NOW PRE-LEASING

LEGACY EAST TOWN CENTER

NEQ N Collins St & Blue Lake Blvd, Arlington 76005

VISION
COMMERCIAL REAL ESTATE

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The Viridian

"Ranked one of the Wealthiest Zip Codes in North Texas"

RENTAL RATE | Contact Broker SPACE AVAILABLE | 1,700-7,784 RSF | QSR/BTS Pads Available

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PROPERTY HIGHLIGHTS

- **PRE-LEASING NOW 13.28 Acres land for development**
  - 1,700 - 7,784 RSF | QSR/BTS Available
  - 10.14 (High-end grocery store anchor, office, retail, and hotel)
  - 3.14 fronts Lake Viridian (perfect for restaurant, patio, and hotel)
- Brand new class A retail and office across the street
- Space available in the 26th fastest growing master planned community in the United States
- 5 minute drive from I-30 & Hwy-183 in an area that boasts a high business professional population as well as proximity to Arlington's Entertainment District
- Nearby headquarters include American Airlines, Bell Helicopter, Siemens, DR Horton, and General Motors

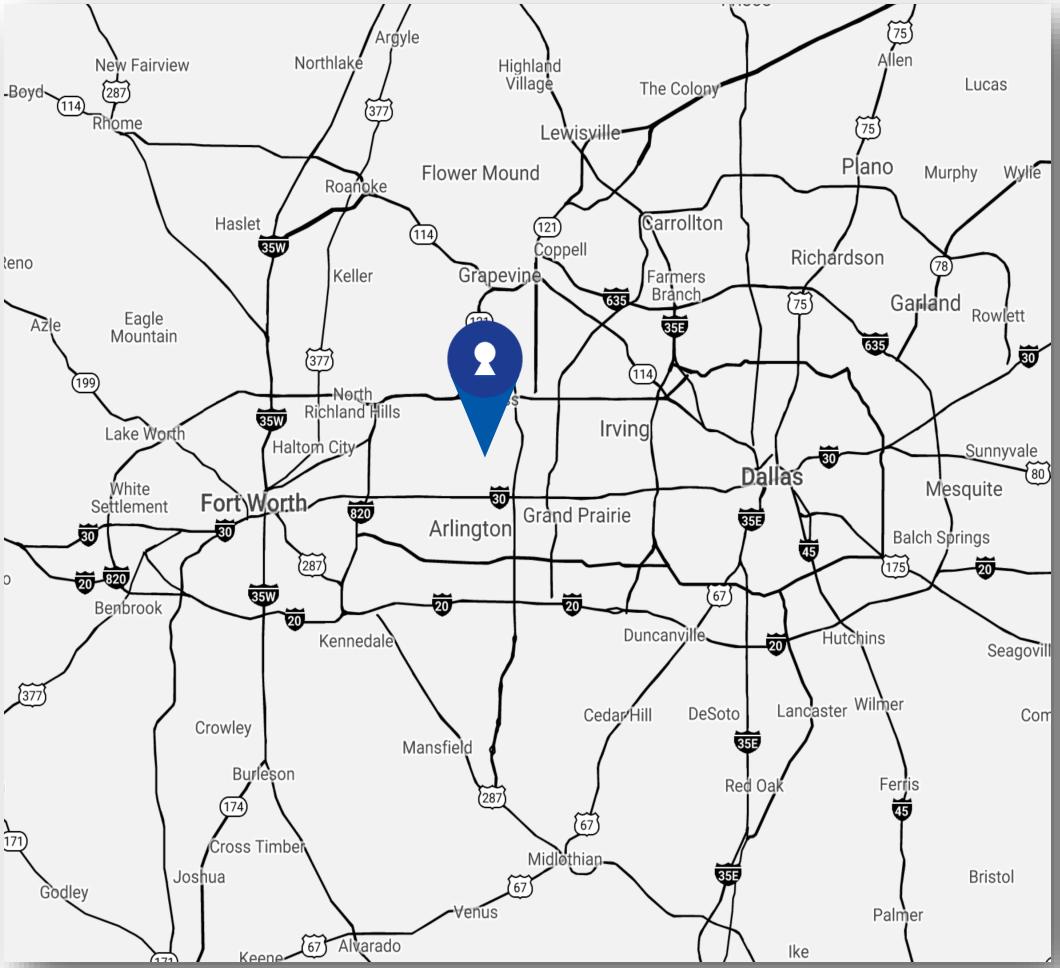
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION - ESRI	**10,000+**	**92,963**	**250,091**
EMPLOYEES - CoStar	**658**	**42,231**	**140,097**
AVG HH IINCOME - ESRI	**$231,028**	**$101,123**	**$93,687**
POPULATION GROWTH - CoStar	**1.69%**	**1.21%**	**1.09%**

