

FOR LEASE

# Choctaw Stadium | Retail Space

1000 Ballpark Way | Arlington, TX 76011



**VISION**  
COMMERCIAL REAL ESTATE

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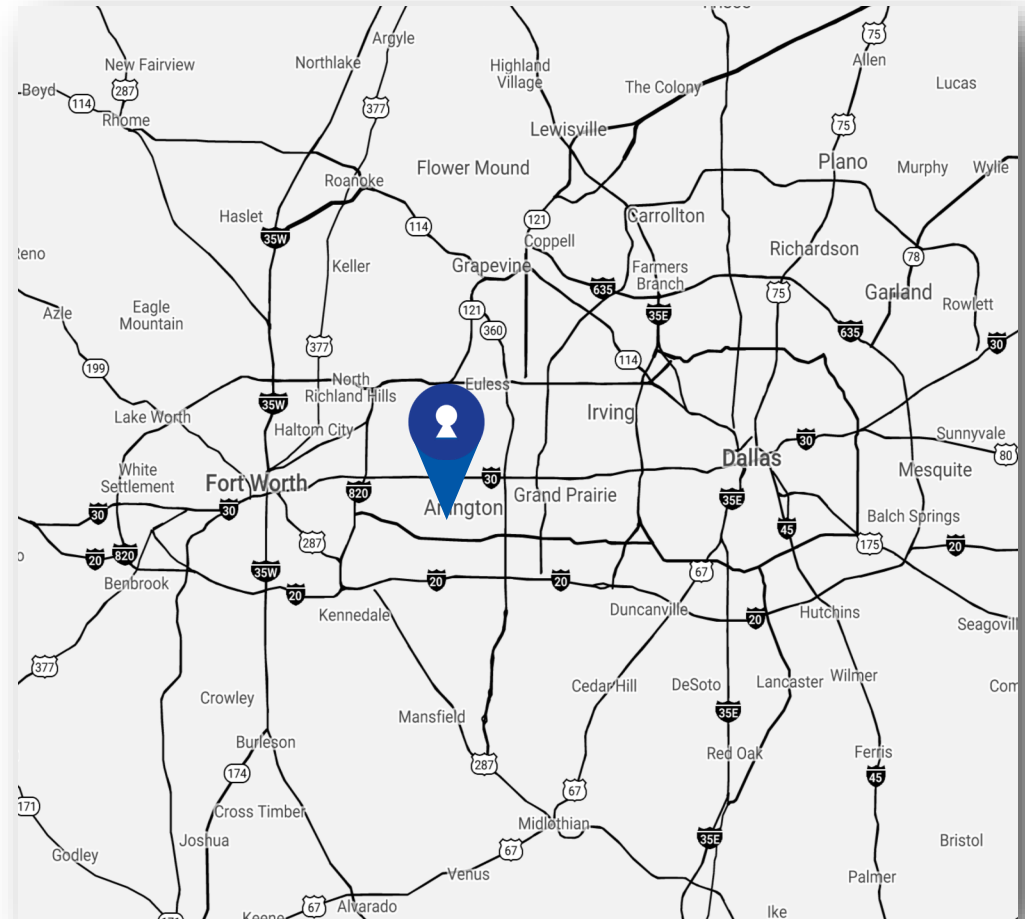
PRICE | CONTACT BROKER

PROPERTY AREA | 1,000-15,000+ SF



## PROPERTY HIGHLIGHTS

- 👁️ New to market street level retail space available in conjunction with the development of **The District!**
- 👁️ Join the Texas Rangers, Dallas Cowboys, Six Flags Corporate Headquarters and more in this world class sports & entertainment development.
- 👁️ Across from Texas Live! and the new Live! by Loews Resort, which draw a daytime and nightlife crowd with restaurants, bars, retail, and concert venue space.
- 👁️ New area developments include a 200,000 SF convention center with adjoining 888 room resort, and a 280 unit multifamily complex!
- 👁️ Tenants receive exclusive event benefits and amenities
- 👁️ Property also includes a 135K SF office tower with easy access from Ballpark Way and E Randol Mill Rd.



## CHOCTAW STADIUM

Choctaw Stadium has been reimagined to serve as a multidimensional venue for the Dallas-Fort Worth community. Now boasting over 160,000 square feet of office space, the old ballpark is now being occupied by both local and national companies. The stadium is now a mixed use office and retail development offering 2nd generation and new construction opportunities for the right tenants to serve the patrons of **THE DISTRICT**.

Choctaw Stadium will continue to command a presence in the DFW sports scene as it will host the Arlington Renegades XFL and the North Texas Soccer Club. This renovation along with the new amenities being built will create a one of the country's premier entertainment districts! If you are interested in bringing your business to **CHOCTAW STADIUM** please contact us for additional information.





