

FOR LEASE

THE VILLAGE AT FOREST HILLS

2500 NE Green Oaks Blvd | Arlington, TX 76006



VISION
COMMERCIAL REAL ESTATE

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PRICE | CONTACT BROKER

PROPERTY AREA | 1,079 RSF

TCN
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

- 2nd gen class “A” office and medical with façade signage. The upscale mixed-use location boasts high visibility and potential to attract both day and night time patrons
- 40,000 SF Upscale mixed-use development
- Near AT&T Stadium, Globe Life Park, E-Sports Arena, and Great Southwest Industrial Park
- 5 minute drive from the American Airlines HQ with more than 12,000 admin workers as well as Bell Helicopter, Siemens, DR Horton, GM, and more

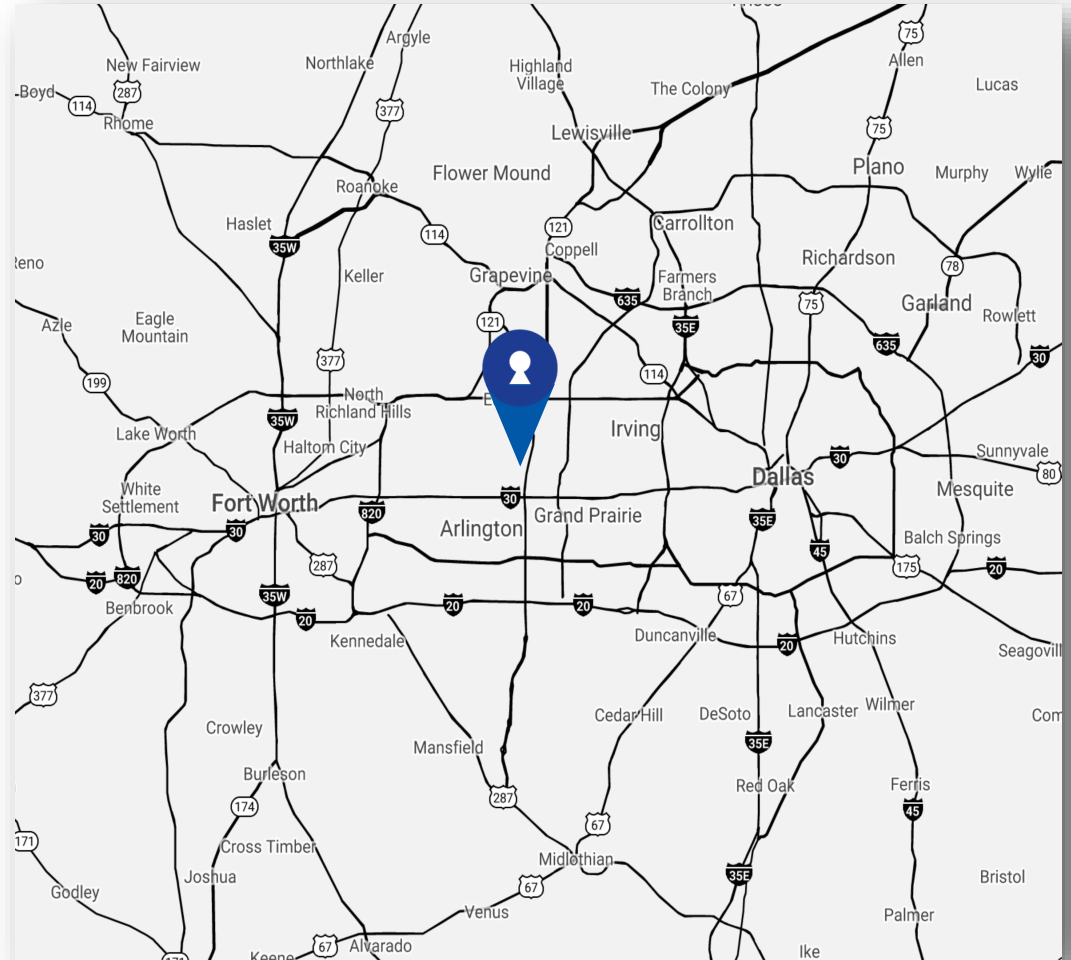
DEMOGRAPHICS

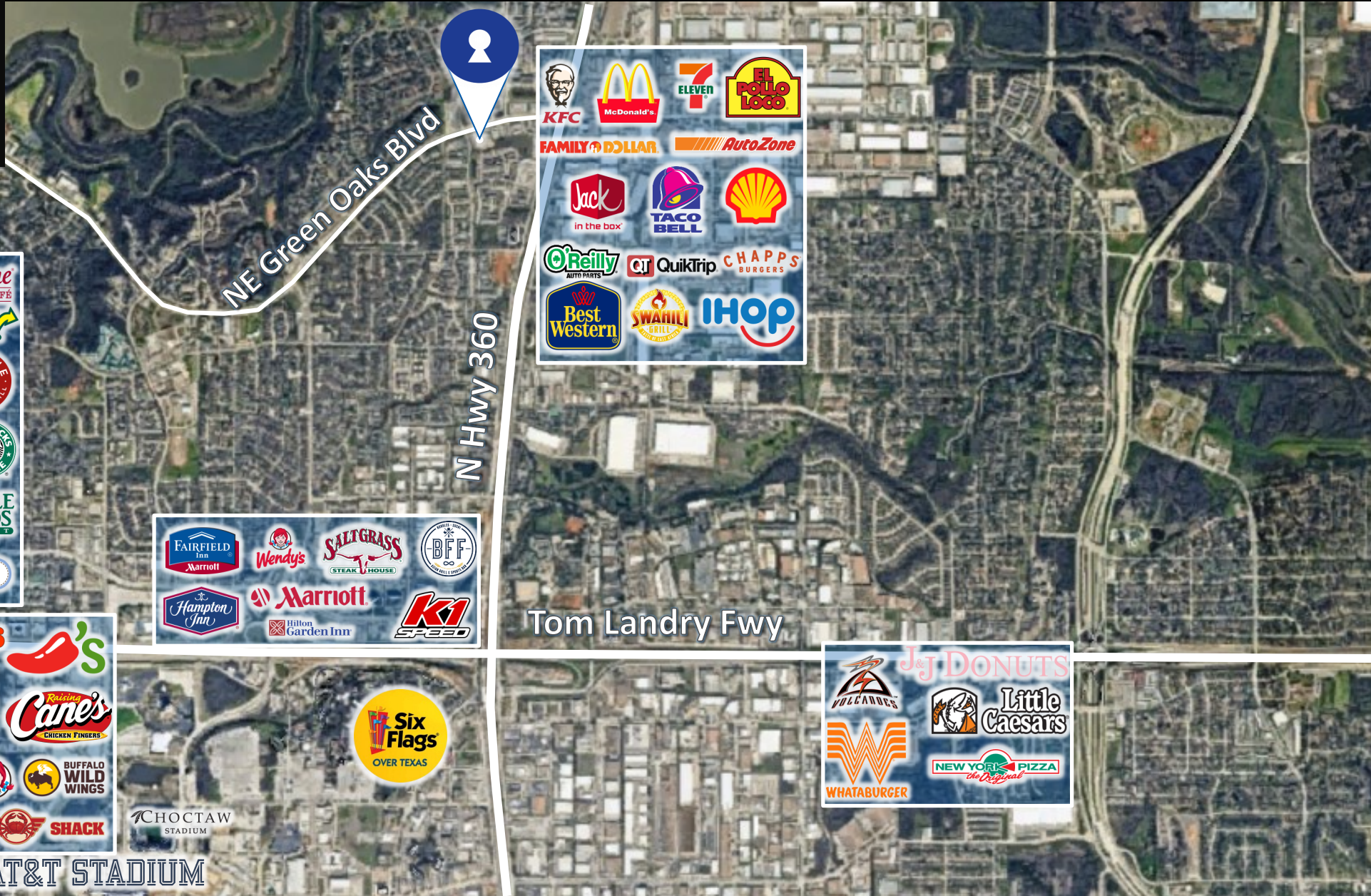
	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	14,075	38,054	82,478	245,599
DAYTIME POPULATION	15,261	47,442	103,906	297,636
AVG HH INCOME	\$81,170	\$98,078	\$92,491	\$83,329
POPULATION GROWTH 2023-2028	0.06%	1.08%	1.31%	0.36%

*STDB.com 2024

TRAFFIC COUNT

11,393 VPD at NE Green Oaks Blvd & Holly Brook Lane





la Madeleine
FRENCH BAKERY & CAFÉ

SUBWAY

CHIPOTLE
MEXICAN GRILL

Walmart

STARBUCKS
COFFEE

PIZZA HUT

WHOLE FOODS
MARKET

NOTHING Bundt CAKES

FAIRFIELD Inn
Marriott

Wendy's

SALT GRASS
STEAK HOUSE

BFF

Hampton Inn

Marriott

Hilton Garden Inn

K1
SPEED

KFC

McDonald's

7
ELEVEN

EL POLLO LOCO

FAMILY DOLLAR

AutoZone

Jack
in the box

TACO BELL

SHELL

O'Reilly
AUTO PARTS

QT QuikTrip

CHAPPS
BURGERS

Best Western

SWAMI
FRUIT

IHOP

HOOTERS

Chick-fil-*&*

WING-STOP

Raising Cane's
CHICKEN FINGERS

Wendy's

BUFFALO WILD WINGS

GRILL

SHELL

SHACK

Six
Flags
OVER TEXAS

CHOCTAW
STADIUM

J&J DONUTS

VOLCANOS

Little
Caesars

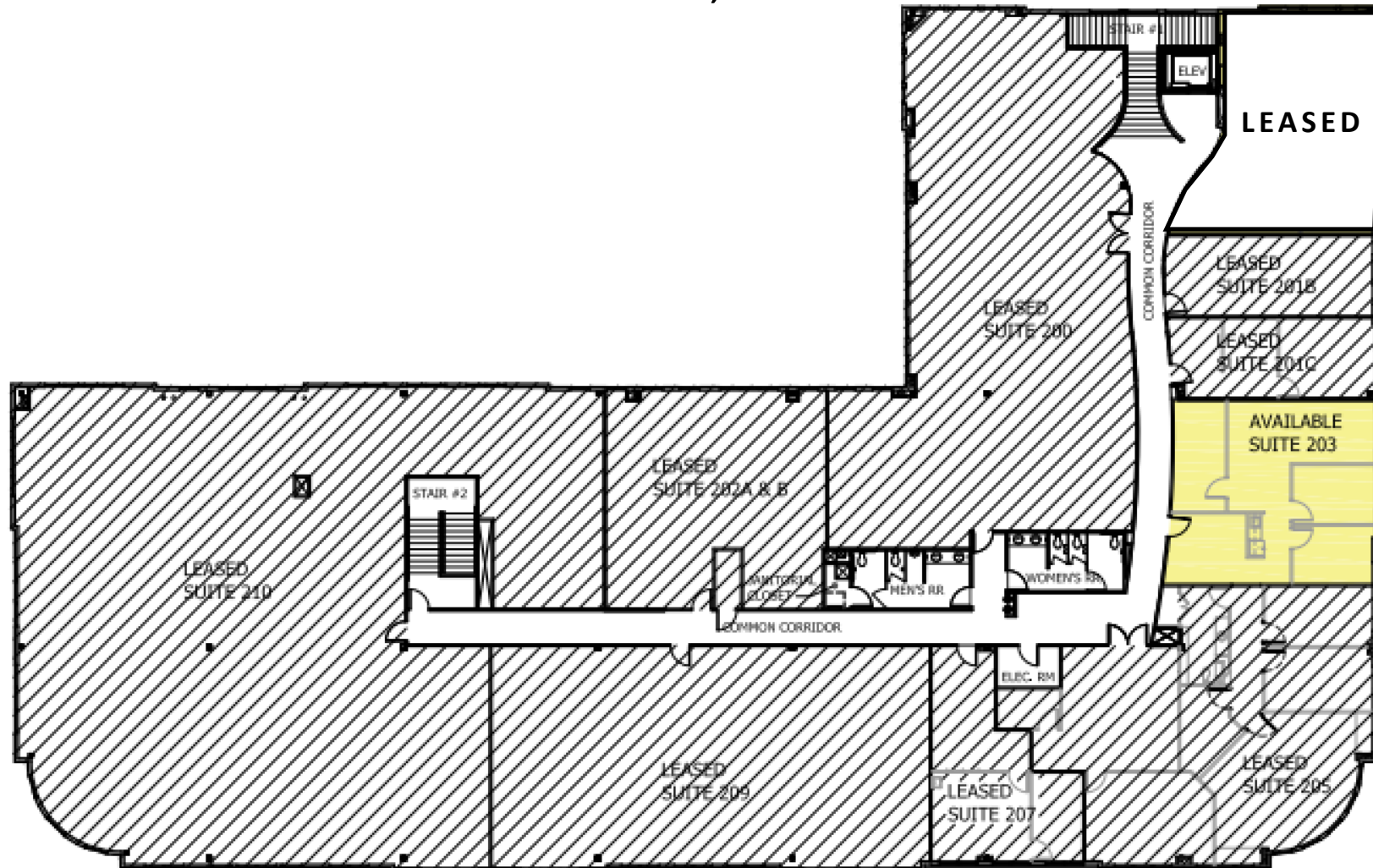
NEW YORK PIZZA
the Original

WHATABURGER

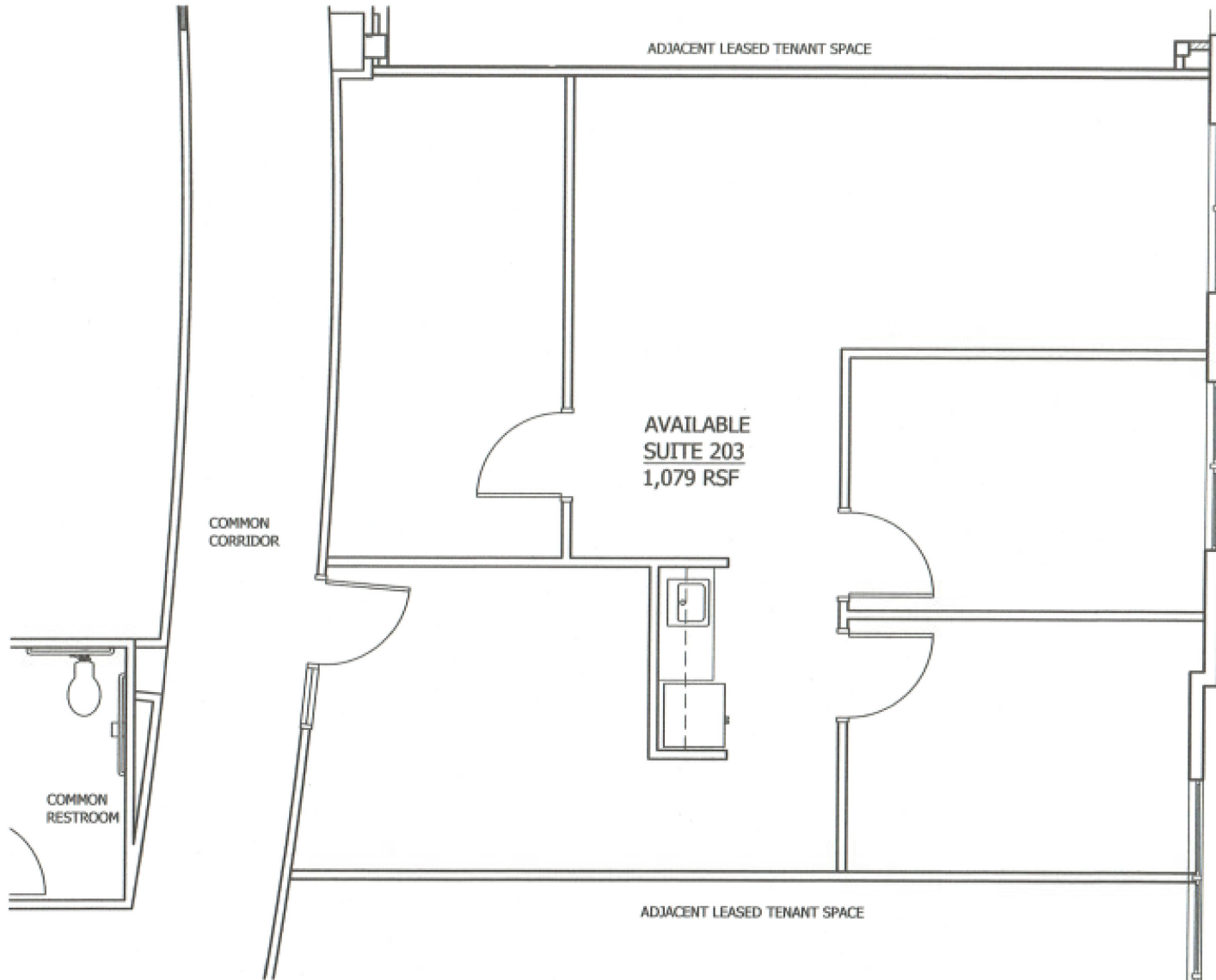


Suite 201A - Leased

