



VENTURE ± 6.51 AC AT SH 360 & I-30 FOR SALE

214.378.1212

SEC SH 360 & SIX FLAGS DR
ARLINGTON, TX

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SUMMARY

This offering is a 6.51 acre tract of undeveloped land situated at the SEC of two dominant, highly-trafficked freeways with traffic counts totaling over 270,000 VPD, with adjacency to a couple of Arlington’s strongest traffic and economic generators (the Entertainment District and the Great Southwest Industrial District). A lack of developable property in the area renders this site an “infill” opportunity. The interchange of SH 360 and I-30 is currently under construction by TXDOT with an estimated completion of early 2022. When completed, access to Dallas, Fort Worth, DFW airport and the greater metroplex will become even easier.

ZONING

BASE ZONING	OVERLAY ZONING
INDUSTRIAL	ENTERTAINMENT
MANUFACTURING	DISTRICT

PERMITTED USES

PERMITTED BY RIGHT

- FUEL
- OFFICE
- INDUSTRIAL
- RETAIL
- FULL SERVICE HOTEL
- MIXED-USE RESIDENTIAL / MULTI FAMILY

PERMITTED BY SUP

- SELF STORAGE
- FAST FOOD

TRAFFIC COUNTS

SH 360	I-30
142,114 VPD	139,511 VPD

UTILITIES

WATER & SEWER
AVAILABLE TO SITE



HIGHLIGHTS

-  **LOCATED AT THE INTERSECTION OF 2 MAJOR THOROUGHFARES**
-  **PROXIMITY TO ARLINGTON ENTERTAINMENT DISTRICT**
-  **POSITIONED AT THE NORTHERN END OF THE GREAT SOUTHWEST INDUSTRIAL DISTRICT**

CENTRALLY LOCATED

- SIX FLAGS OVER TEXAS - ACROSS THE STREET**
- MLB TEXAS RANGERS’ GLOBE LIFE PARK - 1.5 MILES**
- SIX FLAGS HURRICANE HARBOR WATER PARK - 2 MILES**
- NFL DALLAS COWBOYS AT&T STADIUM - 2.3 MILES**
- DFW INTERNATIONAL AIRPORT - 11 MILES**

LOCATION

ARLINGTON IS STRATEGICALLY LOCATED AT THE DALLAS - FORT WORTH METROPLEX, APPROXIMATELY 20 MILES WEST OF DOWNTOWN DALLAS, 15 MILES EAST OF DOWNTOWN FORT WORTH, AND JUST 11 MILES SOUTH OF DFW INTERNATIONAL AIRPORT.

PREMIER ECONOMIC DRIVERS

GENERAL MOTORS ASSEMBLY PLANT - CURRENTLY UNDERGOING A \$1.3 BILLION EXPANSION THAT WILL BRING THE PLANT TO 5.3 MILLION SQUARE FEET AND RAISE THE EMPLOYEE COUNT TO 4,125.



GREAT SOUTHWEST INDUSTRIAL PARK

GREAT SOUTHWEST INDUSTRIAL PARK - AT 88-MILLION SQUARE FEET, THE PARK IS ONE OF THE LARGEST MASTER-PLANNED INDUSTRIAL PARKS IN TEXAS WITH MAJOR TENANTS INCLUDING LOCKHEED MARTIN, GM, AND QUAKER OATS.



THE UNIVERSITY OF TEXAS AT ARLINGTON - COVERING 420 ACRES, THE COLLEGE BOASTS AN ANNUAL ENROLLMENT OF 34,000 STUDENTS WITH MORE THAN 1,300 FULL-TIME FACULTY MEMBERS AND OVER 5,300 GENERAL EMPLOYEES.



DFW INTERNATIONAL AIRPORT - THE FOURTH BUSIEST AIRPORT IN THE WORLD IN TERMS OF TAKE-OFFS AND LANDINGS, HANDLING OVER 1,850 FLIGHTS PER DAY AND 66 MILLION TOTAL PASSENGERS IN 2016. THE AIRPORT BRINGS IN \$37 BILLION ANNUALLY TO THE REGIONAL ECONOMY AND SUPPORTS 228,000 JOBS.



USMD HOSPITAL AT ARLINGTON / MEDICAL CENTER OF ARLINGTON - TWO AWARD-WINNING MEDICAL INSTITUTIONS THAT COMBINED EMPLOY MORE THAN 1,600 PEOPLE.

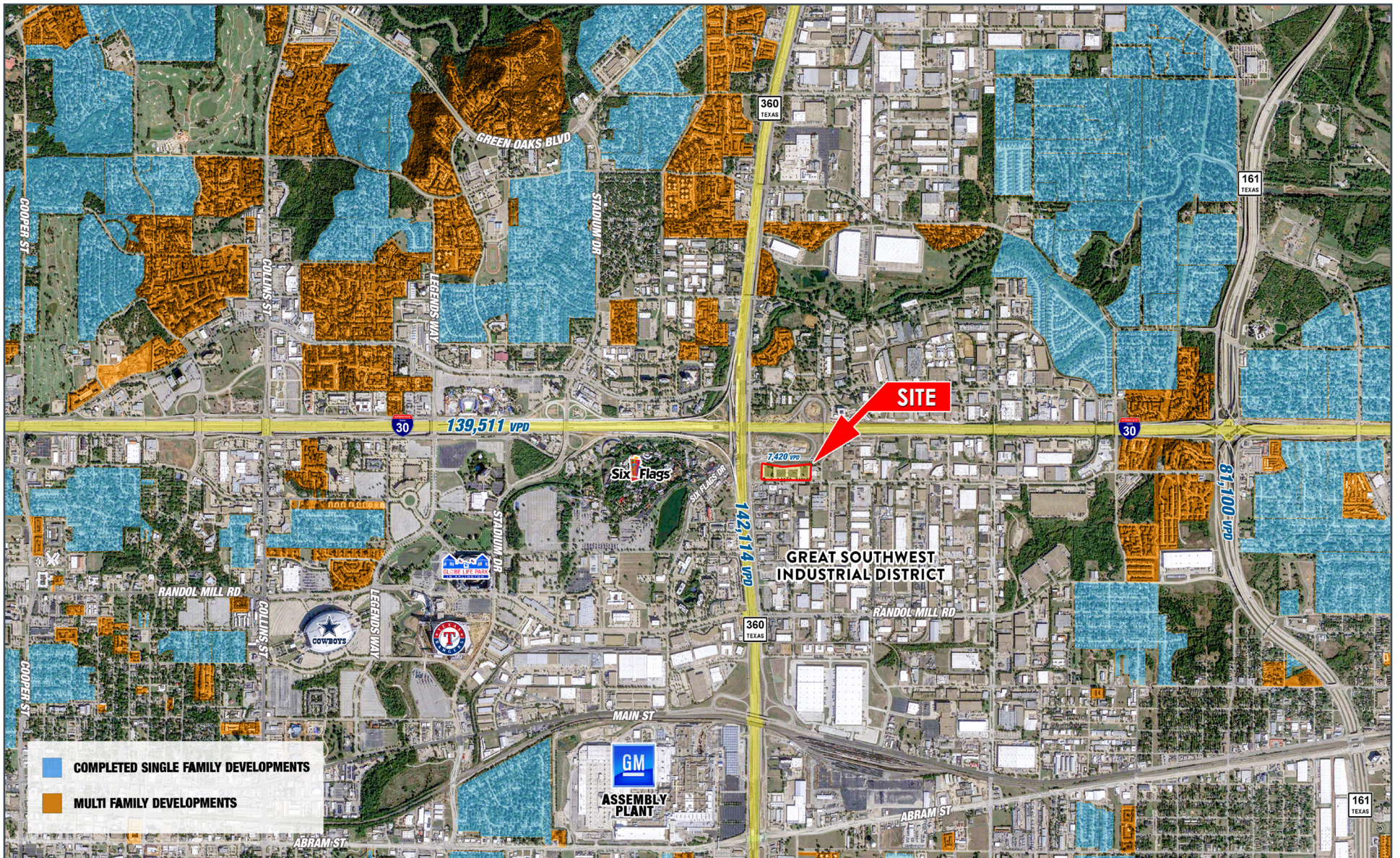
DUBBED THE ENTERTAINMENT CAPITAL OF NORTH TEXAS, ARLINGTON ATTRACTS NEARLY 49 MM VISITORS ANNUALLY, WHO GENERATE AN ESTIMATED ECONOMIC IMPACT OF \$1.4 BILLION.

