

**RENOVATED PROFESSIONAL OFFICE BUILDING IN PRIME PANTEGO LOCATION**  
6,450 SF TWO-STORY BUILDING FEATURING MODERN OFFICES,  
CONFERENCE FACILITIES, AND STRONG VISIBILITY  
3010 W PARK ROW DR, PANTEGO, TX 76013



**FOR SALE \$995,000**

**TRANSWORLD CRE**  
5261 South Quebec Street Suite 200  
Greenwood Village, Colorado 80111



**PRESENTED BY:**

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# PROPERTY SUMMARY

Renovated Professional Office Building in Prime Pantego Location  
3010 W Park Row Dr, Pantego, TX 76013



## Highlights

Price:	\$995,000
Asset Type:	Office
Zoning:	C-2
Lot Size:	0.36 Acres
Total Floors:	2
Year Built:	1985
Year Renovated	2022
Total SF:	6,450 SF
Parking:	25 Spaces
Property Condition:	B

## Property Description

3010 W Park Row Drive presents a beautifully renovated professional building in the heart of Pantego, Texas. Fully updated in 2022, this property offers a modern and versatile layout ideal for a variety of office or professional uses. With both front and rear entrances, along with two stairwells, the building is designed for convenience and accessibility while also offering the potential for demisable tenancy.

Inside, the thoughtful floor plan includes 13 private offices, two well-appointed conference rooms, and a large dedicated training room with 20-person capacity, creating an efficient and collaborative workspace. To support daily operations, the building features two breakrooms and restrooms located on both levels, ensuring comfort and practicality for staff and clients alike.

This renovated property combines functionality with flexibility, making it an excellent opportunity for an owner-user or investor seeking a professional office environment in a prime Pantego location.

## Location Description

Nestled between Arlington and Fort Worth, Pantego offers a strategic location that blends small-town charm with direct access to the Metroplex's business and lifestyle amenities. Positioned along West Park Row Drive, the area benefits from steady traffic, strong visibility, and proximity to major thoroughfares including Pioneer Parkway, I-20, and SH-360, making commuting and client access seamless.

The building is between I-20 and I-30, giving it a strategic location with multiple ways in and out making this a huge advantage for every team. Less than 20 minutes from DFW airport.

Business professionals in Pantego enjoy the convenience of nearby retail, dining, and service options, along with access to the established residential communities that surround the area. The town's central location provides a balance of accessibility and community appeal, giving businesses the opportunity to thrive in a professional yet approachable environment.

With its prime positioning in Tarrant County, Pantego combines visibility, convenience, and a supportive business climate—making it an excellent choice for companies seeking a professional address in the heart of the Arlington–Fort Worth corridor.



## PROPERTY PHOTOS

3010 W Park Row Dr, Pantego, TX 76013  
3010 West Park Row Drive | Arlington, TX 76013





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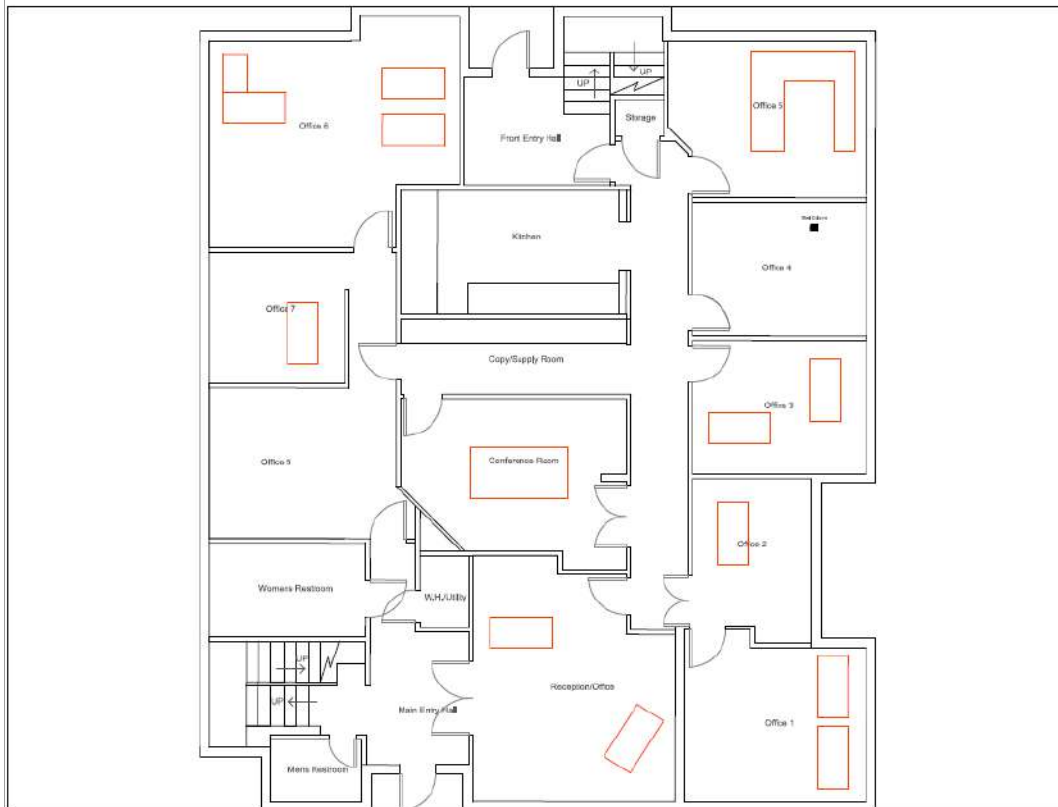
## PROPERTY PHOTOS

