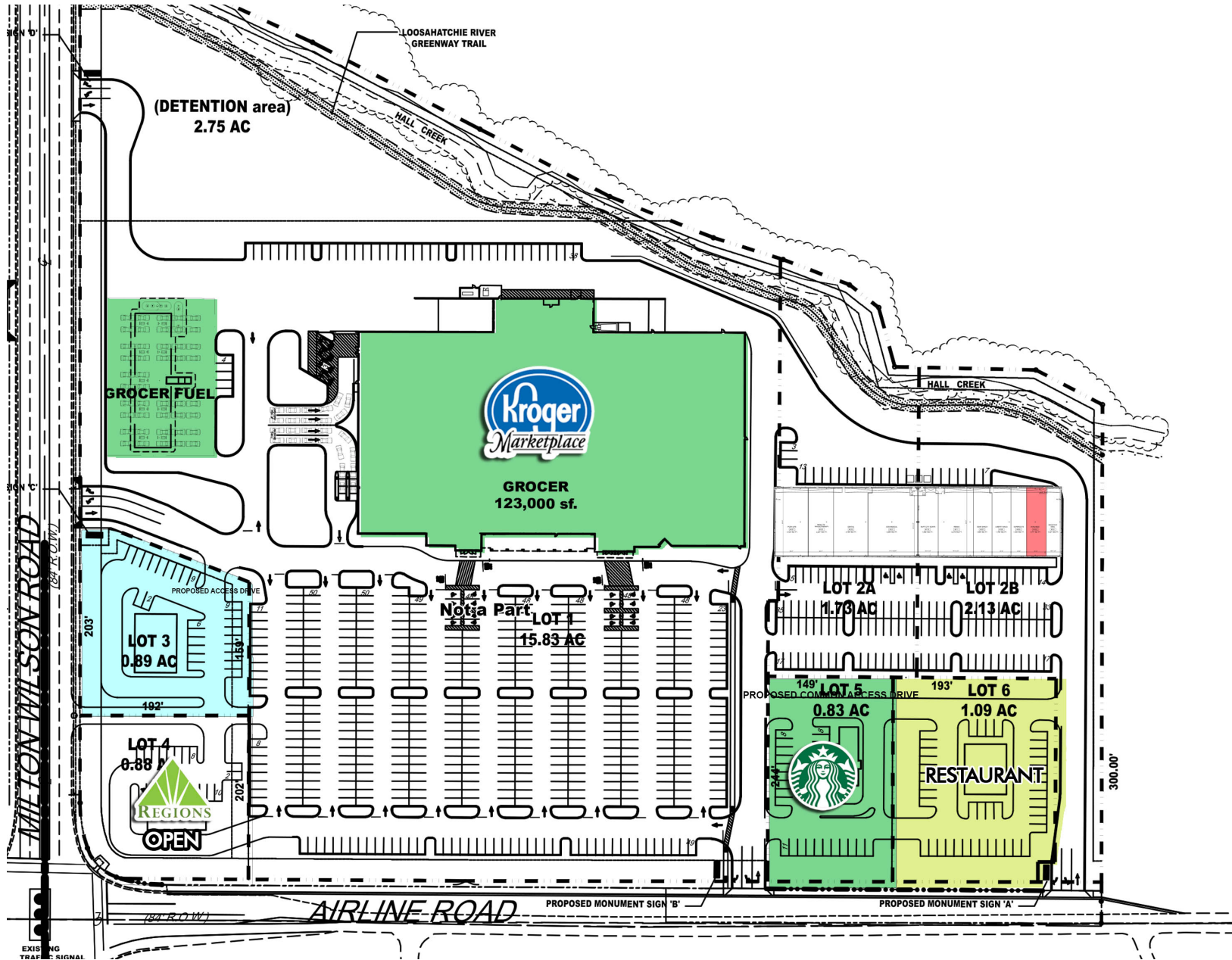
The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

THE SHOPS AT ARLINGTON VILLAGE

SEC OF AIRLINE RD & MILTON WILSON BLVD ARLINGTON, TENNESSEE

SHOP ^{COS.}_{DEV.}

SHOP ^{COS.}_{DEV.}



DEVELOPMENT DATA		
<u>LAND AREA:</u>		
GROCEER (LOT 1)	15.83 AC	
RETAIL (LOT 2A)	1.73 AC	
RETAIL (LOT 2B)	2.13 AC	
LOT 3	0.89 AC	
LOT 4	0.87 AC	
LOT 5	0.83 AC	
LOT 6	1.09 AC	
TOTAL:	23.38 AC	
<u>LOT 2 DATA:</u>		
BLDG AREA	13,200 SF	
PARKING	80 SPACES	
<u>LOT 2B DATA:</u>		
BLDG AREA	13,200 SF	
PARKING	80 SPACES	

	Open
	Lease
	LOI
	Working
	Available

John Doubleday/ JOHN@SHOPCOMPANIES.COM / 214-960-4849

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

THE SHOPS AT ARLINGTON VILLAGE

SEC OF AIRLINE RD & MILTON WILSON BLVD ARLINGTON, TENNESSEE

SHOP COS.
DEV.

SHOP COS.
DEV.



John Doubleday/ JOHN@SHOPCOMPANIES.COM / 214-960-4849

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

THE SHOPS AT ARLINGTON VILLAGE

SEC OF AIRLINE RD & MILTON WILSON BLVD ARLINGTON, TENNESSEE

SHOP COS. DEV.

SHOP COS. DEV.



The Shops at
Arlington Village
2.5 MILES

John Doubleday/ JOHN@SHOPCOMPANIES.COM / 214-960-4849

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

THE SHOPS AT ARLINGTON VILLAGE

SEC OF AIRLINE RD & MILTON WILSON BLVD ARLINGTON, TENNESSEE

SHOP COS.
DEV.

SHOP COS.



John Doubleday/ JOHN@SHOPCOMPANIES.COM / 214-960-4849

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



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.

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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone