



721 N WASTON ROAD
ARLINGTON, TEXAS

721

N Watson Road

**CONFIDENTIAL:
PLEASE DO NOT DISTURB TENANT**

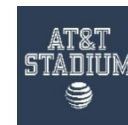
PREMISES:

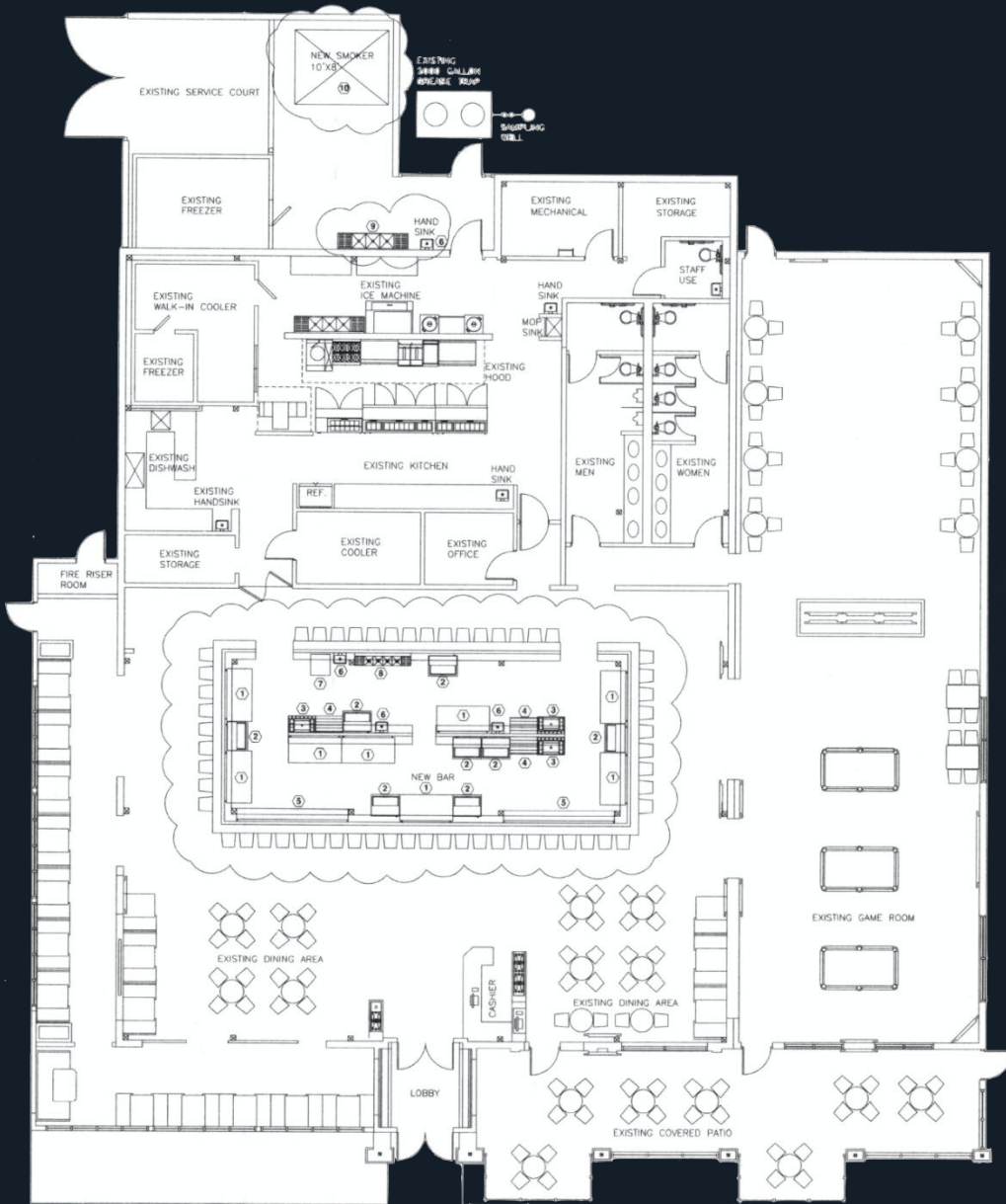
APPROXIMATELY 9,036 SF of Restaurant Space

SITE HIGHLIGHTS:

- Located in the heart of Arlington's entertainment district
- Recent expansion and upgrades
- Over 2,400 hotel rooms in a 1 mile radius
- Frontage to high traffic corridor Highway 360

AREA HIGHLIGHTS:



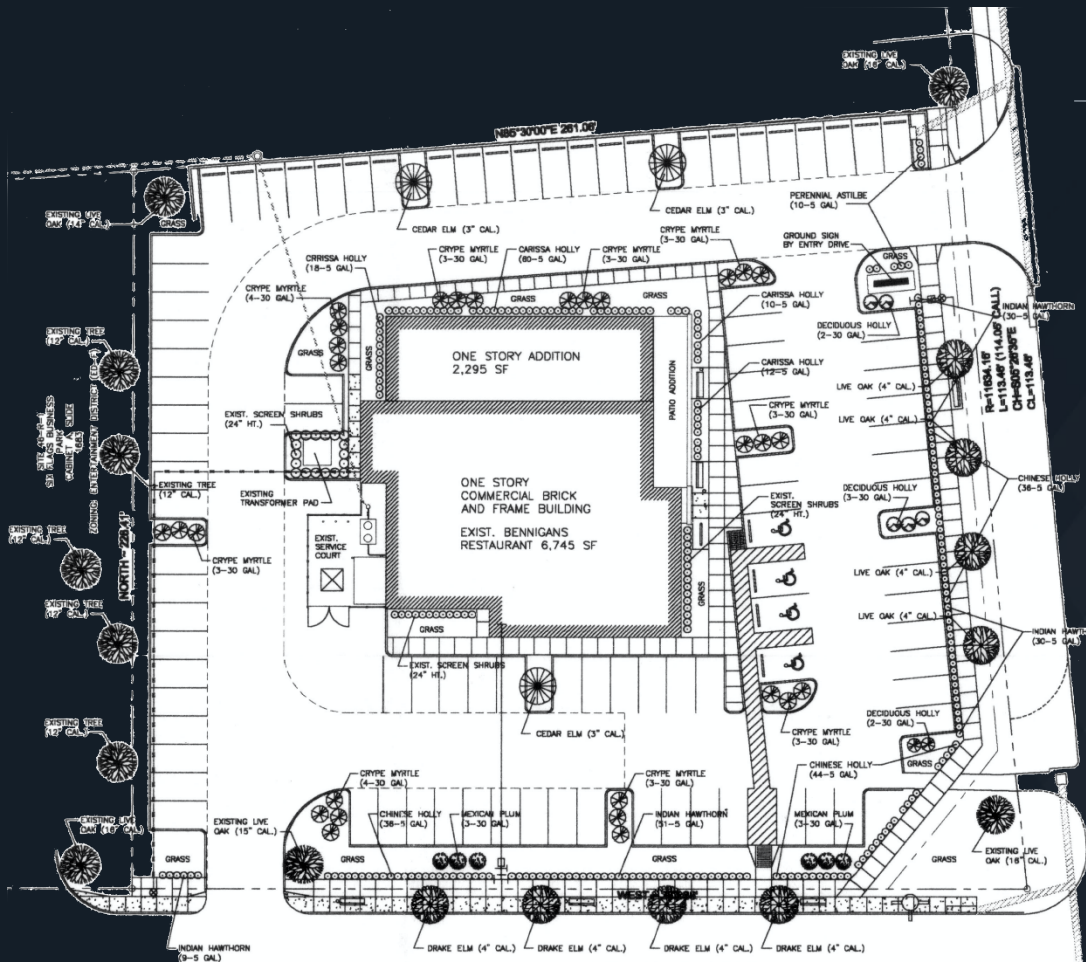


FLOOR PLAN

APPROXIMATELY 9,036 SF

FEATURES:

