

**SALE**

# Oakhollow Business Park

**2401-2415 AVENUE J**

Arlington, TX 76006

**PRESENTED BY:**

**DAVID DUNN, CCIM, SIOR**

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TX #704141





PROPERTY SUMMARY



SALE PRICE	\$9,000,000
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OFFERING SUMMARY

BUILDING SIZE:	84,469 SF
LOT SIZE:	5.53 Acres
PRICE / SF:	\$106.55
CAP RATE:	7.0%
NOI:	\$585,364
YEAR BUILT:	1978
RENOVATED:	2020
ZONING:	Light Industrial, Office
MARKET:	GSW Industrial
SUBMARKET:	Arlington

TRAFFIC

OAKHOLLOW BUSINESS PARK. | 2401-2415 Avenue J Arlington, TX 76006

Ownership Stake

PROPERTY OVERVIEW

Oakhollow Business Park is a total of 84,469 square feet across three distinct buildings. This versatile site comprises a thoughtfully designed complex, featuring an office building spanning 33,626 square feet, a flexible flex space encompassing 10,849 square feet, and an expansive industrial warehouse spanning 39,180 square feet. With its meticulously crafted structures and diverse floor plans, this property provides an exceptional opportunity for businesses seeking tailored spaces to meet their unique needs. From professional offices to adaptable flex spaces and efficient industrial areas, this property offers a comprehensive solution for a range of industries. Conveniently located in Arlington, this site boasts easy access to major transportation routes, providing seamless connectivity and enhancing operational efficiency. With its prime location, flexible layout, and abundant square footage, Oakhollow Business Park presents an exceptional investment opportunity in the thriving commercial landscape of Arlington, Texas.

PROPERTY HIGHLIGHTS

- 39,180 SF Warehouse, 10,849 SF flex, 33,626 SF office three building corporate park.
- Amenities include a white reflective roof, abundant parking, newly painted walls, vinyl plank flooring and LED lighting.
- In the heart of Arlington, Located 1/2 mile from Interstate 360, Interstate 30 and Ball Park Way.
- 97% Leased.
- 10 Miles to DFW Airport.
- Near Texas Live, Globe Life Park, AT&T Stadium, Six Flags, & Hurricane Harbor.

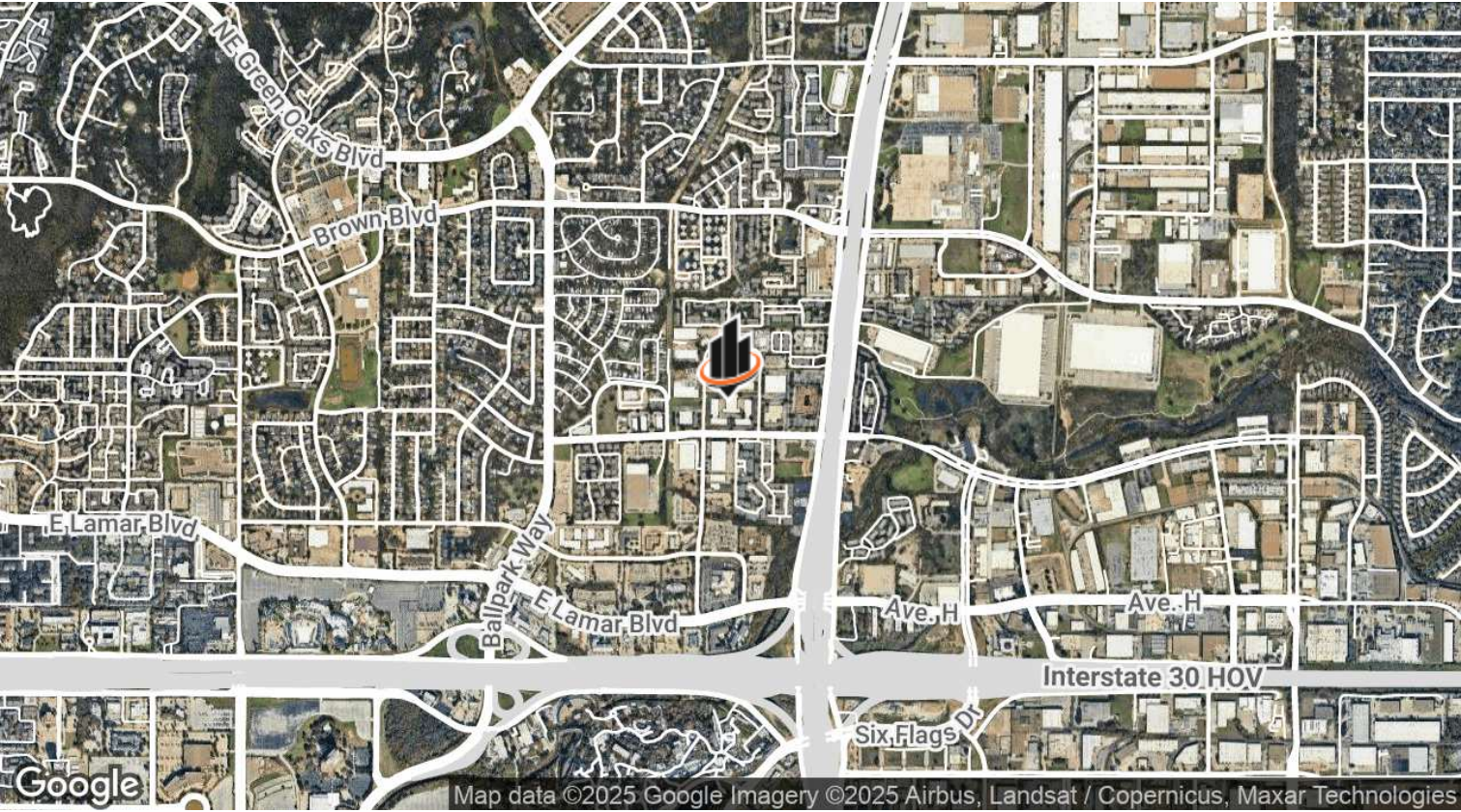
