

PARKWAY CENTRAL

ARLINGTON, TARRANT COUNTY, TEXAS



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 Land Advisors[®]
ORGANIZATION

PARKWAY CENTRAL PROPERTY OVERVIEW

LOCATION 571 Ryan Plaza Drive, Arlington, Texas

SIZE ±3.22 acres

PRICE Contact Broker

ZONING LCMUO-GC: Lamar/Collins Mixed-Use Overlay with base zoning General Commercial

TRAFFIC COUNTS

IH-30 at Collins: ±127,000 VPD

Collins at IH-30: ±47,000 VPD

(Source:TXDOT)

COMMENTS

The property is well-located with excellent frontage and visibility on Interstate 30 and near the proposed 1,360-unit multi-phase Arlington Commons development along Lamar Boulevard. Arlington is the 3rd largest city in the metropolitan area. Within a mile from the property, over 6.5 million tourists visit the region's most popular entertainment districts every year. This district includes the \$1.1 billion AT&T Cowboys Stadium, Globe Life Park, Six Flags Over Texas and Hurricane Harbor. The property is located less than 3 miles north of The University of Texas at Arlington (UTA) with an enrollment of nearly 33,500 students and sits adjacent to Texas Health Resources' corporate office tower.



PARKWAY CENTRAL LOCAL AREA PROJECTS



ARLINGTON COMMONS

Nehemiah Company has described Arlington Commons as a 10-year project that will create a high quality redevelopment near the Globe Life Ballpark.

“The project will be one of the largest multifamily redevelopment projects in the Dallas-Fort Worth Metroplex and the largest in Arlington. The company is proud that the project has received unanimous support from the Arlington City Council and a ‘thumbs-up’ from neighbor groups, the school district and other stakeholders,” Nehemiah Company boasts on its website.

Units will range in size from 580-square-foot efficiencies to 777-square-foot one-bedroom units and 1,281-square-foot two-bedroom units, according to the Community Development and Planning Department report. Most units have a private patio/balcony.

Phase 1A will include a 1,589-square-foot leasing office, 869-square-foot clubhouse, 1,173-square-foot fitness center, and 2,100-square-foot lounge and conference area.

Building materials proposed consist primarily of a combination of architectural cementitious panels, stucco stone and stucco. Accent materials include wood slats and wood columns and brackets. The roof will be made of standing seam metal roofing material and composition shingles.

There will be a parking garage, and multiple pedestrian access points.

Nehemiah proposes a series of courtyards totaling 9,100 square feet that would be directly accessible to the units. There will also be a leasing plaza courtyard and a 2,600-square-foot south plaza courtyard.

Source: www.virtualbx.com



TEXAS LIVE!

Texas Live! will feature multiple best-in-class restaurants, retail and entertainment venues, along with a signature event space with a capacity of 5,000 people. The entertainment facility will also create approximately 1,800 total jobs including 1,000 construction jobs and 800 permanent jobs.

“This project is another significant investment in an Arlington economy that already has tremendous momentum,” said Arlington Mayor Jeff Williams. “This state-of-the-art development will expand the city’s ability to host even more major events and conventions. We greatly appreciate the Texas Rangers’ continued investment in our community and we applaud their selection of The Cordish Companies, the premiere mixed-use developer in the country, as their development partner.” The project will be inspired by the country’s leading sports entertainment districts such as The Cordish Companies’ and St. Louis Cardinals’ Ballpark Village in St. Louis, but will be uniquely authentic to Arlington and will set a new national standard for sports anchored districts.

Enhancing the entertainment district is a key component of the City’s Economic Development Strategy and Comprehensive Plan and this project is part of the City Council’s priority to “Invest in Our Economy.” Council continues to identify this as a vital priority to ensure that the Arlington community and our neighborhoods continue to thrive.

Arlington: The American Dream City is home to America’s team with AT&T Stadium and the Cowboys, America’s pastime with Globe Life Park and the Texas Rangers, America’s largest home builder in D.R. Horton, American made automobiles with General Motors’ Arlington Assembly Plant and Six Flags Over Texas. Texas Live! will add another world-class, iconic venue to Arlington’s Entertainment District.

Source: www.texas-live.com



CHAMPIONS PARK

This site is slated to become the next addition to the Arlington entertainment district. With a combination of indoor and outdoor entertainment possibilities, multiple restaurants, and a prime location in the heart of the Arlington, this site’s few remaining opportunities will not last long.