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3010 West Park Row Drive | Arlington, TX 76013

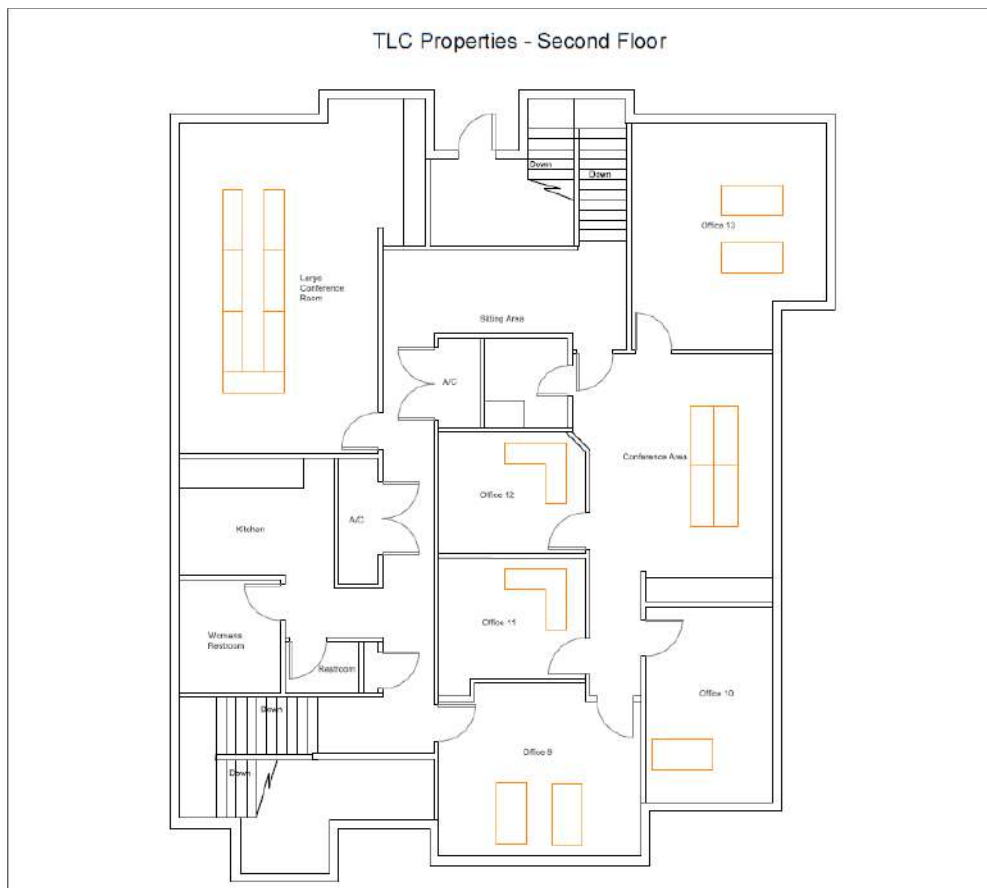




