

FOR LEASE

# Waters Edge at Viridian

3970-3990 N Collins St | Arlington, TX 76005



**RESTAURANT | RETAIL | OFFICE | MEDICAL**

## SPACE AVAILABLE

**Up To 32,654 SF**

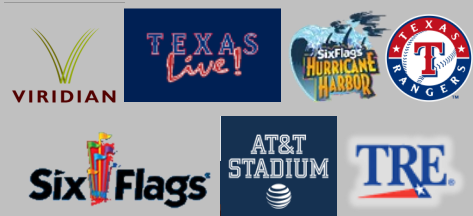
## PRICING INFORMATION

**Contact Broker**

## LOCATION



## AREA RETAILERS



- Brand new class A retail space available in the 26th fastest growing in the master planned community in the United States.
- 32,654 SF total retail space available with contiguous space of 1,200 SF to 13,227 SF.
- Perfect for high-end retail, restaurant, and office space with high visibility and potential to attract both day and night time patrons.
- 5 minute drive from I-30 with in an area that boast a high business professional population as well as proximity to Arlington’s major entertainment district.
- 6 minute drive from the American Airlines Headquarters which employees more than 7,000 administrative people. Other area companies include Bell Helicopter, Siemens, DR Horton, GM, and many more.

### VIRIDIAN COMMUNITY DEMOGRAPHICS

**90% of Residents with a Household Income of \$100,000 or Higher**

**50% of Residents with a Household Income of \$150,000 or Higher**

**1,500 Current Residents with projection up to 15,000 (3,600 Single-Family Homes and 1,400 Multi-Family Units Planned for the Community)**

**Homes Priced from \$300,000 to more than \$5,000,000**

**Over 40,000 Vehicles Per Day on N Collins St**

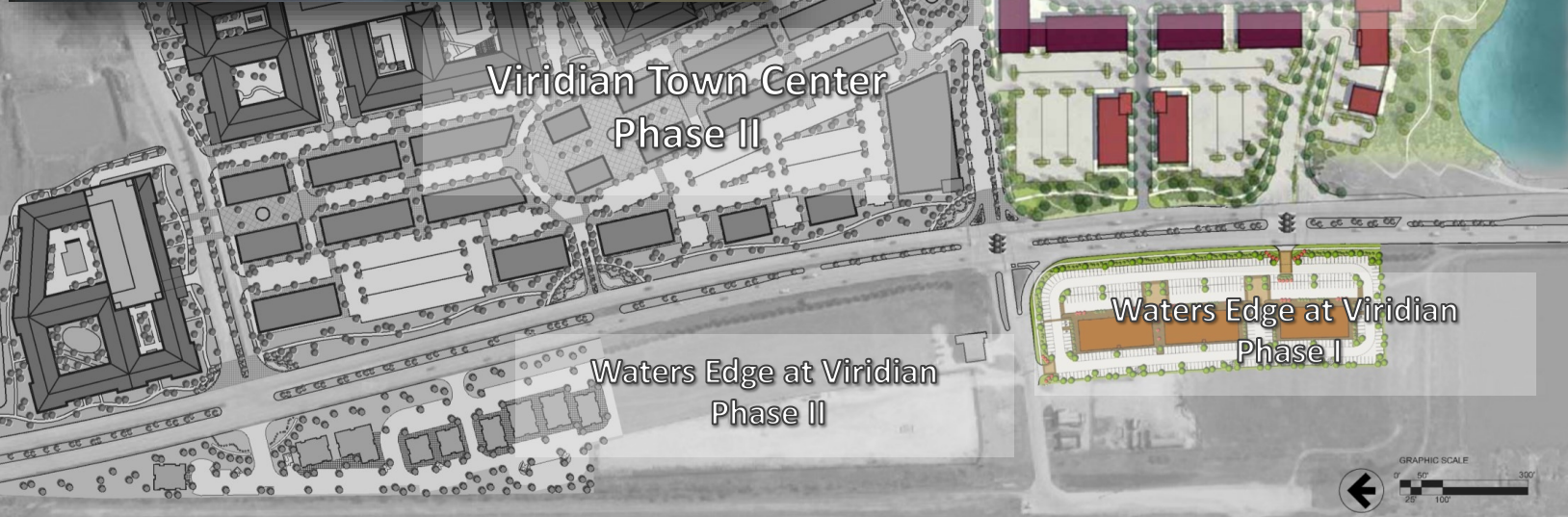
**Mike Tran  
Cameron Haddad**

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# Waters Edge at Viridian

Retail Space in Brand New Master Planned Lakeside Community





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Retail Space in Brand New Master Planned Lakeside Community



10

QT

Trinity Blvd



Days Inn

TRE  
CentrePort DFW Airport Station



RIVERSIDE GOLF CLUB

N Collins St



- VIRIDIAN**  
Master Planned Community
- Approximately 5,000 Single Family Homes Ranging from \$300k - \$5MM
  - Approximately 1,400 Multi-family Units
  - 300,000 SF of Commercial Space

Also Includes:

- Viridian Elementary School
- Viridian Lake Club
- Viridian Sailing Center

360 TEXAS

RIVER LEGACY



NE Green Oaks Blvd



N Cooper St



Office DEPOT

Bell Helicopter

SIEMENS

Great Southwest Industrial District



Ballpark Way



INTERSTATE 30



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# Waters Edge at Viridian

Retail Space in Brand New Master  
Planned Lakeside Community



## COMMUNITY SUMMARY



Viridian is an easy-going 2,000-acre community located in the heart of Arlington. The development boasts a residential population of 1,500 people who are surrounded by 5 lakes and 500 acres of open space. The entire development is based around the idea of having easy natural living in the middle of the Metroplex. The development contains new townhomes and single-family houses for sale priced from \$300,000 to over \$5 million. Viridian was recently awarded the “Certified Gold Signature Sanctuary” by Audubon International, which selects new developments that meet Audubon’s rigorous standards.

Viridian offers a nature and family-friendly amenities package (No. 1 in the Metroplex for versatility and uniqueness) that provides complete sanctuary from the hustle of the surrounding area while still having the convenience of being centrally located in North Arlington. Their dedication to the tranquility of nature cannot be matched by anyway in the surrounding area with approximately 1000 acres devoted to protected natural areas.

In February of 2018, Viridian announced the addition of their 141-acre neighborhood, Viridian Elements. This area will maintain approximately 500 homes and will be produced for residents of 55+ years of age. The neighborhood will also include A resident-only amenity center with a demo kitchen, fitness center, pool, game tables, meeting facilities, and many other amenities. The first section comprises about 47 acres and 227 homes. Builders will receive their first homesites in August, with models expected to open in late 2018.



# Waters Edge at Viridian

Retail Space in Brand New Master  
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## CITY SUMMARY

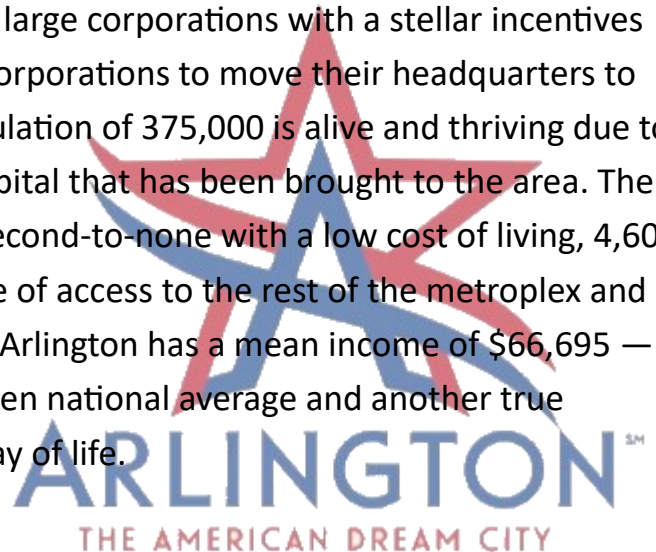


15 miles from Downtown Fort Worth and 20 miles from Downtown Dallas, Arlington is known for being the entertainment capital of Texas. The city is home to the Dallas Cowboys' AT&T Stadium complex, Texas Rangers' Globe Life Park, Six Flags Over Texas, and Hurricane Harbor.

Arlington has been fortunate enough to become home to DFW's most prized sports teams the Dallas Cowboys and Texas Rangers. The Cowboys are currently residing in a \$1 billion state of the art stadium that not only serves for game needs, but also is a significant entertainment venue for many big-time artists and events. The Texas Rangers are expecting to build a new \$1.1 billion stadium/ entertainment region, Globe Life Field, to match their neighbor next door in AT&T Stadium. Both stadiums along with the other entertainment attractions make Arlington a hotspot in the DFW area.

Arlington is also home to the University of Texas at Arlington, a Division I University with an undergraduate enrollment of approximately 30,000. The school offers the area a wide range of development opportunities that work to generate economic preservation for the surrounding area.

Arlington also hosts the largest business park in North Texas and one of the fastest growing research institutions in the United States. The City is a welcoming host for many large corporations with a stellar incentives package that entices new corporations to move their headquarters to Arlington. The current population of 375,000 is alive and thriving due to the sufficient amount of capital that has been brought to the area. The Arlington quality of life is second-to-none with a low cost of living, 4,600 acres of park land, and ease of access to the rest of the metroplex and DFW International Airport. Arlington has a mean income of \$66,695 — substantially higher than then national average and another true testament to Arlington's way of life.



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# Information On 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 sponsored by a broker 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 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. 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.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- 👁️ Must treat all parties to the transaction impartially and fairly;
- 👁️ May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- 👁️ Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- 👁️ The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- 👁️ Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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