This site is in the prime position to benefit from the \$450M+ in annual retail expenditures, in addition to the multi-million dollar expenditures at Cowboys Stadium, the Ballpark at Arlington, Six Flags over Texas and Hurricane Harbor.

Details

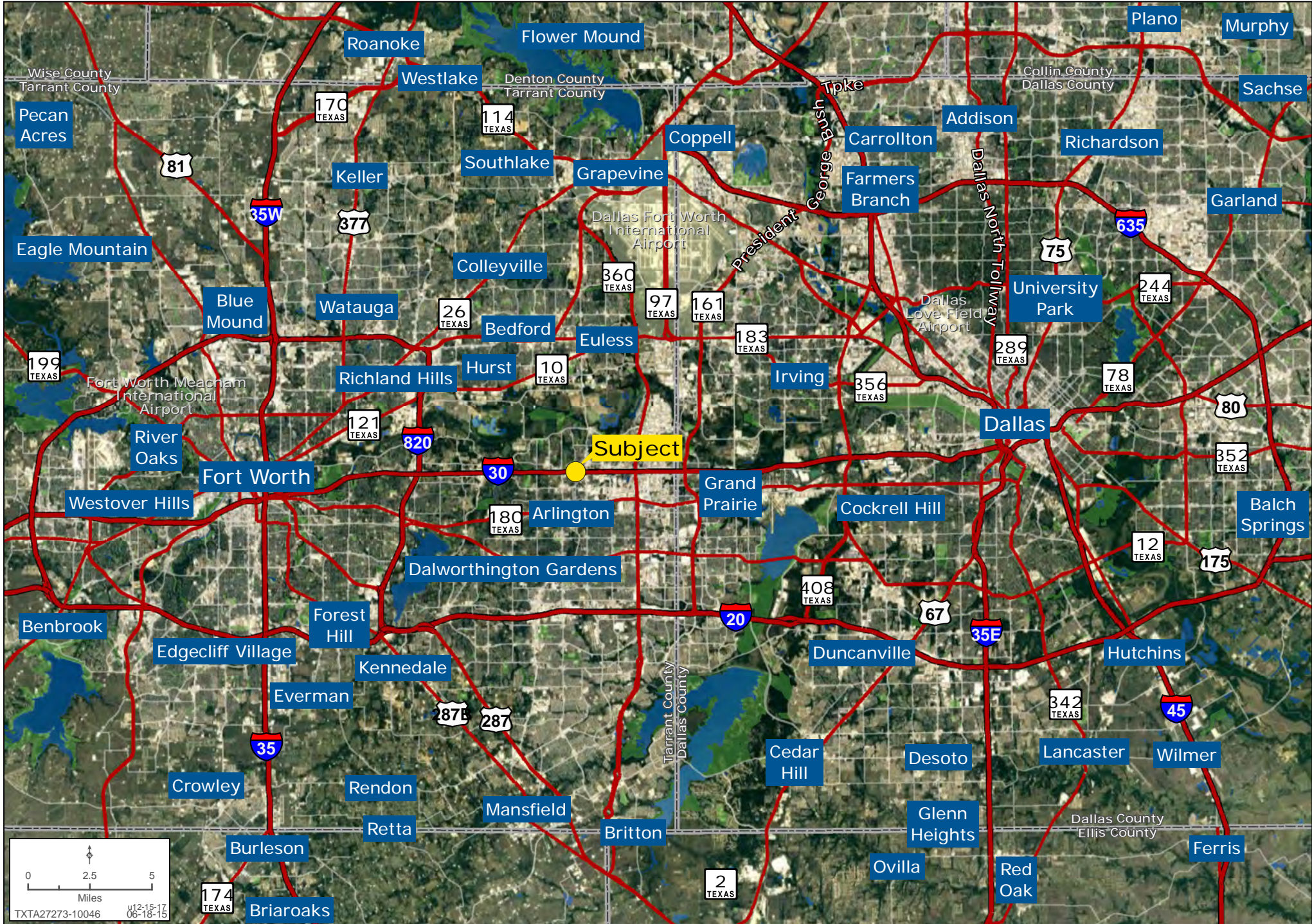
- Multiple opportunities available for restaurant, retail, entertainment and anchor space retailers
- Traffic Drivers: Dallas Cowboys Stadium, Texas Rangers Ballpark, Six Flags, Hurricane Harbor, Arlington Convention Center