*CoStaronline.com & ESRI Online 2024

TRAFFIC COUNT

32,895 VPD on N Collins St



The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

RETAIL MAP

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AREA HIGHLIGHTS

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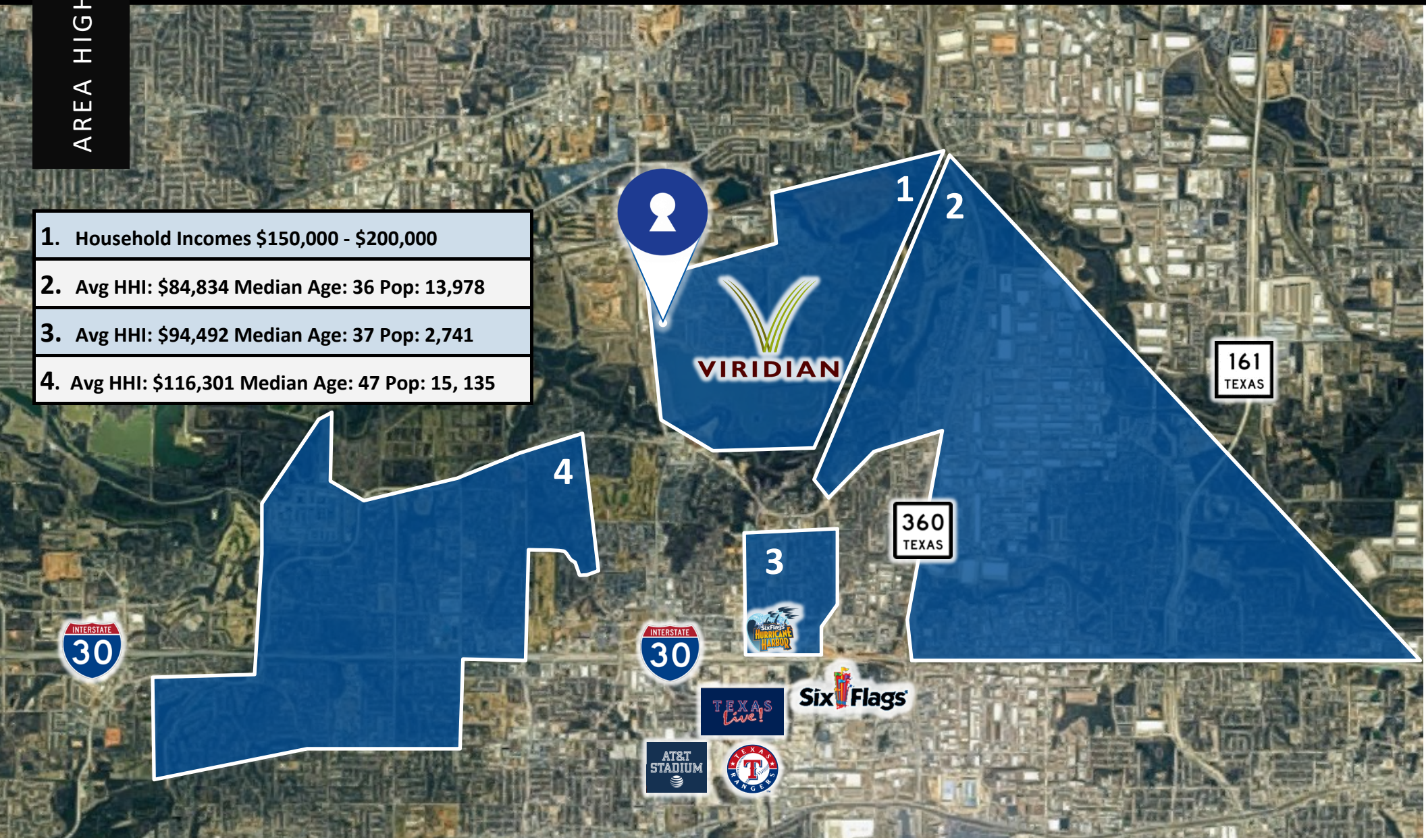

1. Household Incomes $150,000 - $200,000
2. Avg HHI: $84,834 Median Age: 36 Pop: 13,978
3. Avg HHI: $94,492 Median Age: 37 Pop: 2,741
4. Avg HHI: $116,301 Median Age: 47 Pop: 15, 135

The Viridian in Arlington ranked one of the Wealthiest zip codes in North Texas

AREA MAP

The Viridian in Arlington ranked one of the Wealthiest zip codes in North Texas

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PHASE I - TABULATION
RETAIL / RESTAURANTS

BUILDING - 1	5,040 SQ. FT
BUILDING - 2	13,000 SQ. FT
BUILDING - 3	16,704 SQ. FT
BUILDING - 4	6,600 SQ. FT
BUILDING - 5	6,750 SQ. FT

PARKING TABULATION - LEGACY EAST

TENANT / OCCUPANCY	TYPE OF USE	SQUARE FEET X PARKING RATIO	REQ'D PRKNG	PROVIDED PARKING
BUILDING - 1	BUSINESS	5,040 SF X (3 / 1000 SF)	15.1	16
BUILDING - 2	RETAIL	13,000 SF X (3 / 1000 SF)	39	
BUILDING - 3	BUSINESS	16,704 SF X (3 / 1000 SF)	50.1	
BUILDING - 4	BUSINESS	6,600 SF X (3 / 1000 SF)	19.8	
BUILDING - 5	BUSINESS	6,750 SF X (3 / 1000 SF)	20.25	
HOTEL	LODGING	80 ROOMS	85	
BUILDING 2 TO 5 + HOTEL			230	260
TOTAL BASED ON ALL TENANTS REQUIRED PARKING			245	
TOTAL PARKING PROVIDED			276	

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Wealthiest ZIP codes in North Texas

Ranked by Median household income

Locally Researched by: Davie Nguyen Mar 22, 2024, 5:00am CDT
Revised: Mar 22, 2024, 9:00am CDT

Dallas Business Journal obtained this data from the U.S. Census Bureau's 2022 American Community Survey. Inflation-adjusted dollars from the five-year estimates were used.