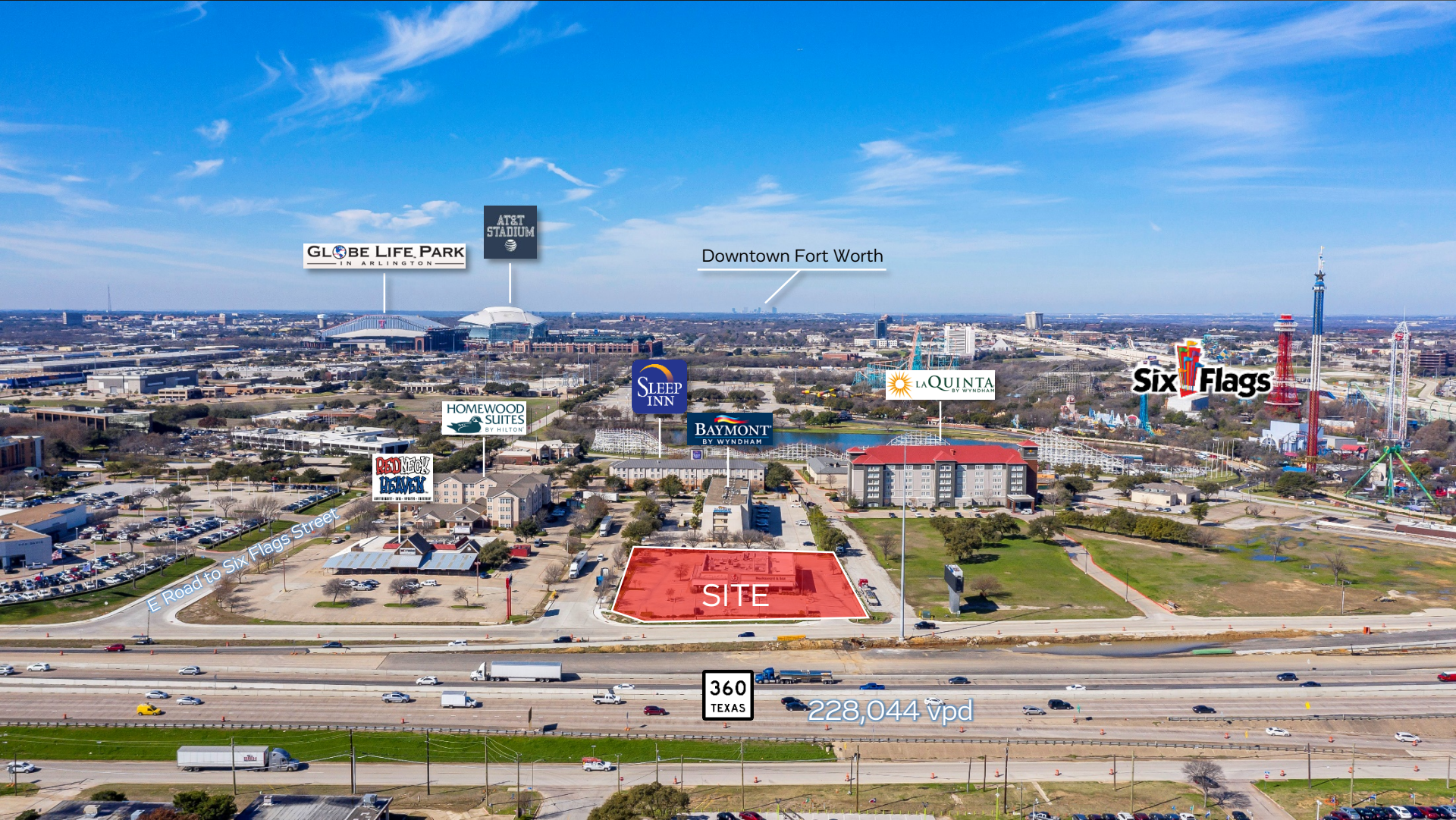
- 306 Seats (266 Inside and 35 Patio)
- New flooring
- Extended bar
- Expansion north side of the building – 2,295 SF
- Three new HVAC units
- 101 Spaces; 4 Handicap



