

FOR SALE

OWNER/USER
MEDICAL
OFFICE

4201 INTERWAY PLACE
ARLINGTON, TX 76018



WE E TOTS
PEDIATRICS
817-652-9192

ACCEPTING NEW PATIENTS
NEWBORN TO 18 YEARS

JDS

REAL ESTATE SERVICES, INC.

JDS REAL ESTATE SERVICES, INC.
TX RE BROKER LICENSE NO. 9004326
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ARLINGTON HIGHLANDS

737,000 SF | REGIONAL OPEN-AIR
RETAIL CENTER

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ADVISORS

180,000+ VPD



The property is located along Interstate 20, the busiest freeway connecting Dallas, Arlington, and Fort Worth, boasting over 180,000 vehicles per day, and just across the interstate from the 733,000 square foot Arlington Highlands open-air retail center, providing unrivaled exposure and convenience to patients.

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EXECUTIVE SUMMARY

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INVESTMENT OPPORTUNITY

ERE Healthcare Real Estate Advisors (“ERE Advisors”) exclusively represents the owners of the 16,590 square foot medical office building located at 4201 Interway Place, Arlington, TX 76018. The property is currently occupied by Wee Tots Pediatrics, but will be vacated upon sale, providing a turn-key solution for another medical practice seeking to open and begin operating quickly.

The property is located in the heart of Arlington, immediately off the I-20 and Matlock Road, making it easily accessible to patients from surrounding communities. Because of its strategic location, the building benefits from over 180,000 vehicles per day, creating immediate exposure for an incoming business or practice. Additionally, the area drives significant traffic from high profile points of interest, including the 733,000 square foot Arlington Highlands regional open-air retail center, 1,500,000 square foot Parks Mall at Arlington, 34-suite USMD surgical hospital, and 382-bed Medical City Arlington general acute care hospital.

Attractive SBA financing is available, allowing an owner-operator to control the destiny of their business by owning the facility in which they operate, while building equity.



\$3,300,000

SALE PRICE

16,590

SQUARE FEET

OPPORTUNITY HIGHLIGHTS



PREMIER LOCATION

The property is located in the heart of Arlington and immediately off the I-20, making it easily accessible to patients from surrounding communities.



OWN VS RENT

Attractive SBA financing is available, allowing an owner-operator to control the destiny of their business by owning the facility in which they operate, while building equity.



HIGH EXPOSURE

Strategically positioned off of I-20, the property is seen by over 180,000 vehicles per day, creating immediate exposure for an incoming business or practice.



FREE-STANDING

The facility can be customized to suit the brand image of an incoming business or practice, offering flexibility that's not available in a multi-tenant property.



TURN-KEY

The facility is already built out for a medical practice, offering a turn-key solution for another medical practice seeking to open and begin operating quickly.



ESTABLISHED SITE

The property has operated as a healthcare facility for 15 years, creating recognition from the community and an established patient base for a new practice/operation.

POTENTIAL FINANCING

Attractive SBA financing is available, allowing an owner-operator to control the destiny of their business by owning the facility in which they operate, while building equity.

Purchase Price	\$3,300,000
Loan Amount	\$2,960,000
Loan to Value	89.70%
Equity Required	\$344,000
Loan Term	25 Years
Interest Rate	4.15%
Monthly Payment	\$16,390



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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PROPERTY PROFILE

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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Address	4201 Interway Place, Arlington, TX 76018
Parcel Size	2.46 acres
Building Size	16,590 SF
Parking	116 stalls; 7.03 per thousand
Property Type	Medical; owner-user
Jurisdiction	City of Arlington, Tarrant County
Zoning	IM (Moderate Industrial)
Legal Description	Westway Addition Block 6 Lot 1R
APN	06471307

BUILDING DETAILS

Construction	Masonry and brick
Interior Finishes	Suspended lay-in acoustical tile ceiling, glued carpet tile and sheet vinyl flooring, full-height demountable private office partitions
HVAC	7 separately controlled zones; gas furnace; 4 condensing units
Specialty Features	Backup generator, integrated pharmacy, 6 provider pods, 7 restrooms, 40 exam rooms



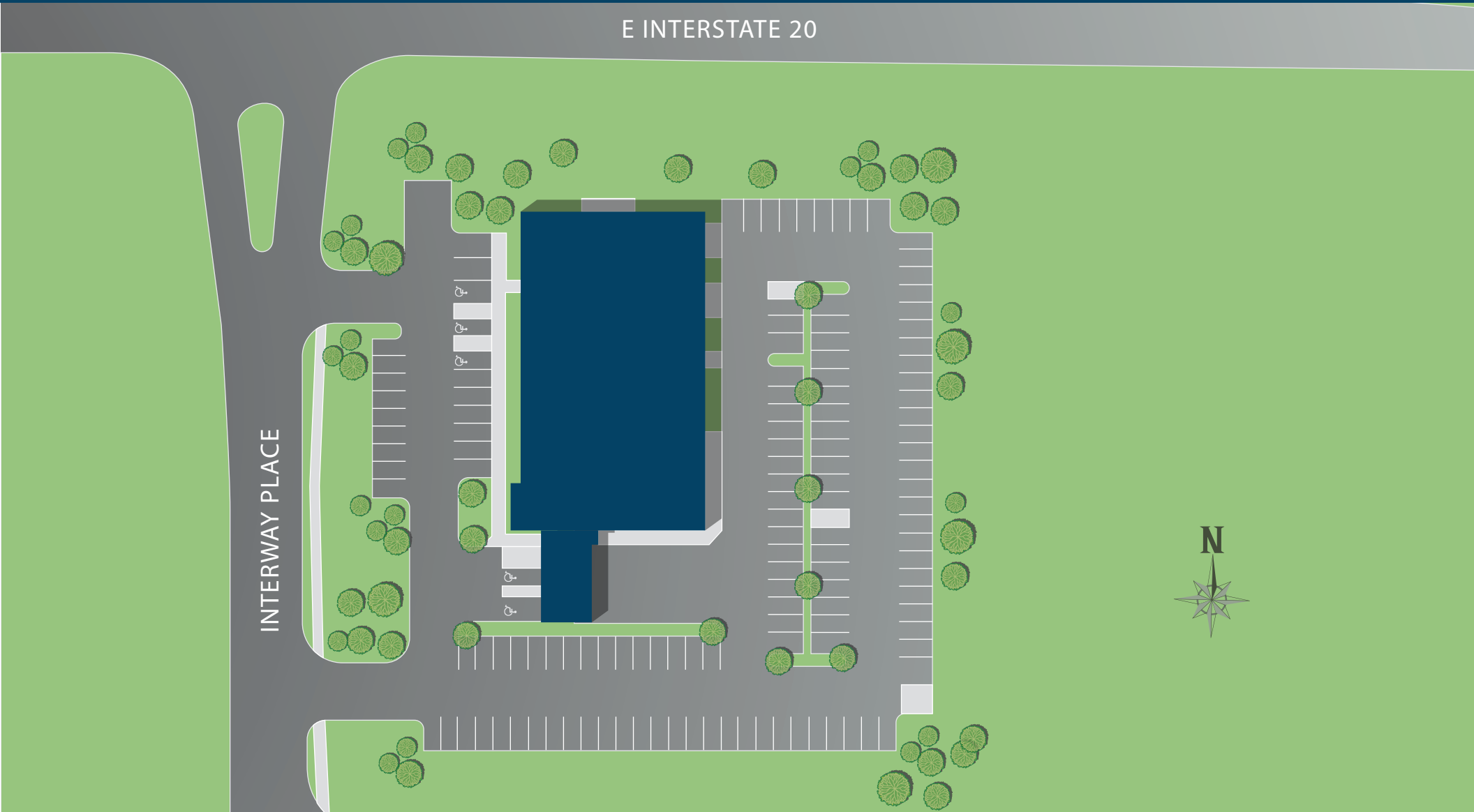
FLOOR PLAN

The facility features an integrated pharmacy, 6 provider pods, 7 restrooms, and 40 exam rooms, providing a turn-key solution for another medical practice to open and begin operating quickly.