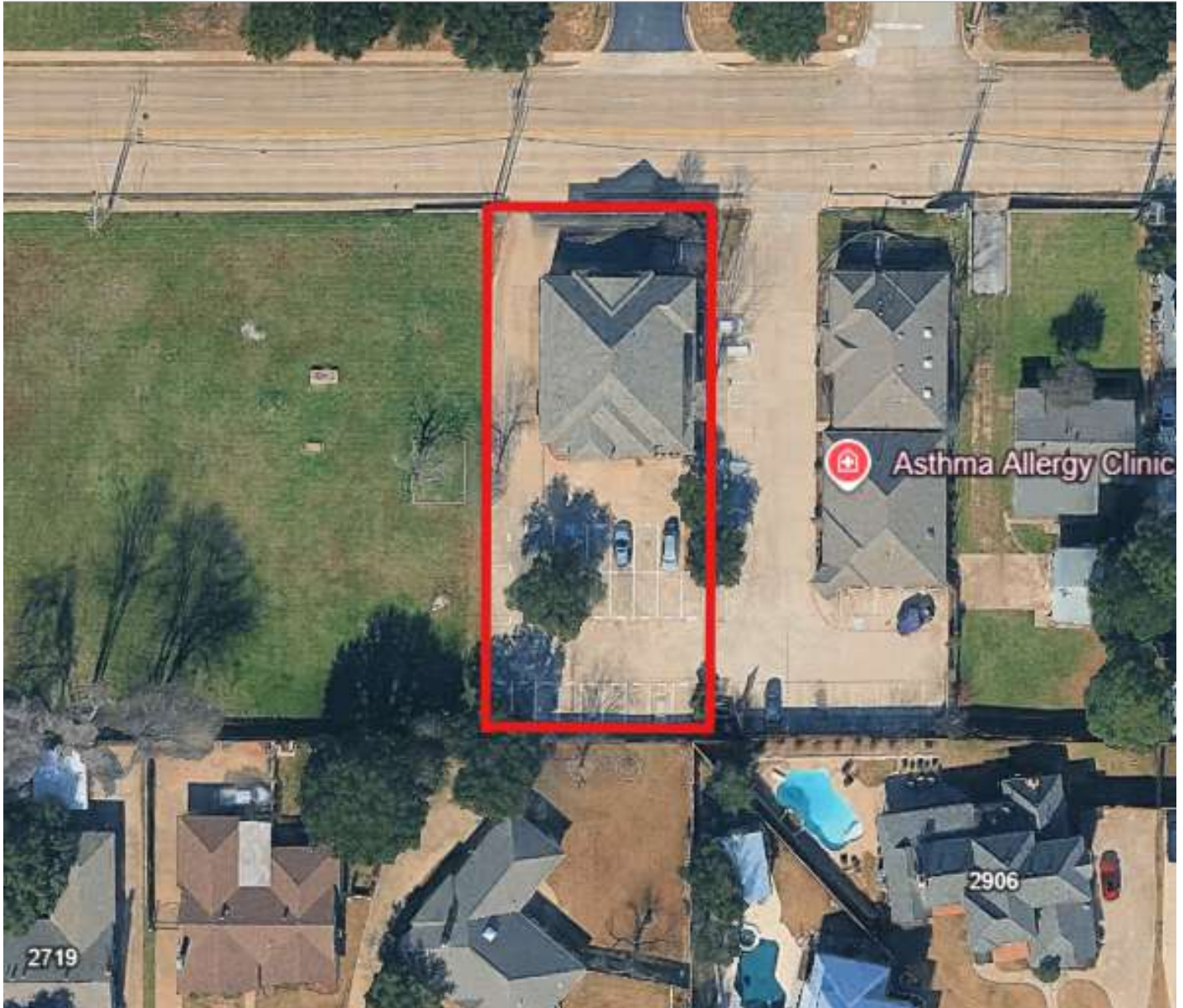
### TLC Properties - First Floor



### TLC Properties - Second Floor



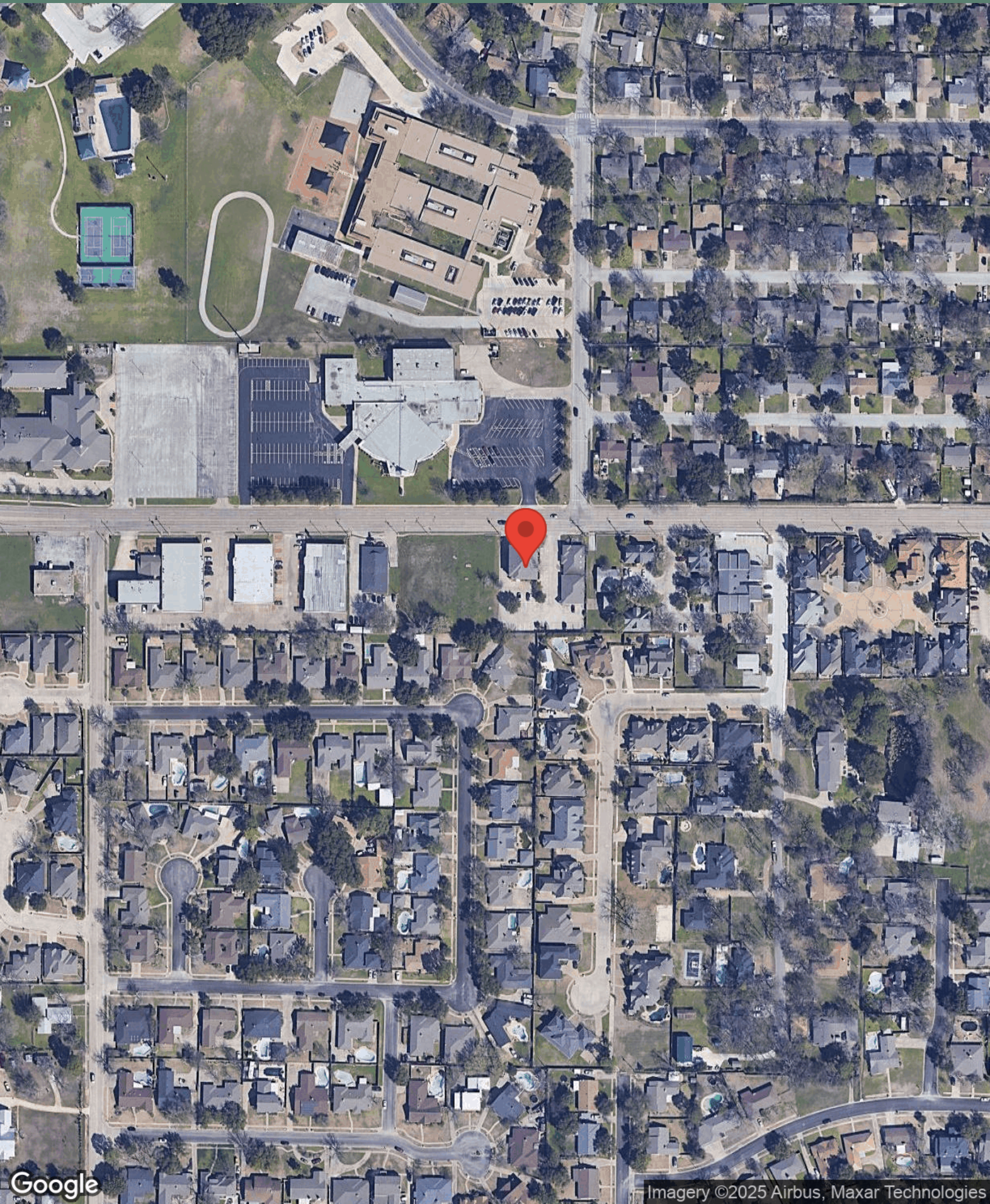