Suite 203 - 1,079 RSF



Suite 203 - 1,079 RSF





COMMERCE

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



#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

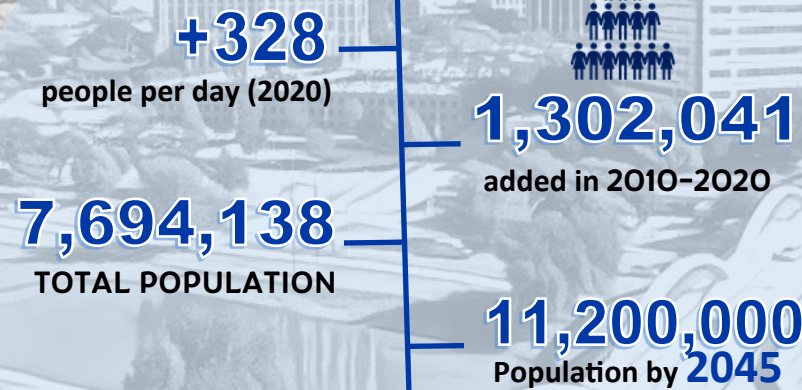
4 **Global 500 Companies** Fortune, 2021
9 **World's Most Admired Companies** Fortune, 2022
22 **Fortune 500 Companies**



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

DFW AREA GROWTH



4TH LARGEST METRO IN U.S. OVER **200** CITIES

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

Three Research 1 Universities



30 Higher Education Institutions
15 Major Universities Including:



HEALTH CARE

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

INFORMATION ON 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 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.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov