

FOR LEASE

Globe Life Park | Retail Space

1000 Ballpark Way | Arlington, TX 76011



SPACE AVAILABLE

3,000 — 15,000 SF

PRICING

CONTACT BROKER

- ④ Join the Texas Rangers, Dallas Cowboys, Six Flags Corporate Headquarters and more in this one of a kind entertainment/sports district.
- ④ Street level retail suites available fronting both Randol Mill and Ballpark Way.
- ④ Across from Texas Live! and the new Live! by Loews Hotel, which draw a daytime and nightlife crowd with restaurants, bars, retail, and concert venue space.
- ④ Current Stadium to be used as mixed use development with commitments from professional soccer team North Texas Soccer Club and the new Dallas Renegades XFL team, with many more events yet to come.
- ④ Tenants receive exclusive event benefits and amenities!
- ④ Property also includes a 135K SF office tower with easy access from Ballpark Way and E Randol Mill Rd.



Trenton Price | Zach Boatwright | Cameron Haddad
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VISIONCOMMERCIAL.COM
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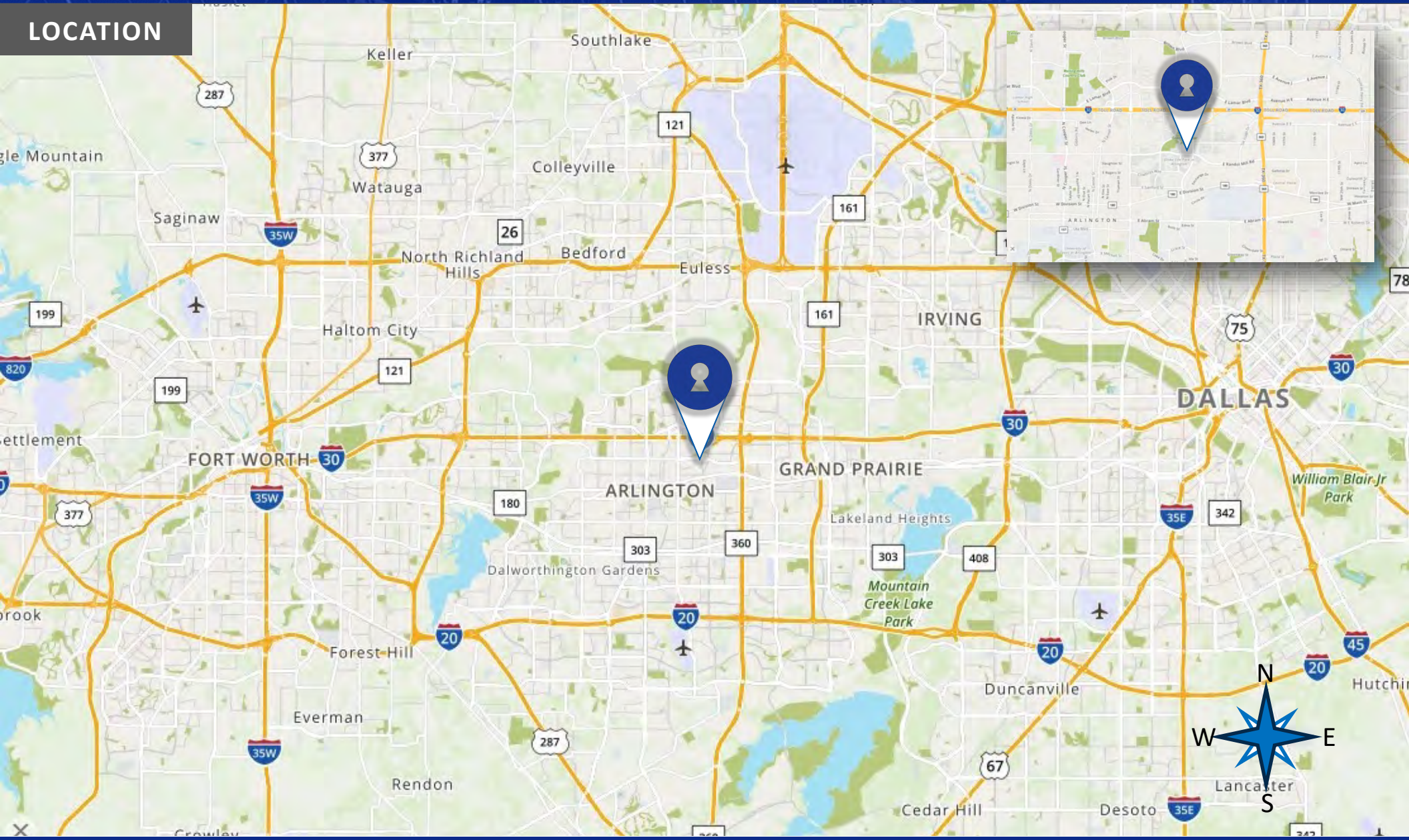
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LOCATION



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RETAIL AREA

Logos shown on the map:

- Top Left:** POTBELLY, WHOLE FOODS MARKET, PEI WEI, WELLS FARGO, STARBUCKS COFFEE, Bank of America, NOTHING BUTT CAKES, BLAZE PIZZA.
- Top Middle:** Walmart, MOOYAH, pie five, OrangeTheory FITNESS, BURGERFI, Tiff's Treats, TONY'S, DON DAVIS, La Madeleine, J. J. Reddy, ARINGTON.
- Top Right:** Sell Helicopter, SIEMENS.
- Middle Left:** STUDIO MOVIE GRILL, PETSMART, STAIN MARI, B GRILL, Office DEPOT, Canes, AT&T.
- Middle Center:** Chick-fil-A, PAPPARDEAUX, COURT YARD, Sheraton Arlington, ESPORTS STADIUM ARLINGTON, BB&T, 7 ELEVEN, Panera, BUFFALO WILD WINGS, Walmart.
- Middle Right:** Six Flags, Denny's, SUBWAY, VALERO, Ford, BAYMONT INN & SUITES, HOMEWOOD SUITES.
- Bottom Left:** verizon, Jack in the box, AVIS, Days Inn, COFFEE MORN PIZZA, PlainsCapital Bank.
- Bottom Center:** AT&T STADIUM, Live! BY LOEWS ARLINGTON, TEXAS Live!, TEXAS RANGERS.
- Bottom Right:** GM.

Geographic Labels: N Cooper St, N Collins St, W Randol Mill Rd, Ballpark Way, Interstate 30, 360 TEXAS.

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MARKET SUMMARY



Dallas | Fort Worth Market Overview

Dallas/Fort Worth is continually ranked among the nation's fastest-growing areas. Continuing job growth is a key factor for this growth. The population growth has, in turn, fueled real estate development as retailers and service providers expand to meet increasing demand. Population and job growth have pushed Dallas and Fort Worth to redevelop and re-energize their central business districts, creating mixed-use buildings with residential, office, and retail space in high-end urban environments. Dallas and Fort Worth represent the largest population centers offering an abundance of housing options as people seek out the community that best fits their needs. The DFW region's corporate powerhouse companies are distributed throughout Dallas-Fort Worth, an indication of its strength, quality of the workforce, and ease of navigation between cities and corporate centers. Scanning the roster of major employers, it's easy to see the breadth and depth of the business community, from high-tech industry leaders, telecommunications, logistics, and finance to consumer brands.

Dallas-Fort Worth's diverse base of employers drives the region's economic strength, pulling from a variety of industries, so that growth is possible even during weak business cycles. The Dallas Region is on the cutting edge of some of the world's most innovative transportation solutions. These technologies will allow DFW to remain one of the least-congested major cities in the world, as noted by the TomTom Traffic Index, now and far into the future. From deployment of tested and trusted high-speed rail technology, to design and testing of options straight out of science fiction like the hyperloop and flying taxis, Dallas continues to seek out more efficient, effective and sustainable transportation options for its residents and workers. Perhaps you've heard the phrase "Everything is bigger in Texas?" That includes the Dallas-Fort Worth region, which has a combined footprint larger than some U.S. states. Dallas/Fort Worth is the nation's fourth-largest metro area, conveniently positioned in the middle of the United States, and offering competitive advantages to businesses that locate here.

Cited: www.dallaschamber.org



CITY SUMMARY



Fifteen 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, 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 building a new \$1.2 billion stadium/entertainment region, Globe Life Field, to match their neighbor next door in AT&T Stadium set to open in 2020. 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 400,000 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 the national average and another true testament to Arlington's way of life.



