

# PIONEER CROSSING

2235 Carter Drive-Arlington-TX-76106

## LOCATION

- On Carter Drive just South of Pioneer Parkway (FM303)
- Almost Directly off the Pioneer Parkway Exit on Highway 360
- Arlington is conveniently located between Dallas and Fort Worth and is just South of the DFW Airport

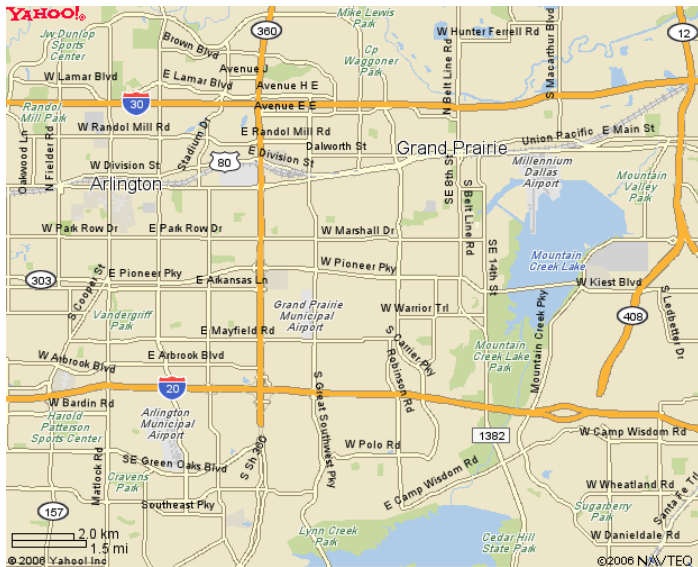


## SPACE FOR LEASE

- 1200-2700 SF
- Term 36 Months
- Lease Start Rate is \$16.00 Per SF
- NNN= \$6.75 SF (estimate)

**AVAILABLE NOW**

**Pioneer Crossing is an Upscale 8,474 SF Retail Development built in 1998.  
The Estimated Traffic Count for Pioneer Parkway is 38,420.**



### Market Demographics

	1 Mile	3 Mile	5 Mile
2005 Estimated Population	21,855	108,907	308,154
2030 Population projection	25,843	153,267	401,426
2005 Estimated Household income			\$40,041
Median Age			31

### Tenants Include:

Sally Beauty Supply-Dentist Office-Vogue Nails, ACE Cash  
Super Market Opening Soon

**For More Information Contact  
Crystal Brown  
Wells Asset Management  
(972) 458-2588 x 116**

Information was obtained from sources believed to be reliable. However, all information is subject to verification and change without notice, and no guaranty, express, or implied is made as to the accuracy thereof.