

City View Office Park

5612-5628 SW GREEN OAKS BLVD, ARLINGTON TX 76017



OFFERING MEMORANDUM



City View Office Park

CONTENTS

01 Executive Summary Summary	4
02 Property Description Property Features Location Map	6
03 Demographics Demographics Demographic Charts	10



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01 Executive Summary
Location Summary
Additional Photos

CITY VIEW OFFICE PARK

OFFERING SUMMARY

ADDRESS	5612 - 5628 SW GREEN OAKS BLVD ARLINGTON TX 76017
COUNTY	Tarrant
MARKET	Dallas/Ft Worth
SUBMARKET	Arlington/Mansfield
BUILDING SF	21,500 SF
YEAR BUILT	1984

FINANCIAL SUMMARY

OFFERING PRICES	NNN and Gross Leases
PRICE PSF	\$16.50 - \$22.50 annual per sq ft
DURATION	Negotiable

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	11,888	85,939	218,315
2020 Median HH Income	\$84,906	\$82,587	\$64,021
2020 Average HH Income	\$100,937	\$105,029	\$86,876



PROPERTY OVERVIEW

OT Investments LLC is pleased to announce the exclusive listing of City View Office Park. This 21,500 square foot five building garden complex is located at the center of DFW Metroplex in Arlington, Texas. City View Office Park offers excellent access from Interstate I-20

LOCATION OPPORTUNITIES

As strong as the Texas economy has been, Tarrant County has performed even stronger. Note from the data at the top of the narrative that Tarrant County has averaged population gains of 3.8% per year over forty years compared to Texas at 3.1%, and 1.3% for the United States during the same period. The latest unemployment data for Tarrant County is from March 2019 at 3.5%. The current unemployment rate for Tarrant has seen the job market increase by 2.7% over the last year. Future job growth over the next ten years is predicted to be 40.0%, which is higher than the US average of 33.5%. The Median household income of a Tarrant County resident is \$74,189 a year. The US average is \$70,850 a year