SITE PLAN

The property benefits from an oversized 2.46 acre parcel and large parking field with 116 stalls, providing ample patient parking for another busy practice.



PROPERTY PHOTOS

The facility has been well maintained with an attractive curb appeal, allowing a new owner-user to move-in without having to correct any significant deferred maintenance items.



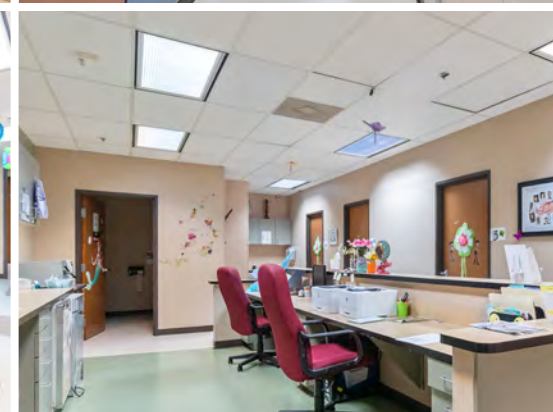
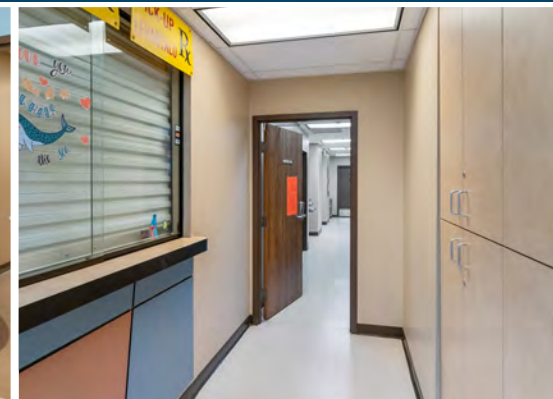
PROPERTY PHOTOS

The property is strategically located in the heart of Arlington, immediately off of Interstate 20 and Matlock road, making it easily accessible to patients from surrounding communities.



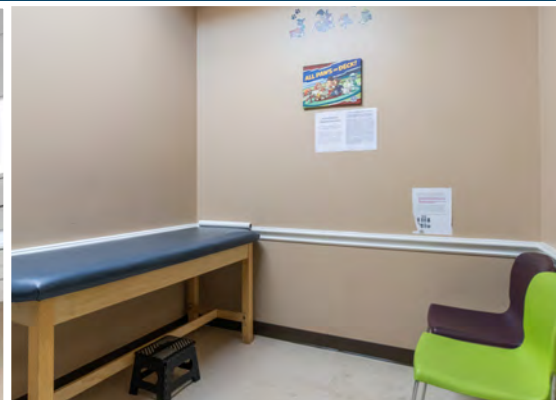
PROPERTY PHOTOS

The facility is currently owned and operated by Wee Tots Pediatrics; the practice will vacate the facility upon sale, providing a fully-built out free-standing medical office for a new owner-user.



PROPERTY PHOTOS

While currently operated as a pediatrics practice, the interior spaces could be easily adapted to cater to a more adult patient base.



LOCATION OVERVIEW



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AREA OVERVIEW



Arlington, Texas is tucked between Dallas and Fort Worth, which combined create the 4th largest MSA in the United States, boasting a population of 7.4 million people. Arlington was named the “Best Big City” in the South by Money magazine and is known as the Entertainment Capital of Texas. The city is home to four professional sports teams—Dallas

Cowboys football, Texas Rangers baseball, Dallas Wings basketball, and Dallas Charge softball. Constantly growing, the city along with the Texas Rangers, are currently under construction on a \$4 billion dollar 3-phase entertainment expansion project which will attract 3 million new visitors to the city.