FUTURE STADIUM USES

GLOBE LIFE PARK
FIELD CONVERSION PROJECT



GLOBE LIFE PARK
FIELD CONVERSION PROJECT



FOOTBALL FIELD



SOCCER FIELD



GLOBE LIFE PARK
FIELD CONVERSION PROJECT



FUTURE ADDITIONS TO ENTERTAINMENT DISTRICT



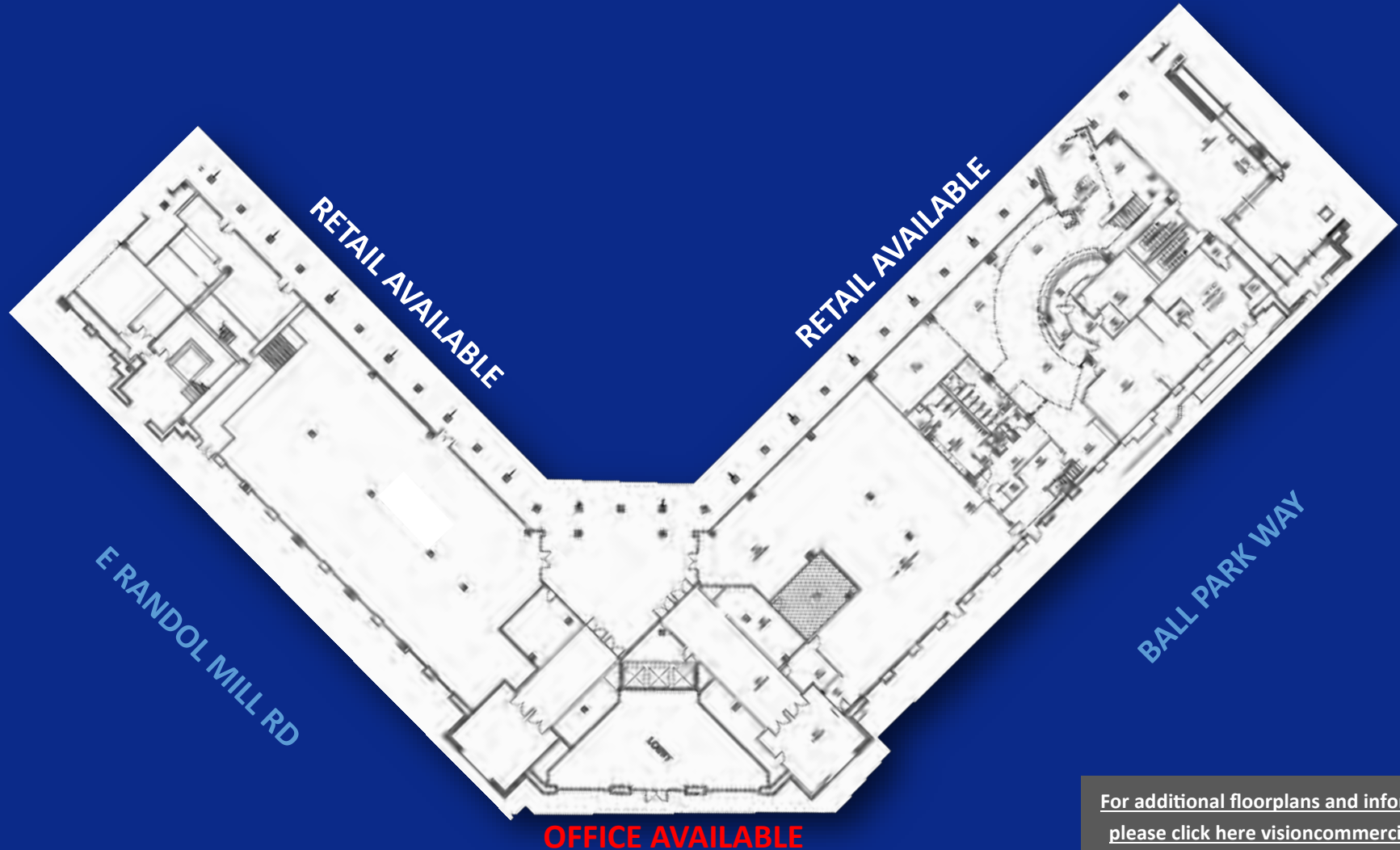
- **New Proposed National Medal of Honor Museum Coming to the Entertainment District**
- **Additional Retail**
- **Proposed New Resort**



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FLOORPLAN



For additional floorplans and information
please click here visioncommercial.com

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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.

Vision Commercial RE DFW LLC Broker Firm Name	9006752 License No.	info@visioncommercial.com Email	817-803-3287 Phone
Roger Smeltzer, Jr. Designated Broker of Firm	560209 License No.	info@visioncommercial.com Email	817-803-3287 Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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