02 Property Description

Property Features

Aerial Map

Additional Pictures

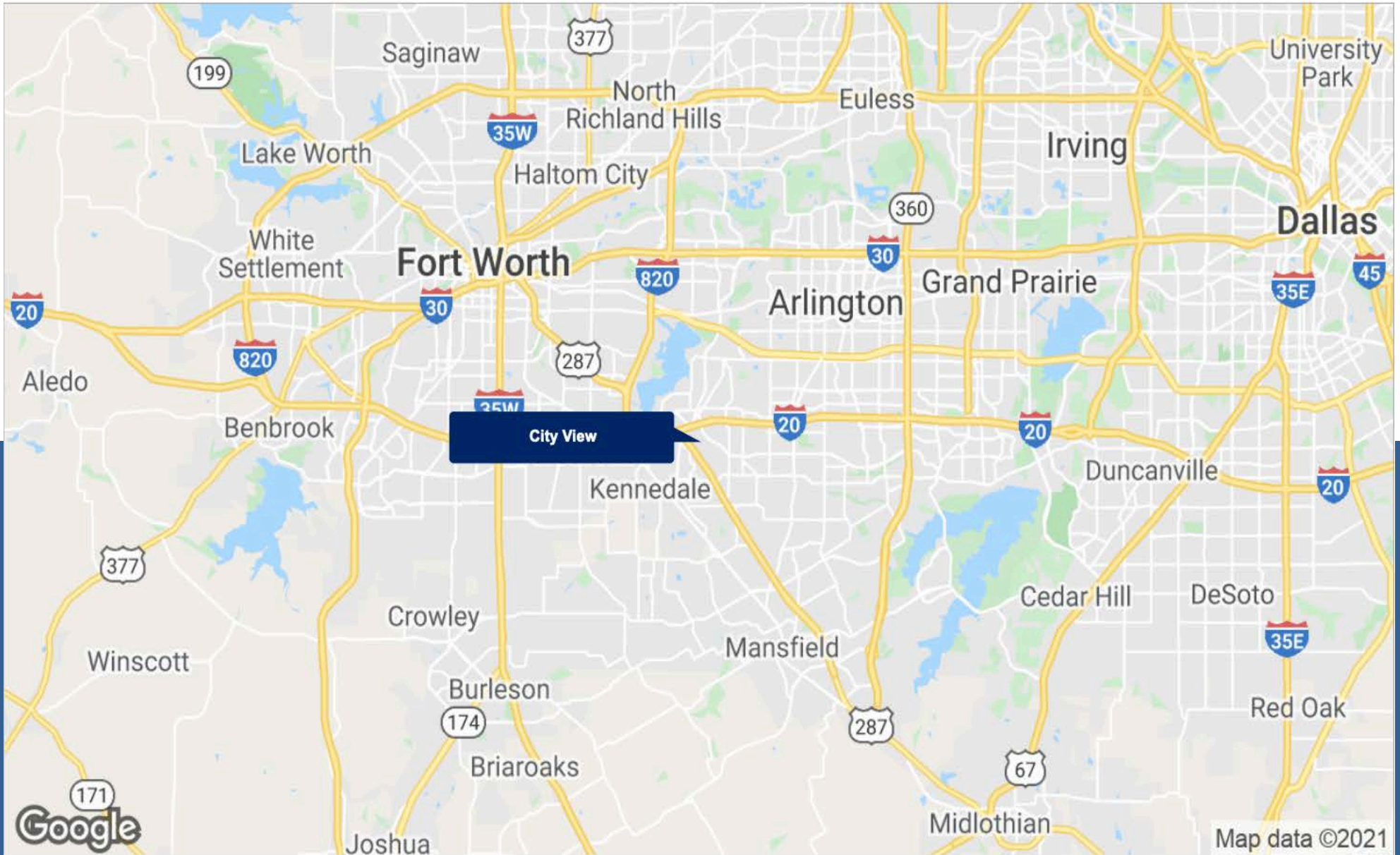
PROPERTY FEATURES

BUILDING SF	21,500
LAND ACRES	2.46
YEAR BUILT	1984
ZONING TYPE	Commercial
BUILDING CLASS	B

HIGHLIGHTS

- **Garden Style Office Park**
- **One Story Buildings**
- **Private Access**
- **Extremely Nice Views to the city**
- **Abundant Parking (more than 110 spots)**
- **Executive Offices**
- **Double pane tall windows**
- **Abundance of Nearby Restaurants and Retail Amenities.**
- **Located near major intersection and monument signage available.**
- **Location Near the Dallas Cowboys' AT&T Stadium and Texas Rangers' Globe Life Park.**
- **Located 0.25 miles from Interstate 20**
- **Windowed offices provide abundant natural light**
- **Three of the four vacant units**
- **Move in ready.**
- **High Demographics**
- **Centrally located to both Fort Worth and Dallas**
- **25 miles to the North is Dallas/Fort Worth International Airport which ranks 4th globally for operations and supports over 225,000 full time jobs.**
- **Amazing Garden View Style**
- **Extremely quiet and nice**
- **Major Tenants are Dentists, Doctors, Engineering Firms, Attorneys, Insurance**
- **We have Offices from 1,000 to 5,000 sq ft continuous space**





5612 SW GREEN OAKS BLVD, ARLINGTON TX 76017

The City of Arlington Overview

Located centrally between Dallas and Fort Worth, Arlington is the 3rd most populated city in the metroplex, and the 7th most populous city in TX with over 350,000 residents. The city is strategically situated within the center of the DFW Metroplex located approximately 15 miles [24 km] east of downtown Fort Worth and 20 miles [32 km] west of downtown Dallas. Arlington is approximately 15 miles to the South of Dallas/Fort Worth International Airport, which ranks 4th globally for operations, 15th in terms of total passengers, and supports over 225,000 full time jobs. Arlington owns and operates the Arlington Municipal Airport, which is a public use airport currently used for general aviation services and serves as a reliever airport for DFW International and Dallas Love Field Airports.

Arlington has a large, well-educated and diverse workforce. Over 50 percent of the city's population is between the ages of 18 and 44. Arlington is home to the University of Texas at Arlington, Tarrant County College Southeast Campus, Arlington Baptist College and campuses of Everest College, Kaplan College, and Concorde Career College. On the UT Arlington Campus, you will find the Workforce Development Center, which provides a variety of human resource and workforce development assistance. Arlington's partnership with Workforce Solutions for Tarrant County extends opportunities for customized training, human resource needs, special programs, labor market information, rapid response, recruitment and pre-screening, placement services, and more. These services can be offered to help enhance existing labor force skills to meet labor demands/needs of any project or new company at little or no cost to the company.

Arlington's quality of life is second to none, with a low cost of living, affordable housing, 4,600 acres of parkland, and entertainment venues for everyone attracting over 14.5 million visitors in 2017.





03

Demographic

CITY VIEW OFFICE PARK

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,499	76,038	187,306
2010 Population	11,308	79,260	201,390
2020 Population	11,888	85,939	218,315
2025 Population	12,154	88,893	225,615
2020 African American	1,397	11,374	55,965
2020 American Indian	64	468	1,154
2020 Asian	539	5,066	11,266
2020 Hispanic	1,663	13,886	48,852
2020 Other Race	458	4,593	19,234
2020 White	8,944	61,368	123,065
2020 Multiracial	474	2,998	7,435
2020-2025: Population: Growth Rate	2.20 %	3.40 %	3.30 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	143	1,562	6,948
\$15,000-\$24,999	154	1,525	6,142
\$25,000-\$34,999	334	2,132	7,260
\$35,000-\$49,999	417	3,348	9,652
\$50,000-\$74,999	931	5,997	15,037
\$75,000-\$99,999	708	4,814	10,360
\$100,000-\$149,999	1,175	7,023	13,362
\$150,000-\$199,999	471	3,284	5,761
\$200,000 or greater	290	3,004	5,088
Median HH Income	\$84,906	\$82,587	\$64,021
Average HH Income	\$100,937	\$105,029	\$86,876

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,309	28,223	70,807
2010 Total Households	4,405	30,242	74,060
2020 Total Households	4,623	32,688	79,608
2025 Total Households	4,715	33,730	81,991
2020 Average Household Size	2.57	2.62	2.73
2000 Owner Occupied Housing	3,563	21,849	49,436
2000 Renter Occupied Housing	635	5,424	17,957
2020 Owner Occupied Housing	3,679	24,537	52,651
2020 Renter Occupied Housing	944	8,150	26,957
2020 Vacant Housing	90	860	3,772
2020 Total Housing	4,713	33,548	83,380
2025 Owner Occupied Housing	3,762	25,315	54,188
2025 Renter Occupied Housing	953	8,415	27,803
2025 Vacant Housing	85	848	3,800
2025 Total Housing	4,800	34,578	85,791
2020-2025: Households: Growth Rate	1.95 %	3.15 %	2.95 %

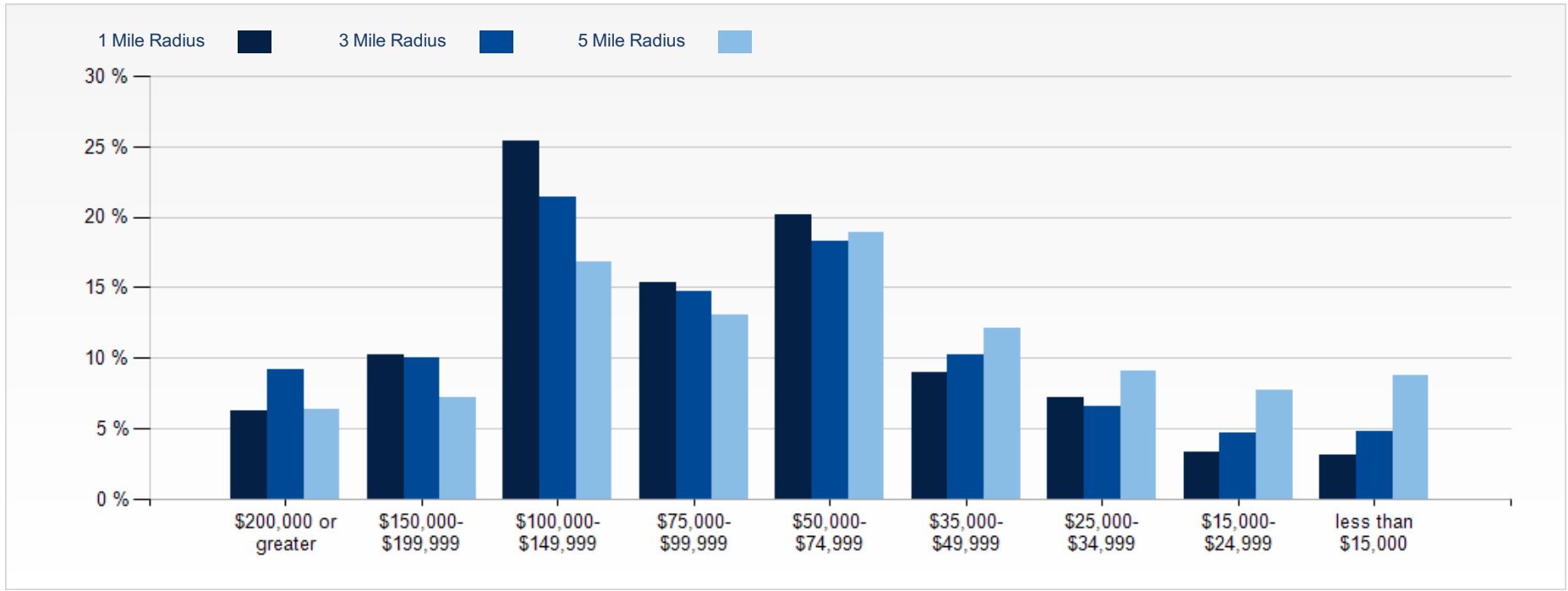
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	803	5,681	14,771
2020 Population Age 35-39	841	5,736	14,297
2020 Population Age 40-44	743	5,034	12,775
2020 Population Age 45-49	742	5,358	13,324
2020 Population Age 50-54	771	5,704	13,684
2020 Population Age 55-59	931	6,697	14,928
2020 Population Age 60-64	942	6,471	13,930
2020 Population Age 65-69	840	5,738	12,076
2020 Population Age 70-74	639	4,227	9,074
2020 Population Age 75-79	373	2,622	6,043
2020 Population Age 80-84	174	1,351	3,579
2020 Population Age 85+	146	1,338	3,479
2020 Population Age 18+	9,497	68,260	166,650
2020 Median Age	42	42	38