Arlington is a hub for many major US corporations, including General Motors, JP Morgan, DR Horton, and Texas Health Resources; the city welcomed a new UPS regional hub in 2019. The corporate draw is a result of the city’s central location between Dallas and Fort Worth, and close proximity to the DFW airport, the country’s 2nd largest airport by size.

Arlington is also a sweet spot for parents looking for affordable homes and top-ranked schools. The median home price in Arlington is just shy of \$169,000, vs. around \$240,000 for the national metro-area median, and its home price appreciation, up 10% in the past year, is among the strongest in the country.

When it comes to higher level education, Arlington’s major university is University of Texas at Arlington. The institution plans to break ground this fall on a \$125 million Science and Engineering Innovation complex, further bolstering its reputation as a major health-science research institution.



DEMOGRAPHICS SNAPSHOT

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	9,126	123,174	354,538
2020 Estimate	8,793	116,699	333,245
2010 Census	8,478	107,335	297,985
Growth 2020-2025	3.79%	5.55%	6.39%
Growth 2010-2020	3.71%	8.72%	11.83%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	3,610	43,668	121,978
2020 Estimate	3,468	41,484	115,114
2010 Census	3,314	38,628	104,937
Growth 2020-2025	4.09%	5.26%	5.96%
Growth 2010-2020	4.65%	7.39%	9.70%

INCOME	1-MILE	3-MILE	5-MILE
2020 Average Household Income	\$102,863	\$94,325	\$88,706

AERIAL TOUR

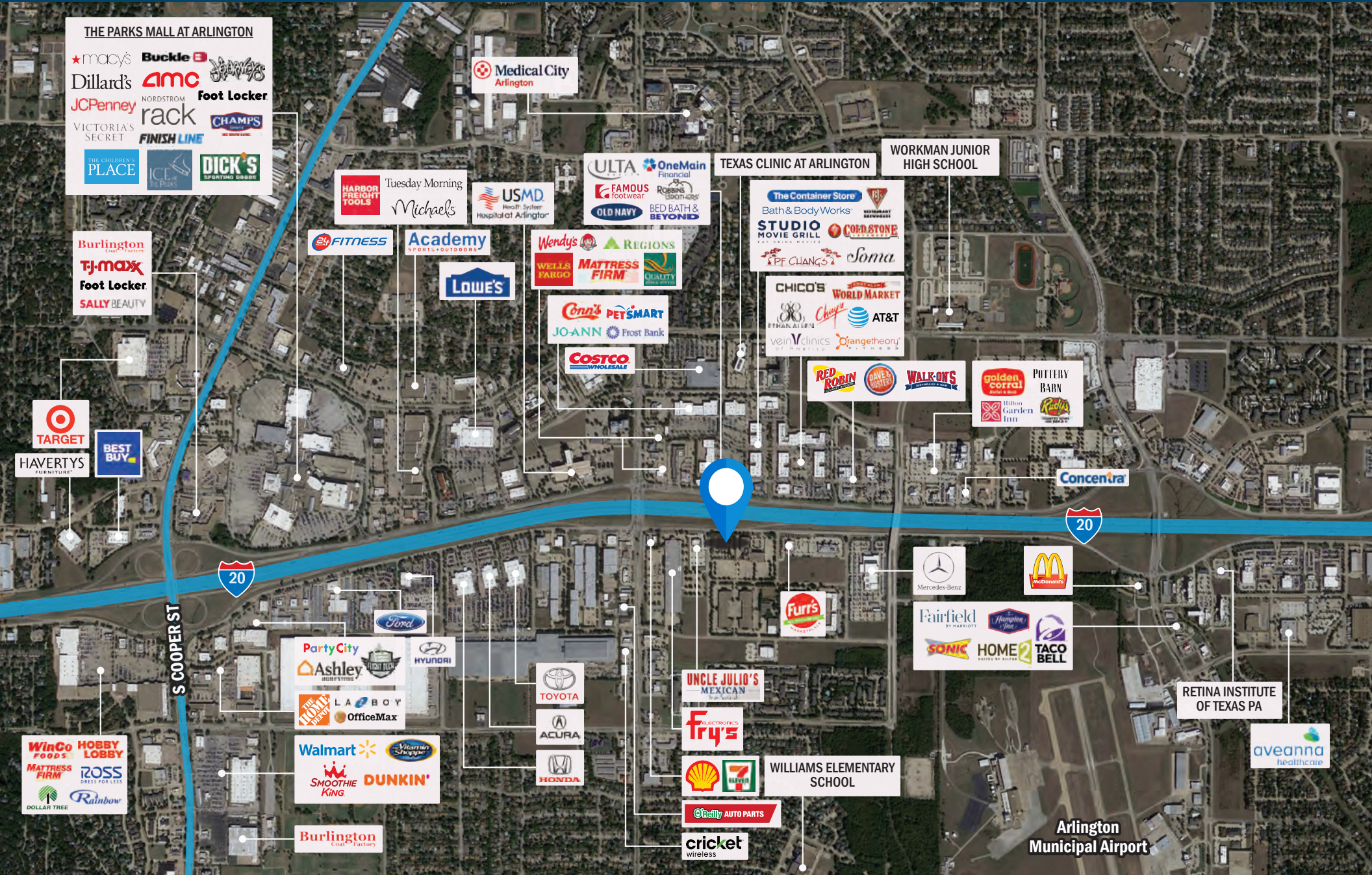
The immediate area's appeal is bolstered by over 2,000,000 square feet of retail, including Arlington Highlands and the Parks Mall at Arlington, attracting over 30 million annual visitors.



