

FOR LEASE

Village at Ballpark
2150 E Lamar Blvd | Arlington, TX 76006



SPACE AVAILABLE

6,100 SF ENDCAP

PRICING INFORMATION

\$30 PSF + NNN (est. \$7.86)

LOCATION

NEQ I-30 & Ballpark Way

TRAFFIC GENERATORS



- 👁️ Located in Arlington’s Entertainment District with Convenient Access from I-30 and 360
- 👁️ 2nd Generation Restaurant, 4,000 Gallon Grease Trap with Ample Patio Space
- 👁️ Modern Retail Center provides Abundant Parking Ratio of 7.7/1000 SF
- 👁️ Less than 1.5 Miles from: AT&T Stadium, Globe Life Park, Texas Live!, E-sports Stadium, Six Flags, Hurricane Harbor, Arlington Convention Center, Loew’s Hotel, Live! By Loews, National Medal of Honor Museum, International Bowling Museum, and more
- 👁️ Area Employers Include: American Airlines Headquarters, General Motors, Bell Helicopter, DR Horton, Siemens, Texas Health Resources, Six Flags World Headquarters, and Thousands more in the Adjacent Great Southwest Industrial Park
- 👁️ HH Income North of I-30 are \$100k and Higher
- 👁️ 17 Million Projected Annual Visitors to the Entertainment District with Events Held 300+ Days Per Year

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	10,370	44,198	115,531	277,854
Employees	17,915	51,241	81,254	141,947
Average HH Income	\$69,375	\$65,753	\$63,876	\$63,747
2019-2024 Annual Growth Rate	0.44%	1.01%	1.01%	0.88%
Traffic Count	136,067 VPD @ I-30 & Ballpark Way			

*STDBonline.com 2020

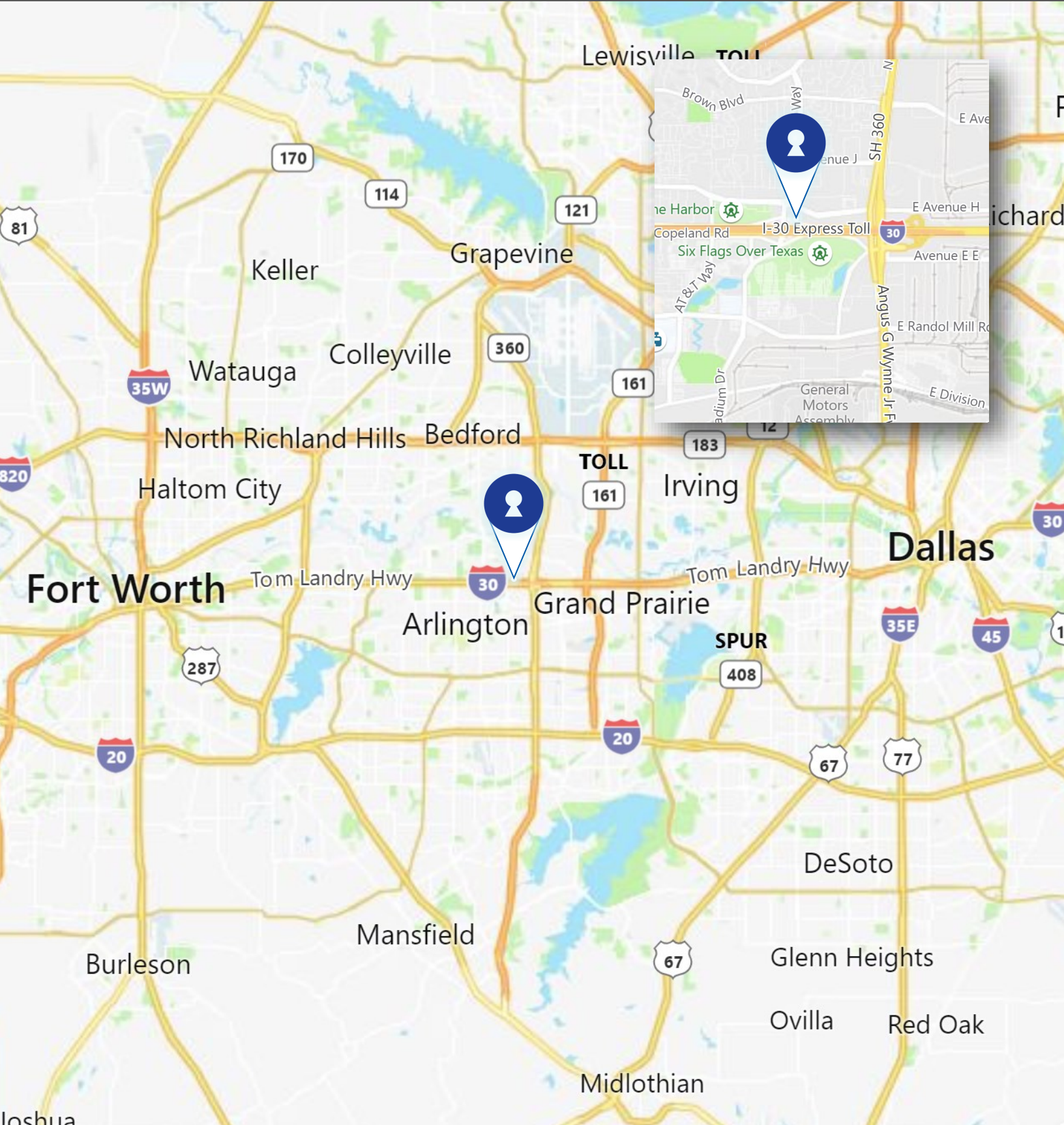


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10

Trinity Blvd

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

360 TEXAS

NE Green Oaks Blvd

N Cooper St

Ballpark Way

Great Southwest Industrial District

INTERSTATE 30



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Ballpark Way



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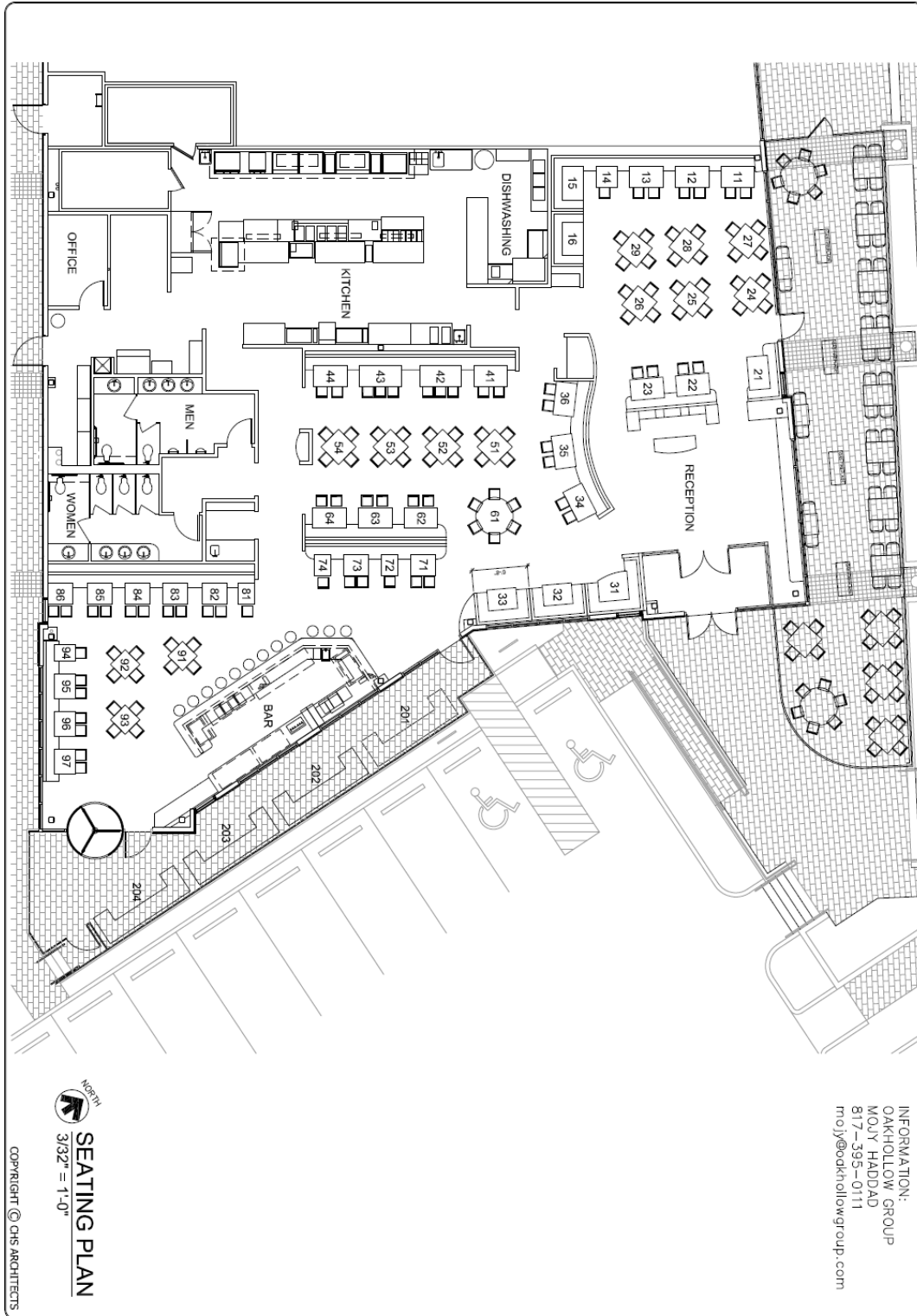
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PI:\cadd\blow\05-The Village at Ballpark - Ballpark Way and Lamar\Final Building on Lamar\Leases\Rio Mambo\Rio Mambo SEATING Plan.dwg, 6/10/2020 2:30:23 PM