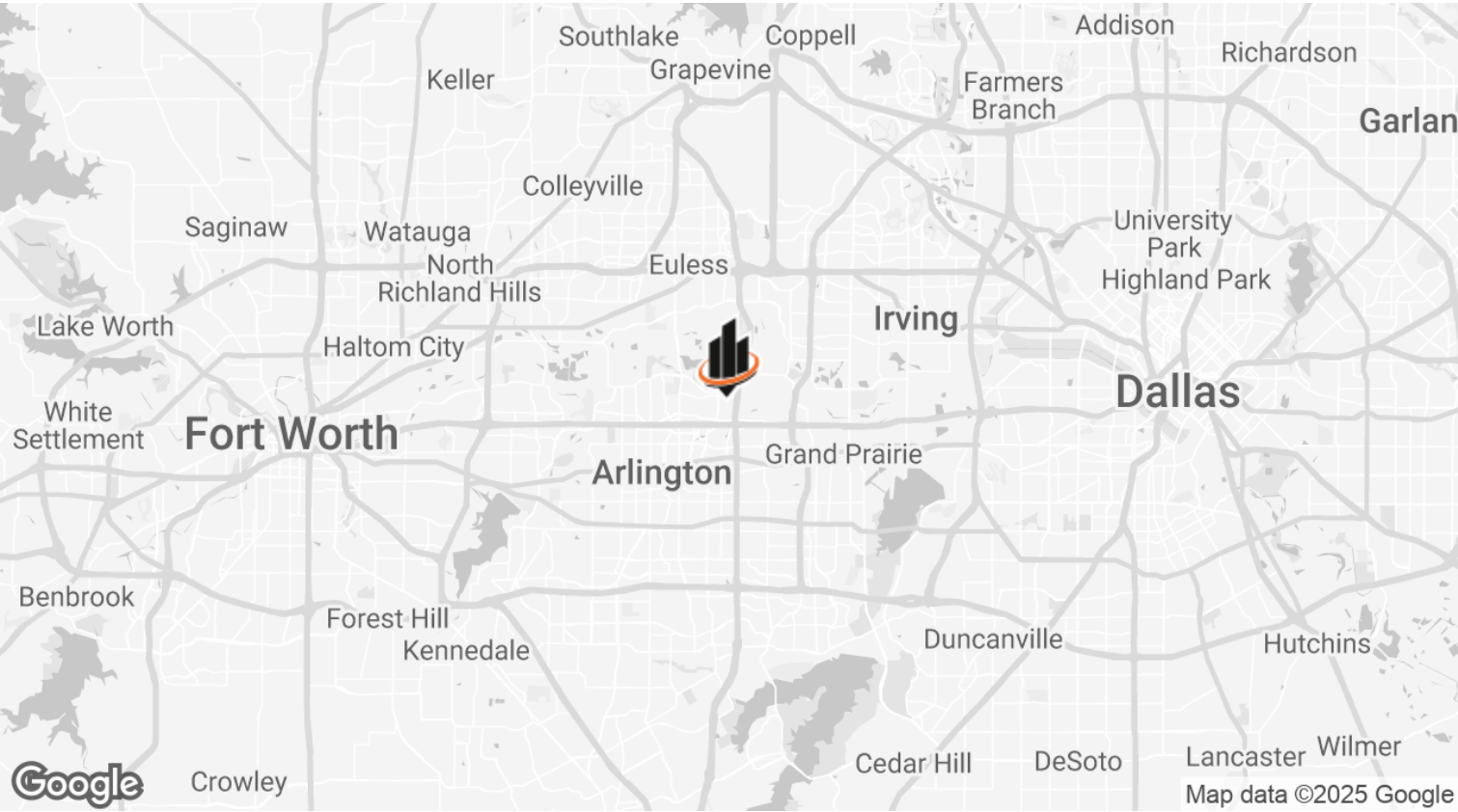


