

— 4628 S COOPER STREET | ARLINGTON, TEXAS 76017

Bardin Place



MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

- Bardin Place is a 420,550 SF grocery anchored power center ideally positioned in Arlington's retail corridor with excellent access and exposure.
- Diverse and strong tenant mix with many tenants leasing space for 20+ years.
- Interstate 20 Pylon Signage.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2023 Population	8,022	120,177	334,988
Total Households	3,377	43,805	118,821
Average Household Income	\$99,469	\$105,774	\$101,678
Traffic Counts	I-20: 204,429 VPD S Cooper St: 74,589 VPD Bardin Rd: 12,376 VPD		

AREA RETAILERS

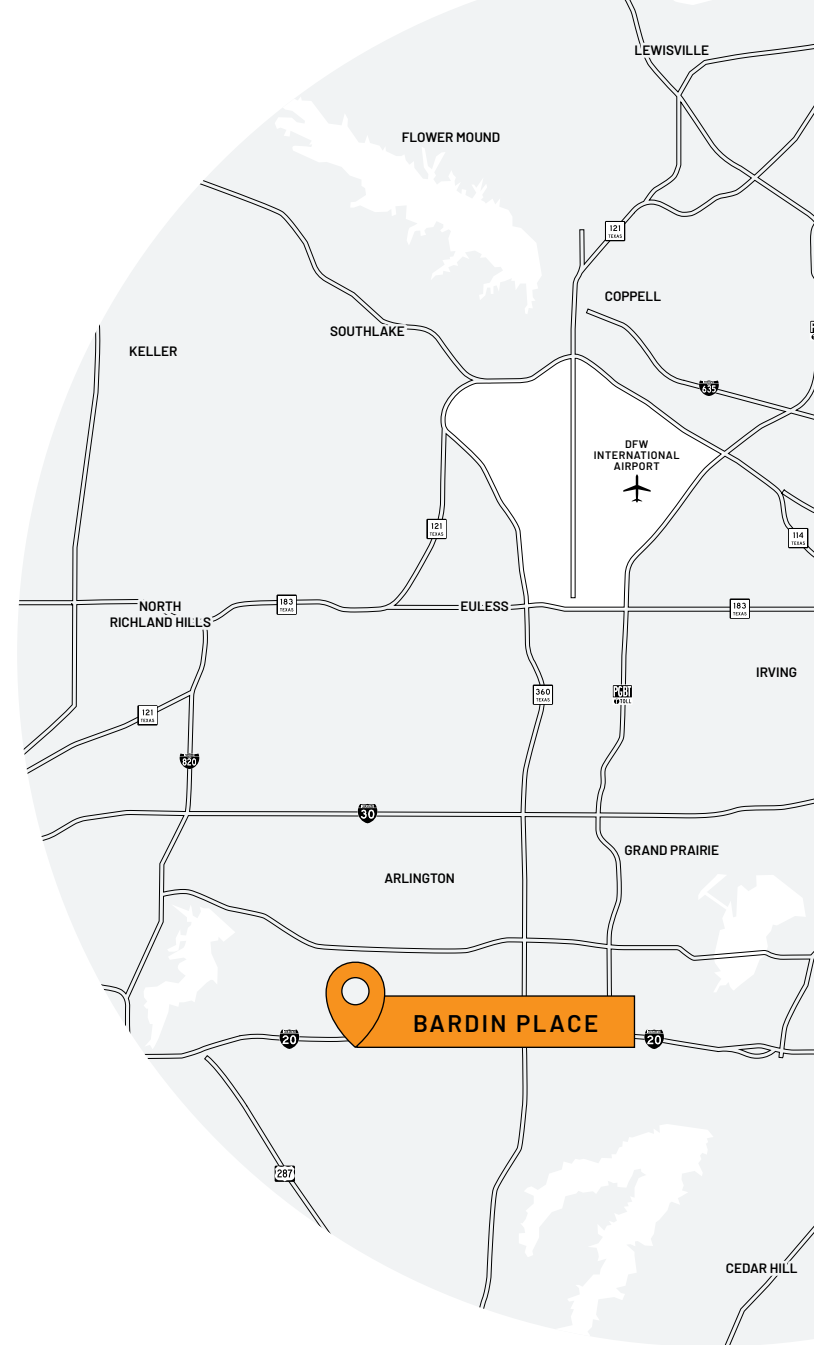


AVAILABILITY

100% Leased

LEASE RATES

Please Call for Rates



SUITE	TENANT	SF
01	Ninja Ramen & Royal Tea	3,997
02	Mattress Giant	5,250
03	Super Anime Outlet	1,320
04	T-Mobile	2,800
04A	Good Feet Store	1,250
05	Horizon Dental Center	3,000
05A	Leeza Threading	1,200
06	Baskin Robbins	1,200
07	uBreakiFix	1,020
08	Applebee's	5,200
09-1	PGA Superstore	29,162
09-2	Ashley Furniture	38,765
09-3	Ideal Floors	40,000
09A	Game Over Video	2,864
10	Shoe Carnival	10,210
11	Ross Dress for Less	24,000
12	Quickset Jewelry Repair	1,490
13	Leslie's Pool Supplies	4,038
14	Envy Nails	3,017
15	Rainbow	12,343
16	Jenny Beauty Supply	15,000
17	Dollar Tree	15,000
18	AAA	4,624
19	Mardel	24,990
20	Hobby Lobby	71,137
21	Winco Foods	88,300
FS2	Chamas Do Brazil	9,500





	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	8,022	120,177	334,988
2028 Projected Population	8,331	124,209	344,907
2020 Census Population	8,079	118,681	330,435
2010 Census Population	7,551	112,601	305,044
Projected Annual Growth 2023 to 2028	0.8%	0.7%	0.6%
Historical Annual Growth 2010 to 2023	0.5%	0.5%	0.8%
2023 Median Age	39.9	35.6	34.2
HOUSEHOLDS			
2023 Estimated Households	3,377	43,805	118,821
2028 Projected Households	3,643	47,096	126,849
2020 Census Households	3,343	42,535	115,397
2010 Census Households	2,975	40,563	107,535
