



Arbors
AT
BROOKHOLLOW

EDGE
CAPITAL MARKETS

Arbors
AT
BROOKHOLLOW

2201 EAST LAMAR BOULEVARD | ARLINGTON, TEXAS

CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVE LISTING BROKERS

WILSON STAFFORD
Principal
wstafford@edge-cm.com
214.545.6933

BRANDON BEESON
Principal
bbeeson@edge-cm.com
214.545.6916

KAILEY CLABORN
Associate
kclaborn@edge-cm.com
214.545.6950

FOR QUESTIONS REGARDING FINANCING

BRANDI SHOTWELL
Vice President
bshotwell@edge-cm.com
214.545.6968



5950 Berkshire Lane, Suite 700
Dallas, Texas 75225

T 214.545.6900
edge-cm.com

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PROPERTY	ARBORS AT BROOKHOLLOW	GLA	113,544 SF
		LAND AREA	7.95 ACRES
LOCATION	2201 EAST LAMAR BOULEVARD / ARLINGTON, TEXAS 76006	YEAR BUILT	1999



INVESTMENT DRIVERS

- + **Stable investment** – building occupancy of 88%
- + 69% of The Property is **leased to institutional tenants**
- + **Staggered lease terms with rent escalations**
- + **Diverse tenant mix** with notable tenants including: Ascension Capital Group, Weir & Associates, Farmers Insurance Exchange, and Union Bank
- + **High barriers to entry** due to construction pricing and market rents
- + **Energy Star label** for its operating efficiency
- + Located in the **center of the DFW Metroplex**
- + **Visible signage** from I-30 and **easy access** to Highway 360
- + **Surface and underground parking** available
- + **Across I-30 from Six Flags, \$1.2 billion AT&T Stadium, and the new \$1.1 billion Globe Life Field opening 2020**
- + Approximately **1 to 1.5 acres of excess land that can be unlocked as additional value**

EXECUTIVE SUMMARY

EDGE Capital Markets has been exclusively retained to offer qualified investors the opportunity to acquire Arbors at Brookhollow (the “Property”), a Class A, 88% leased office building located in the heart of Arlington, Texas. Built in 1999, the Property is a 113,544 square foot office asset which sits on 7.95 acres of land off of I-30, across from the Dallas Cowboys AT&T Stadium and Globe Life Park. The Property offers surface and underground parking, was awarded the Energy Star label for its operating efficiency and is in close proximity to the DFW International Airport. The Property will provide an investor with strong, stable cash flows with minimal near-term capital expenditures. Arbors at Brookhollow has staggered lease expirations and offers income growth due to contractual rent escalations. Approximately 69% of the Property is leased to institutional tenants.

PRIME LOCATION

As the entertainment capital of Texas, Arlington is home to Six Flags Over Texas, Hurricane Harbor, the International Bowling Museum & Hall of Fame, the Texas Rangers’ Globe Life Park in Arlington and the Dallas Cowboys’ \$1 billion AT&T Stadium Complex. The Property is located on the primary office node in the Arlington submarket, which runs along I-30, near Highway 360. Arlington is the midway point between Dallas and Fort Worth and is one of the fastest growing cities in the DFW metroplex. Population growth in the metroplex is more than double the U.S. average and among the strongest in the nation. This in-migration continues to help spur growth in office-using employment sectors and demand is expected to outperform the national average over the next five years.

TOP INVESTOR MARKET

The Arlington/Mansfield office submarket is one of the top performing markets when it comes to occupancy. This sub market consists of approximately 13.7 million square feet of office space and saw 325,000 square feet of absorption in the last 12 months. The Arlington sub market has been geared toward distribution and manufacturing functions, so warehouses and industrial parks have historically dominated this market. The focus is shifting to office assets in the area as a few notable projects have made the office market in Arlington more dynamic and intriguing for investors. For example, D.R. Horton became one of the largest office users in Arlington when it moved into its new 200,000 square foot headquarters in June 2017. Adjacent to Globe Life Park, The Cordish Companies is building the \$4 billion mixed-use Texas

Live! to serve as a regional entertainment district. This will go hand in hand with the \$1 billion replacement for Globe Life Park, which could open as soon as 2021. The retractable-roof stadium will keep the Rangers in Arlington through 2054. Also, Trammell Crow received approval for the development of Stadium View a few years ago. While that project hasn’t broken ground yet, it could eventually bring up to one million square feet of office space to the areas adjacent to the Cowboys and Rangers stadium.

Thanks to robust growth in office-using job sectors, net absorption exceeded seven million SF in both 2014 and 2015. While absorption slowed in 2016, it rebounded in 2017. The demand outlook looks bright. Moody’s Analytics projects that DFW will generate some of the strongest office-using employment growth in the country, which will tighten vacancies and increase demand for highly-ranked office assets.

Arlington’s diverse economy, central location, and business-friendly environment offer a competitive atmosphere to maintain a strong growth rate and continued economic development. The prime location of this Property and the city’s healthy business climate give an investor a strong foundation to realize true value through this stable asset.



THE PROPERTY

[DETAILS /](#)

[LOCATION MAP /](#)

[AERIALS /](#)

[SURVEY /](#)

[SITE PLAN /](#)

[TENANT PROFILES /](#)

PROPERTY DETAILS

PROPERTY OVERVIEW

ADDRESS	2201 EAST LAMAR BOULEVARD ARLINGTON, TX 76006
MARKET	DALLAS-FORT WORTH METROPLEX
SUB MARKET	ARLINGTON/MANSFIELD
LAND AREA	7.95 AC
RENTABLE SQUARE FEET	113,544 SF
GROSS SQUARE FEET	176,227 SF
OCCUPANCY	88%
# OF FLOORS	2-STORY OFFICE WITH SUB-GRADE PARKING
YEAR BUILT	1999
YEAR RENOVATED	2017
TOTAL PARKING SPACES	676
<i>SURFACE LOT</i>	524 SPACES INCLUDING 8 HANDICAP
<i>GARAGE PARKING</i>	152 SPACES INCLUDING 6 HANDICAP
<i>RATIO</i>	6.0 SPACES / 1,000 SF
ZONING	EDO-CC (ENTERTAINMENT DISTRICT OVERLAY-COMMUNITY COMMERCIAL)

CONSTRUCTION

STRUCTURE	REINFORCED CONCRETE FRAME
FOUNDATION	REINFORCED CONCRETE PIERS AND SUB-GRADE PARKING GARAGE
WINDOWS	ALUMINUM-FRAMED STOREFRONT SYSTEMS WITH DOUBLE PANE INSULATION
ROOF	LOW-SLOPE BUR WITH GRAVEL BALLAST & NO ATTIC SPACE; STEEL FRAMING; ORIGINAL, IN GOOD CONDITION
FACADE	STONE VENEER, PAINTED PRECAST CONCRETE PANELS, & PAINTED STUCCO
LOBBY FINISHES	ACOUSTICAL CEILING TILE WITH CERAMIC OR SLATE-LIKE TILE & PAINTED DRYWALL
ELEVATOR FINISHES	CERAMIC OR SLATE-LIKE TILE WITH WOODEN PANELS & STAINLESS-STEEL HAND RAILS
RESTROOM FINISHES	CERAMIC TILE & PAINTED DRYWALL

PROPERTY DETAILS

BUILDING SYSTEMS

ELEVATORS	MAKE-SCHINDLER. 2 HYDRAULIC ELEVATORS WITH 3,500 LB CAPACITY
HVAC	RTUS - ELECTRIC & PERIMETER HEATING & ELECTRIC COOLING. 6 PACKAGED UNITS, WHICH RANGE IN SIZE FROM 15-75 TONS
EMS	AUTOMATED EMS SYSTEM
LIFE SAFETY SYSTEMS	FIRE SUPPRESSION SYSTEMS, STROBE LIGHT ALARMS, ILLUMINATED EXIT SIGNS, HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP, FIRE EXTINGUISHERS LOCATED THROUGHOUT COMMON AREAS
FIRE PANEL	CENTRAL ALARM PANEL WITH ANNUNCIATOR PANEL LOCATED IN THE LOBBY
PLUMBING	COPPER PIPE
ELECTRICAL	COPPER BRANCH WIRING; 277/480-VOLT & 280-120-VOLT, THREE-PHASE, FOUR-WIRE, ALTERNATING CURRENT (AC)

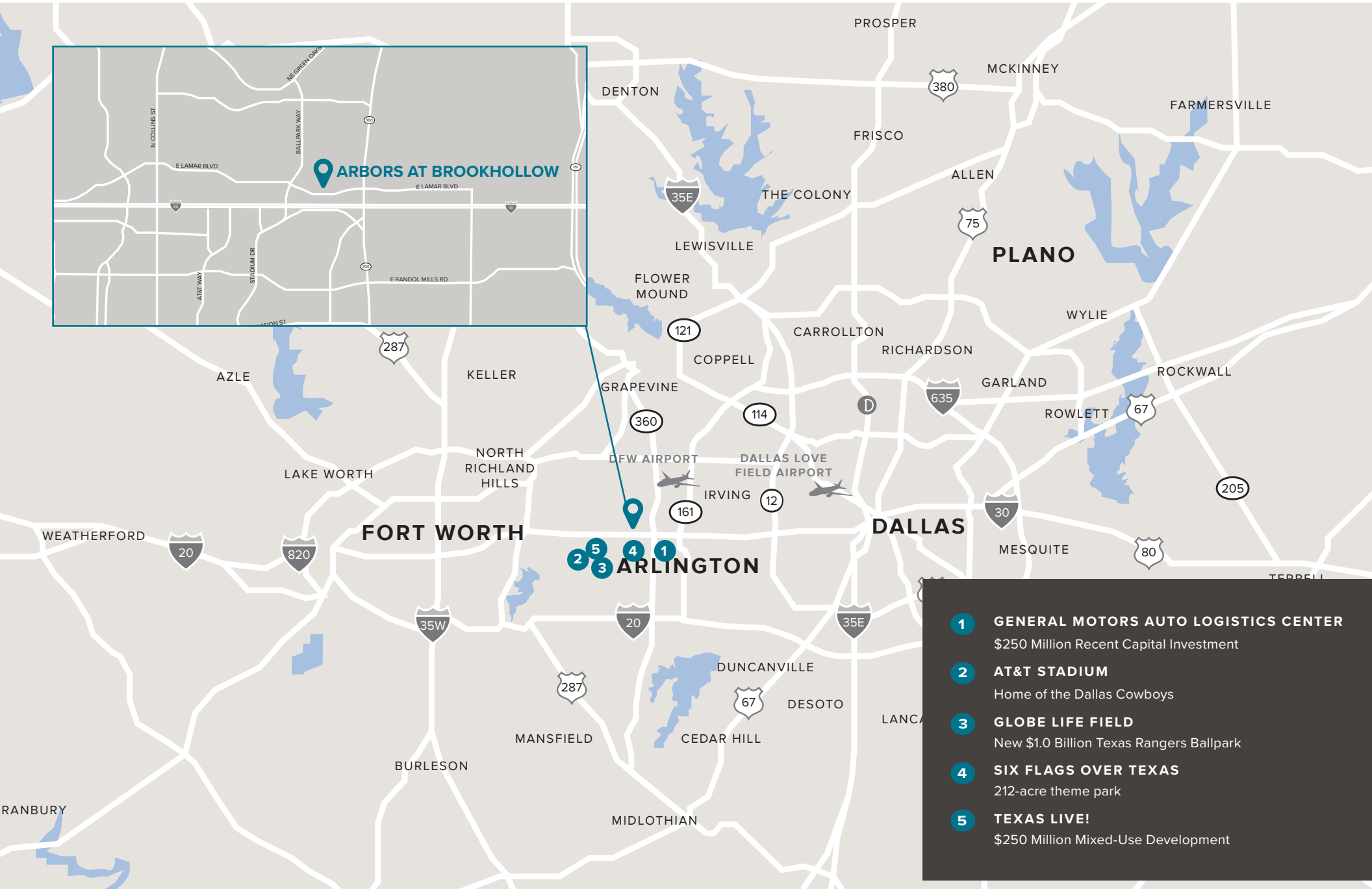
CAPITAL IMPROVEMENTS

UNDER CURRENT OWNERSHIP, THE PROPERTY HAS UNDERGONE EXTENSIVE CAPITAL IMPROVEMENTS TOTALING \$851,000 INCLUDING:

1ST FLOOR	LOBBY RENOVATIONS IN 2017-2018
	LOBBY FURNITURE REPLACED 2019
OTHER BUILDING UPGRADES	REPLACEMENT OF 3 RTU'S: <ul style="list-style-type: none">• TWO 15 TON UNITS SERVICING LOBBY• ONE 75 TON UNIT SERVICING 1ST FLOOR WEST WING
	LANDSCAPE UPGRADES
	BUILDING EXTERIORS WERE REPAINTED IN 2015
	CENTRAL ALARAM PANEL INSTALLED IN 2017
	METAL AWNING UPDATED IN 2017



LOCATION MAP





Arbors AT BROOKHOLLOW

Champions Park

FUTURE TENANTS:

**FUTURE
Apartments
1,328 Units**

**Six Flags
HURRICANE
HARBOR**

500,000+ Annual Visitors

31,000cpd '17

117,308cpd '17

Tom Landry Fwy

135,842cpd '17

dds DISCOUNTS

Six Flags

3,000,000+ Annual Visitors
3,800 Employees

AT&T STADIUM

2,000,000+ Annual Visitors

**TEXAS
Dove!**

\$250 Million Development
Now Open

GLOBE LIFE FIELD

New Texas Rangers Ballpark
\$1.1 Billion Development
Estimated Economic Impact of
\$100 Million Annually
Set to Open 2020

GLOBE LIFE PARK
Former Texas Rangers Ballpark

25,654cpd '16





AT&T STADIUM

GLOBE LIFE FIELD

TEXAS Level

Arlington Convention Center

COURTYARD Marriott

PAPADAILY

TEXAS LAND & CATTLE

AT&T Way



Six Flags HURRICANE HARBOR

Six Flags

ON THE BORDER

Ballpark Way

Bank of America

E Lamar Blvd



135,842cpd '17

Hilton Garden Inn

31,000cpd '17

SONIC



DICKIE'S

Tom Landry Fwy

SALT GRASS STEAK & PIZZA

E Lamar Blvd

Hampton by Hilton

Arbors AT BROOKHOLLOW

THE ROCK

Shake Shack

Hilton HOTELS & RESORTS

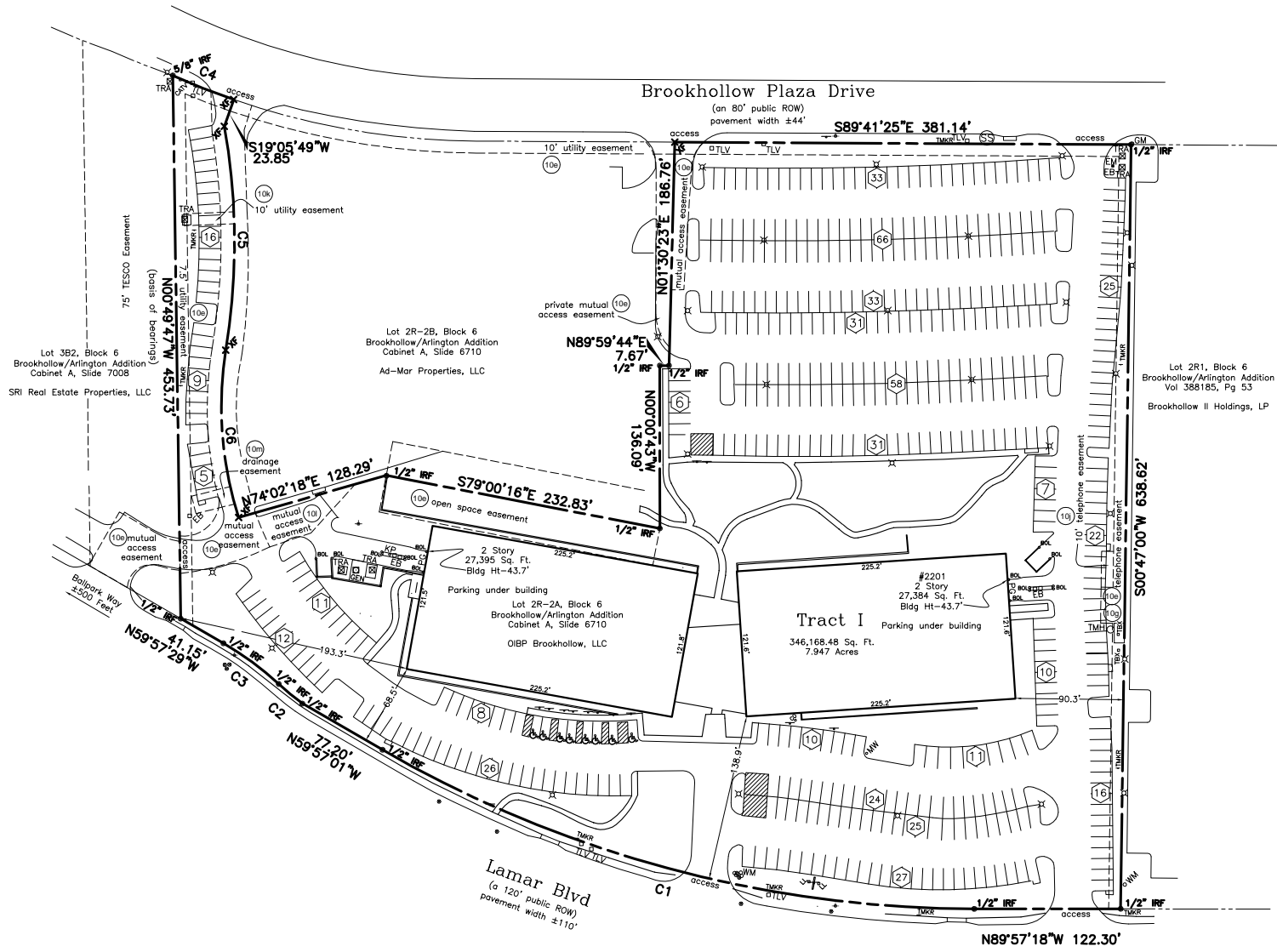
CANDLEWOD SUITES

Hampton
by HILTON

Arbors
AT
BROOKHOLLOW

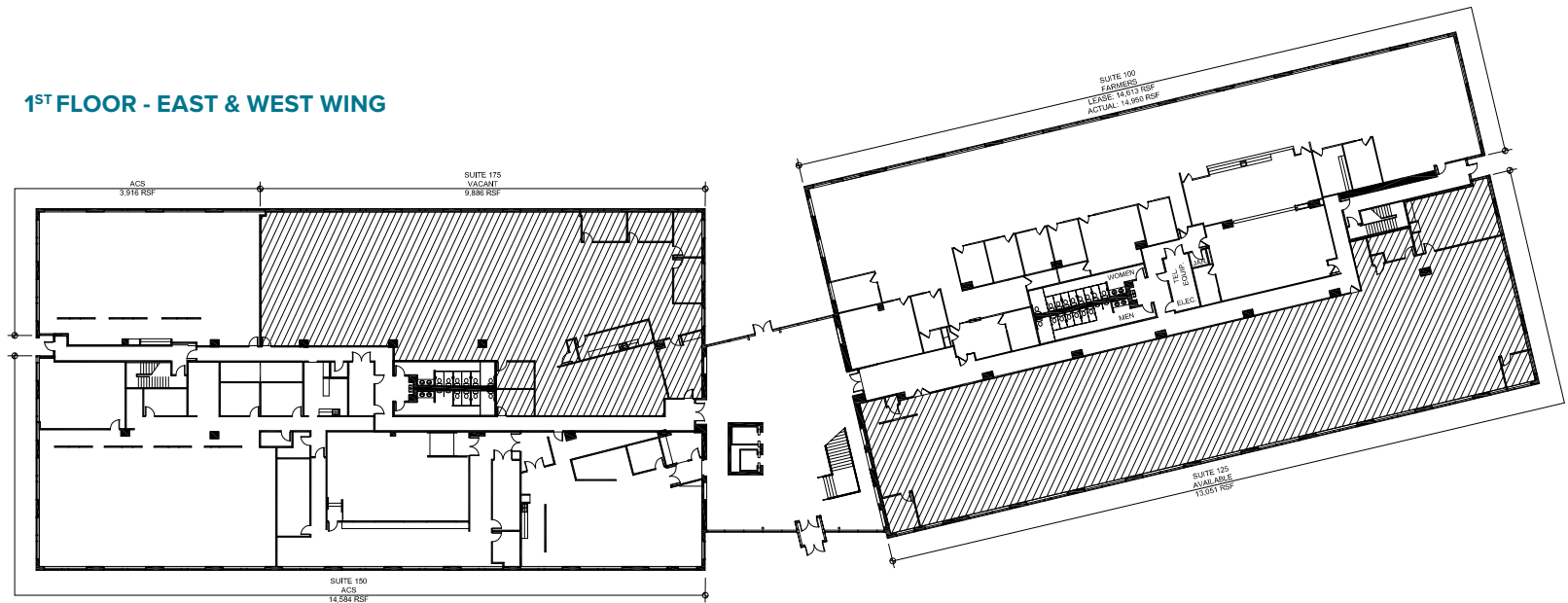
E Lamar Blvd

31,000cpd '17



SITE PLAN

1ST FLOOR - EAST & WEST WING



2ND FLOOR - EAST & WEST WING