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,070	\$71,120	\$58,699
Average Household Income 25-34	\$87,819	\$88,311	\$75,042
Median Household Income 35-44	\$101,787	\$99,667	\$76,449
Average Household Income 35-44	\$108,549	\$112,467	\$93,893
Median Household Income 45-54	\$106,297	\$105,136	\$82,446
Average Household Income 45-54	\$119,478	\$125,756	\$104,843
Median Household Income 55-64	\$101,227	\$98,567	\$76,873
Average Household Income 55-64	\$112,001	\$120,904	\$99,473
Median Household Income 65-74	\$76,389	\$76,289	\$59,230
Average Household Income 65-74	\$93,459	\$99,385	\$82,592
Average Household Income 75+	\$65,239	\$66,452	\$57,149

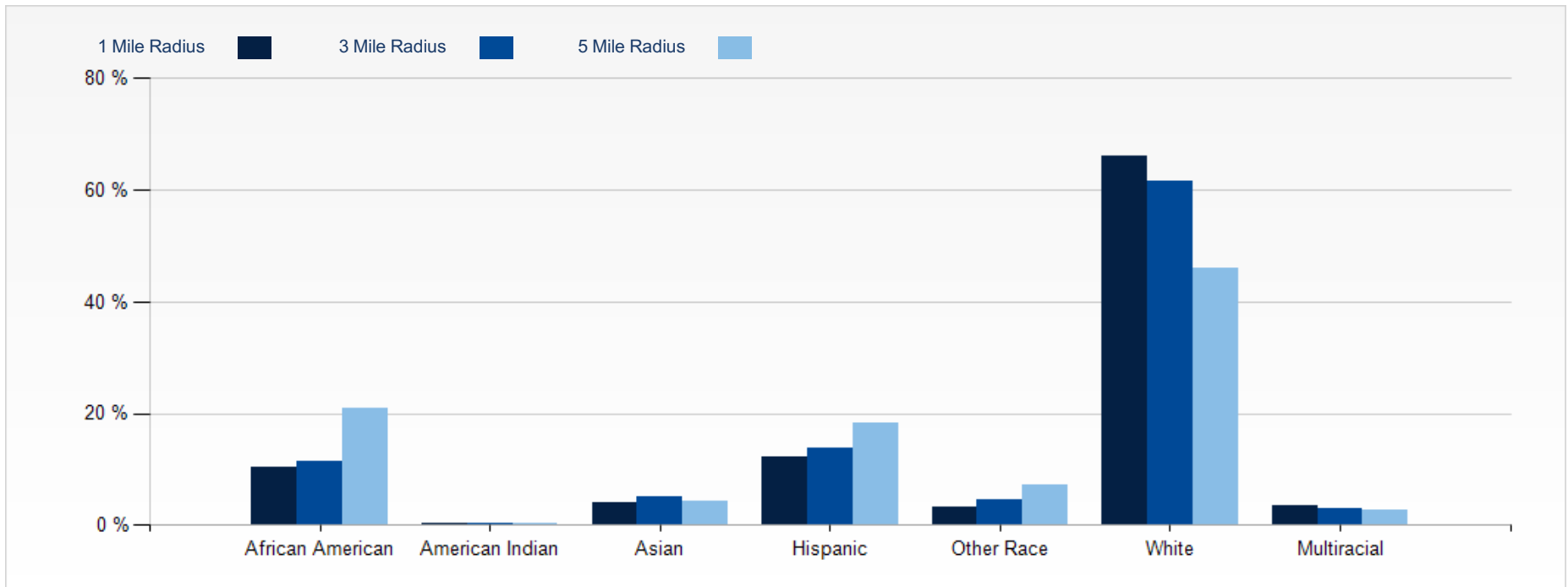
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	862	6,463	16,223
2025 Population Age 35-39	913	6,435	15,758
2025 Population Age 40-44	870	5,979	14,411
2025 Population Age 45-49	742	5,165	12,884
2025 Population Age 50-54	728	5,397	13,090
2025 Population Age 55-59	744	5,548	13,216
2025 Population Age 60-64	867	6,400	14,110
2025 Population Age 65-69	871	6,090	13,092
2025 Population Age 70-74	748	5,157	10,901
2025 Population Age 75-79	546	3,707	8,056
2025 Population Age 80-84	289	2,118	4,748
2025 Population Age 85+	171	1,523	3,860
2025 Population Age 18+	9,703	70,961	173,414
2025 Median Age	43	42	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,166	\$77,040	\$62,137
Average Household Income 25-34	\$96,853	\$96,248	\$81,225
Median Household Income 35-44	\$105,104	\$105,005	\$83,559
Average Household Income 35-44	\$119,625	\$125,496	\$104,666
Median Household Income 45-54	\$114,498	\$112,416	\$87,851
Average Household Income 45-54	\$134,010	\$138,730	\$114,152
Median Household Income 55-64	\$106,757	\$104,593	\$80,565
Average Household Income 55-64	\$123,651	\$132,666	\$108,003
Median Household Income 65-74	\$81,877	\$81,962	\$63,687
Average Household Income 65-74	\$105,506	\$112,376	\$92,130
Average Household Income 75+	\$73,195	\$75,269	\$64,388

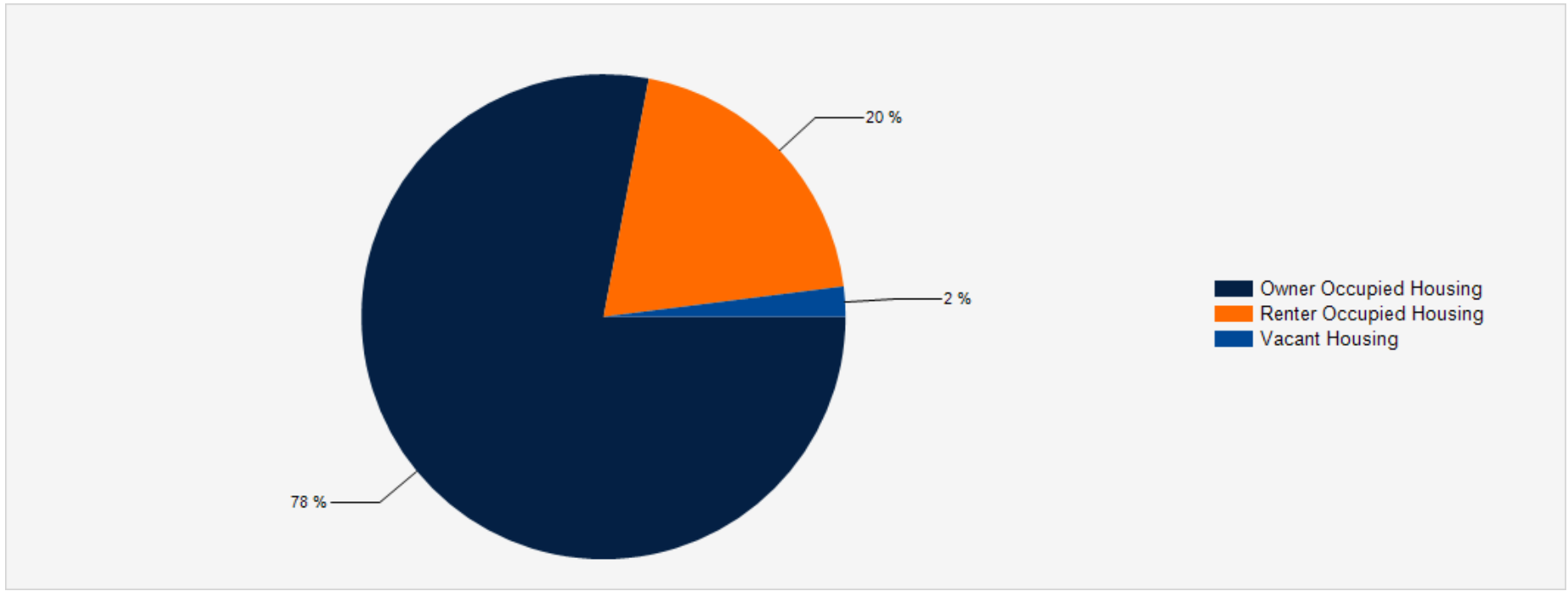
2020 Household Income



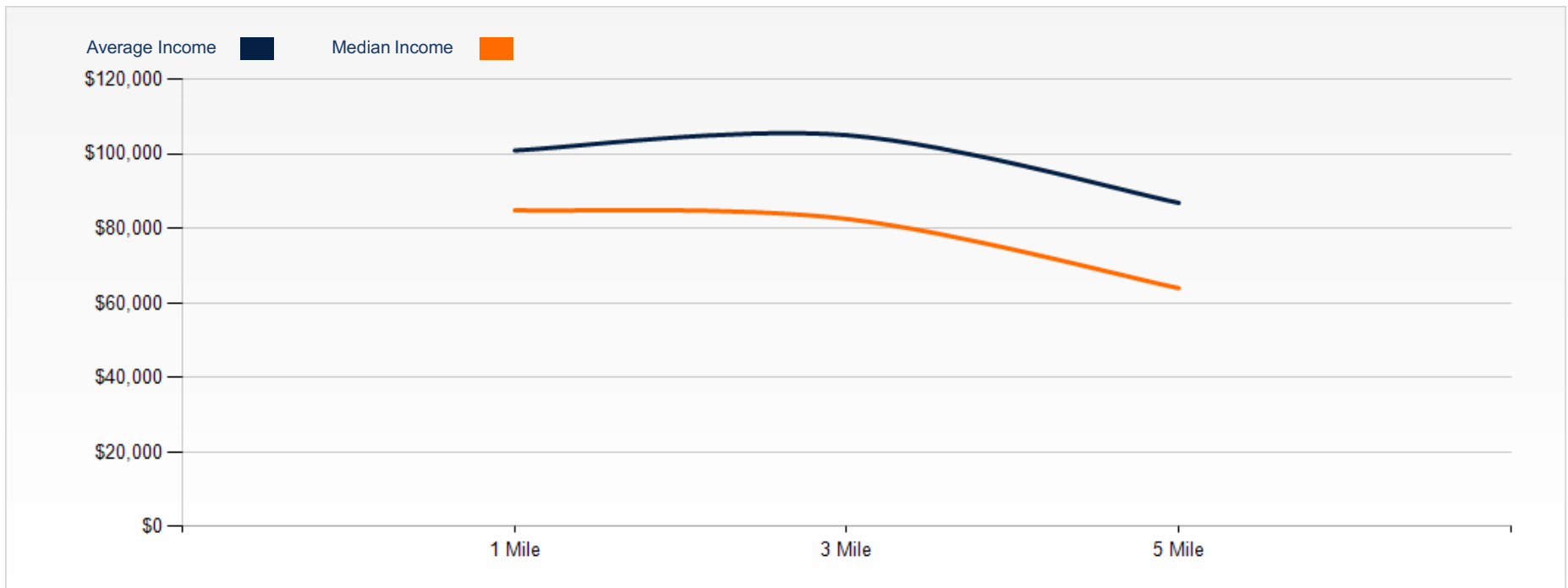
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



City View Office Park

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