



FOR SALE

1.73 ACRE PARCEL SWQ GREAT SW PKWY & MERRILEE DR

ARLINGTON, TEXAS

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

CHRIS JANOWSKI Vice President | Land
cjanowski@duwestrealty.com | 214.720.0004

SCOTT RODGERS Partner
scottrodgers@duwestrealty.com | 214.720.0004

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

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±1.73 ACRES FOR SALE | 3512 Merrilee Dr, Arlington, Texas 76011

OVERVIEW

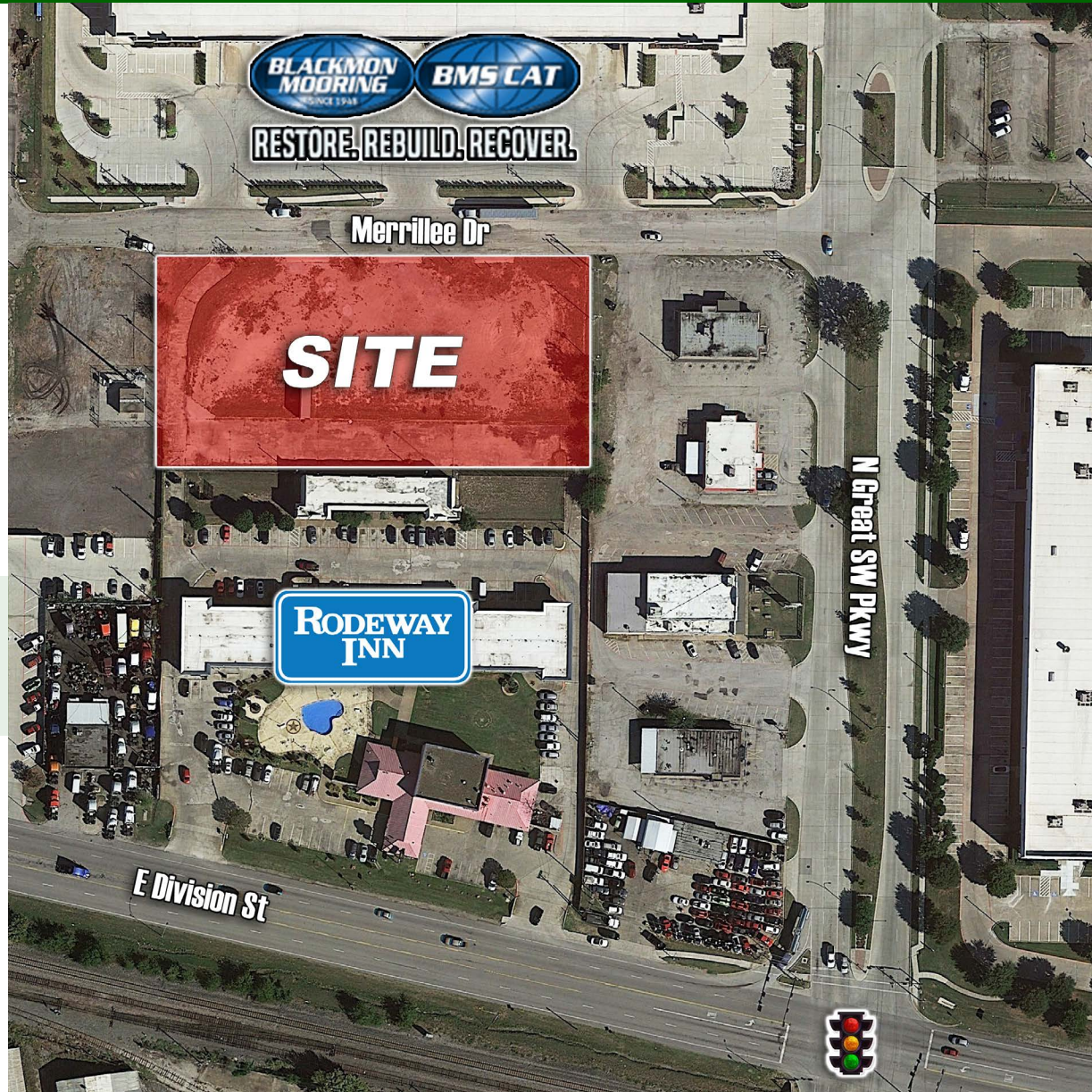
- 1.73 Acres Available
- Great development site
- Located on the south side of Merrilee Dr, just west of N Great SW Pkwy and one block north of Hwy 180/Division St
- Easy access to SH-360, I-30 and SH-161/PGBT
- Close Proximity to Six Flags over Texas, AT&T Stadium, Globe Life Field, Texas Live, Lone Star Park and more
- Call for Info & Price

