

2231 North Collins

Commercial Opportunity



Commercial Realty Advisors

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Executive Summary

Highlights:

- 1.5 miles from two DFW professional sports stadiums: Cowboys Stadium and Rangers Ballpark
- Approximately 40,000 VPD through the area via North Collins Street
- Situated less than a mile from DFW's largest thoroughfare Interstate 30

Positioned in the established and consistently growing submarket of North Arlington, 2231 North Collins presents an exciting opportunity for a national tenant to expand their footprint in the premier entertainment destination of Dallas Fort-Worth. Positioned less than two miles from the Dallas Cowboys Stadium, The Texas Rangers ballpark and in close proximity to national attractions such as Six Flags and Hurricane Harbor the site offers unparalleled exposure to visitors and residents alike.

Location: Destinations

- AT&T Stadium, Texas Live and Rangers Ballpark: 1.5 miles from site
 - The Arlington entertainment district consists of \$4 billion of development
 - 14.5 million annual visitors (anticipating additional 3 million with opening of Loews Hotel and Texas Live)
- Hurricane Harbor: 0.9 miles from site
 - 500,000 annual visitors
- Six Flags: 1.7 miles from site
 - More than 1 million annual visitors



Arlington Entertainment District

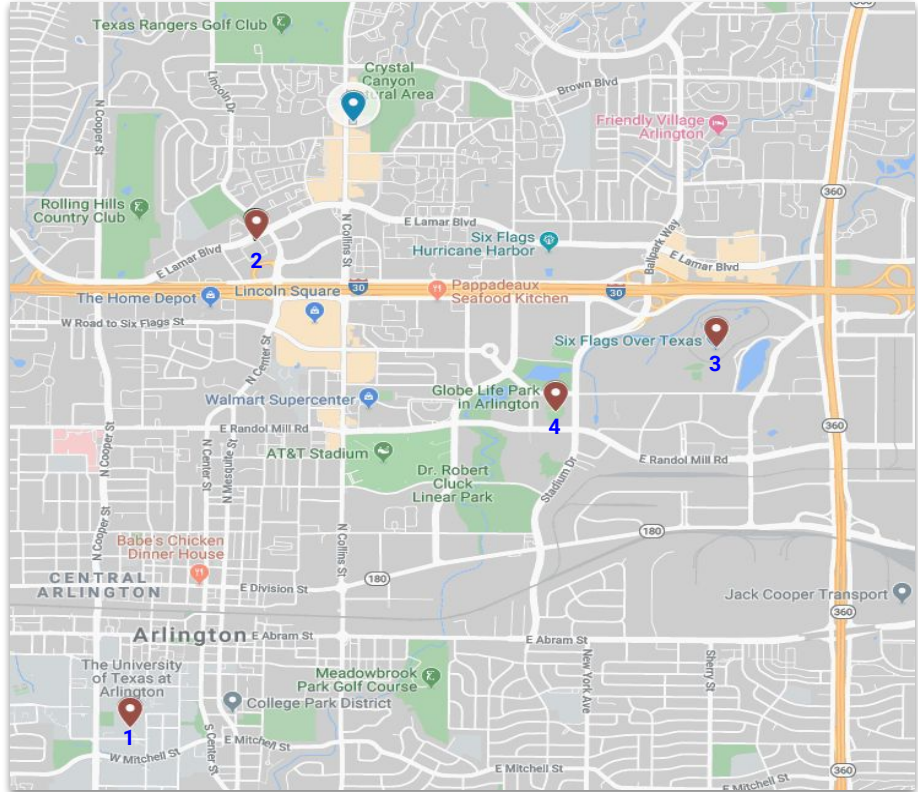
- \$4 billion in total development cost
- New approval of \$810 million Loews Hotel and a convention center
- Development includes AT&T Stadium, the new \$1.2 billion Globe Life Field, and the \$250 million Texas Live! Center.
- These new developments have and will create thousands of permanent jobs.