# AERIAL MAP

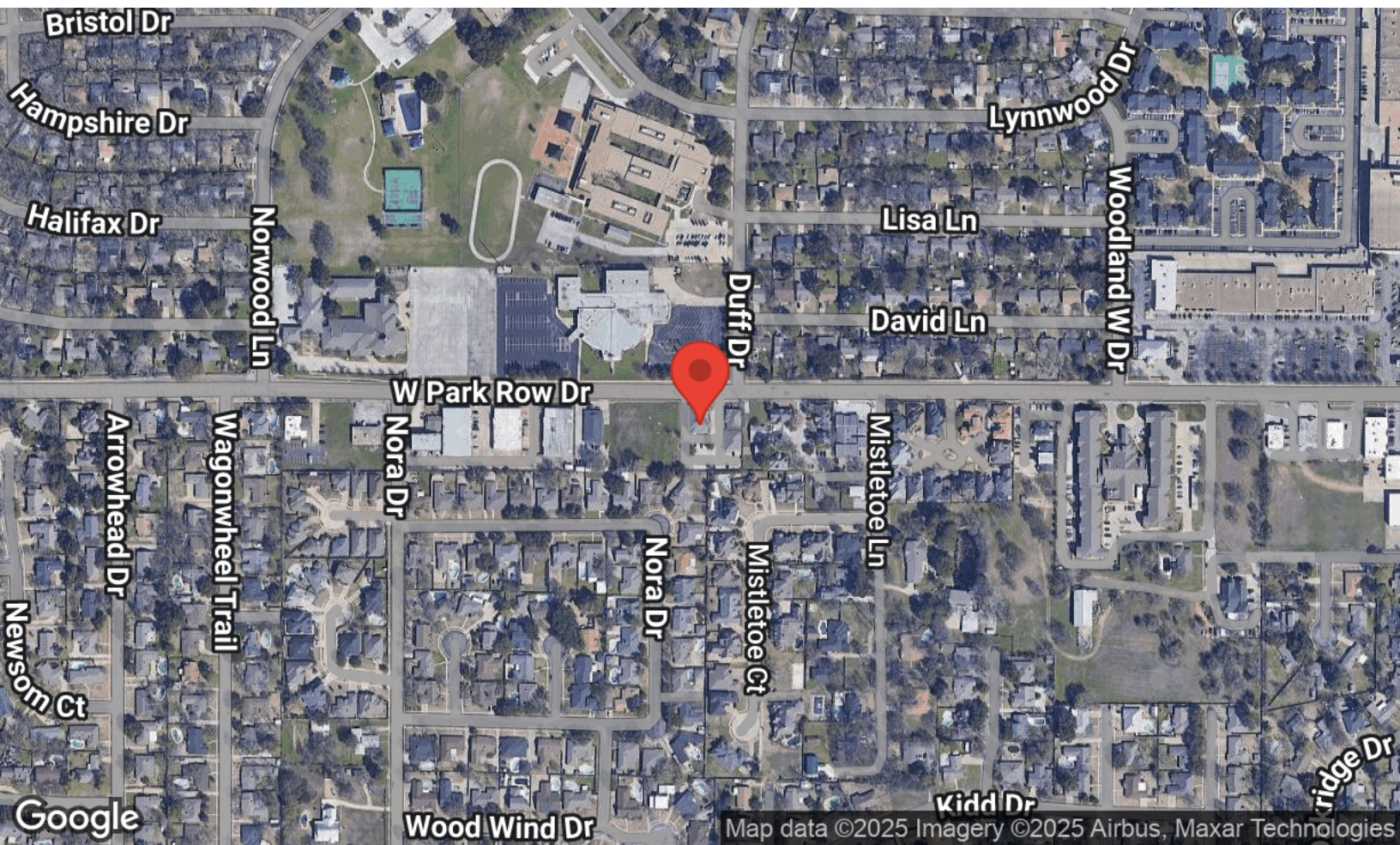
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## LOCATION MAPS