AREA OVERVIEW MAP

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THE PARKS MALL AT ARLINGTON

- macy's
- Buckle
- AMC
- NORDSTROM
- Foot Locker
- JCPenney
- rack
- CHAMPS
- VICTORIA'S SECRET
- FINISH LINE
- THE CHILDREN'S PLACE
- ICK'S SPORTING GOODS

Medical City
Arlington

TEXAS CLINIC AT ARLINGTON

WORKMAN JUNIOR HIGH SCHOOL

- Burlington Coat Factory
- TJ MAXX
- Foot Locker
- SALLY BEAUTY

- HARBOR FREIGHT TOOLS
- Tuesday Morning
- Michaels
- USMD Health System Hospital at Arlington
- ULTA
- OneMain Financial
- FAMOUS footwear
- REGIONS
- OLD NAVY
- BED BATH & BEYOND

- Wendy's
- WELLS FARGO
- MATTRESS FIRM
- LOWE'S
- Regions
- QUALITY

- The Container Store
- Bath & Body Works
- STUDIO MOVIE GRILL
- CONCRETE
- PE CHANG'S
- Soma
- CHICO'S
- WORLD MARKET
- Chips
- AT&T
- veinClinics
- Ofangetheory FITNESS

- TARGET
- HAVERTYS FURNITURE
- BEST BUY

- ELITE FITNESS
- Academy SPORTS+OUTDOORS
- Wendy's
- WELLS FARGO
- MATTRESS FIRM
- CONN'S
- PETSMART
- JO-ANN
- Prost Bank
- COSTCO WHOLESALE

- RED ROBIN
- CAVE'S BISTRO
- WALKON'S
- golden corral
- POTTERY BARN
- Hilton Garden Inn
- Radio Shack

Concentra

S COOPER ST



- WinCo FOODS
- HOBBY LOBBY
- MATTRESS FIRM
- ROSS DRESS FOR LESS
- DOLLAR TREE
- Rainbow

- Party City
- Ashley FURNITURE
- HYUNDAI
- LA BOY
- OfficeMax
- Walmart
- SMOOTHIE KING
- DUNKIN'