Source: www.shopcompanies.com



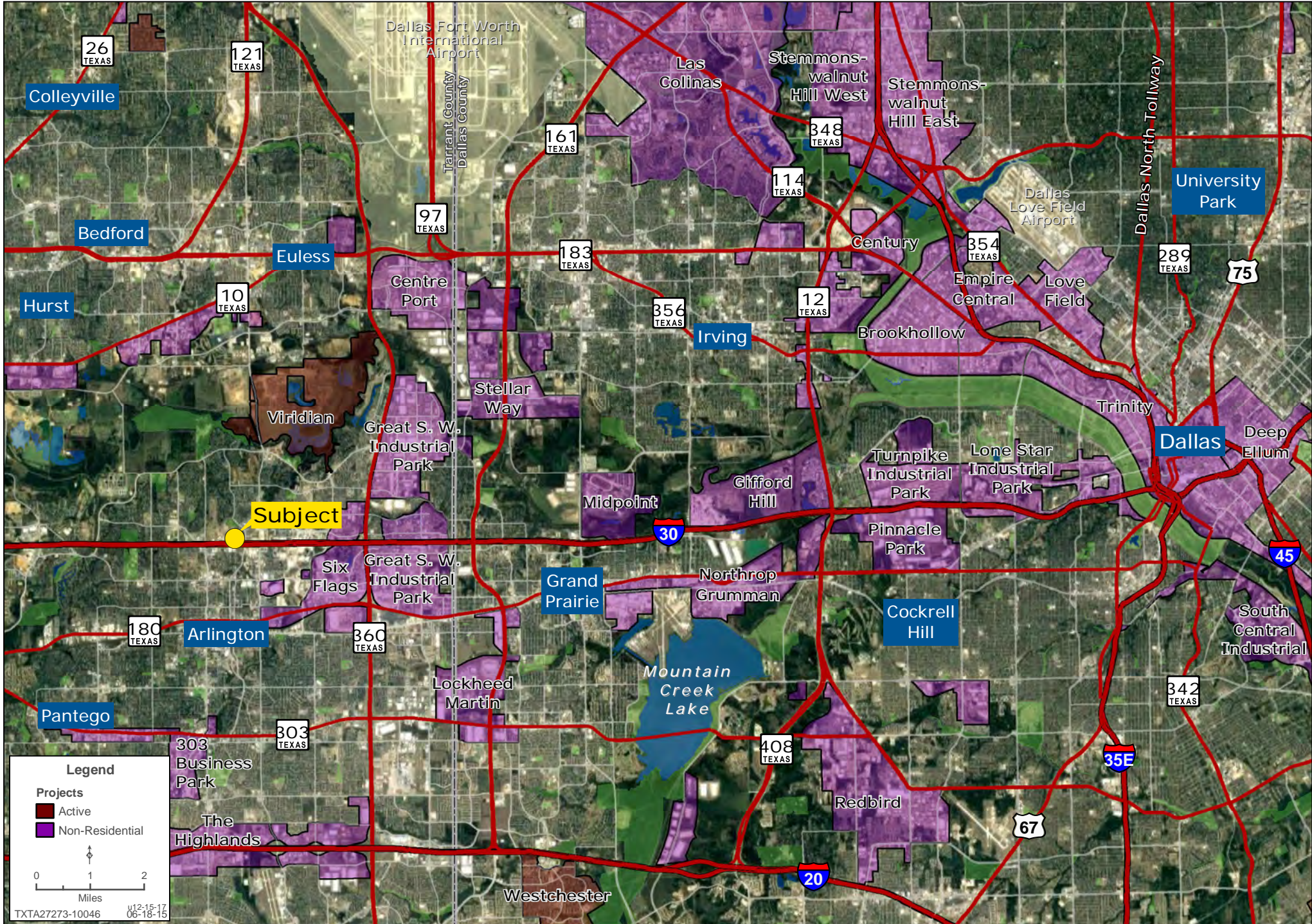
REGIONAL MAP