3010 W Park Row Dr, Pantego, TX 76013  
3010 West Park Row Drive | Arlington, TX 76013

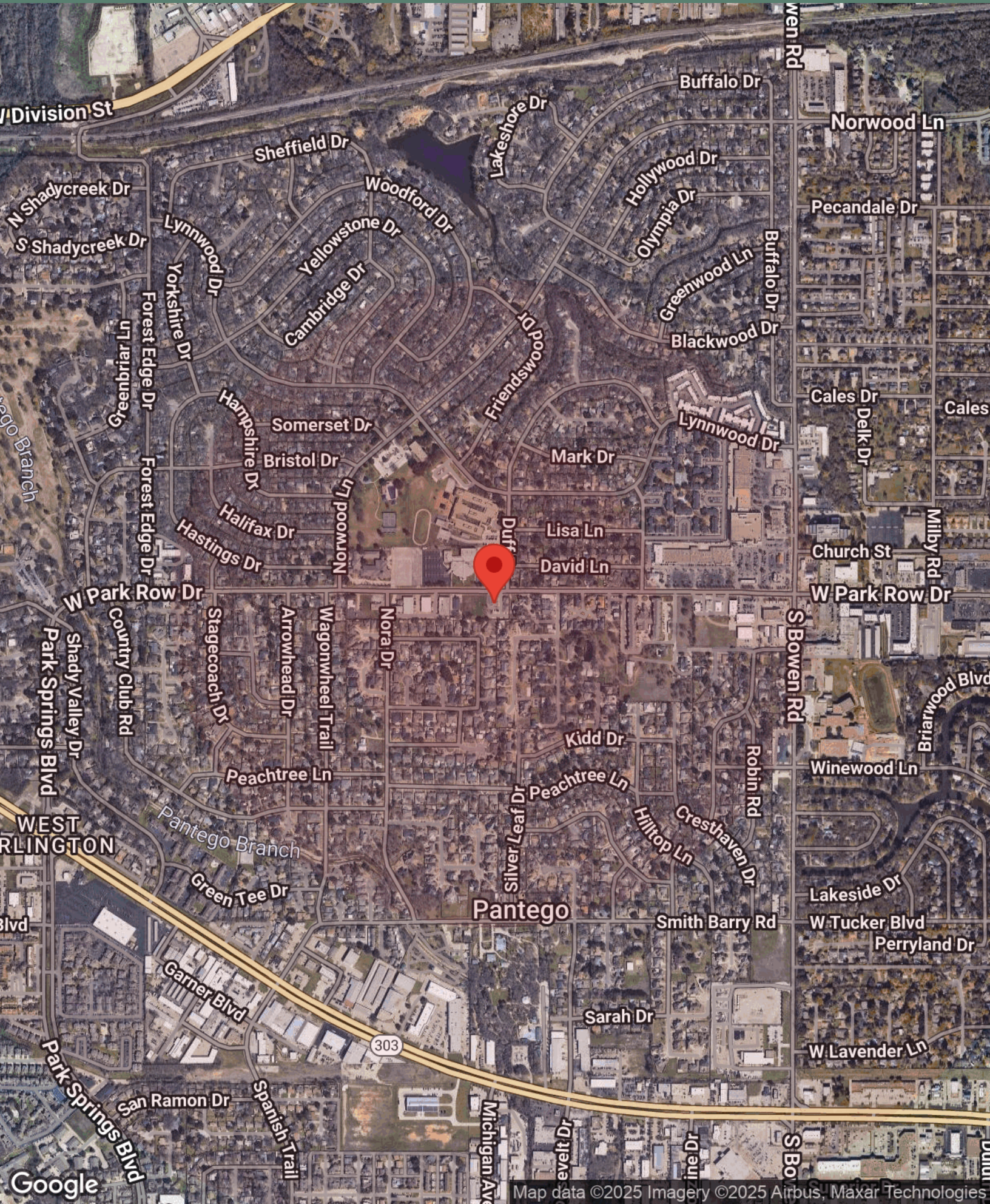




# BUSINESS MAP

3010 W Park Row Dr, Pantego, TX 76013

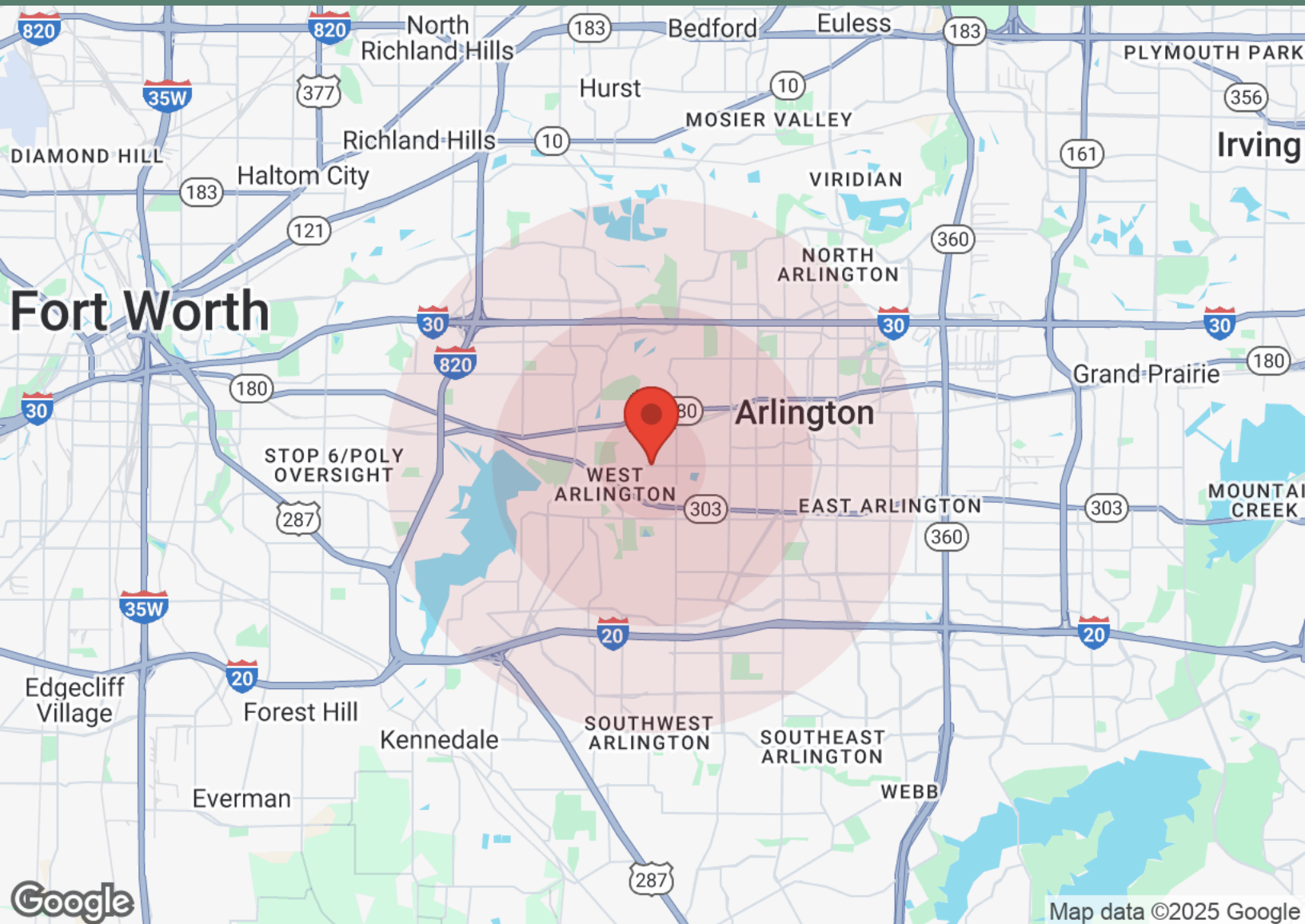
3010 West Park Row Drive | Arlington, TX 76013





## DEMOGRAPHICS

3010 W Park Row Dr, Pantego, TX 76013  
3010 West Park Row Drive | Arlington, TX 76013



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,655	53,545	146,122	Median	\$74,948	\$73,972	\$70,123
Female	6,191	52,113	148,141	< \$15,000	152	3,568	8,839
Total Population	11,846	105,659	294,264	\$15,000-\$24,999	184	2,077	7,054
				\$25,000-\$34,999	390	2,714	8,672
				\$35,000-\$49,999	612	4,556	13,420
				\$50,000-\$74,999	1,119	8,149	22,007