- TOYOTA
- ACURA
- HONDA

Burlington Coat Factory

Furr's

- UNCLE JULIO'S MEXICAN
- Fry's electronics

- Shell
- 7 ELEVEN

WILLIAMS ELEMENTARY SCHOOL

- O'Reilly AUTO PARTS
- cricket wireless

- Mercedes-Benz
- McDonald's

- Fairfield BY HANNOY
- SONIC
- HOME 2
- TACO BELL

RETINA INSTITUTE OF TEXAS PA

aveanna healthcare

Arlington Municipal Airport



REGIONAL OVERVIEW MAP

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AREA HOSPITALS



Located 1.7 miles from the subject property

Originally opened in August 1976 as Arlington Community Hospital in a rural part of town, Medical City Arlington has developed into a 382-bed full-service hospital located in the heart of the growing South Arlington area. The facility is staffed by over 1,000 full-time and part-time nurses, therapists, technicians and other healthcare personnel. Medical City Arlington is home to nearly 600 highly skilled physicians who represent a wide variety of medical specialties. The hospital has been recognized for the fourth consecutive year by The Joint Commission as a Top Performer on Key Quality Measures for heart attack, heart failure, pneumonia, and surgical care

Medical City Arlington is the Official Hospital of the Texas Rangers and is Arlington's designated trauma hospital.



Located 1.1 miles from the subject property

USMD currently manages the operations of two hospitals in DFW, the USMD Hospital at Arlington and USMD Hospital at Fort Worth. Both facilities are physician led and rank in the top 1% of hospitals nationwide as surveyed by Press Ganey, the healthcare industry's leading independent ratings organization.

USMD Hospital at Arlington is a state-of-the art facility featuring 9 oversized operating rooms, 30 private inpatient suites, and 4 SICU suites. The hospital was the first in DFW to offer the da Vinci® robotic radical prostatectomy, and now boasts 4 of the machines, ranking it in the top 10 robotic surgery programs in the world.

MAJOR CORPORATIONS

Arlington is an attractive home for many major corporations because of its central location between Dallas and Fort Worth, and close proximity to the DFW airport, the country's 2nd largest airport by size.



Texas Rangers | 6.7 miles from subject property

The Texas Rangers are Major League Baseball team and Arlington's 9th largest employer. The team generates over \$311 million in annual revenue, not counting ancillary benefits.



Texas Health Resources | 7.1 miles from subject property

Formed in 1997, THR is one of the largest faith-based nonprofit health systems in the United States and the largest in North Texas. The health system serves more than 7 million residents throughout North Texas. With its Headquarters located in Arlington, it is the largest employer in the city. Texas Health has 29 hospital locations and more than 350 outpatient facilities, including satellite emergency rooms, surgery centers, fitness centers, imaging centers, and other clinics.



General Motors | 7.4 miles from subject property

Assembly Plant: GM's Arlington Assembly Plant, occupying 250 acres and over 4.3M SF of space, is currently the only GM facility in the world to produce GM's portfolio of full-size SUVs. GM recently invested \$1.4 billion in this location, earning it a spot on the EPA's National Top 100 List of the largest green power users.

Financial Center: First established in Arlington in 1998, GM Financial has steadily grown its presence in the city. In 2016, the company invested \$35 million to expand into a 4th location, occupying a combined 1M SF.



Six Flags | 9 miles from subject property

Six Flags Over Texas is a 212-acre theme park located in Arlington, Texas and is the 4th largest employer in Arlington. It was the first theme park of the Six Flags chain and has been operating in Arlington since 1961. In 2016, the park attracted a record 14 million visitors with an estimated \$1.4 billion in revenue.



D.R. Horton Headquarters | 10.9 miles from subject property

D.R. Horton is the largest homebuilder in the US by volume and operates in 78 markets over 26 states. It is the 232nd largest company on the Fortune 500 list. In 2017, D.R. Horton relocated its headquarters to Arlington on a brand new 6-acre campus in the I-30 corridor.