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	1,500	112,831	291,347
DAYTIME POPULATION	18,503	146,466	320,724
AVERAGE HOUSEHOLD INCOME	\$54,555	\$61,114	\$63,174
5 YEAR POPULATION GROWTH	2.60%	4.32%	4.32%

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GLOBE LIFE PARK
IN ARLINGTON

AT&T
STADIUM

Downtown Fort Worth

SLEEP
INN

LA QUINTA
BY WYNDHAM

Six Flags

HOMWOOD
SUITES
BY HILTON

BAYMONT
BY WYNDHAM

Redneck
Heaven

SITE

E Road to Six Flags Street

360
TEXAS

228,044 Vpd

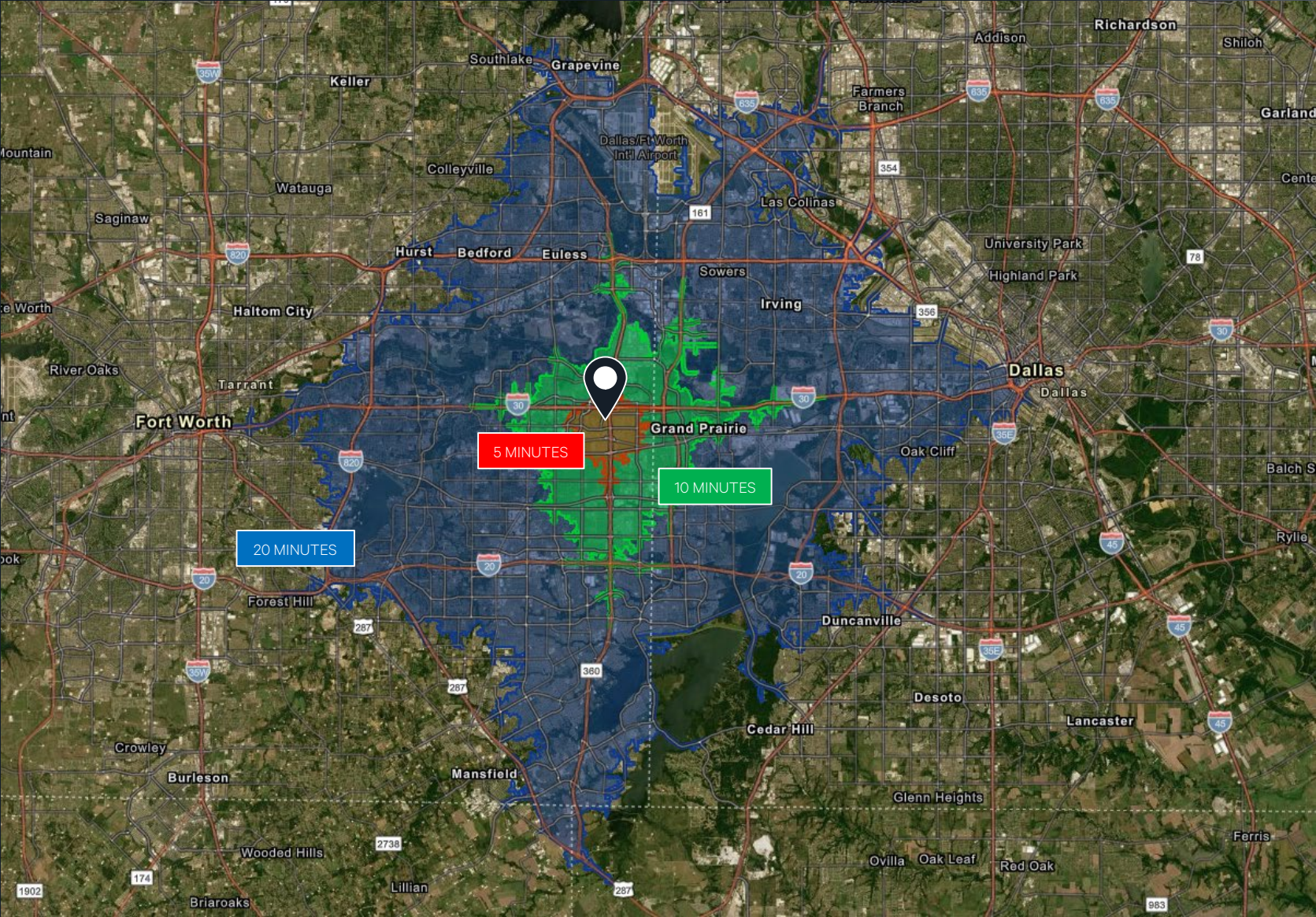
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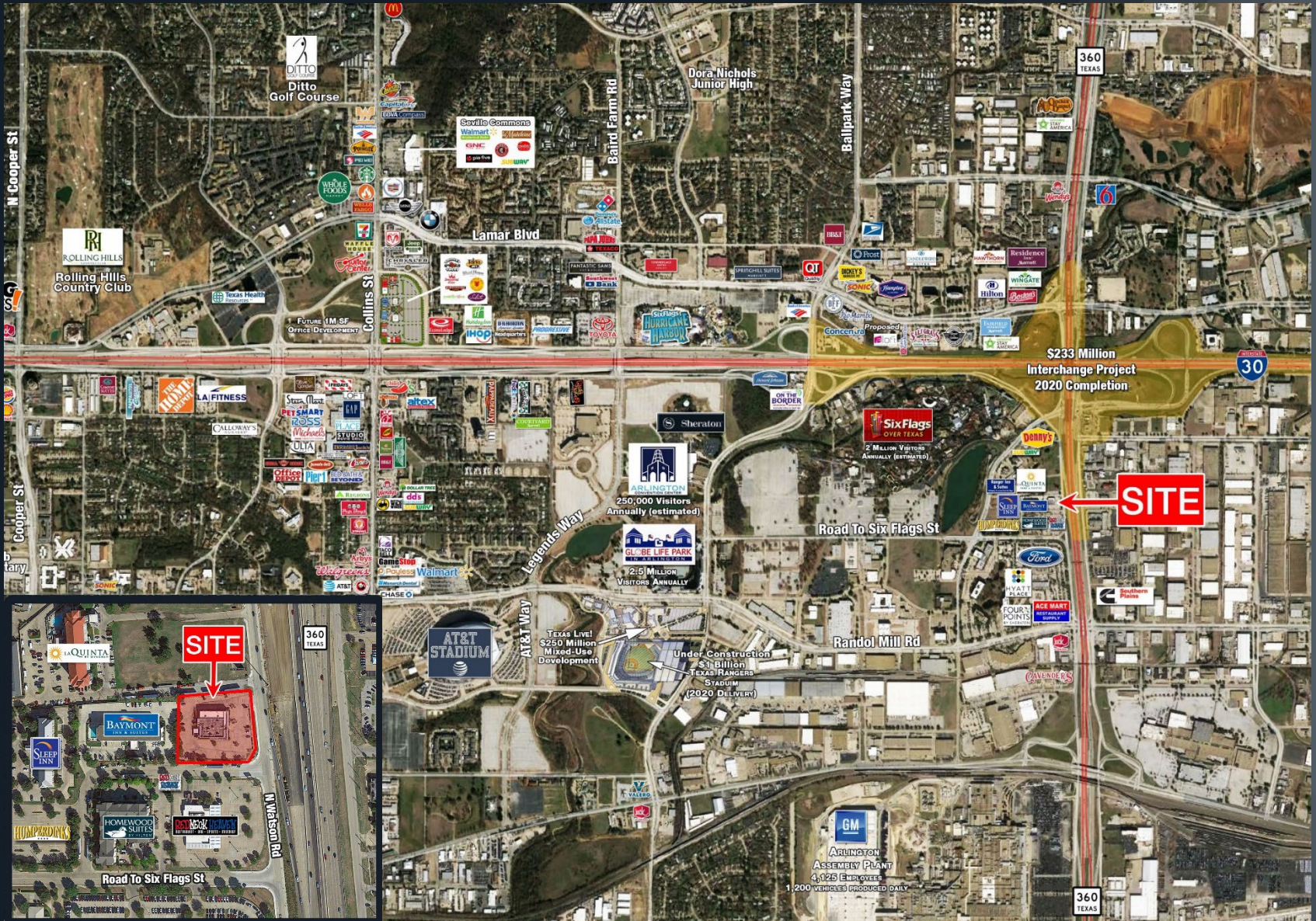
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Strategically located within the center of the DFW Metroplex, Arlington is approximately 15 miles east of downtown Fort Worth and 20 miles west of downtown Dallas and approximately 8 miles from DFW International Airport, the fourth busiest airport in the world in terms of aircraft movement.