DBJ ranked ZIP codes across the core coverage area of Collin, Dallas, Denton and Tarrant counties.

	ZIP CODE	CITY, COUNTY	POPULATION 2022	MEDIAN HOUSEHOLD INCOME	MEDIAN FAMILY INCOME	PER CAPITA INCOME	MEDIAN HOME VALUE	NO. OF HOUSEHOLDS
1	76092	Southlake, Tarrant County	31,212	$250,000 [1]	$250,000 [1]	$111,063	$856,100	9,431
2	76034	Colleyville, Tarrant County	25,793	$196,034	$214,964	$91,570	$673,900	9,225
3	76005	Arlington, Tarrant County	4,899	$191,250	$210,811	$72,138	$434,000	1,596
4	75205	Highland Park,	25,212	$180,698	$250,000	$116,578	$1,412,600	9,226
5	75225	University Park, Dallas County	21,965	$180,181	$250,000	$128,159	$1,396,500	8,944

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COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW

amazon, American Airlines, BELL, gm, AT&T, Kimberly-Clark, Lockheed Martin, Alcon, salesforce

#1 in the country for **3-year job growth** (185,600 jobs)

#1 in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)
BLS, Dec. 2021

4 Global 500 Companies *Fortune, 2021*

9 World's Most Admired Companies *Fortune, 2022*

22 Fortune 500 Companies

DFW AIRPORT'S CARGO NETWORK CONNECTS TO 28 MAJOR HUBS AROUND THE WORLD

DFW AREA GROWTH

+328 people per day (2020)

1,302,041 added in 2010-2020

7,694,138 TOTAL POPULATION

11,200,000 Population by **2045**

4TH LARGEST METRO IN U.S.

OVER **200** CITIES

50%
LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.

+7.2%
EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs *as of July 2022*

3 Commercial **AIRPORTS**

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations

HIGHER EDUCATION

30 Higher Education Institutions
15 Major Universities

Three Research 1 Universities

UNT University of North Texas, UTD The University of Texas at Dallas, University of Texas Arlington

Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

Cited: www.dallaschamber.org

City of Arlington

15 miles from Downtown Fort Worth and 20 miles from Downtown Dallas, Arlington is known for being the entertainment capital of Texas. The city is home to the Dallas Cowboys' AT&T Stadium complex, Texas Rangers' Globe Life Field, Globe Life Park, Six Flags Over Texas, Hurricane Harbor, and soon The National Medal of Honor Museum.

Arlington has been fortunate enough to become home to DFW's most prized sports teams the Dallas Cowboys and Texas Rangers. The Cowboys are currently residing in a $1 billion state of the art stadium that not only serves for game needs, but also is a significant entertainment venue for many big-time artists and events. The Texas Rangers are residing in to their new $1.2 billion stadium/ entertainment venue, Globe Life Field, to match their neighbor next door in AT&T Stadium. The former Texas Ranger Stadium Globe Life Park is home to the XFL, North Texas Soccer Association & The Dallas Jackals Rugby Team. The stadiums along with the other entertainment attractions make Arlington a hotspot in the DFW area.

Arlington is also home to the University of Texas at Arlington, a Division I University with an undergraduate enrollment of approximately 30,000. The school offers the area a wide range of development opportunities that work to generate economic preservation for the surrounding area.

Arlington also hosts the largest business park in North Texas and one of the fastest growing research institutions in the United States. The City is a welcoming host for many large corporations with a stellar incentives package that entices new corporations to move their headquarters to Arlington. The current population of 375,000 is alive and thriving due to the sufficient amount of capital that has been brought to the area. The Arlington quality of life is second-to-none with a low cost of living, 4,600 acres of park land, and ease of access to the rest of the metroplex and DFW International Airport. Arlington has a mean income of $66,695 — substantially higher than then national average and another true testament to Arlington's way of life.

ARLINGTON℠
THE AMERICAN DREAM CITY

VISION COMMERCIAL REAL ESTATE

TREC
TEXAS REAL ESTATE COMMISSION

2-10-2025

Information About Brokerage Services

Texas law requires all real estate license 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 ac vi es, 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 par es to a real estate transaction on 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 dues above and must inform the owner of any material information about the property or transaction on known by the agent, including information on disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on agreement. A buyer's agent must perform the broker's minimum dues above and must inform the buyer of any material information on about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the par es the broker must first obtain the written agreement of *each party* to the transaction on. 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 par es to the transaction on 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 on 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 on 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.

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Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

IABS 1-1

The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.