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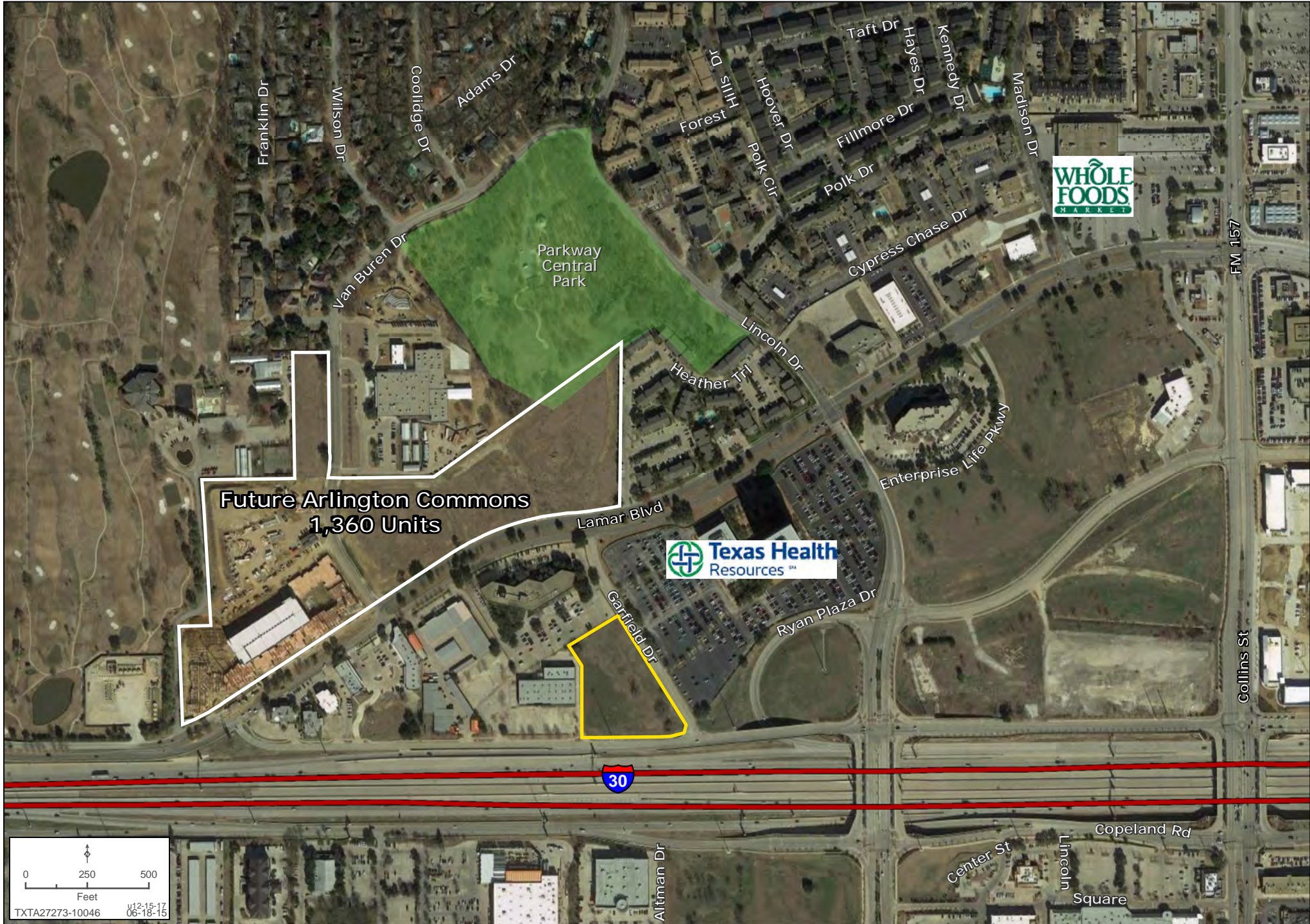
SURROUNDING DEVELOPMENT MAP

