

FOR LEASE

BALLPARK PLAZA PHASE 1

1900 Ballpark Way | Arlington, TX, 76006



VISION
COMMERCIAL REAL ESTATE

Cameron Haddad | Zach Boatwright | Trenton Price



972.743.4260
VISIONCOMMERCIAL.COM
INFO@VISIONCOMMERCIAL.COM

PRICE | Contact Broker SPACE AVAILABLE | 1,678 - 6,239 RSF

PROPERTY HIGHLIGHTS

- Great location for Medical/Dental/Office user
- 2nd Gen Office Space - 6,239 RSF Available
- 2nd Gen Office Space - 2,132 RSF Available
- 2nd Gen Pharmacy - 1,678 RSF Available
- Façade and monument signage available
- New traffic light at Brookhollow Dr & Ballpark Way
- New ingress from I-30 that directs you to Ballpark Way

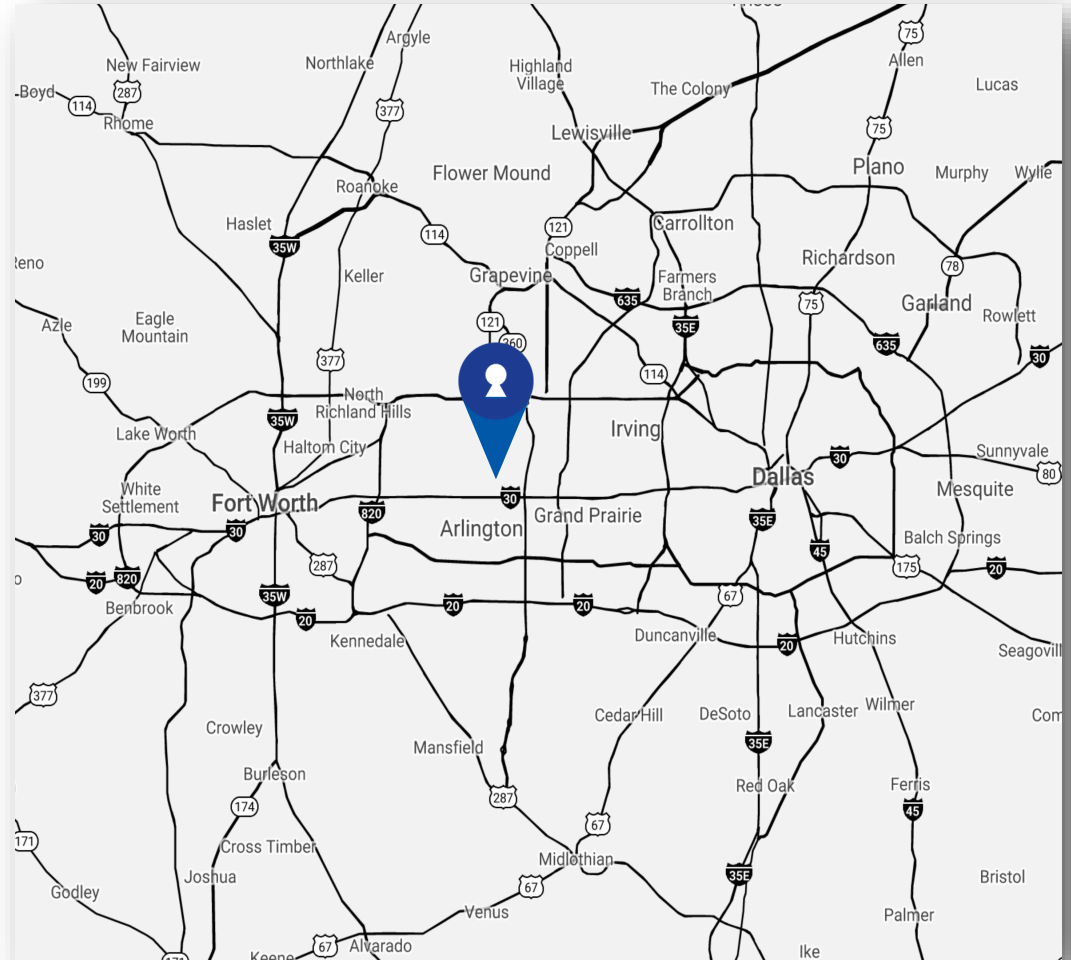
DEMOGRAPHICS

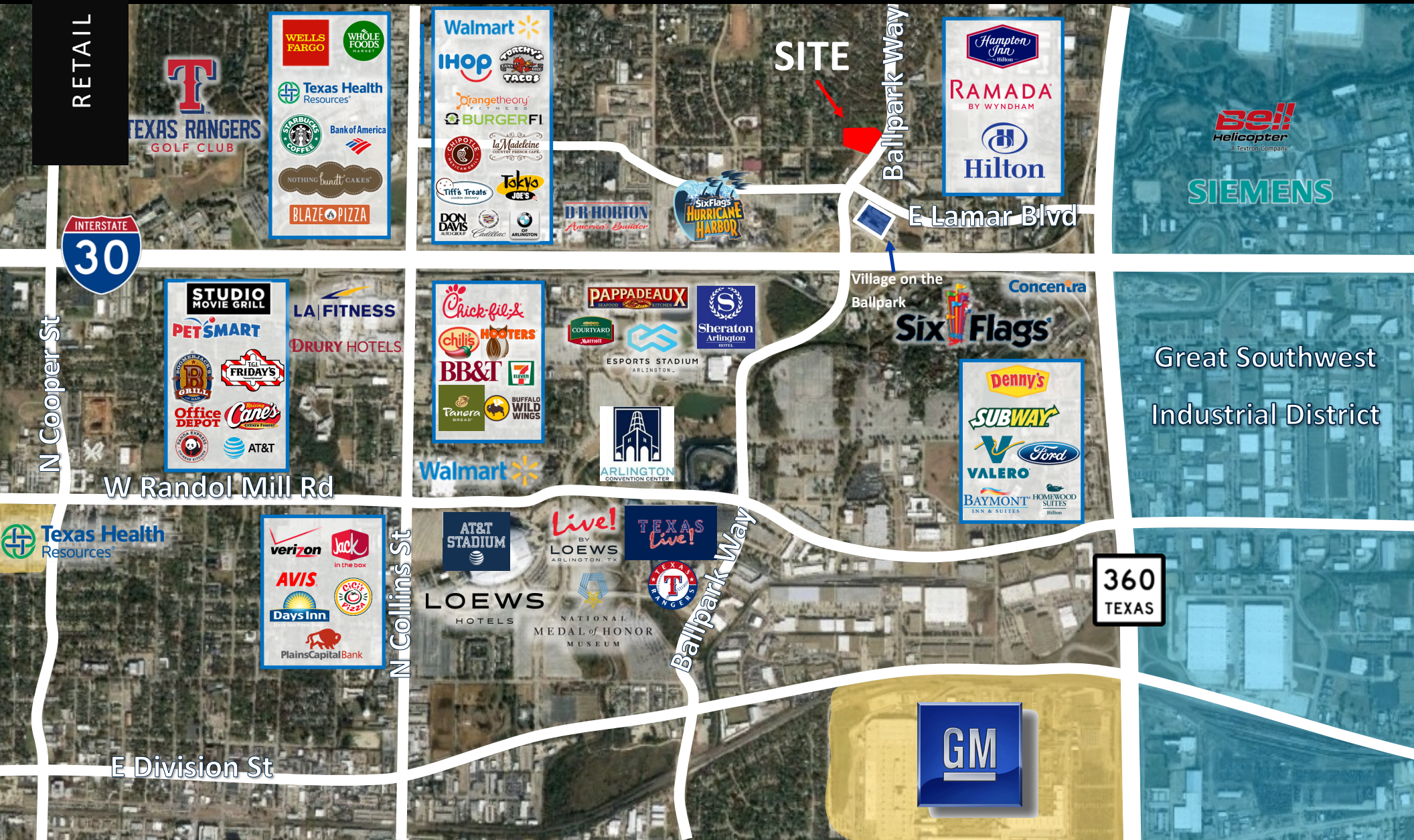
| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|----------|----------|----------|
| POPULATION | 15,237 | 106,091 | 268,233 |
| EMPLOYEES | 23,311 | 142,314 | 313,682 |
| AVG HH IINCOME | \$77,954 | \$85,738 | \$79,155 |
| POPULATION GROWTH | 0.87% | 1.02% | 0.32% |

*CoStaronline.com 2021

TRAFFIC COUNT

31,630 VPD @ E Lamar Blvd & Ballpark Way
 138,565 VPD @ I-30 | 154,260 VPD @ HWY 360





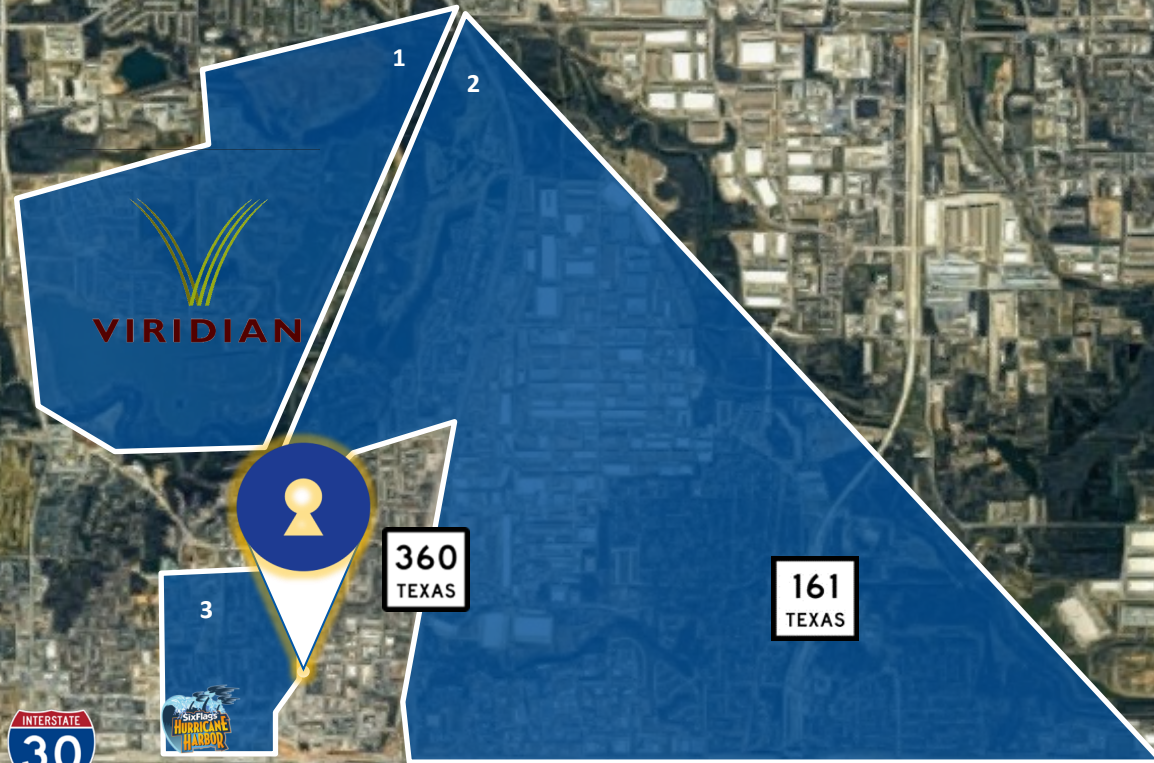
Area Highlights

1 Household Incomes \$150,000 - \$200,000

2 Avg HHI: \$84,834 Median Age: 36 Pop: 13,978

3 Avg HHI: \$94,492 Median Age: 37 Pop: 2,741

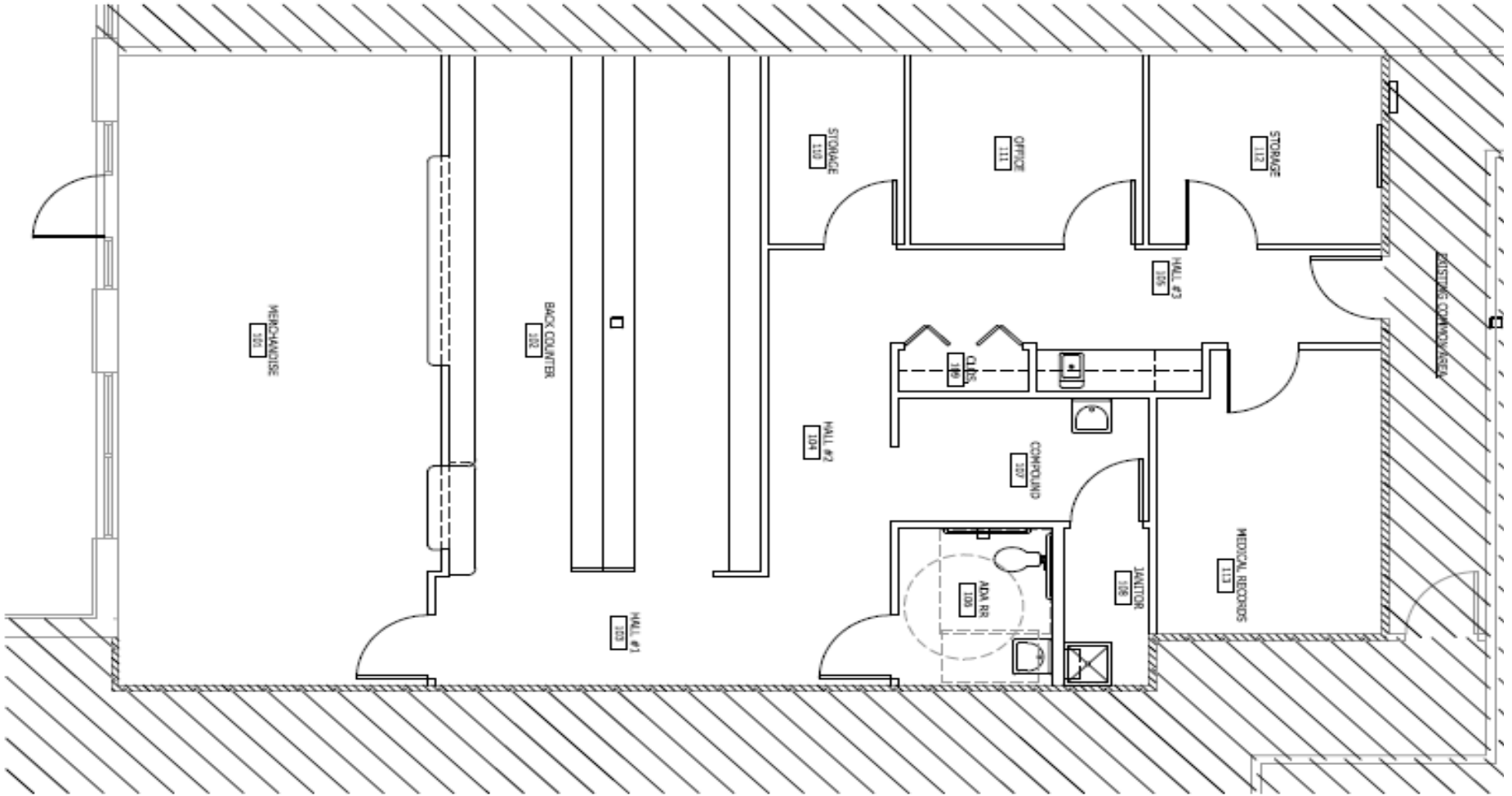
4 Avg HHI: \$116,301 Median Age: 47 Pop: 15, 135