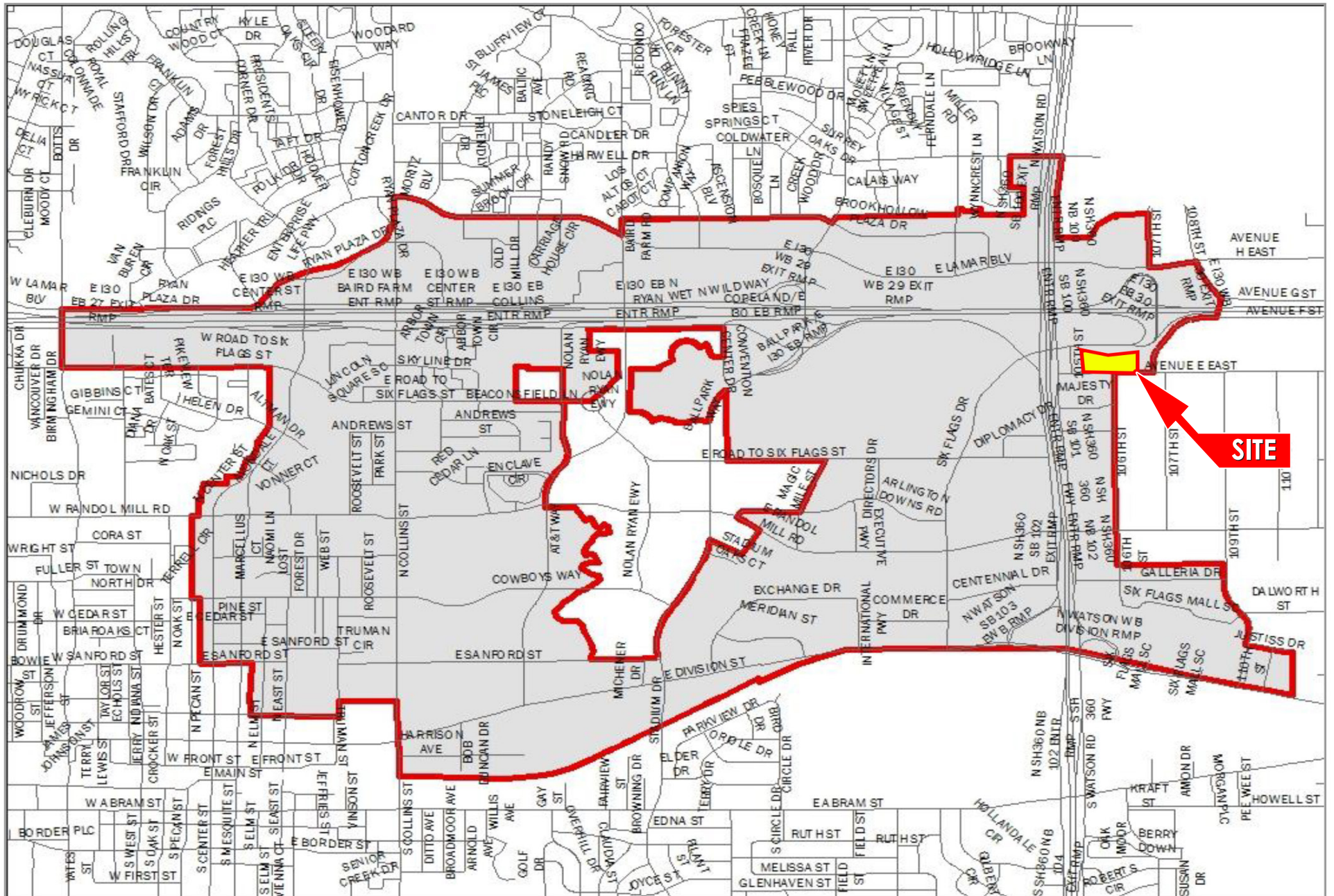


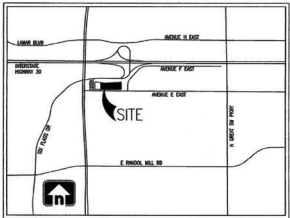
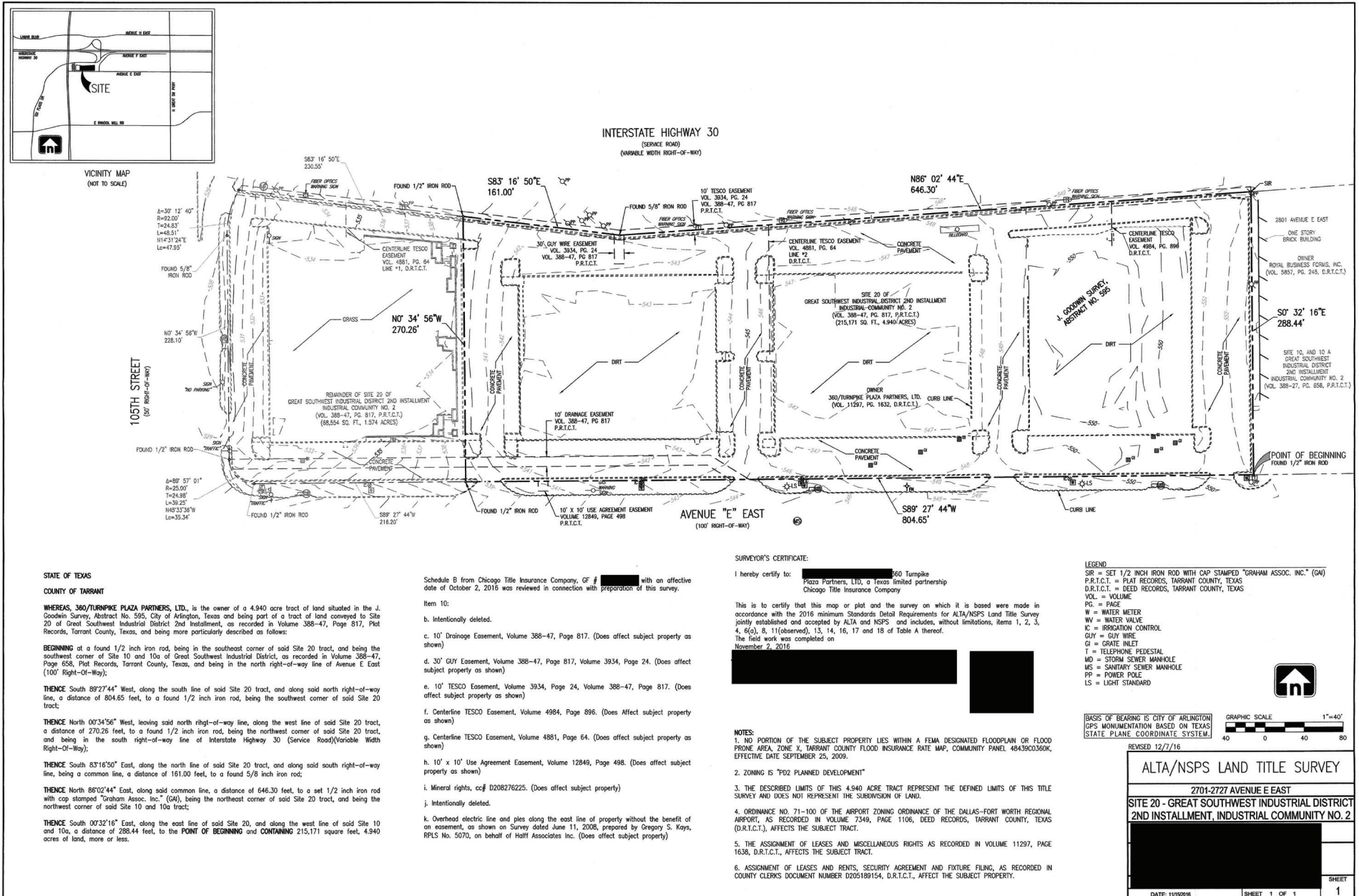
SITE DEMOGRAPHICS 2020

	1 MILE	3 MILES	5 MILES
EST. POPULATION	28,041	142,549	370,303
EST. DAYTIME POPULATION	11,477	113,666	261,977
EST. AVG. HH INCOME	\$51,351	\$53,812	\$69,410









VICINITY MAP (NOT TO SCALE)

INTERSTATE HIGHWAY 30
(SERVICE ROAD)
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, 360/TURNPIKE PLAZA PARTNERS, LTD., is the owner of a 4.940 acre tract of land situated in the J. Goodwin Survey, Abstract No. 595, City of Arlington, Texas and being part of a tract of land conveyed to Site 20 of Great Southwest Industrial District 2nd Installation, as recorded in Volume 388-47, Page 817, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod, being in the southeast corner of said Site 20 tract, and being the southwest corner of Site 10 and 10a of Great Southwest Industrial District, as recorded in Volume 388-47, Page 658, Plat Records, Tarrant County, Texas, and being in the north right-of-way line of Avenue E East (100' Right-Of-Way);

THENCE South 89°27'44" West, along the south line of said Site 20 tract, and along said north right-of-way line, a distance of 804.65 feet, to a found 1/2 inch iron rod, being the southwest corner of said Site 20 tract;

THENCE North 00°34'56" West, leaving said north right-of-way line, along the west line of said Site 20 tract, a distance of 270.26 feet, to a found 1/2 inch iron rod, being the northwest corner of said Site 20 tract, and being in the south right-of-way line of Interstate Highway 30 (Service Road)(Variable Width Right-Of-Way);

THENCE South 83°16'50" East, along the north line of said Site 20 tract, and along said south right-of-way line, being a common line, a distance of 161.00 feet, to a found 5/8 inch iron rod;

THENCE North 86°02'44" East, along said common line, a distance of 646.30 feet, to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA), being the northeast corner of said Site 20 tract, and being the northwest corner of said Site 10 and 10a tract;

THENCE South 00°32'16" East, along the east line of said Site 20, and along the west line of said Site 10 and 10a, a distance of 288.44 feet, to the **POINT OF BEGINNING** and **CONTAINING** 215,171 square feet, 4.940 acres of land, more or less.

Schedule B from Chicago Title Insurance Company, of # [REDACTED] with an effective date of October 2, 2016 was reviewed in connection with preparation of this survey.

- Item 10:
- b. Intentionally deleted.
- c. 10' Drainage Easement, Volume 388-47, Page 817. (Does affect subject property as shown)
- d. 30' GUY Easement, Volume 388-47, Page 817, Volume 3934, Page 24. (Does affect subject property as shown)
- e. 10' TESCO Easement, Volume 3934, Page 24, Volume 388-47, Page 817. (Does affect subject property as shown)
- f. Centerline TESCO Easement, Volume 4984, Page 896. (Does Affect subject property as shown)
- g. Centerline TESCO Easement, Volume 4881, Page 64. (Does affect subject property as shown)
- h. 10' x 10' Use Agreement Easement, Volume 12849, Page 498. (Does affect subject property as shown)
- i. Mineral rights, ccf D208276225. (Does affect subject property)
- j. Intentionally deleted.
- k. Overhead electric line and pole along the east line of property without the benefit of an easement, as shown on Survey dated June 11, 2008, prepared by Gregory S. Kays, RPLS No. 5070, on behalf of Hoff Associates Inc. (Does affect subject property)

SURVEYOR'S CERTIFICATE:

I hereby certify to: [REDACTED] 360 Turnpike Plaza Partners, LTD, a Texas limited partnership Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 minimum Standards Detail Requirements for ALTA/NSPS Land Title Survey jointly established and accepted by ALTA and NSPS and includes, without limitations, Items 1, 2, 3, 4, 6(e), 8, 11 (observed), 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on November 2, 2016.

NOTES:

1. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ZONE X, TARRANT COUNTY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 4843900360K, EFFECTIVE DATE SEPTEMBER 25, 2009.
2. ZONING IS "PD2 PLANNED DEVELOPMENT"
3. THE DESCRIBED LIMITS OF THIS 4.940 ACRE TRACT REPRESENT THE DEFINED LIMITS OF THIS TITLE SURVEY AND DOES NOT REPRESENT THE SUBDIVISION OF LAND.
4. ORDINANCE NO. 71-100 OF THE AIRPORT ZONING ORDINANCE OF THE DALLAS-FORT WORTH REGIONAL AIRPORT, AS RECORDED IN VOLUME 7349, PAGE 1106, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), AFFECTS THE SUBJECT TRACT.
5. THE ASSIGNMENT OF LEASES AND MISCELLANEOUS RIGHTS AS RECORDED IN VOLUME 11297, PAGE 1638, D.R.T.C.T., AFFECTS THE SUBJECT TRACT.
6. ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING, AS RECORDED IN COUNTY CLERKS DOCUMENT NUMBER 0205189154, D.R.T.C.T., AFFECT THE SUBJECT PROPERTY.

LEGEND

- SIR = SET 1/2 INCH IRON ROD WITH CAP STAMPED "GRAHAM ASSOC. INC." (GA)
- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- W = WATER METER
- WV = WATER VALVE
- IC = IRRIGATION CONTROL
- GW = GUY WIRE
- GI = GRATE INLET
- T = TELEPHONE PEDESTAL
- MD = STORM SEWER MANHOLE
- MS = SANITARY SEWER MANHOLE
- PP = POWER POLE
- LS = LIGHT STANDARD

BASIS OF BEARING IS CITY OF ARLINGTON GPS MONUMENTATION BASED ON TEXAS STATE PLANE COORDINATE SYSTEM.

GRAPHIC SCALE 1"=40'

REVISED 12/7/16

ALTA/NSPS LAND TITLE SURVEY	
2701-2727 AVENUE E EAST	
SITE 20 - GREAT SOUTHWEST INDUSTRIAL DISTRICT 2ND INSTALLMENT, INDUSTRIAL COMMUNITY NO. 2	
[REDACTED]	SHEET 1
DATE: 11/02/16	SHEET 1 OF 1



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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.
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Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Kenneth Reimer	428933	kreimer@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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