Projected Annual Growth 2023 to 2028	1.6%	1.5%	1.4%
Historical Annual Growth 2010 to 2023	1.0%	0.6%	0.8%
RACE AND ETHNICITY			
2023 Estimated White	54.1%	47.1%	43.6%
2023 Estimated Black or African American	19.8%	22.8%	23.1%
2023 Estimated Asian or Pacific Islander	6.7%	7.4%	9.4%
2023 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.9%
2023 Estimated Other Races	18.5%	21.9%	23.0%
2023 Estimated Hispanic	21.9%	26.2%	28.0%

	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	\$99,469	\$105,774	\$101,678
2023 Estimated Median Household Income	\$93,913	\$85,455	\$81,910
2023 Estimated Per Capita Income	\$41,872	\$38,587	\$36,153
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	5.3%	5.9%	6.4%
2023 Estimated Some High School (Grade Level 9 to 11)	3.8%	5.3%	6.8%
2023 Estimated High School Graduate	17.0%	23.2%	23.8%
2023 Estimated Some College	22.5%	23.3%	21.9%
2023 Estimated Associates Degree Only	8.1%	7.8%	8.4%
2023 Estimated Bachelors Degree Only	30.7%	23.3%	21.8%
2023 Estimated Graduate Degree	12.6%	11.2%	10.9%
BUSINESS			
2023 Estimated Total Businesses	997	5,811	14,155
2023 Estimated Total Employees	10,641	46,912	100,449
2023 Estimated Employee Population per Business	10.7	8.1	7.1
2023 Estimated Residential Population per Business	8.0	20.7	23.7

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1 This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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 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 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. 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.

VPC Property Services, Inc.	9004601	colton@vistapropertyco.com	214.234.2555
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colton Wright	550365	colton@vistapropertyco.com	214.234.2574
Designated Broker of Firm	License No.	Email	Phone
Mason duPerier	9004601	mason@vistapropertyco.com	214.234.2573
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov