

**BARDIN SQUARE**

 **Domino's**

 *fashion and shoes*

**Hair Game BARBER SHOP**

**CHIROPRACTIC**

**LOGOS† CHURCH**

 **FUSHA'S**

**25TH AUTO INSURANCE & TAXES**

130



130 East Bardin Road, Arlington, TX 75019

# BARDIN SQUARE

## ARLINGTON , TX



# Confidentiality & Disclaimer

## BARDIN SQUARE

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers.

### PRESENTED BY:

**KW COMMERCIAL**  
2106 E State Hwy 114,  
Suite 101  
Southlake, TX 76092

**ELIUD SANGABRIEL, CCIM**  
Senior Director  
O 817.328.1183  
C 972.839.0590  
eliud@kwc-dfw.com

**MOORE MATTHEWS, CCIM**  
Managing Director  
O 817.328.1183  
moore@kwc-dfw.com

**MATT MATTHEWS**  
Director  
O 817.328.1183  
matt@kwc-dfw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For USMS properties follow this link <https://www.reallook.com/>

**ELIUD SANGABRIEL, CCIM**  
Senior Director  
O 817.328.1183 X972  
C 972.839.0590  
eliud@kwc-dfw.com  
TX #0589027

**MOORE MATTHEWS, CCIM**  
Managing Director  
O 817.328.1183  
moore@kwc-dfw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# BARDIN SQUARE

**SALE PRICE:** \$2,013,000.00

**PRICE SF:** \$108.00

**CAP RATE:** Contact Broker

**NOI:** Contact Broker

**BUILDING SIZE:** 18,639 SF

**LOT SIZE:** 65,340 SF

**YEAR BUILT:** 1985

**PARKING:** 89 SPACES

**ADDRESS:** 130 East Bardin Road,  
Arlington, TX

Vacant	100
Fushas Enterprises	104
Logos Church	108
Hair Game Barber Shop	112
Arlington Beauty	112B
25th Auto Insurance and Taxes	116
Be A Doll Salon Boutique	122
Smoq'd Exotic Cuisine	128
Blue Print Intl Sanctuary	136
Beauty by Blessed Hands	138
Vacant	142
Bardin Chiropractic	144



**ELIUD SANGABRIEL, CCIM**  
Senior Director  
O 817.328.1183 X972  
C 972.839.0590  
eliud@kwc-dfw.com  
TX #0589027

**MOORE MATTHEWS, CCIM**  
Managing Director  
O 817.328.1183  
moore@kwc-dfw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## Property Description

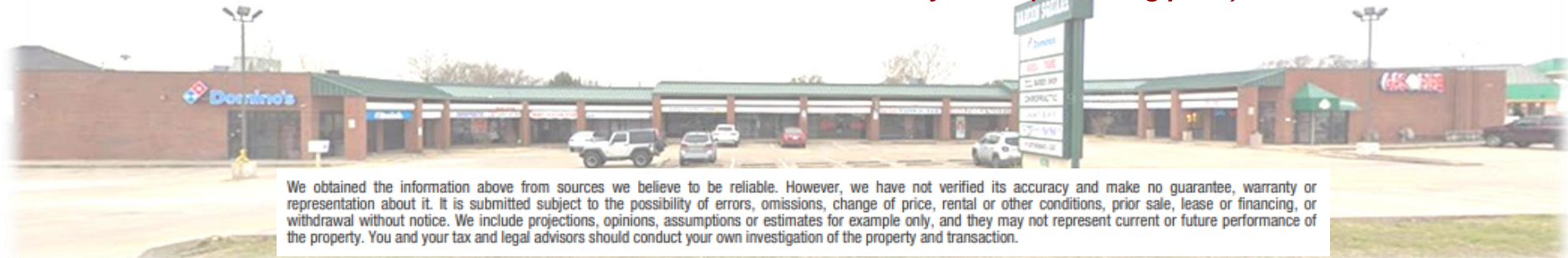
### Overview

Subject property is located in the corner of Bardin Rd and Matlock Ave, just minutes from heavy and active retail area (I-20/Matlock). A high traffic corner with new retail developments including Starbucks and other national tenants, across the street to a multifamily development consisting of 180 units built in 2019 and currently leasing. Near restaurants and just minutes from I-20 (202,837 Vehicles Per Day). The building is 18,639 SF and built in 1985. Currently occupied by tenants including Domino's Pizza and other spaces with a mix of Restaurants / Beauty Salon / Barber / Tax / Church plus other services. This Retail Center is service oriented and Internet proof. Parking has approximately 89 parking spaces and unobstructed access to Bardin Rd. Highly visible monument.

### Property

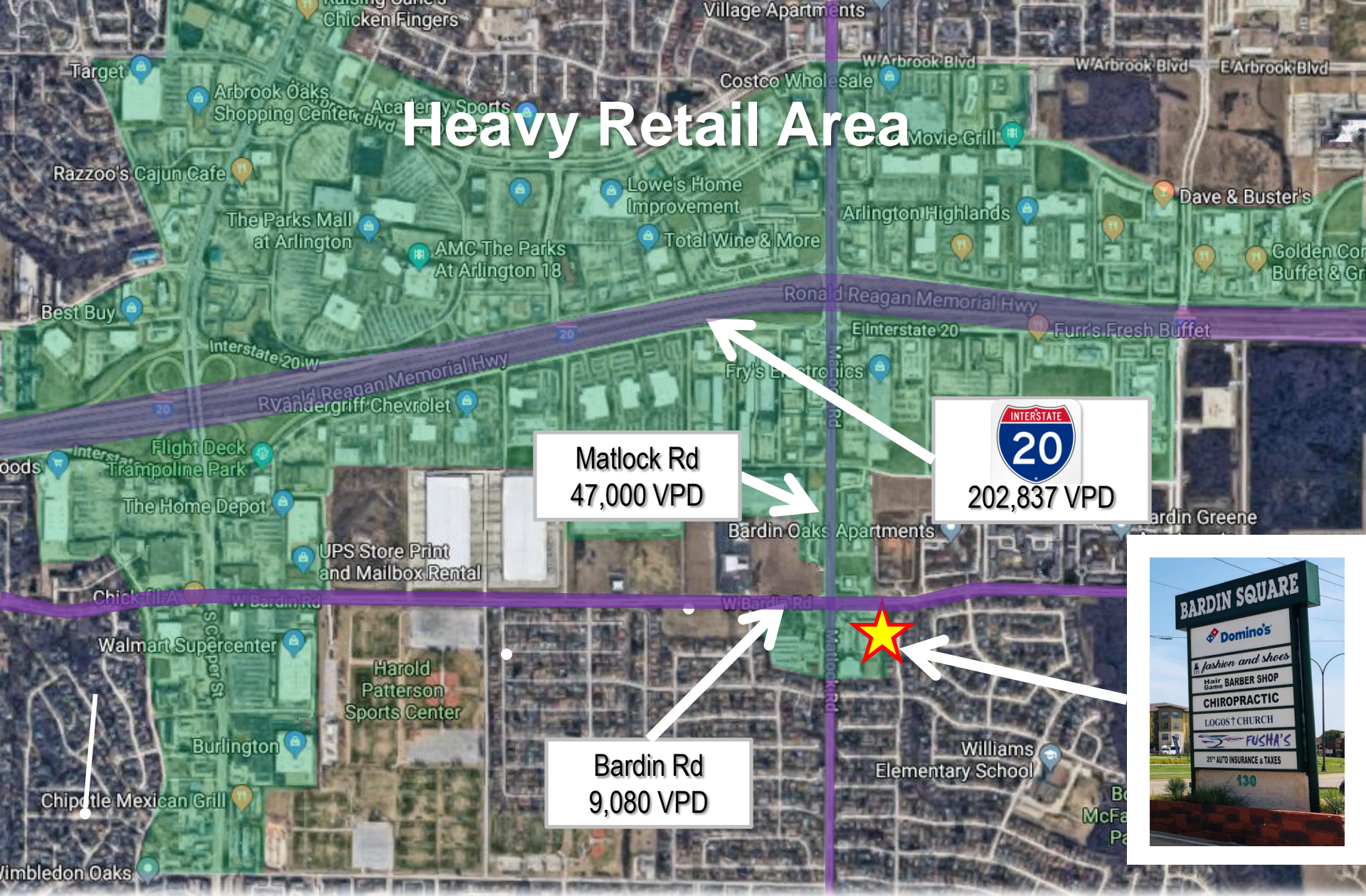
Building currently has 13 spaces with some vacancy, investment has potential to increase value by capital improvements to exterior, leasing vacant spaces and replacing and renegotiating some current tenant's leases (converting leases to NNN leases at market rents). Currently market rents are in average \$12.00 - \$15.00sf for comparable properties. Currently listed under replacement value at \$108.00 SF, makes this investment a true and rare value-add opportunity.

- Seller is USMS (*United States Marshall Services*) Do not disturb tenants
- Property sold "As-is"
- No warranties or guaranties will transfer
- There are no financials, rent rolls, expenses and other information available (only partial)
- Buyer is required to deposit a minimum earnest money of 5% (on selling price)



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Heavy Retail Area



**ELIUD SANGABRIEL, CCIM**  
 Senior Director  
 O 817.328.1183 X972  
 C 972.839.0590  
 eliud@kwc-dfw.com  
 TX #0589027

**MOORE MATTHEWS, CCIM**  
 Managing Director  
 O 817.328.1183  
 moore@kwc-dfw.com

Vehicles Per Day Data from STDB.COM

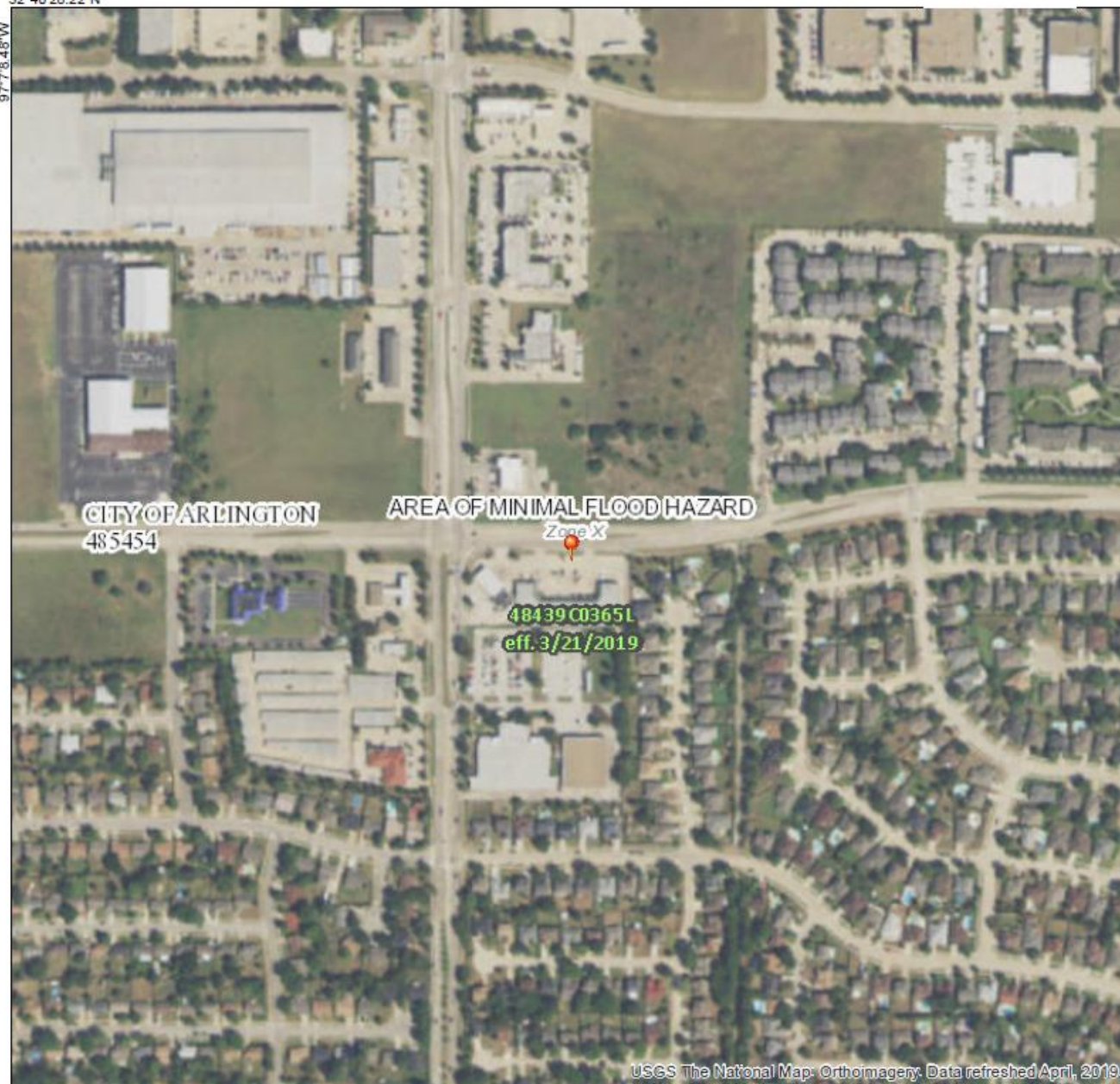
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# National Flood Hazard Layer FIRMette



32°40'28.22"N

97°7'8.48"W



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- |                                    |  |   |
|------------------------------------|--|---|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99  |
|                                    |  | With BFE or Depth Zone AE, AD, AH, VE, AR   |
|                                    |  | Regulatory Floodway   |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                                    |  | Future Conditions 1% Annual Chance Flood Hazard Zone X  |
|                                    |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X  |
|                                    |  | Area with Flood Risk due to Levee Zone D  |
| <b>OTHER AREAS</b>                 |  | Area of Minimal Flood Hazard Zone X   |
|                                    |  | Effective LOMRs   |
| <b>GENERAL STRUCTURES</b>          |  | Area of Undetermined Flood Hazard Zone D  |
|                                    |  | Channel, Culvert, or Storm Sewer  |
|                                    |  | Levee, Dike, or Floodwall   |
| <b>OTHER FEATURES</b>              |  | Cross Sections with 1% Annual Chance Water Surface Elevation  |
|                                    |  | Coastal Transect  |
|                                    |  | Base Flood Elevation Line (BFE)   |
|                                    |  | Limit of Study  |
|                                    |  | Jurisdiction Boundary   |
| <b>MAP PANELS</b>                  |  | Digital Data Available  |
|                                    |  | No Digital Data Available   |
|                                    |  | Unmapped  |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/9/2019 at 4:11:56 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery. Data refreshed April, 2019.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

32°39'57.93"N

97°6'31.02"W



Account #: 05667348  
Georeference: 8900--3  
Property Location: 130 E BARDIN RD

**Jurisdictions:**  
024 CITY OF ARLINGTON  
220 TARRANT COUNTY  
901 ARLINGTON ISD  
224 TARRANT COUNTY HOSPITAL  
225 TARRANT COUNTY COLLEGE

**Owner Information**  
RIDGLEA COMPLEX MANAGEMENT INC  
5800 MAPLE AVE  
DALLAS, TX 75235-6504

**5-Year Value History**

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2019	\$1,622,855	\$392,040	\$2,014,895	\$2,014,895
2018	\$1,382,122	\$392,040	\$1,774,162	\$1,774,162
2017	\$1,297,797	\$392,040	\$1,689,837	\$1,689,837
2016	\$1,054,560	\$392,040	\$1,446,600	\$1,446,600
2015	\$896,923	\$392,040	\$1,288,963	\$1,288,963

A zero value indicates that the property record has not yet been completed for the indicated tax year  
† Appraised value may be less than market value due to state-mandated limitations on value increases

**Property Data**

**Legal Description:** CROTZ, L ADDITION Lot 3  
**Deed Date:** 12-03-2012  
**Deed Page:** 0000000  
**Deed Volume:** 0000000  
**Instrument:** D212295077  
**State Code:** F1 Commercial  
**Agent:** RANDALL RUDOLPH & ASSOCIATES INC

**Notice Sent:** 04-15-2019  
**Protest Deadline:** 05-15-2019

**Site Number:** 80479243  
**Site Name:** BARDIN SQUARE  
**Class:** RETNBHD - Retail-Neighborhood Shopping Center  
**# of Parcels:** 1  
**Primary Building:**  
**Building Name:** BARDIN SQUARE / 05667348  
**Building Type:** Commercial  
**Year Built:** 1985

**Gross Building Area †††:** 18,639  
**Net Leasable Area †††:** 18,311  
**Land Sqft ♦:** 65,340  
**Land Acres ♦:** 1.5000

††† Rounded

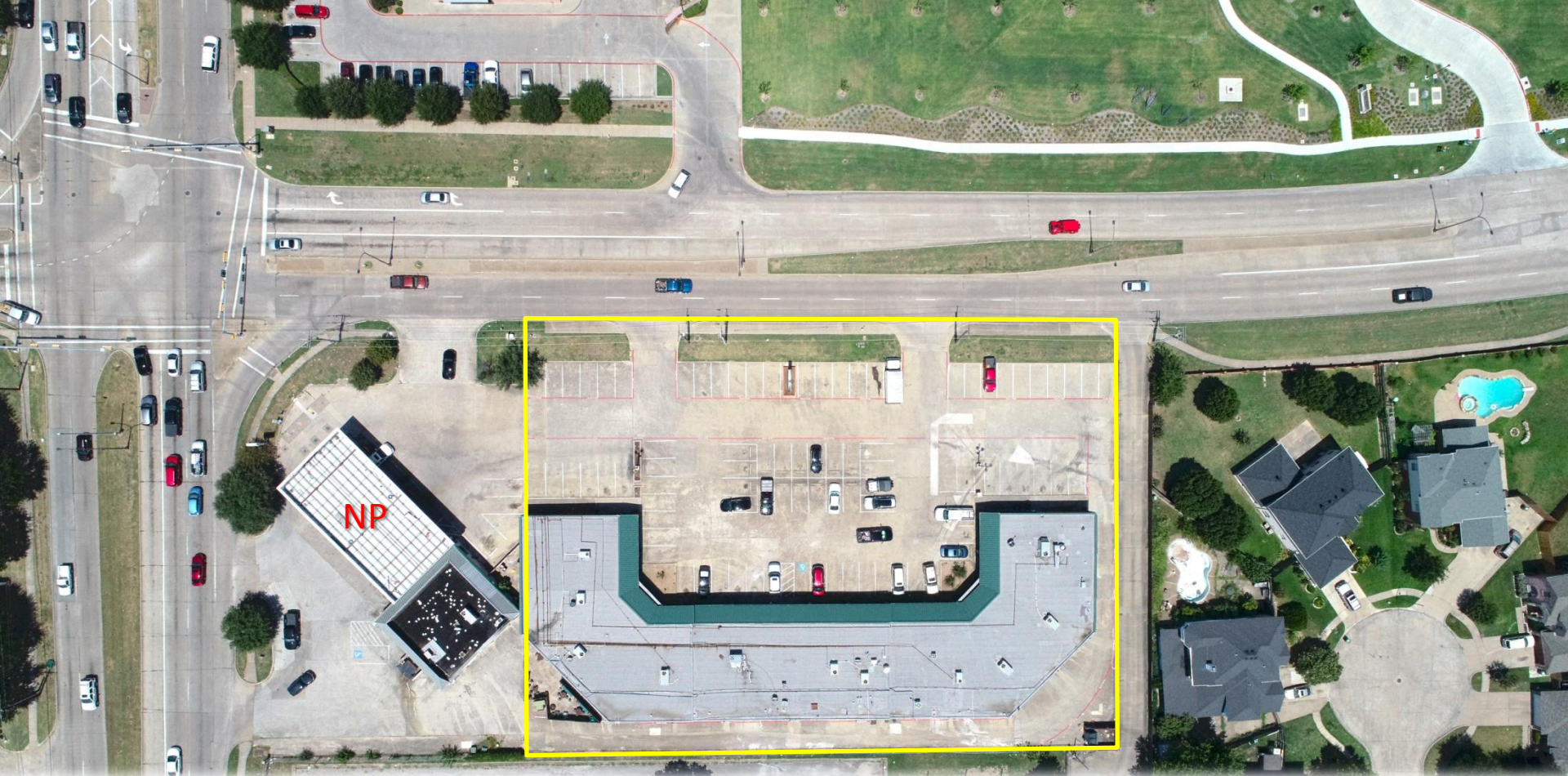
♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated





	1 mile	3 miles
<b>Mortgage Income</b>		
2019 Percent of Income for Mortgage	10.2%	11.9%
<b>Median Household Income</b>		
2019 Median Household Income	\$65,046	\$62,259
2024 Median Household Income	\$74,479	\$70,208
2019-2024 Annual Rate	2.75%	2.43%
<b>Average Household Income</b>		
2019 Average Household Income	\$75,818	\$80,350
2024 Average Household Income	\$86,174	\$92,003
2019-2024 Annual Rate	2.59%	2.75%
<b>Population</b>		
2000 Population	8,191	109,922
2010 Population	8,444	125,060
2019 Population	8,847	132,221
2024 Population	9,021	135,144
2000-2010 Annual Rate	0.30%	1.30%
2010-2019 Annual Rate	0.51%	0.60%
2019-2024 Annual Rate	0.39%	0.44%
2019 Male Population	48.3%	48.6%
2019 Female Population	51.7%	51.4%
2019 Median Age	33.7	33.3





**ELIUD SANGABRIEL, CCIM**  
Senior Director  
O 817.328.1183  
C 972.839.0590  
eliud@kwc-dfw.com

**MOORE MATTHEWS, CCIM**  
Managing Director  
O 817.328.1183  
moore@kwc-dfw.com

**MATT MATTHEWS**  
Director  
O 817.328.1183  
matt@kwc-dfw.com



**MATTHEWS  
COMMERCIAL**  
KW COMMERCIAL

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 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 submitted by the party, disclose:
  - (1) that the owner will accept a price less than the written asking price;
  - (2) that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - (3) 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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 Initials

Seller/Landlord Initials

date

IABS 1-0  
TAR 2501