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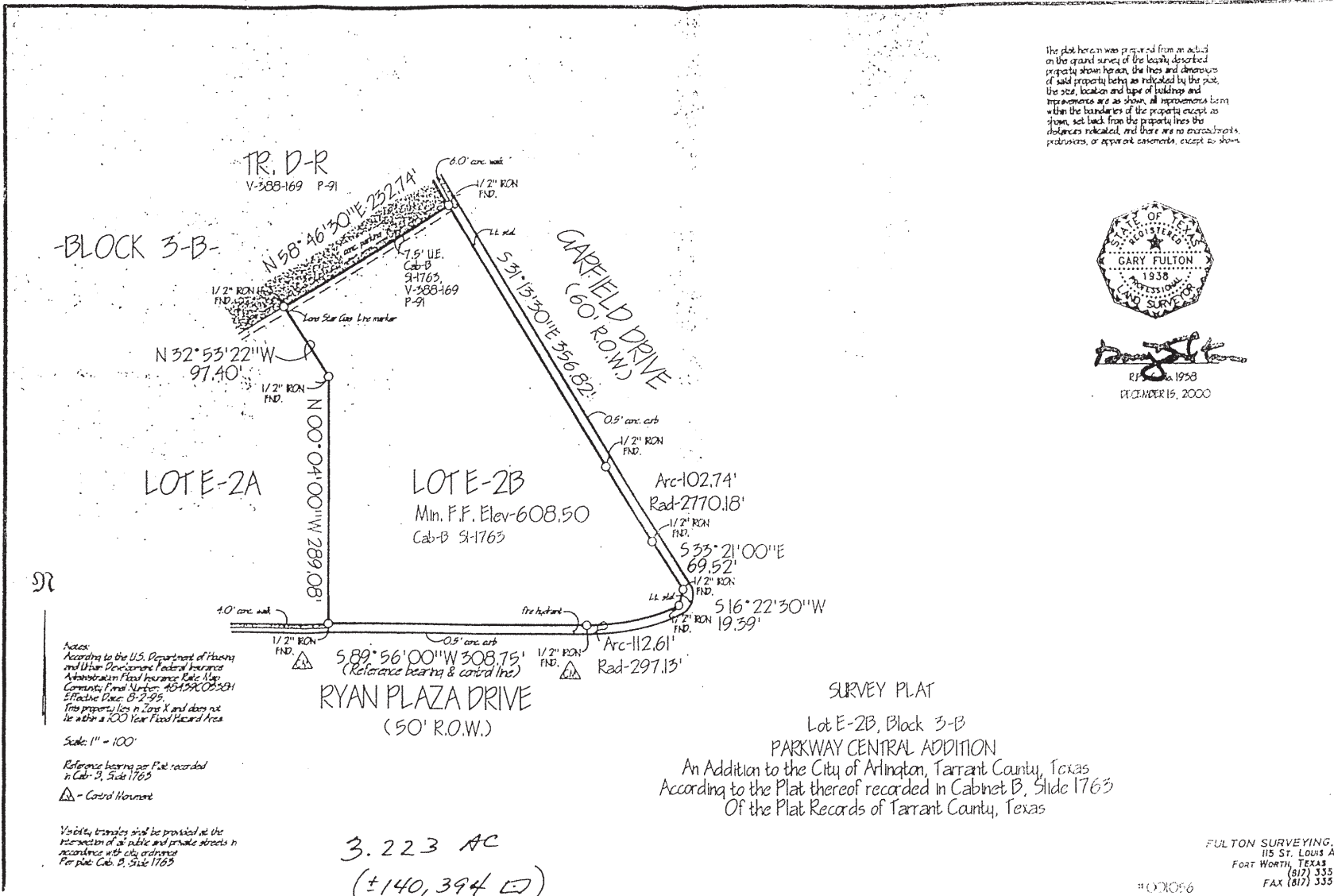


PROPERTY DETAIL MAP

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PARKWAY CENTRAL PROPERTY SURVEY



The plot herein was prepared from an actual on the ground survey of the legally described property shown herein, the lines and dimensions of said property being as indicated by the plot, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property except as shown, set back from the property lines the distances indicated, and there are no encroachments, protrusions, or apparent omissions, except as shown.



Gary Fulton
R.F.S. 1958
DECEMBER 15, 2000

Notes:
According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map Community Flood Number: 45454C025031 Effective Date: 8-2-95
This property lies in Zone X and does not lie within a 100 Year Flood Hazard Area

Scale: 1" = 100'
Reference bearing per P.E. recorded in Cab-B, Slide 1763
△ - Control Monument

Visibly, triangles shall be provided at the intersection of all public and private streets in accordance with city ordinance
Per plat: Cab. B, Slide 1763

SURVEY PLAT
Lot E-2B, Block 3-B
PARKWAY CENTRAL ADDITION
An Addition to the City of Arlington, Tarrant County, Texas
According to the Plat thereof recorded in Cabinet B, Slide 1763
Of the Plat Records of Tarrant County, Texas

3.223 AC
(±140,394 sq ft)

FULTON SURVEYING,
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(817) 335-1
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#00006

4-15-17773



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 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.

Texas Land Advisors, LLC	480619		214-550-1550
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
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