AMERICA'S TEAM. AMERICA'S PASTIME. AMERICAN MADE AUTOMOBILES. ARLINGTON IS THE AMERICAN DREAM CITY.

Arlington is home to the Dallas Cowboys, the Texas Rangers, General Motors, Six Flags Over Texas and a host of global, domestic and family-owned businesses. The American pride in their culturally-diverse citizens is undeniable.

Beyond what is highly visible in Arlington is the backbone of the city: Top notch education where students can go from pre-K to Ph. D. (from an excelling school system to Tarrant County College and UT Arlington); it possesses valued work opportunities and economic vitality; it maintains an award winning parks system; it is rich with cultural amenities; and, it offers quality, diverse neighborhoods where the housing dollar stretches further than most cities. Arlington has 99 square miles of opportunity and it is... alive with the American Dream.

ARLINGTON HAS 'CAN-DO' SPIRIT AND SEEKS TO REMAIN AT THE FOREFRONT OF INNOVATION, INDUSTRY, EDUCATION AND ENTERTAINMENT.

Arlington is at the epicenter of one of the strongest job markets in Texas. Home to a variety of prominent and small businesses, Arlington provides significant employment opportunities. But the jobs don't stop there. The entire Dallas-Fort Worth area is teeming with occupational and career choices. Arlington's location, along with its highway/freeway networks, make getting anywhere in the Metroplex accessible within a 30-minute drive.

Its population of 388,125 is educated and diverse. Plus, it's a young city with over 50 percent of its residents being between the ages of 18 and 44.

Arlington's robust economy and dynamic workforce is supported by strong commerce and industries including manufacturing, hospitality & tourism, logistics & trade, healthcare & life sciences and professional services. Through its Work In Texas program, the Texas Workforce Commission provides many beneficial tools for anyone seeking employment opportunities, job recruitment or placement services.

BIG TIME ENTERTAINMENT AND EVENTS IN YOUR BACKYARD.

As the entertainment capital of Texas, the City is home to Six Flags Over Texas, Hurricane Harbor, the International Bowling Museum & Hall of Fame, the Texas Rangers' Globe Life Park and the Dallas Cowboys' \$1 billion AT&T Stadium. In Arlington, you're never far from the action.

There are a lot more reasons Arlington is a great place to live and play. Arlington offers residents a strong, safe and fun community. From award-winning parks to play in, art and cultural experiences to inspire and activities that celebrate diversity. There truly is something for everyone.

Arlington has a multitude of perennial shopping, dining, and family-friendly attractions to enjoy and Downtown Arlington is evolving into a burgeoning cultural district anchored by the Arlington Museum of Art, Theatre Arlington and the Levitt Pavilion for the Performing Arts.

Source: arlingtontx.gov

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