ADDITIONAL PHOTOS



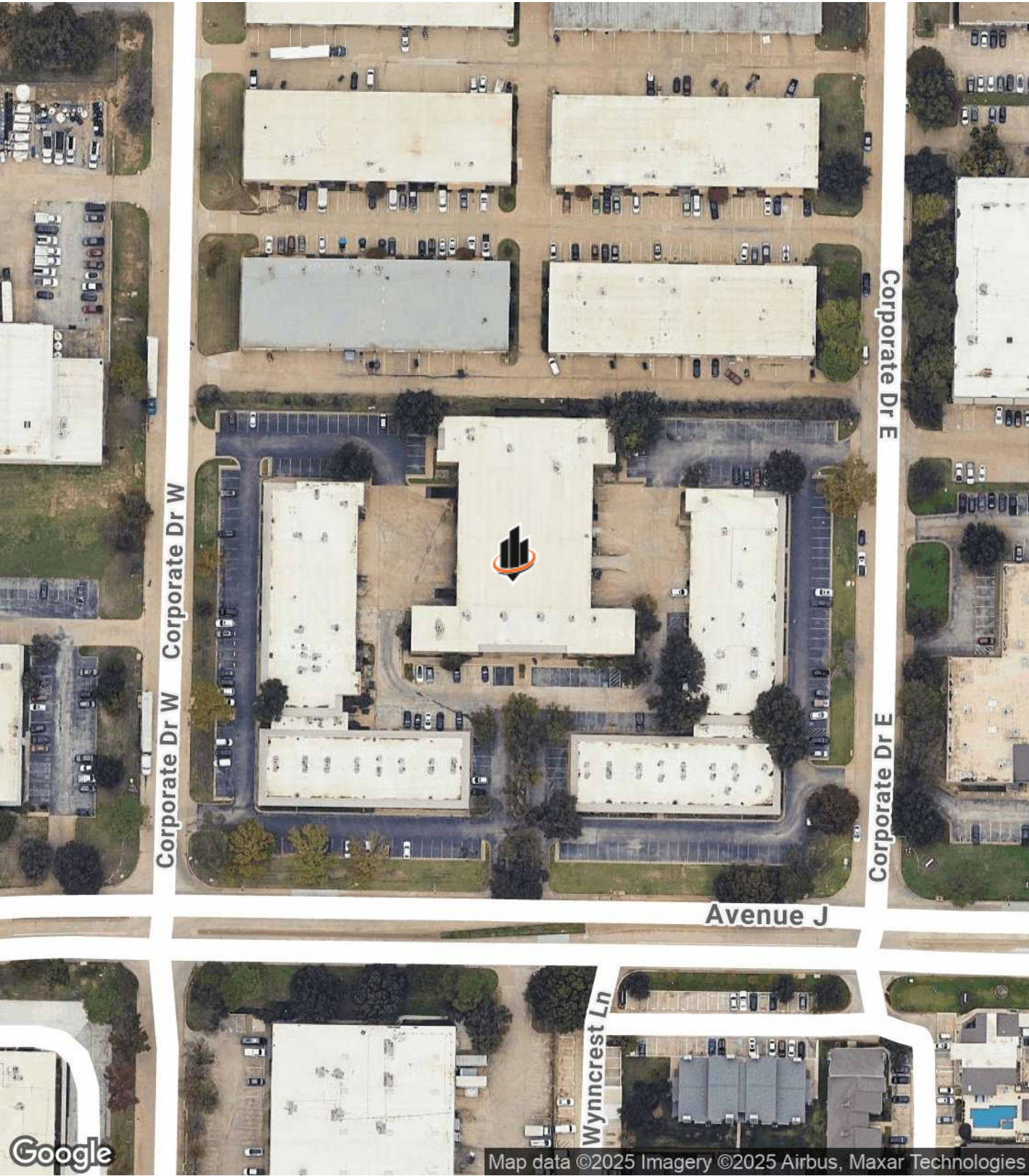


LOCATION MAP

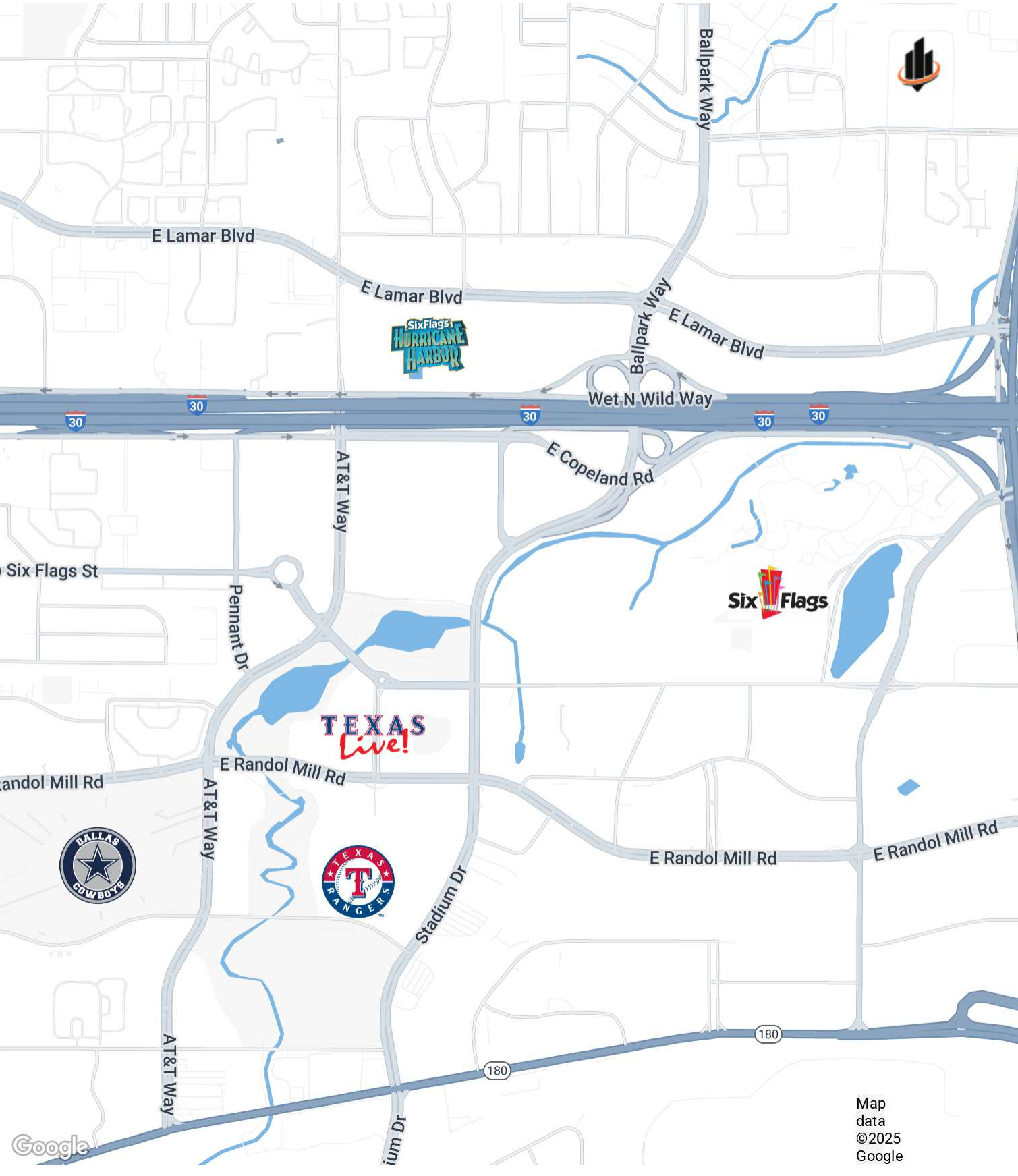




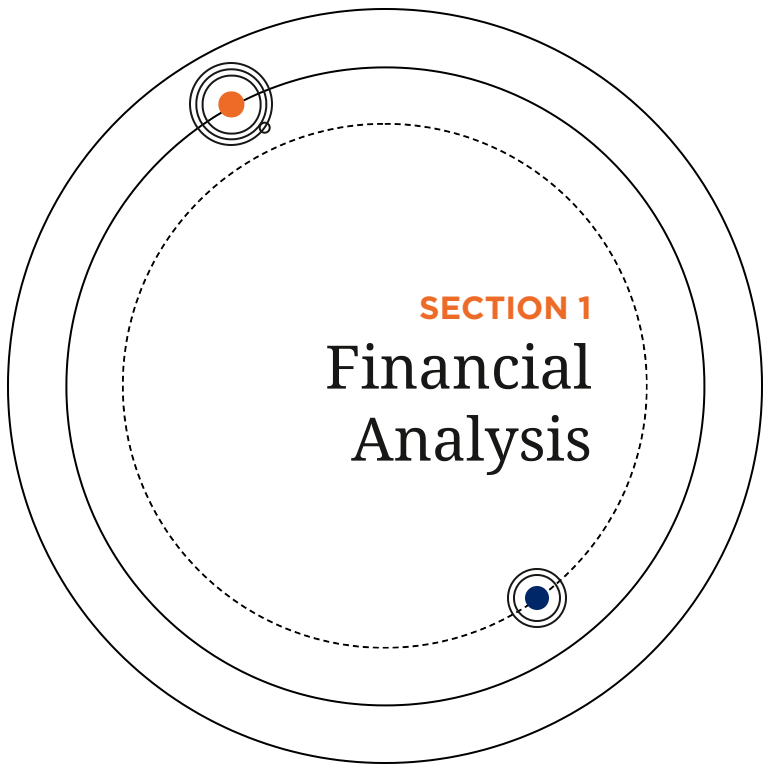
AERIAL MAP



ENTERTAINMENT DISTRICT MAP







SECTION 1  
Financial  
Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	OAKHOLLOW BUSINESS PARK
PRICE	\$9,000,000
PRICE PER SF	\$107
GRM	9.16
CAP RATE	7%
CASH-ON-CASH RETURN (YR 1)	26.02%
TOTAL RETURN (YR 1)	\$585,364

OPERATING DATA	OAKHOLLOW BUSINESS PARK
GROSS SCHEDULED INCOME	\$982,446
TOTAL SCHEDULED INCOME	\$982,446
GROSS INCOME	\$982,446
OPERATING EXPENSES	\$397,082
NET OPERATING INCOME	\$585,364
PRE-TAX CASH FLOW	\$585,364
LOAN AMOUNT	\$6,750,000

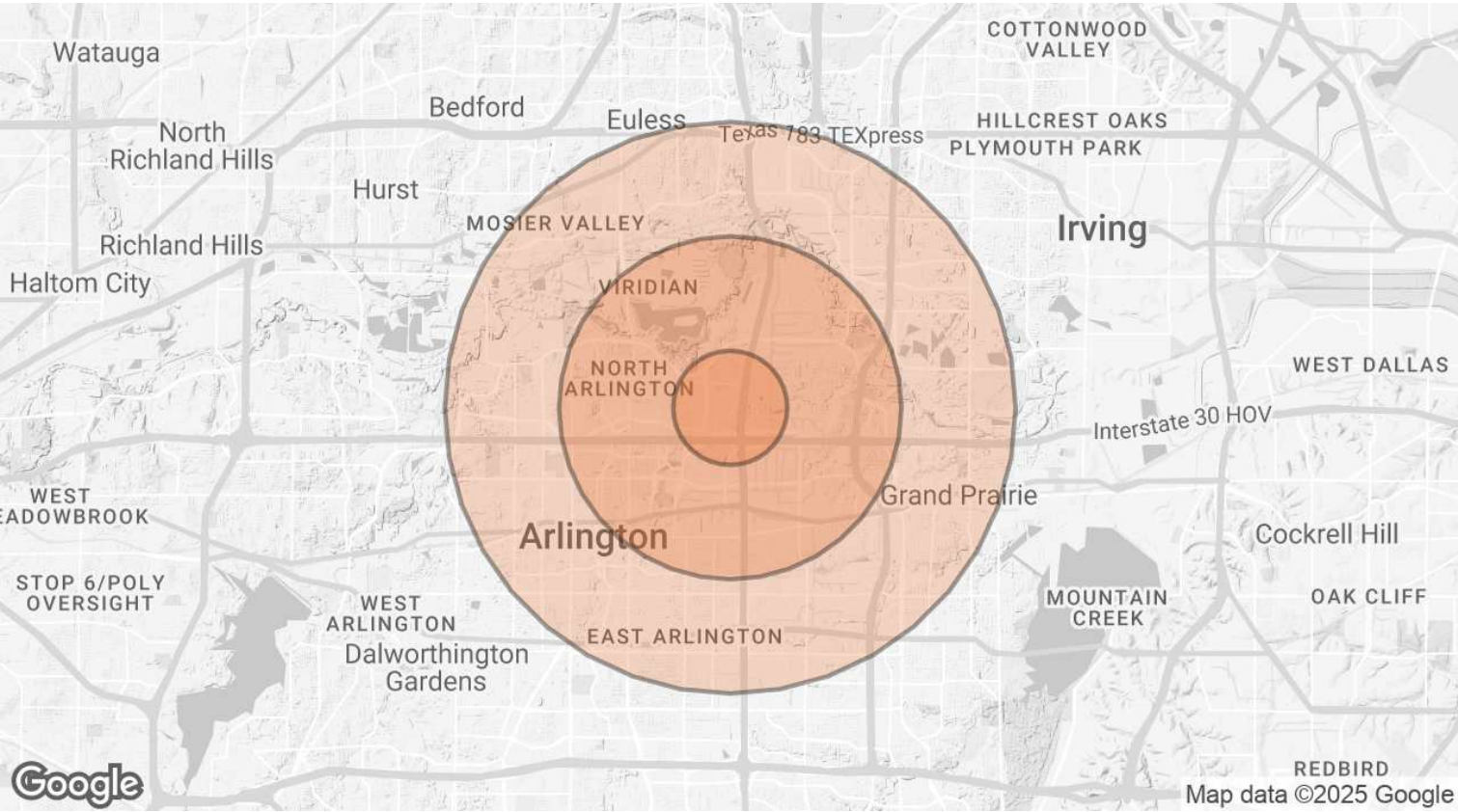


INCOME & EXPENSES

INCOME SUMMARY		OAKHOLLOW BUSINESS PARK
TOTAL INCOME		\$982,446
EXPENSE SUMMARY		OAKHOLLOW BUSINESS PARK
REAL ESTATE TAXES		\$115,639
PROPERTY INSURANCE		\$114,461
PROPERTY MANGEMENT		\$15,000
ELECTRIC		\$50,006
WATER AND SEWER		\$56,278
NATURAL GAS		\$2,606
TRASH		\$13,076
LANDSCAPE MAINTENANCE		\$18,402
JANITORIAL		\$11,614
GROSS EXPENSES		\$397,082
NET OPERATING INCOME		\$585,364



