

6409 W Poly Webb Rd

Arlington, TX 76016

Offered at \$965,500 | 4,182 SF | 0.43 Acres | West Arlington

EXECUTIVE SUMMARY

This is a rare opportunity to acquire a fully updated, move-in ready specialty property in the heart of West Arlington, Texas — one of the DFW Metroplex's most accessible and growing suburban corridors. Positioned just off Interstate 20, 6409 W Poly Webb Rd is ideally suited for a private school, church, daycare, or professional office, offering versatile single-story space on a well-maintained, nearly half-acre lot.

Originally built in 1979 and thoughtfully renovated in 2019, this 4,182 SF building is truly turnkey — complete with an active fire alarm, generous on-site parking, and a flexible floor plan ready for immediate occupancy. Whether you are an owner-user looking to establish or expand your organization, or a seasoned investor seeking a 1031 Exchange-eligible specialty asset, this property delivers exceptional value at just \$230.87 per square foot.

Don't miss your chance to secure a strategic foothold in West Arlington. Properties of this caliber, in this location, at this price — don't stay on the market long.

PROPERTY FACTS

Asking Price	\$965,500	Price Per SF	\$230.87
Building Size	4,182 SF	Lot Size	0.43 Acres
Property Type	Specialty – School	Building Class	Class C
Year Built	1979	Year Renovated	2019
Stories	1	Parking Ratio	4.13 / 1,000 SF
Sale Type	Investment or Owner/User	Sale Condition	1031 Exchange Eligible

INVESTMENT HIGHLIGHTS

- ◆ Move-in ready — renovated in 2019
- ◆ Active fire alarm
- ◆ Near Interstate 20 — exceptional regional access
- ◆ Suitable for school, church, office, or daycare
- ◆ Ample on-site parking (4.13/1,000 SF)
- ◆ 1031 Exchange eligible for investors
- ◆ Single-story, ADA-accessible layout
- ◆ Strong West Arlington demographics

LOCATION & ACCESSIBILITY

Situated in West Arlington within the prestigious 76016 zip code, this property enjoys unmatched connectivity across the greater DFW Metroplex. Interstate 20 provides seamless access to Fort Worth to the west and Dallas to the east, ensuring your staff, clients, congregation, or students can reach you with ease — every single day.

The surrounding neighborhood is a well-established, family-oriented residential community anchored by quality schools within Arlington ISD, neighborhood parks, and convenient retail corridors along W Arkansas Lane and S Cooper Street. This is not just a great building — it is a great address.

 Drive Score	100 / 100 — Exceptionally Drivable
 Walk Score	40 / 100 — Fairly Walkable
 Bike Score	30 / 100 — Somewhat Bikeable

PROPERTY TAX INFORMATION (TARRANT COUNTY)

Parcel Number	02986051	Land Assessment	\$56,193
Improvements Assessment	\$252,857	Total Assessment	\$309,050

IDEAL USES

This versatile specialty property is well-suited for a wide range of owner-users and investors, including:

- ◆ Private or Charter Schools
- ◆ Churches & Religious Organizations
- ◆ Non-Profit Organizations
- ◆ Daycare & Early Education Centers
- ◆ Professional Offices & Medical Suites
- ◆ 1031 Exchange Investors

Schedule Your Tour Today

Contact your listing broker for showings, due diligence materials, and additional information.

Bruce Henderson

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