

3 Acre Development Opportunity

WVG WALSH
WEGMAN
GIORDANO
Team

Arlington, Texas Entertainment District

COMPASS
COMMERCIAL



The Walsh Wegman Giordano Team

The WWG Team's Commercial agents have been providing reliable, strategic direction to clients and referral clients across all subsectors of the commercial space. From expertise in the acquisition and sale of raw development land to luxury office space leasing, our team has the tools and experience necessary. With our proven track record and deep knowledge of the DFW Market our team is uniquely equipped to make your business the focus of our business.

The Proof is in our numbers:

- #1 Compass Team in Sales Volume in Texas in 2021
- \$181 Million Team Sales Volume in 2022
- 2nd Highest Priced Home Sale in Dallas Fort Worth
- 9th Highest Priced Home Sale in Texas
- Voted 360West Top Producers & Best Realtors
- Over 400 transactions completed in 2022
- 40 team members in Dallas and Fort Worth



Market Overview

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WHY ARLINGTON?

Arlington is the entertainment capital of North Texas which has 48.9 million visitors annually. North Texas tourists create an estimated economic impact of \$1.4 billion. Arlington attracts North Texas visitors with a \$250 million entertainment complex which includes sports teams, theme parks, shopping, hotels, and restaurants.

The **World Champion Texas Rangers** moved to Arlington in 1972, and play at Globe Life Field, which opened March 2020. The **Dallas Cowboys** moved to Arlington in 2009 after the completion of AT&T Stadium, the largest special events venue in North America with capacity for 105,000+ patrons. If you also include all of the major sporting events for the University of Texas at Arlington, a Division-I school, there are more than 1.6 million tickets sold to sporting events every year in Arlington.



WHY ARLINGTON?

Six major sports teams call Arlington home — The Cowboys from the National Football League, the Texas Rangers from Major League Baseball, the Arlington Renegades from the United Football League, the Jackals of Major League Rugby, and the Dallas Wings from the Women's National Basketball Association.

At the heart of Arlington is the Entertainment District.

The Entertainment District is a fun, happening place that includes attractions such as Six Flags Over Texas, Hurricane Harbor, Texas Rangers' Global Life Field, Dallas Cowboys' AT&T Stadium, Lincoln Square Mall, the International Bowling Museum & Hall of Fame and Bowling Campus, the new Arlington Convention Center and the future National Medal of Honor Museum opening March 2025.



TEXAS LIVE

Texas Live!, is a \$250 million world-class dining, entertainment and hospitality district nestled between the Texas Rangers' Globe Life Park and the Dallas Cowboys AT&T Stadium.

200,000 square feet of best-in-class restaurants, retail and entertainment venues.

5,000-capacity outdoor event pavilion.



LOEWS HOTEL & ARLINGTON CONVENTION CENTER

\$550 million Loews Arlington Hotel & Convention center recently opened.

Featuring 888 guestrooms, 50,000 square feet of interior meeting space, with an additional 66,000 square feet of exterior space for outdoor events and functions.

1,500-space parking garage, two restaurants with outdoor terraces, two bars, a grab-and-go coffee shop, 8,000-square-foot pool with 18 cabanas, Loews Loves Families Kids Club, fitness center and a spa with six treatment rooms.

This addition further bolsters Arlington's reputation nationally as a destination for meetings, conventions, trade shows and other events, all of which bring millions of visitors to North Texas annually.



ONE RANGERS WAY LUXURY APARTMENTS

One Rangers Way opens the end of 2024

300 units

43,000 square feet amenity space.



Arlington

North Texas grows by one person every four minutes and is expected to double in size by 2050.

Arlington sits in the center of the nation's fourth-largest labor supply with workforce development and educational assets that are preparing our future workforce. **Arlington** is home to the University of Texas at Arlington, which is the largest University in North Texas and the second largest University in the University of Texas System. Recently UTA was designated as a Tier 1 research institution by the Carnegie Classification of Institutions of Higher Education, the definitive list for the top doctoral research universities in the United States. UTA offers a strong and qualified alumni base with over 65% of graduates living in North Texas. UTA cultivates talent and invests in research and development, and has an estimated annual economic impact of \$17.1 billion. Counting UTA and the other 33 colleges and universities in North Texas, we have over 180,000 college and university students.



DFW Area Snapshot

- **Location:** Close to highway I-30, Approximately midway between Downtown Dallas (18 miles) and Downtown Fort Worth (15 miles).
- **Transportation:** 15 minutes to DFW international airport (13 miles).
- **The Dallas/Fort Worth (DFW) economy is one of the most diverse in the country.** It has a population close to 7.9 million. Dallas-Fort Worth is on track to be the only U.S. metropolitan area to house two cities with populations over 1 million in the next five years, as people and companies seek profit, opportunity and room to grow.
- **Ranked 1st** in the Nation for Job Growth (Economy.com)
- Federal data shows the Metroplex created the second-most new jobs of any metro area in the country.
- **Ranked 1st** in the Nation for Population Growth (Economy.com)
- **Ranked 1st** for Best Sports City (Nerdwallet)
- **Ranked 3rd** with Most Fortune 500 Companies (U.S. Commerce Department)
- **Ranked 4th** for Largest Metroplex (U.S. Census)



DFW Area Snapshot



FORT WORTH

DFW INTL AIRPORT

ARLINGTON

DALLAS

Additional Information

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PROPERTY HIGHLIGHTS

Opportunity:

3 Acres For Sale with opportunity to purchase an additional .74 next door.

Prime Location:

Situated right next to AT&T Stadium and Globe Life Field, Arlington offers proximity to some of the most renowned sports and entertainment events in the country.



Economic Development:

The Entertainment District is undergoing consistent expansion, presenting a flourishing economic environment. Investing here means joining a community poised for a prosperous future.

All-Season Attraction:

The appeal of Arlington's Entertainment District extends beyond sports. It serves as a hub for year-round activities, including concerts, events, and conventions, ensuring continuous visitor engagement.

Offering Process

For more information or to schedule a site inspection, please contact one of the below listed exclusive property sales agents.



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