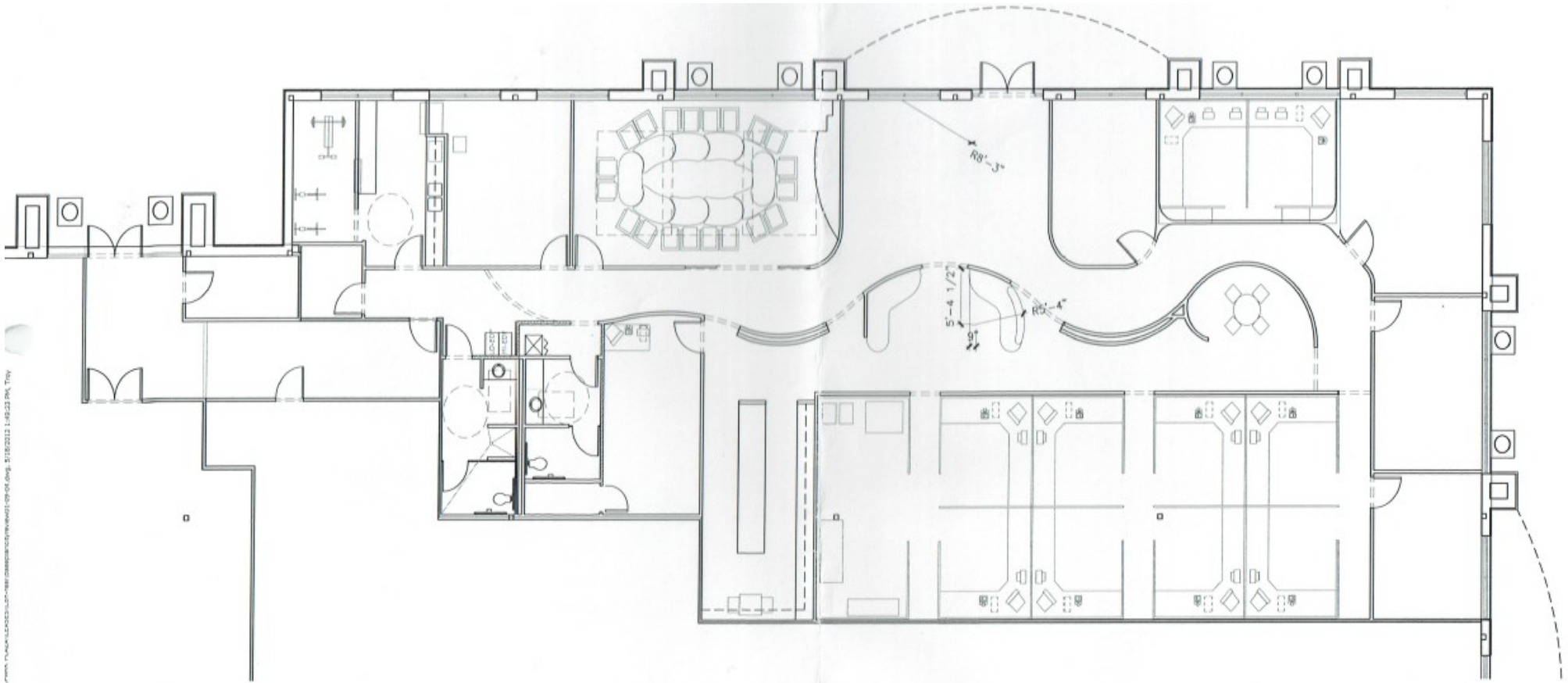


Pharmacy - 1,678 RSF

1 FLOOR PLAN - SUITE 104 AT BALLPARK PLAZA
SCALE: 1/4" = 1'-0"

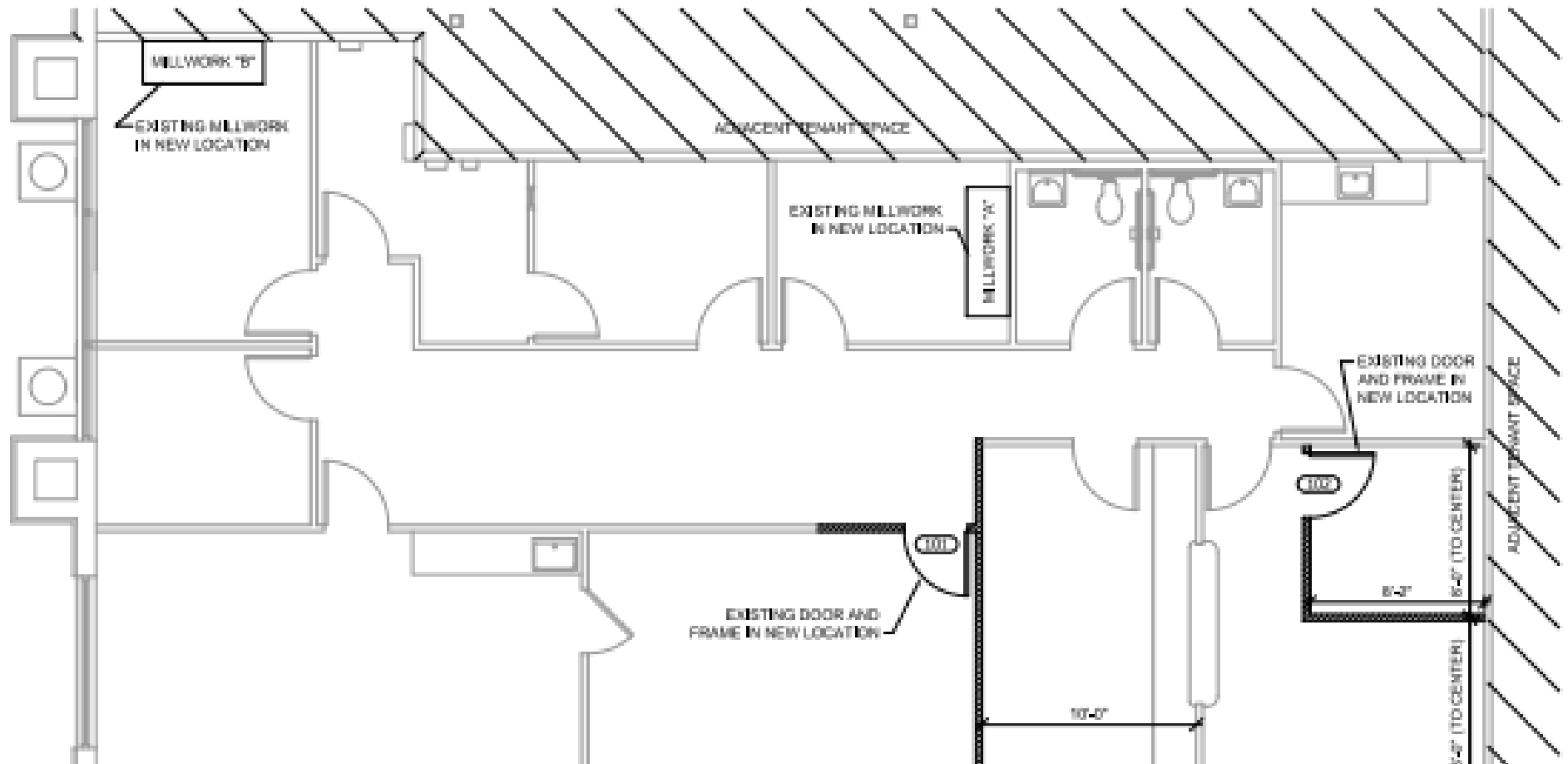


2nd Gen Office - 6,239 RSF



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2nd Gen Office - 2,132 RSF



2nd Gen Office



City of Arlington

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 Field, Globe Life Park, Six Flags Over Texas, Hurricane Harbor, and soon The National Medal of Honor Museum.

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 residing in to their new \$1.2 billion stadium/entertainment venue, Globe Life Field, to match their neighbor next door in AT&T Stadium. The former Texas Ranger Stadium Globe Life Park is home to the XFL, North Texas Soccer Association & The Dallas Jackals Rugby Team. The 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 then national average and another true testament to Arlington's way of life.



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

Trenton Price
Designated Broker of Firm

0652029
License No.

info@visioncommercial.com
Email

817-803-3287
Phone