SEATING PLAN
 3/32" = 1'-0"
 COPYRIGHT © CHS ARCHITECTS

INFORMATION:
 OAKHOLLOW GROUP
 MOJIB HADDAD
 817-395-0111
 mojib@oakhollowgroup.com

RIO MAMBO AT THE VILLAGE AT BALLPARK 2150 LAMAR BLVD., SUITE 120 ARLINGTON, TX	PROJECT NUMBER: DATE: 6-10-2020	 CHS ARCHITECTS, INC. 2500 NE GREEN OAKS BLVD., SUITE 200 ARLINGTON, TEXAS 76006 (817) 640-3199
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PI04a\Hollon\05-The Village at Ballpark - Ballpark Way and Lamar\Retail Building on Lamar\05 Ballpark-Lamar-Hotel Horizontal on Breaker-COLOR-with LOGOS.dwg, 6/18/2020 11:27:53 AM



<p>THE VILLAGE AT BALLPARK</p> <p>BALLPARK WAY AND LAMAR BLVD. ARLINGTON, TX</p>	<p>PROJECT NUMBER: 503085</p> <p>DATE: 6-18-2020</p>	 <p>CHS ARCHITECTS, INC. 2500 NE GREEN OAKS BLVD., SUITE 200 ARLINGTON, TEXAS 76006 (817) 640-3199</p>
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CITY SUMMARY

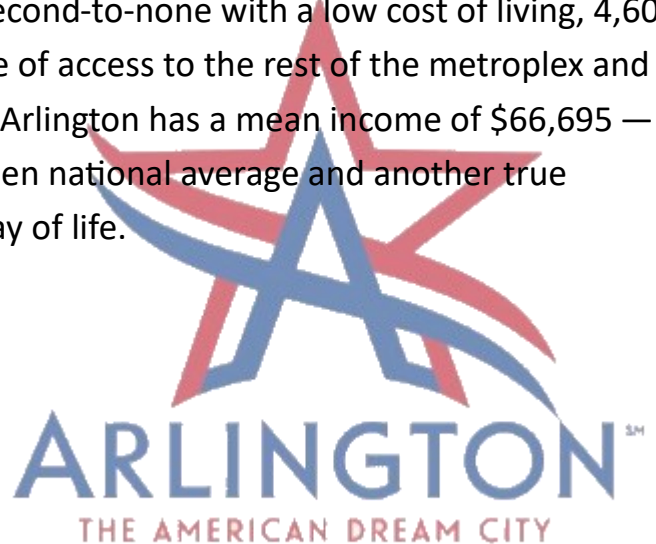


15 miles from Downtown Fort Worth and 20 miles from Downtown Dallas, Arlington is known for being the entertainment capital of Texas. The city is home to the Dallas Cowboys' AT&T Stadium complex, Texas Rangers' Globe Life Park, Six Flags Over Texas, and Hurricane Harbor.

The Texas Ranger \$1.1 billion Globe Life Field will look to match their neighbor next door in AT&T Stadium. Globe Life Park is now home to XFL's Dallas Renegades and to USL League North Texas Soccer Club. All three 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 the 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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Phone

Roger Smeltzer, Jr.
Designated Broker of Firm

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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