## FUTURE ADDITIONS TO ENTERTAINMENT DISTRICT



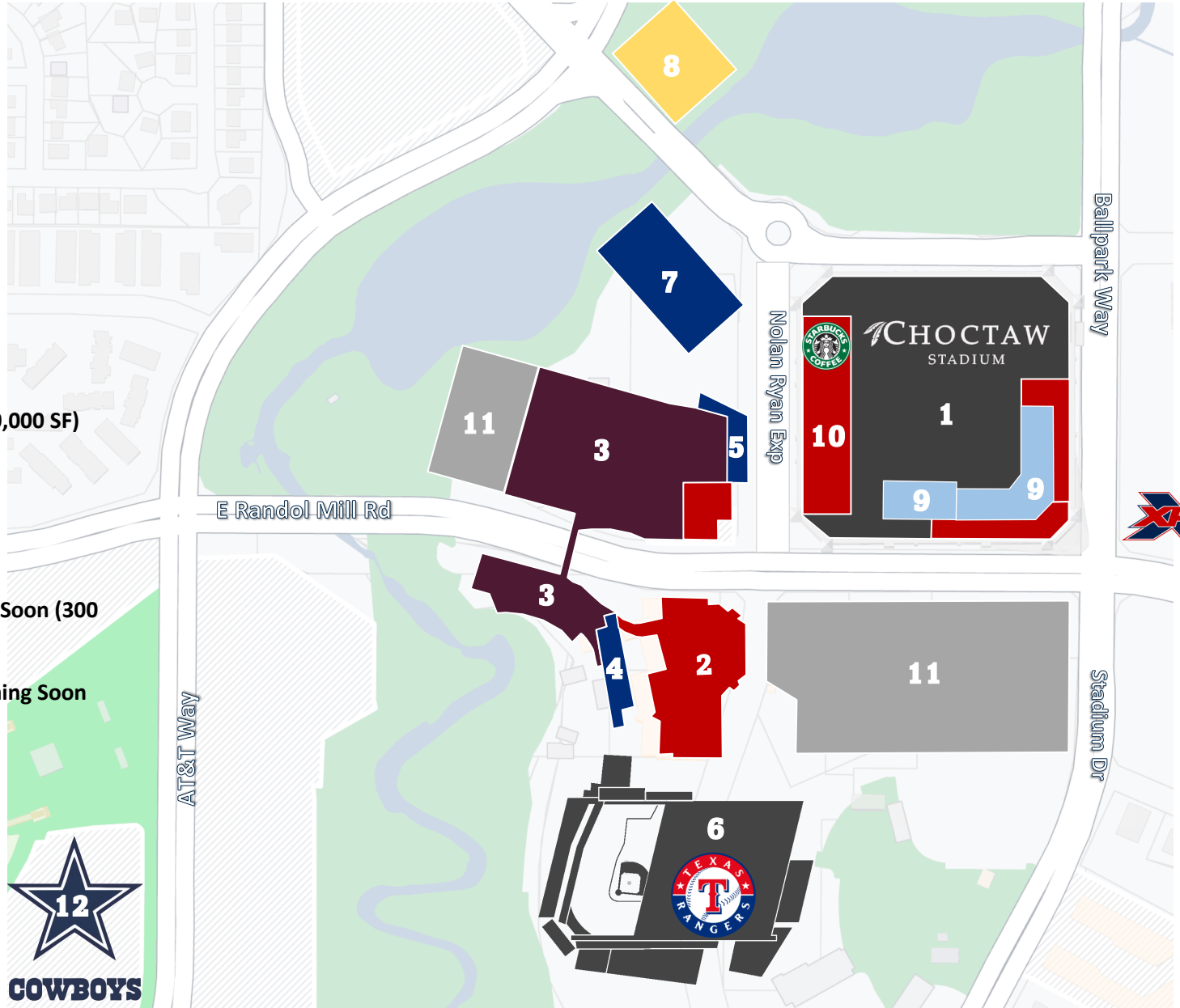
The City of Arlington is investing \$810 Million dollars into transforming the city's renowned entertainment district. **THE DISTRICT** will feature a new 200,000 square foot convention center, an 888 room hotel, a 280 unit mixed-use residential development, as well as the new National Medal of Honor Museum.

These developments will be joining the already incredible venues of AT&T Stadium, Globe Life Field, and the iconic **CHOCTAW STADIUM**. Arlington's investment into its community will secure this area of Arlington as a business and tourist destination for the future. This is a great opportunity to be a part of a one-of-a-kind project and have your business featured in Choctaw Stadium's new retail and office suites.





- 1 Choctaw Stadium
- 2 Texas Live!
- 3 New Arlington Convention Center ( 200,000 SF)
- 4 Live! By Loews Resort (300 rooms)
- 5 New Loews Hotel (888 rooms)
- 6 Globe Life Field
- 7 One Rangers Way Multifamily Coming Soon (300 units)
- 8 National Medal of Honor Museum Coming Soon
- 9 Office Towers (160,000 SF)
- 10 FUTURE RETAIL
- 11 Parking
- 12 AT&T Stadium





## COMMERCE

250+ Major Companies & Headquarters

70+ announced in 2020 & 2021 to Expand or Relocate to DFW



**#1** in the country for **3-year job growth** (185,600 jobs)  
**#1** in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)  
BLS, Dec. 2021

**4** **Global 500 Companies**  
Fortune, 2021

**9** **World's Most Admired Companies**  
Fortune, 2022

**22** **Fortune 500 Companies**



## DFW AREA GROWTH

**50%**

**LOWER COST OF LIVING**

With a lower cost of living than the top three U.S. Metros.

**+7.2%**

**EMPLOYMENT GROWTH**

**+328**

people per day (2020)



**1,302,041**

added in 2010-2020

**7,694,138**

TOTAL POPULATION

**11,200,000**

Population by 2045

**4TH LARGEST METRO IN U.S.**

**OVER 200 CITIES**

**3 Commercial AIRPORTS**

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations



## HIGHER EDUCATION

**Three Research 1 Universities**



Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

**30** Higher Education Institutions

**15** Major Universities Including:



## HEALTH CARE

**138 HOSPITALS & FACILITIES** with Acute Care

**32 MAJOR HOSPITALS**

**23 HEALTHCARE SYSTEMS**



## Arlington Overview

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 Field, Choctaw Stadium, 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.

- Arlington is also home to the University of Texas at Arlington, a tier 1 Research Institution with more than 39,000 students.
- 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 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 median income of \$63,351 — substantially higher than the national average and another true testament to Arlington's way of life.
- Arlington's largest employers include General Motors, American Airlines, The Cowboys, and the Texas Rangers!

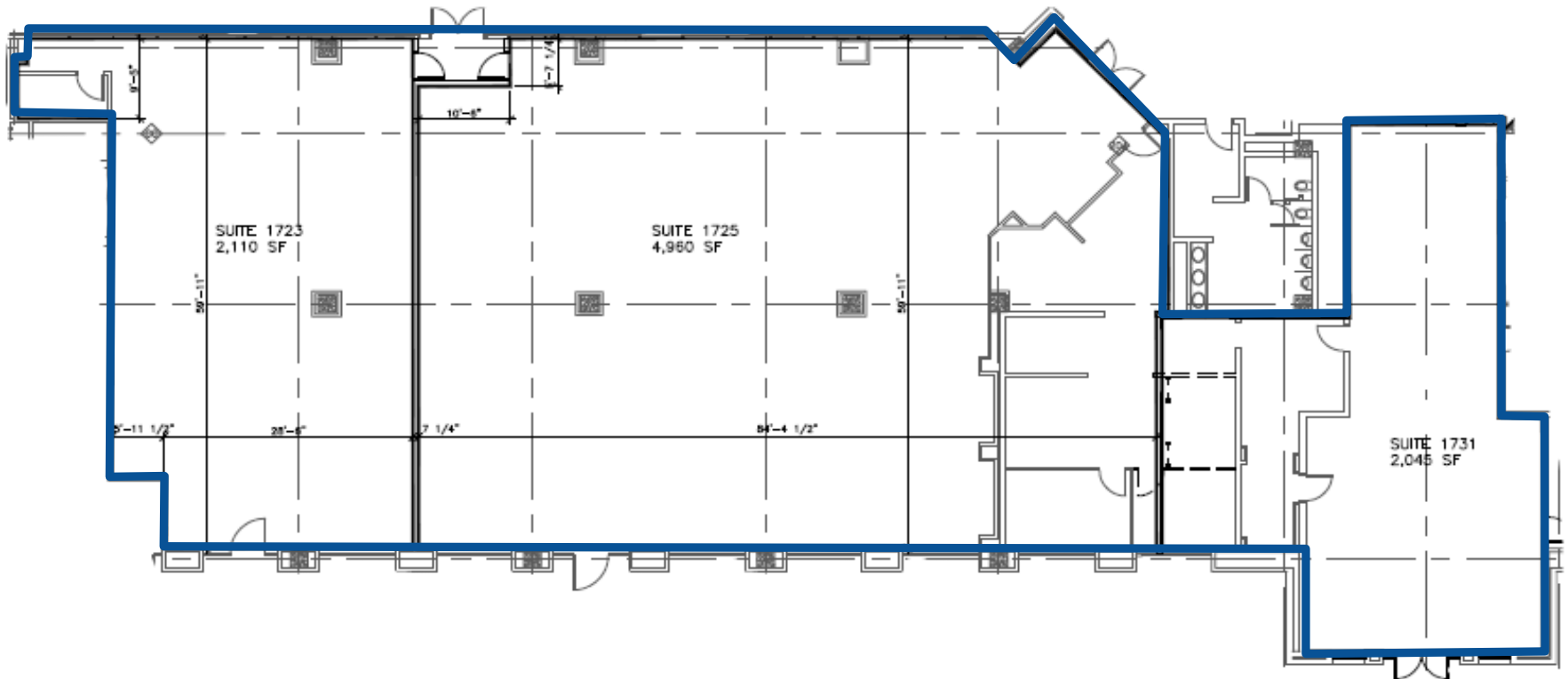




# 9,105 SF Retail on Southside of Choctaw Stadium

Suites can be demised or combined

\*Additional Floorplans Available Upon Request





# 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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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)