AREA HEALTHCARE MARKET

30 MILE RADIUS | 2020



HEALTHCARE
SPENDING
\$7.8B



AGING
POPULATION
1,461,296



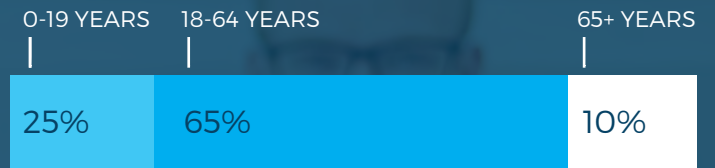
MEDIAN
AGE
40.8



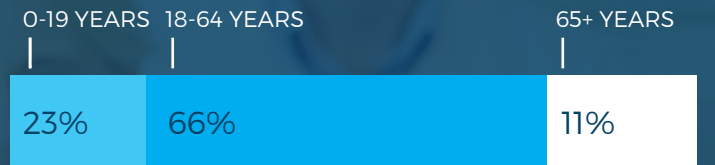
% OF
POPULATION 65+
10.2%



POPULATION BY AGE



2019



2024

162,733+

NEW SENIORS
BY 2024

SALE COMPARABLES

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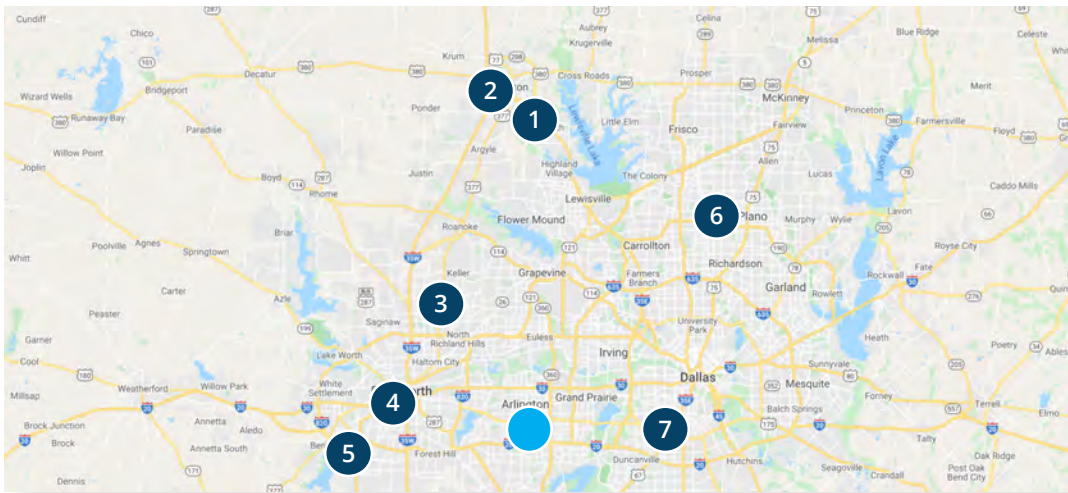
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VACANT SALE COMPARABLES

The property is priced below market as compared to other owner-user opportunities in Dallas-Fort Worth, offering a unique value proposition for such a high profile location.

#	Address	Market	Year Built	Building Size	Sale Price	Price/SF
	4201 Interway Place	Arlington, TX	1993	16,590 SF	\$3,300,000	\$199
1	3720 S Interstate 35 E	Denton, TX	2000	14,088 SF	\$3,900,000	\$277
2	2435 W Oak Street	Denton, TX	2007	10,263 SF	\$2,650,000	\$258
3	7748 Denton Highway	Watauga, TX	2000	8,042 SF	\$1,900,000	\$236
4	3301 West Freeway	Fort Worth, TX	1994	16,750 SF	\$3,750,000	\$224
5	6037 Harris Parkway	Fort Worth, TX	2003	5,451 SF	\$996,550	\$183
6	3900 American Drive	Plano, TX	1997	22,440 SF	\$3,300,000	\$147
7	4323 S Hampton Road	Dallas, TX	1983	6,204 SF	\$860,000	\$139



Average
Price/SF

\$209

High
Price/SF

\$277

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