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,790	84,878	253,843
AVERAGE AGE	34.4	33.1	32.4
AVERAGE AGE (MALE)	35.8	33.0	31.9
AVERAGE AGE (FEMALE)	33.8	33.5	33.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,314	40,078	103,927
# OF PERSONS PER HH	1.9	2.1	2.4
AVERAGE HH INCOME	\$56,271	\$61,928	\$60,040
AVERAGE HOUSE VALUE	\$100,596	\$142,207	\$129,412

2020 American Community Survey (ACS)





### DAVID DUNN, CCIM, SIOR

Executive Director

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TX #0375841

### PROFESSIONAL BACKGROUND

David R. Dunn, SIOR, CCIM, serves as Managing Director and principal broker for SVN/Dunn Commercial Real Estate, specializing in the sale and leasing of industrial, office and land properties throughout Dallas/Ft. Worth, Texas. With more than 32 years of experience, Dunn has secured numerous transactions valued in excess of \$900 million.

Prior to affiliating with SVN, Dunn owned and operated Dunn Commercial, L.P., a full service commercial real estate brokerage firm based in Arlington, Texas. Dunn entered the commercial real estate industry in 1986 when he signed on with Kelley, Lundeen & Crawford. While there, his primary focus was on investments, user sales and leasing. Dunn later went on to become the Executive Vice President of Henry S. Miller's Tarrant County office. Over the past two decades, Dunn's creativity and tenacity in dealing with complex transactions combined with his commitment to excellence and professionalism has enabled him to exceed client expectations.

Active in the industry, Dunn is a member of the Society of Industrial and Office Realtors (SIOR) and has earned the prestigious Certified Commercial Investment Member (CCIM) designation. He is past President and Vice President of the North Texas CCIM chapter and has served on the Board of Directors for the North Texas Commercial Association of Realtors and the Arlington Chamber Foundation Board.

Dunn earned a Bachelor of Business Administration from Steven F. Austin State University in Texas. He currently resides in Southlake, Texas with his family.

### EDUCATION

Bachelor of Business Administration - Steven F. Austin State University in Texas

CCIM Designee

SIOR Designee

### MEMBERSHIPS

- SIOR North Texas Chapter
- CCIM North Texas Chapter
- Arlington Chamber of Commerce
- North Texas Commercial Association of Realtors
- Dallas Yacht Club

#### SVN | Dunn Commercial

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## ADVISOR BIO 2



### COURTNEY STANFORD, CCIM

Managing Director

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TX #704141

## PROFESSIONAL BACKGROUND

Courtney Stanford, CCIM is a Managing Director at SVN Dunn Commercial where she facilitates the acquisition, disposition, and leasing of industrial properties in the Mid-Cities market of Dallas-Fort Worth. In addition to her role as a producer, Courtney also assists with the management and strategic direction of the firm as a whole.

Courtney graduated from Texas Christian University in 2012 and earned her CCIM designation in 2019. She currently serves on the Board of Directors of the North Texas CCIM (Certified Commercial Investment Member) Chapter as immediate Past President & is the Co-founder & Past President of IWIRE North Texas (Industrial Women in Real Estate). Courtney is also an active member of NTCAR (North Texas Commercial Association of Realtors), the Real Estate Council of Greater Fort Worth (TREC), a Member Associate of the SIOR North Texas Chapter & active volunteer with the Fort Worth Junior League.

When not driving around to explore a new industrial facility in the area, Courtney enjoys practicing yoga, playing golf, or engaging in a game of Mahjong. She also likes spending time with her husband, Adam Stanford, and their three dogs, Sophie, Henry, & Chance.

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM)  
Society of Office & Industrial Realtors (SIOR)  
North Texas Commercial Association of Realtors (NTCAR)  
Industrial Women in Real Estate (IWIRE)  
Ladies Executive Golf Society (LEGS)  
Arlington Chamber of Commerce  
TCU Alumni Association  
Kappa Kappa Gamma

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