				\$75,000-\$99,999	533	5,270	14,455
				\$100,000-\$149,999	953	7,751	18,953
				\$150,000-\$199,999	412	3,465	8,816
				> \$200,000	554	3,925	9,246
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,230	18,809	56,683	Total Units	5,264	44,980	120,700
Ages 15-24	1,396	17,660	46,027	Occupied	4,909	41,477	111,462
Ages 25-54	4,292	40,170	117,818	Owner Occupied	2,953	20,672	56,455
Ages 55-64	1,429	11,846	32,909	Renter Occupied	1,956	20,805	55,007
Ages 65+	2,500	17,173	40,829	Vacant	354	3,503	9,237
Race	1 Mile	3 Miles	5 Miles				
White	7,032	47,864	109,407				
Black	1,589	22,643	70,329				
Am In/AK Nat	32	222	677				
Hawaiian	2	63	206				
Hispanic	2,468	25,485	88,927				
Asian	389	6,604	17,862				
Multi-Racial	326	2,610	6,415				
Other	11	190	441				



**NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®****EXHIBIT "C"**

11-2-2015

**INFORMATION ABOUT BROKERAGE SERVICES**

*Texas law requires all real estate licensee holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>TRANSWORLD COMMERCIAL REAL ESTATE</b>	<b>9013356</b>	<b>PHIL@TRANSWORLDCRE.COM</b>	<b>(303)981-1936</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>PHILIP KUBAT</b>	<b>759206</b>	<b>PHIL@TRANSWORLDCRE.COM</b>	<b>(303)981-1936</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>STEPHEN COLEMAN</b>	<b>792728</b>	<b>SCOLEMAN@TRANSWORLDCRE.COM</b>	<b>(972)684-0135</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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