TRAFFIC COUNTS

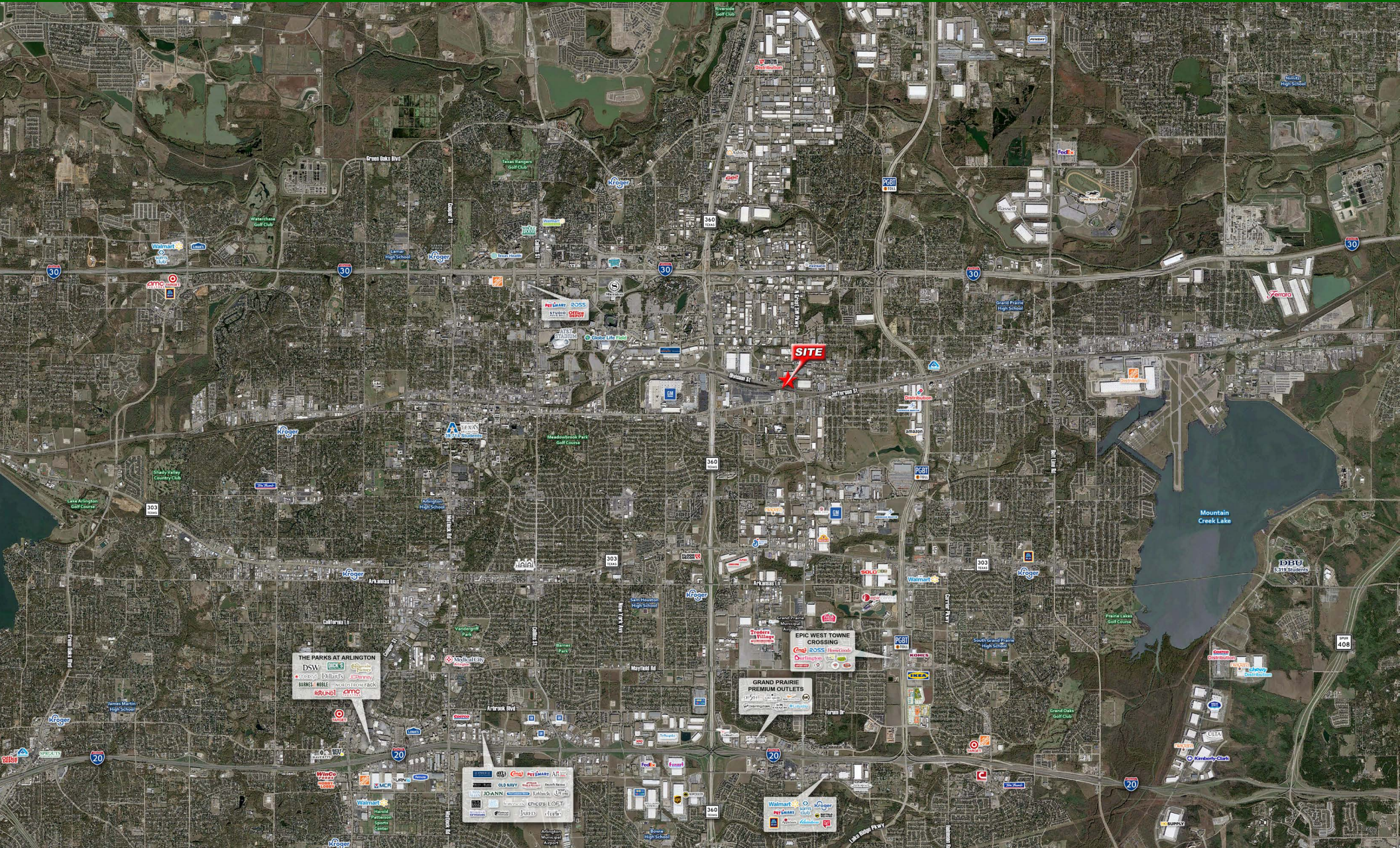
N Great SW Pkwy: 6,435 VPD south of site & 5,428 VPD north of site | Division St: 17,136 VPD VPD (TXDOT 2019)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	8,124	106,375	294,313
Daytime Pop.	8,149	107,616	303,282
Households	12,603	136,622	318,603
Avg HH Income	\$61,793	\$69,391	\$75,015



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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:
 - 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.

DuWest Management Inc. 605046 _____ 214-720-0004
 Licensed Broker /Broker Firm Name or License No. Email Phone
 Primary Assumed Business Name

 Designated Broker of Firm License No. Email Phone

 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