

4.08 ACRES AVAILABLE

1300southeastpkwy.com

1300 Southeast Parkway

Arlington, TX 76018



EBBY HALLIDAY
Commercial

For more information please contact:

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*Pricing, terms and availability subject to change.
Information deemed reliable, but not guaranteed.*

EXECUTIVE SUMMARY

1300 Southeast Parkway

ABOUT THE PROPERTY

Prime 4.0789-acre commercial land opportunity in South Arlington, situated at the signalized corner of Southeast Parkway and South Collins Street. This high-visibility property offers approx. 1,334 feet of combined frontage across Southeast Pkwy, S Collins, and Terrace Glen Dr. Zoned Community Commercial (CC), the site is well-suited for retail, office, or mixed-use development. It backs up to an established residential neighborhood and is conveniently located near Highway 360 and Interstate 20, offering excellent access to surrounding communities.

PROPERTY AT A GLANCE

Legal Property Description: COLLINS TERRACE ADDITION Block A Lot 16

No. of lots: 1

Zoning Description: CC – Community Commercial. Allows for a variety of retail, office, and service uses. Buyer to verify permitted uses with City of Arlington.

DIRECTIONS

From Hwy 360, exit E Sublett Rd and head west. Turn left onto S Collins St. Continue south and turn right onto Southeast Parkway. Property is at the corner of Southeast Pkwy and S Collins St.



TRADE AREA OVERVIEW

1300 Southeast Parkway

HIGH VISIBILITY. DENSE ROOFTOPS. SOLID GROWTH.

Located at the signalized corner of Southeast Parkway and S Collins Street, this ±4.0789-acre site is surrounded by established neighborhoods, schools, and steady traffic flow—making it an ideal fit for neighborhood-serving commercial uses.

DEMOGRAPHIC SNAPSHOT

| | 1-Mile Radius | 3-Mile Radius |
|--------------------|---------------|---------------|
| Population | 13,820 | 118,366 |
| Households | 4,052 | 36,911 |
| Median Income | \$73,758 | \$84,252 |
| Daytime Workers | 1,398 | 23,843 |
| 5-Year Pop. Growth | +4.7% | +4.9% |

Source: CoStar, April 2025

KEY TRAFFIC COUNTS (2025)

| Intersection | 1-Mile Radius | 3-Mile Radius |
|--------------------------------|---------------|---------------|
| Sublett Rd & S Collins St | 25,796 | 0.3 mi |
| E Sublett Rd & Southeast Pkwy | 24,402 | 0.8 mi |
| S Collins & SE Green Oaks Blvd | 15,519 | 0.7 mi |

Source: TrafficMetrix®, 2025



DEVELOPMENT OPPORTUNITY

1300 Southeast Parkway

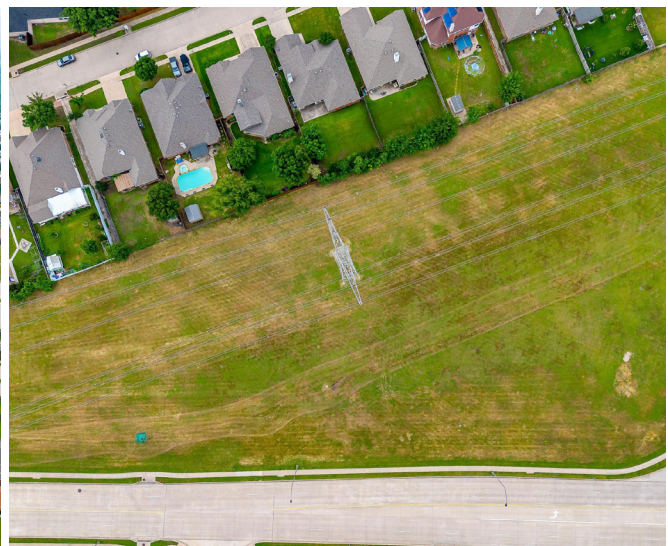
1300 Southeast Parkway offers a flexible commercial development opportunity in an established Arlington neighborhood. The 4.0789-acre tract sits at a signalized intersection with approximately 1,334 feet of combined frontage along Southeast Parkway, South Collins Street, and Terrace Glen Drive. Zoned Community Commercial (CC), the site supports a wide range of potential uses including retail, medical/professional office, convenience services, or mixed-use concepts.

The current owner previously explored multiple development paths and was approached by prospective users such as medical offices, gas stations, liquor stores, and service retail.

With excellent visibility, direct access to Hwy 360 and I-20, and proximity to area schools and housing, this site presents a compelling opportunity to deliver new services to an established Arlington neighborhood.

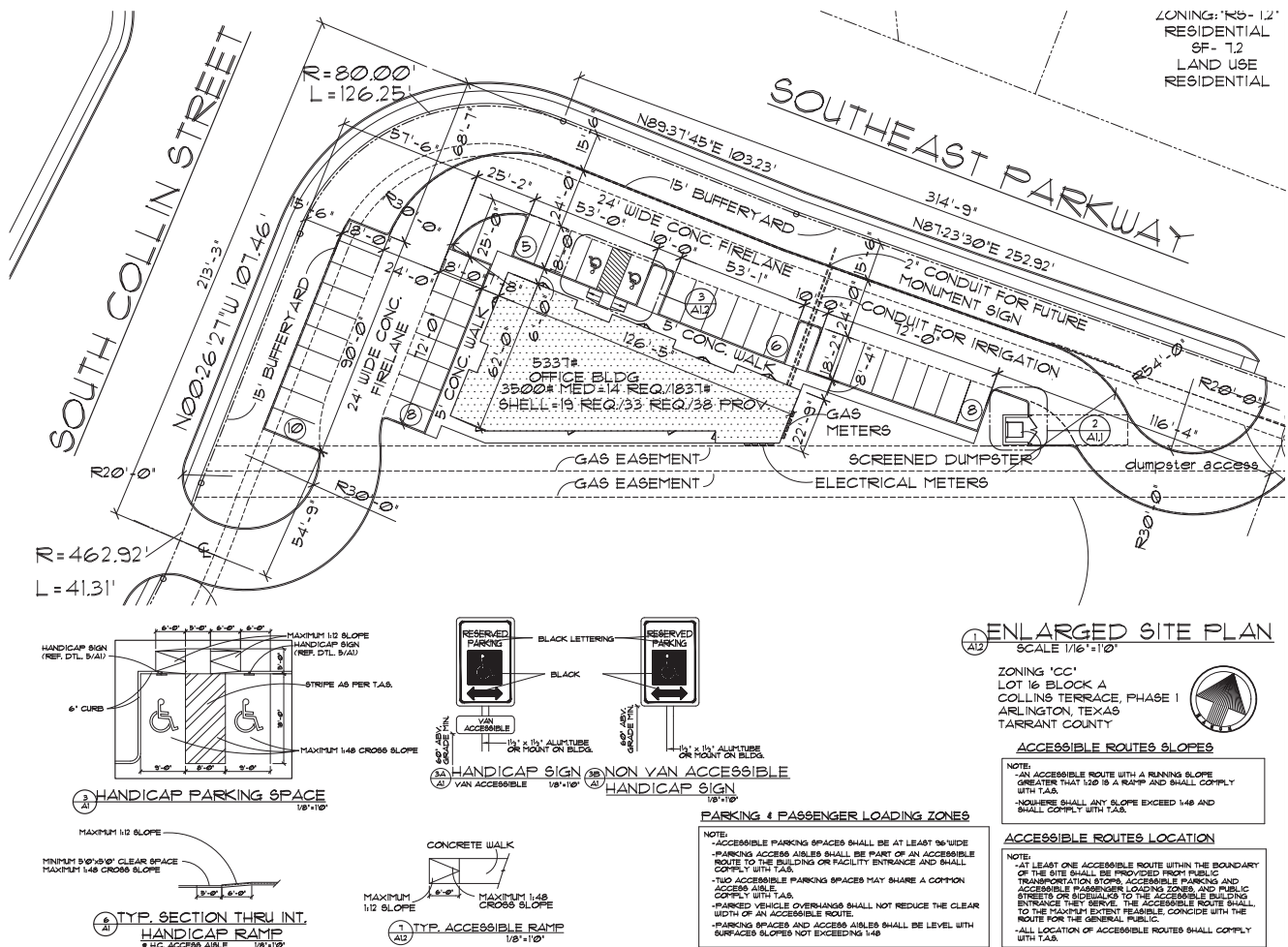
HIGHLIGHTS:

- 4.0789-acre corner lot at signalized intersection
- ±1,334 feet of combined road frontage on three sides
- Zoned Community Commercial (CC) – allows retail, office, and service uses
- Utilities available – buyer to verify
- Established neighborhood with surrounding rooftops and nearby schools
- Proposed 5,337 SF site plan & geotechnical report available
- Easy access to Hwy 360 & I-20
- Perfect opportunity for a builder, developer, investor, or end user. Bring your vision — and your offer!



SITE PLAN

1300 Southeast Parkway



*Proposed site plan prepared in 2021. For illustrative purposes only.





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