

PRIME 7.5 ACRE COMMERCIAL OPPORTUNITY

New York Ave (+/- 15,000 VPD)

SUBJECT SITE

7.5 ACRE LAND
326,700 SF

Green Oaks (+/- 24,700 VPD)

2045 SE GREEN OAKS BLVD, ARLINGTON, TX 77017

FOR SALE | \$1,650,000



FOR MORE INFORMATION

PLEASE CONTACT:

STACY BYASSEE

BROKER

T: 940.600.8883 | **E:** SBYASSEE@FATHOMREALTY.COM



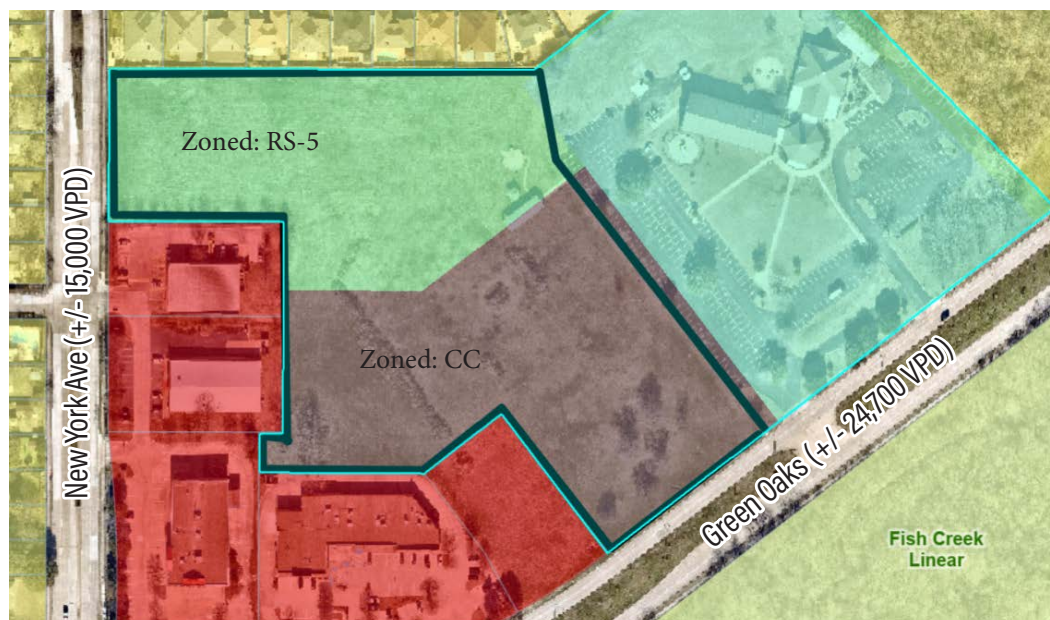
PROPERTY HIGHLIGHTS

Prime 7.5-acre commercial opportunity, this tract is being parceled off from the adjacent church-owned property and offers a rare chance to acquire a sizable footprint in a highly active and growing corridor. The site will require re-platting, providing flexibility for a developer to design and configure the property to best suit their intended use. The northern portion of the property, fronting New York Avenue, is zoned RS-5, while the southern portion fronting Green Oaks Blvd is zoned CC, creating a unique opportunity for a variety of development layouts. Permitted uses include retail, restaurant, hotel, office, single-family residential, or mixed-use development, making this site adaptable to a wide range of investment strategies. Positioned along busy Green Oaks Blvd, the property benefits from excellent visibility and steady traffic counts. It is surrounded by established residential neighborhoods and a strong mix of commercial development, providing a built-in customer base.

Additionally, the site offers close proximity to major highways, ensuring convenient access and connectivity across the Arlington and greater DFW area. With limited large-acreage tracts remaining in this part of Arlington, this is a unique opportunity to develop in a high-demand area with strong growth potential.

PRICING SUMMARY

Asking Price	\$1,650,000
Zoning:	Commercial/Residential
County:	Tarrant
Address:	2045 SE Green Oaks Blvd, Arlington, TX 76017
Parcel Numbers:	40362248
Land Area:	± 7.50 Acres, 326,700 Sq. Ft.



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PROPERTY PHOTOS



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LOCATION MAP



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AREA

OVERVIEW

Arlington is a city located in Tarrant County. Incorporated in 1884, it sits at the center of the Dallas–Fort Worth metroplex, approximately 8 miles south of Dallas/Fort Worth International Airport. **Arlington** holds a unique distinction as the largest “mid-sized” city in the United States and is one of the fastest-growing cities in North Texas. As of 2025, Arlington’s population is estimated at approximately 401,000 residents. Over time, it has become the largest city in Texas that is not a county seat and ranks among the 50 most populous cities in the country. The city is home to University of Texas at Arlington, a major theme park, and one of the region’s largest industrial areas.

Arlington’s economy is broad and diverse, supporting a mix of large corporations and small businesses that provide significant employment opportunities. Its central location and strong highway network allow access to most areas of the Metroplex within a 30-minute drive. Key corridors such as Interstate 20, Interstate 30, and State Highway 360 enhance regional connectivity. The city’s workforce and economic strength are driven by industries including manufacturing, hospitality and tourism, logistics and trade, healthcare and life sciences, and professional services. Arlington’s strategic positioning also supports medical device manufacturing and distribution, while the broader DFW region anchors major aerospace and aviation activity, with companies such as Lockheed Martin, Bell Helicopter, Raytheon, and Boeing maintaining a strong regional presence.

Arlington also serves as a major destination for entertainment, arts, and culture within North Texas. Attractions include the Arlington Museum of Art and The Gallery at UT Arlington, as well as performance venues like Arlington Music Hall and Symphony Arlington. Outdoor events and live music are hosted at Levitt Pavilion Arlington, while public art installations line the Entertainment District Art Trail near major landmarks such as AT&T Stadium and Globe Life Field. Additional attractions include Six Flags Over Texas, the UT Arlington Planetarium, and K1 Speed, all of which contribute to Arlington’s appeal as both a residential community and a regional destination.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 Population	18,470	112,828	314,912
2030 Population Projection	\$56,240	\$60,657	\$62,904
2020-2025 Annual Population Growth Rate	0.27%	0.14%	0.27%
2020-2025 Annual Population Growth Rate	-0.13%	0.12%	0.25%
Household Income	1 Mile	3 Mile	5 Mile
2025 Avg. Household Income	\$110,241	\$116,530	\$112,460
Age	1 Mile	3 Mile	5 Mile
2025 Median Age	35.6	37.6	36.8

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DISCLAIMER

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Fathom Realty, LLC, nor Owner, make any representation or warranty, express or implied as to the accuracy or completeness of the information contained herein and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. The Brochure may include estimates with respect to the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved.

The information herein is subject to change without notice and the recipient of these materials shall not look to Owner or Fathom Realty, LLC for the accuracy of completeness thereof.

Recipients of this Offering Brochure are encouraged and advised to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and not an offer to sell the Property. The Owner expresses the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchased Agreement.

Only a fully executed Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

B. Non-Residential and Mixed-Use Districts

TABLE 3.1-2: Allowed Uses – Non-residential and Mixed-Use Districts																	
<i>P = Permitted Use S = Specific Use Permit * = Supplemental Use Standards Apply</i>																	
		Non-residential and Mixed-Use															
Use Category	Use Type	L O	O C	N C	C C	G C	H C	D B	B P	F H	L I	I M	N M U	R M U	Supplemental Use Standards		
RESIDENTIAL USES																	
Household Living	Dwelling, duplex																
	Dwelling, live/work		P*						P*					P*	P*	3.2.1.A	
	Dwelling, multi-family								S*					P*	P*	3.2.1.A	
	Dwelling, single-family detached																
	Dwelling, townhouse								S					P	P		
	HUD-code manufactured home Mobile home																
Group Living	Assisted living facility (≤6 residents)								S								
	Assisted living facility (≥7 residents)								S								
	Boarding home facility																
	Community home for disabled persons																
	Foster family home																
	Foster group home																
	Halfway house					S						S	S				
	Independent senior living facility									P*					P*	P*	3.2.1.B
	Lodging house fraternity or sorority house private dorm									P*							3.2.1.B
Nursing home					P	P											
PUBLIC AND INSTITUTIONAL USES																	
Community and Cultural Facilities	Art gallery or museum	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Correctional facility												S				
	Domestic violence shelter		P	P	P							P	P				
	Emergency shelter					P						P	P				
	Government administration and civic buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Mortuary crematory funeral chapel				P	P			P			P	P				
	Philanthropic institution (other than listed)	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Religious assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Educational	Business school		P	P	P	P	P	P	P	P*	P	P	P	P		3.2.2	

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Facilities	Public or private school	P	P	P	P	P	P	P	P	P*	S	S	P	P	3.2.2
	Trade school					P		P	P	P*	P	P			3.2.2
	University college seminary		S	S	P	P	P	P	P	P*	P	P	P	P	3.2.2
Health Care Facilities	Hospital				P	P	P	P	P	P	P	P		P	
	Hospital, psychiatric				S	S									
	Medical or dental office or clinic	P	P	P	P	P	P	P	P	P	P	P	P	P	
Parks and Open Space	Cemetery		S	S	P						P	P			
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Public park or playground	P	P	P	P	P	P	P	P	P	P	P	P	P	
COMMERCIAL USES															
Agriculture	Animal production											P			
	Crop production				P	P					P	P			
Animal-related Services	Kennel, commercial				P*	P*					P	P			3.2.3.A
	Stables, commercial										P*	P*			3.2.3.A
	Veterinary clinic		P*	P*	P*	P		P*	P*	P*	P	P	P*	P*	3.2.3.A
Auto Sales, Equipment, and Repair	Auto service center					S*	S*				S*	P			3.2.3.B
	Auto repair garage, major										S*	P*			3.2.3.B
	Car wash					S*					P	P			3.2.3.B
	Commercial parking garage							S					S	S	
	Motor vehicle fueling facility				P	P	P		S		P	P			
	Motor vehicle rental				P*	P	P		P		P	P			3.2.3.B
	Motor vehicle sales, new					P	P				P	P			
	Motor vehicle sales, used					S*					S*	P*			3.2.3.B
Financial Services	Bank or Financial Institution		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	3.2.3.C
	Alternative Financial Institution		S*	S*	S*	S*	S*	S*			S*	S*			3.2.3.C
Food and Beverage Services	Bar							P*			P*	P*		P*	3.2.3.D
	Catering service			P	P	P	P	P			P	P		P	
	Restaurant		P	P	P	P	P	P	P	P	P	P	P	P	
	Restaurant, take-out and delivery only			P	P	P	P	P	P	P	P	P	P	P	
	Restaurant with drive-through			S	P*	P*	P*	S	P*	P*	P*	P*			3.2.3.D
	Sidewalk cafe		P*	P*	P*	P*	P*	P*	P*	P*			P*	P*	3.3.6.M
Lodging	Bed and breakfast inn		S*	S*				P*					P*	P*	3.2.3.E

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Facilities	Hotel, luxury		P*		P*	P*	P*	P*	P*		P*	P*	P*	P*	3.2.3.E
	Hotel, upper upscale				P*	P*	P*	P*	P*		P*	P*	P*	P*	3.2.3.E
	Hotel, upscale				S*	S*	S*	S*	S*		S*	S*	S*	S*	3.2.3.E
	Hotel, upper midscale				R*	R*	R*	R*	R*		R*	R*	R*	R*	3.2.3.E
	Hotel, midscale				R*	R*	R*	R*	R*		R*	R*	R*	R*	3.2.3.E
	Hotel, economy				R*	R*	R*	R*	R*		R*	R*	R*	R*	3.2.3.E
	Hotel, independent														3.2.3.E
	Hotel, convention		P*		P*	P*	P*	P*	P*		P*	P*	P*	P*	3.2.3.E
	Overnight parking facility														3.2.3.E
	Trailer camp RV park										P*				3.2.3.E
Mixed-Use	Mixed-use development or building							P*					P*	P*	3.2.3.K
Office, Business or Professional	Office, business or professional	P	P*	P	P	P	P	P	P*	P	P	P	P	P	3.2.3.F
	Telemarketing call center		P		P		P		P		P	P			
Personal Services	Bail bond service				S	S	S				P	P			
	Day care center		P*	*P	P*	P*	P*	P*	P*		S*	S*	P*	P*	3.2.3.L
	General personal services (other than listed)		P	P	P	P	P	P	P	P	P	P	P	P	
	Massage therapy clinic		P	P	P	P	P	P	P	P	P	P	P	P	
	Tattoo parlor or piercing studio				S	P					P	P			
Recreation and Entertainment, Indoor	Banquet hall				S*	S*									3.2.3.G
	Bingo parlor				S*	S*									3.2.3.G
	Billiard parlor				S*	S*									3.2.3.G
	Bowling alley				S*	S*		S*						S*	3.2.3.G
	Game room														
	Gun range (indoor)				S					P	P	P			
	Nightclub live entertainment venue				S*	S*		P*			P*	P*		S*	3.2.3.G
	Lodge or fraternal organization	S	P	P	P	P	P	P	P	P	P	P	P	P	
	Private club				S	S					S				
	Recreation, indoor (other than listed)				P*	P	P	P*	P	P	P	P		P*	3.2.3.G
	Skating rink				P*	P	P		P					P	
Teen club				P*			P*						P*	3.2.3.G	
Theatre, indoor				P*	P*	P	P*	P				P*	P*	3.2.3.G	

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	Wedding chapel				P	P	P	S	P				P	P		
Recreation and Entertain- ment, Outdoor	Country club	P	P	P	P	P	P	P	P		P	P		P		
	Golf course	P	P	P	P	P	P	P	P		P	P		P		
	Gun club, skeet, or target range (outdoor)										S	S				
	Major tourist attraction				P	S	S									
	Recreation, general outdoor (other than listed)				S	S	S	P			P	P				
	Marina		S	S	S						S	S			3.2.3.H	
	Boat and accessory sales, rental and service					P	S				P	P				
Retail (Sales)	Building and landscaping materials and lumber sales				p*	p*	p*				P	P			3.2.3.I	
	Farmer’s market							S*						S*	3.2.3.I	
	General retail store (other than listed)		P	P	P	P	P	P		P	P	P	P	P		
	Firearm sales			P	P	P	P	P	P	P	P	P				
	Nursery, garden shop or plant sales				p*	p*	p*	p*			P	P			3.2.3.I	
	Open-air vending							p*			p*	p*			3.2.3.I	
	Package liquor store					p*					p*	p*			3.2.3.I	
	Pawn shop				P	P					P	P				
	Second-hand goods store				P	P	P				P	P				
	Small box discount store		S*	S*	S*	S*	S*	S*			S*	S*	S*	S*	3.2.3I	
	Specialty paraphernalia sales				S	S					S	S				
	Swimming pool, spa and accessory sales and service				P	P		P			P	P			3.2.3.I	
	Tobacco, e-cigarettes, CHP, or non-traditional smoking-related retail store					p*					p*	p*			3.2.3.I	
	Sexually Oriented Business	Sexually oriented business										p*	p*			3.2.3.J
INDUSTRIAL USES																
Industrial Service	Building maintenance sales and service									p*	p*	p*			3.2.4.A	
	Cleaners, commercial										P	P				
	Flex, Office or Commerce					P				P	P	P			3.2.4.A	
	Food processing				p*	P				p*	P	P			3.2.4.A	

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	Heavy machinery rental, sales, and service										P	P				
	Medical or scientific research laboratory		P		P	P	P	P	P	P	P	P				
	Microbrewery microdistillery winery					P		S		P	P	P		P		
	Wrecker service				S*						P	P			3.2.4.A	
Manufacturing	Asphalt or concrete batch plant											S				
	Custom and craft work				P*			P*	P	P*	P	P		P*	3.2.4.B	
	Gas well	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	3.2.4.B	
	High-impact use											S				
	Manufacturing and assembly, small-scale									P	P	P				
	Manufacturing, light								P		P	P				
	Manufacturing, heavy											P				
	Salvage yard (indoor)										P	P				
	Salvage yard (outdoor)											S*			3.2.4.B	
Transportation-related Uses	Airport or landing field					S		S			S	S				
	Heliport							S	S					S		
	Overnight truck parking lot														3.2.4.C	
	Railroad yard, shop, or roundhouse											P				
	Transit passenger terminal				S	P		P			P	P	S	S		
Utilities	Electric generating plant					S		S			S	S				
	Electric utility substation			S	P	P		P			P	P				
	Radio or TV station or studio				P	P		P			P	P		P		
	Utility lines, towers or metering station	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Utility installation other than listed				S	S		S			P	P				
	Telecommunication Facilities Building-mounted antennae and towers	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	3.2.4.D
	Telecommunication Facilities Towers ≤75 ft Stealth towers ≤100 ft	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	3.2.4.D

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	Telecommunication Facilities Towers >75 ft Stealth towers >100 ft	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	3.2.4.D	
Wholesale Distribution and Storage	Cold storage plant										P	P				
	Contractors plant, shop and/or storage yards										P	P				
	Distribution center warehouse								P		P	P				
	Self-storage facility				S*	S*		S*		S*	P*	P*			3.2.4.E	
	Wholesale supply business				P*	P		P		P*	P	P			3.2.4.E	