

LINCOLN COURT

ARLINGTON, TEXAS



Lincoln Court is experiencing tremendous leasing activity! Hurry, only a few spaces remaining!

AREA TRAFFIC GENERATORS



HIGHLIGHTS

- QuikTrip is now open and expects 4,000 customer trips per day.
- 3,045 SF end cap available.
- Great freeway visibility.
- 1,972 SF former office space with existing kitchen, reception area and multiple offices available and in "move in condition."

PROPERTY INFORMATION

LOCATION

SWC I-20 and Little Road
Arlington, Texas

SIZE

118,559 SF

TRAFFIC COUNTS

I-20: 177,000 VPD
Hwy 287: 72,000 VPD
Little Road: 36,140 VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2011 Population	15,169	82,868	210,476
2011 Avg. HH Income	\$84,039	\$86,184	\$70,855



Lincoln Court

www.lincolncourtshoppingcenter.com

For Information

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214.378.1212



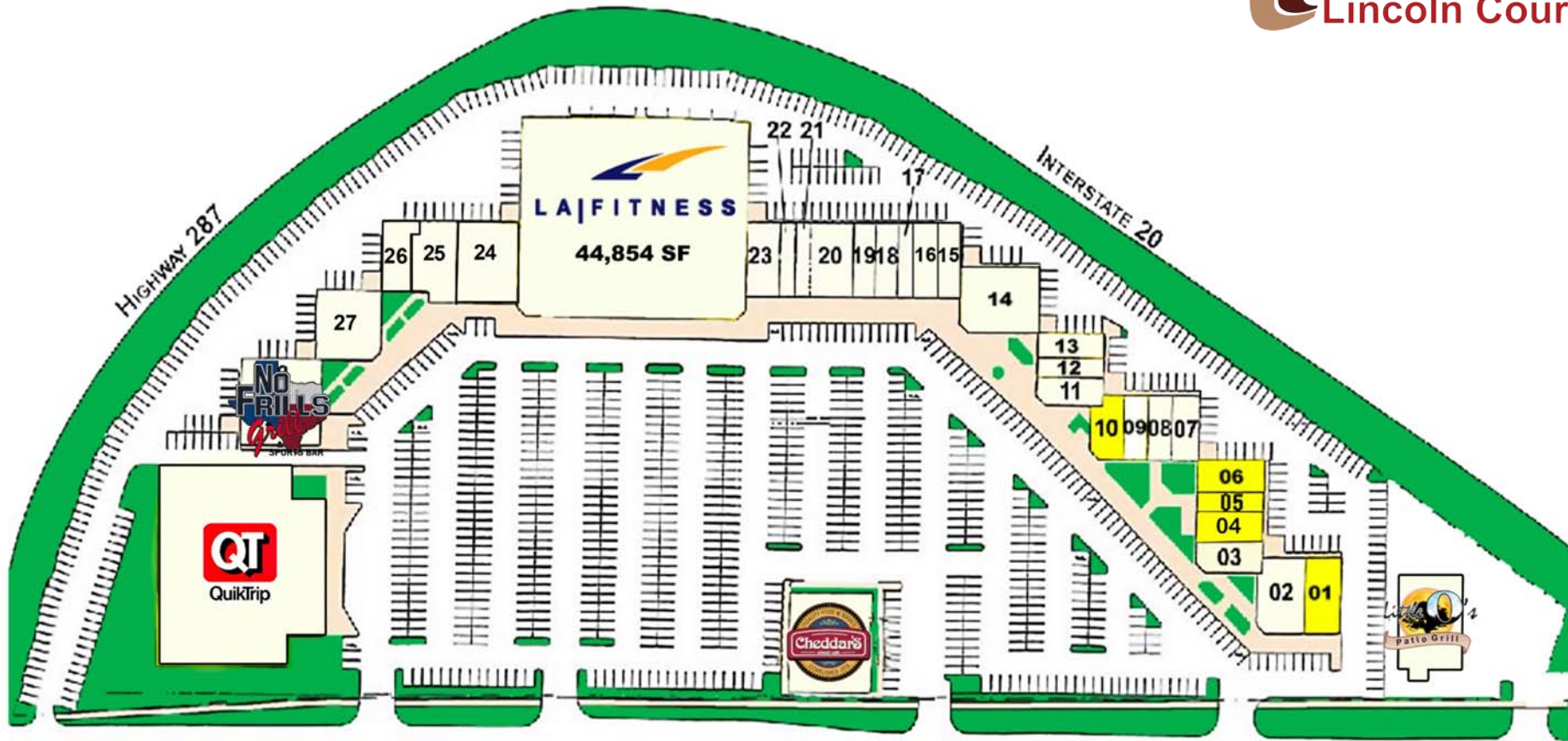
WWW.VENTUREDFW.COM

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FOR LEASE

Lincoln Court

Arlington, Texas



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF			
00	4650	Little O's Patio Grill	5,560	08	4742	Dancer's Closet	1,690	17-20	4798-4810	Dance Workshop	6,956
01	4700	Available (Drive-thru Available)	3,045	09	4750	Allstate	1,650	21	4818	Expo Nail	1,125
02	4714	Kitchen Store	3,381	10	4758	Available	2,286	22-23	4820	Metro Karate	3,460
03	4720	Molly's Burgers	2,240	11	4760	Corky's Pizzeria	1,974	24-25	4880-4882	Armstrong McCall	7,651
04	4722	Available	1,972	12-13	4770/4772	Chelsea's Boutique	2,906	26	4884	Nutrition Nation	1,485
05	4728	Available	982	14	4780	The True Percula	4,777	27	4898	Texstar Installs	4,638
06	4732	Available	2,146	15	4790	Medical Associates	2,775	28-29	4902-4914	No Frills Grill	7,716
07	4738	Arlington Medical Clinic – Little Road	1,790	16	4794	Cancun Tan	1,500				



BIG LOTS!

DOLLAR GENERAL

INTERSTATE 20

177,000 VPD

SITE

LA FITNESS

NO FRILLS Grill SPORTS BAR

QT

LITTLE RD

36,140 VPD

287

72,000 VPD

Walmart SUPERCENTER

T-Mobile

Chili's

NTB



Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

(Form 5/98)

Property: Lincoln Court, Arlington, Texas

In this transaction, Venture Commercial Real Estate, LLC, is:

[X] agent for Owner/Landlord only; [] agent for Buyer/Tenant only; or [] an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord

Date

Buyer or Tenant

Date