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Location: Major Employers

1. University of Texas at Arlington: 2.7 miles from site
 - a. Employ 5,300
 - b. Student population of 39,714
2. Texas Health Resources Corporate: 0.7 miles from site
 - a. Employ 4,063
3. Six Flags: 1.7 miles from site
 - a. Employ 3,800
4. Texas Rangers: 1.5 miles from site
 - a. Employ 1,881



Immediate Area



Residential Development

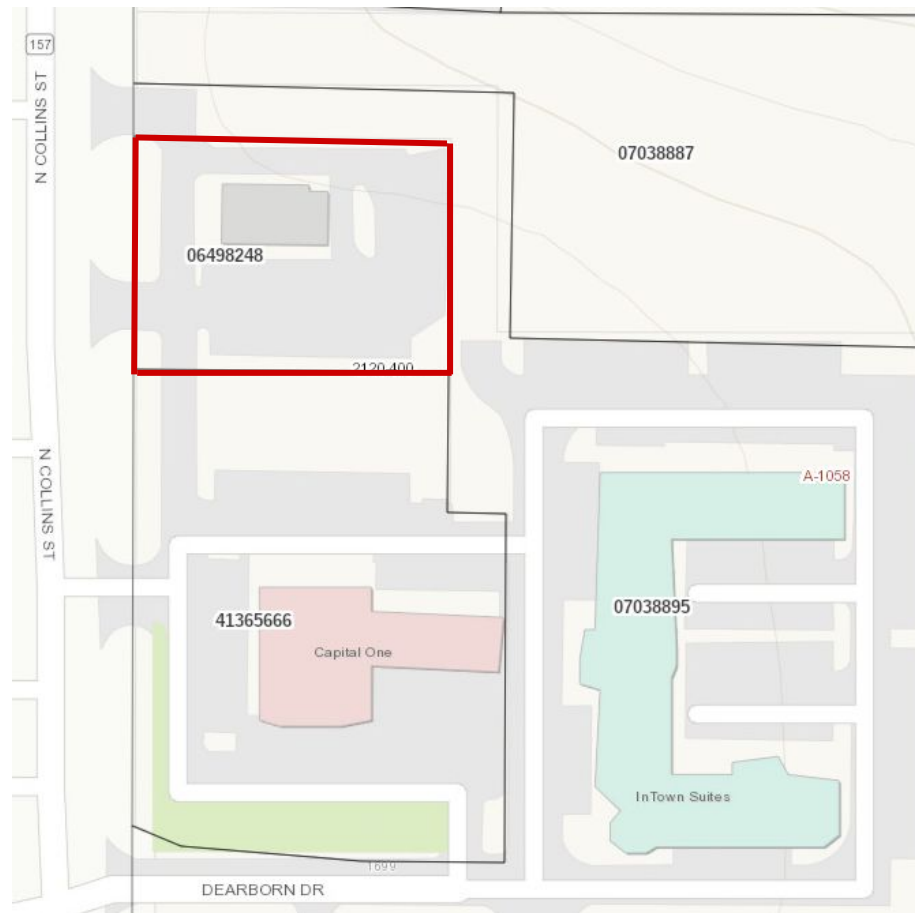
- Viridian, a high-end single-family housing development lies less than 2.5 miles north of the site on Collins
 - 2,000 AC masterplan
 - Median home value is \$391,588
 - 26th fastest growing master planned community in the United States



Site & Building Specifics

- Site
 - Size: 26,600 SF / .612 AC
 - Zoning: F1 Commercial
 - Frontage: 142 FT on North Collins
 - Access: Two curb cuts and shared access easement with bank and hotel
- Improvements
 - Building SF: 2,100+/-*
 - HVAC: Two Trane Voyager units
 - Roof: TPO
 - Existing Equipment:
 - Vent Hoods
 - Fryers
 - Ovens
 - Warmers

*Includes storage space of 300+ SF consisting of two walk-in freezers and dry storage



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Property Images



Area Demographics

1-Mile Radius:

- Population- 22,905
 - 2019-2024 Growth Projection- 9.53%
- # of Daytime Employees- 8,508
- Avg HH Income- \$63,319
- Median Home Price- \$224,113
- Owner Occupied Units- 2,300
- Renter Occupied Units- 8,939

3-Mile Radius:

- Population- 91,058
 - 2019-2024 Growth Projection- 8.82%
- # of Daytime Employees- 29,891
- Avg HH Income- \$64,054
- Median Home Price- \$172,574
- Owner Occupied Units- 11,668
- Renter Occupied Units- 28,411

5-Mile Radius:

- Population- 287,827
 - 2019-2024 Growth Projection- 8.00%
- # of Employees- 88,726
- Avg HH Income- \$63,877
- Median Home Price- \$156,971
- Owner Occupied Units- 43,312
- Renter Occupied Units- 71,667

Highlights:

- 120 shopping centers and 366 stores within a 1-mile radius of subject property
 - 69 of these stores are food service related
- Food and alcohol sales account for 29% of all consumer spending in a 1-mile, 3-mile and 5-mile radius.
- Population growth in the area is projected to outpace surrounding suburbs with the addition of the \$4 billion entertainment district development

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