

# INVESTMENT OPPORTUNITY RETAIL PROPERTY



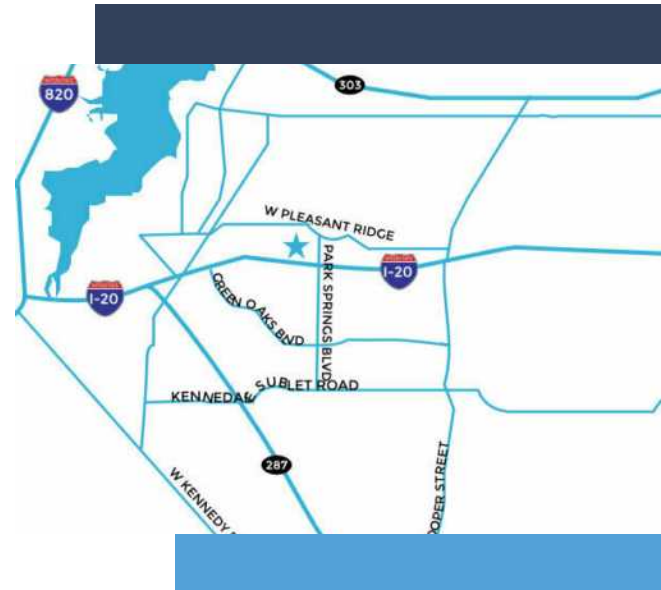
4224 PARK SPRINGS BLVD, ARLINGTON, TX 76016



## PROPERTY HIGHLIGHTS

- ±8,158 SF Retail Building
- New Construction - 2019
- Multi-Tenant
- 100% Occupied
- Investment Opportunity
- Medical and Title Company Tenancy
- Interstate I-20 Frontage

SALE PRICE CALL FOR PRICING



## CONTACT INFORMATION

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1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	Call for Pricing
Building Size:	8,158 SF
Lot Size:	58,916 SF
Number of Units:	2
Year Built:	2019
Zoning:	CC

## PROPERTY OVERVIEW

The Park Springs Retail Center is a new ±8,158 SF retail building in Arlington. Located SE of Fort Worth, the building is situated off of I-20 providing excellent visibility. For investors seeking additional portfolio assets, this 100% leased building is an ideal investment.

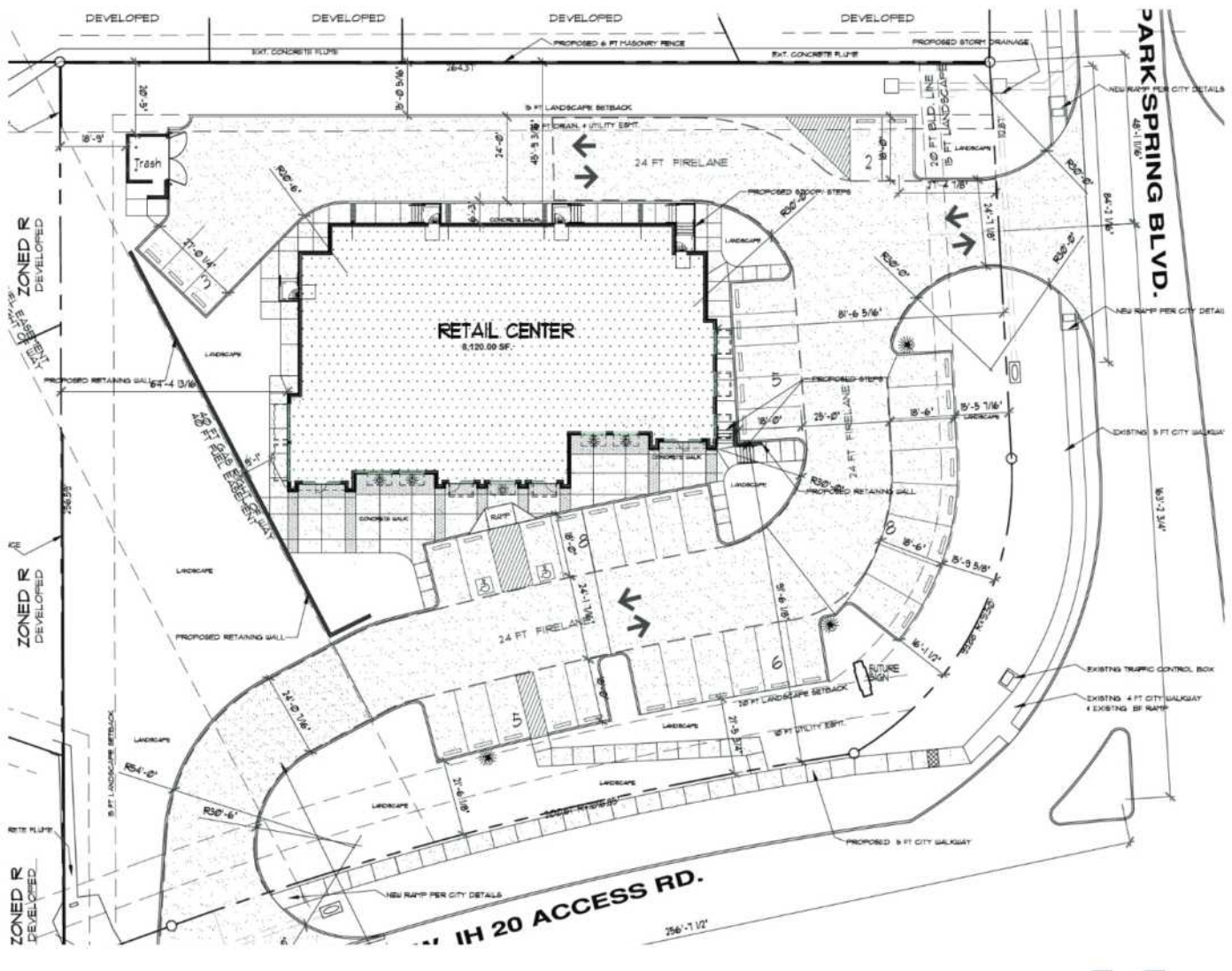
## LOCATION OVERVIEW

Situated SE of Fort Worth, fronting Interstate 20 at Park Springs Blvd

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## SITE PLAN



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# FOR SALE RETAIL PROPERTY



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## PROPERTY PHOTOS



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## FORT WORTH AREA OVERVIEW



Fort Worth is the 12th largest city in the US. It is estimated that Fort Worth, TX employs 444k people. The largest industries in Fort Worth, TX are Health Care & Social Assistance (51,895 people), Retail Trade (50,189 people), and Manufacturing (46,446 people), and the highest paying industries are Management of Companies & Enterprises (\$83,048), Mining, Quarrying, & Oil & Gas Extraction (\$75,310), and Utilities (\$74,511).



### #1 Fastest Growing City in US

Fort Worth continues its march toward one million residents by leading the entire U.S. in raw population growth.



**16,900**

Available jobs as of January. Highest since October of 2022.



**\$67,927**

Median Household Income.



**3.67 %**

Fort Worth employment growth rate from 418k employees to 434k employees.



**935,508**

Fort Worth current population according to U.S. Census Bureau.



### Fortune 500 Companies

Out of 14 metros across the US, Fort Worth is home to 23 Fortune 500 companies ranking as 3rd, because of lower costs of living, lower taxes and healthcare costs.

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**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	10,162	264,469	881,948
Average Age	39.1	36.4	34.4
Average Age (Male)	37.7	34.7	33.3
Average Age (Female)	39.3	37.7	35.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	3,446	96,004	319,831
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$110,949	\$80,928	\$73,026
Average House Value	\$224,969	\$176,759	\$164,339

\* Demographic data derived from 2020 ACS - US Census

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