



FOR SALE



1012 N. DAVIS DR. ARLINGTON, TX 76012

SF AREA - 10,900 SF | PRICE - \$1,965,000



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HIGHLIGHTS

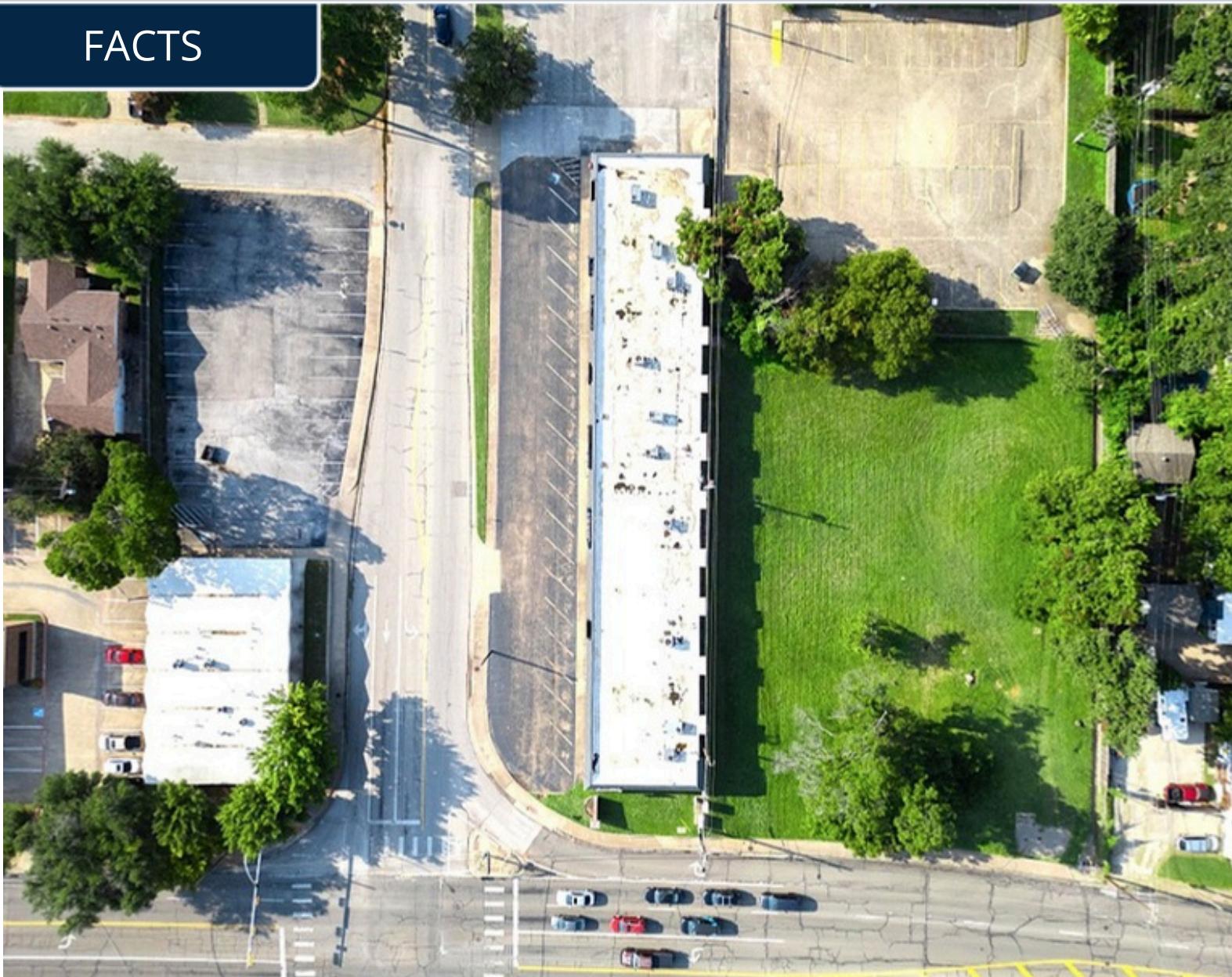
- 100% Occupied – Stable, in-place income with long-term tenants on NNN leases.
- Immediate Cash Flow – Day-one returns with minimal landlord responsibilities.
- Prime Location – Hard-corner, signalized intersection on heavily traveled Davis Drive.
- Minutes from AT&T Stadium & Arlington Entertainment District.
- Exceptional Visibility – Prominent frontage, strong daily traffic counts.
- Hands-Off Ownership – NNN lease structure keeps management light.
- Income Stability – Diversified tenant mix enhances flexibility for future re-tenanting.



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FACTS



PRICE
\$1,965,000



CAP RATE
6.55%



100%
OCCUPIED



LOT ACRES
0.84



BUILDING SF
10,900



ABUNDANT
PARKING



ZONING
O C

10 12 N. DAVIS DR. ARLINGTON, TX 76012



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OVERVIEW

MoonCast Commercial is pleased to present this 100% occupied NNN multi-tenant property, offering immediate cash flow and stable, in-place income with long-term tenants.

Strategically positioned on a hard-corner, signalized intersection along heavily traveled Davis Drive, the property benefits from exceptional visibility and strong daily traffic counts.

Just minutes from AT&T Stadium and the Arlington Entertainment District, this location combines convenience with high exposure.

With a hands-off NNN lease structure and a diversified tenant mix, this property provides minimal management responsibilities while enhancing income stability and flexibility for future re-tenanting—making it an ideal investment for buyers seeking a turn-key opportunity in a prime Arlington location.



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DEMOGRAPHIC

	1 Mile	3 Miles
Population	15,087	121,815
Employees	11,190	49,175
Median HH Income	\$46,690.00	\$49,688.00
Population Growth	5.81%	5.95%

Traffic Count

22,638



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SITE



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PHOTO



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PHOTO



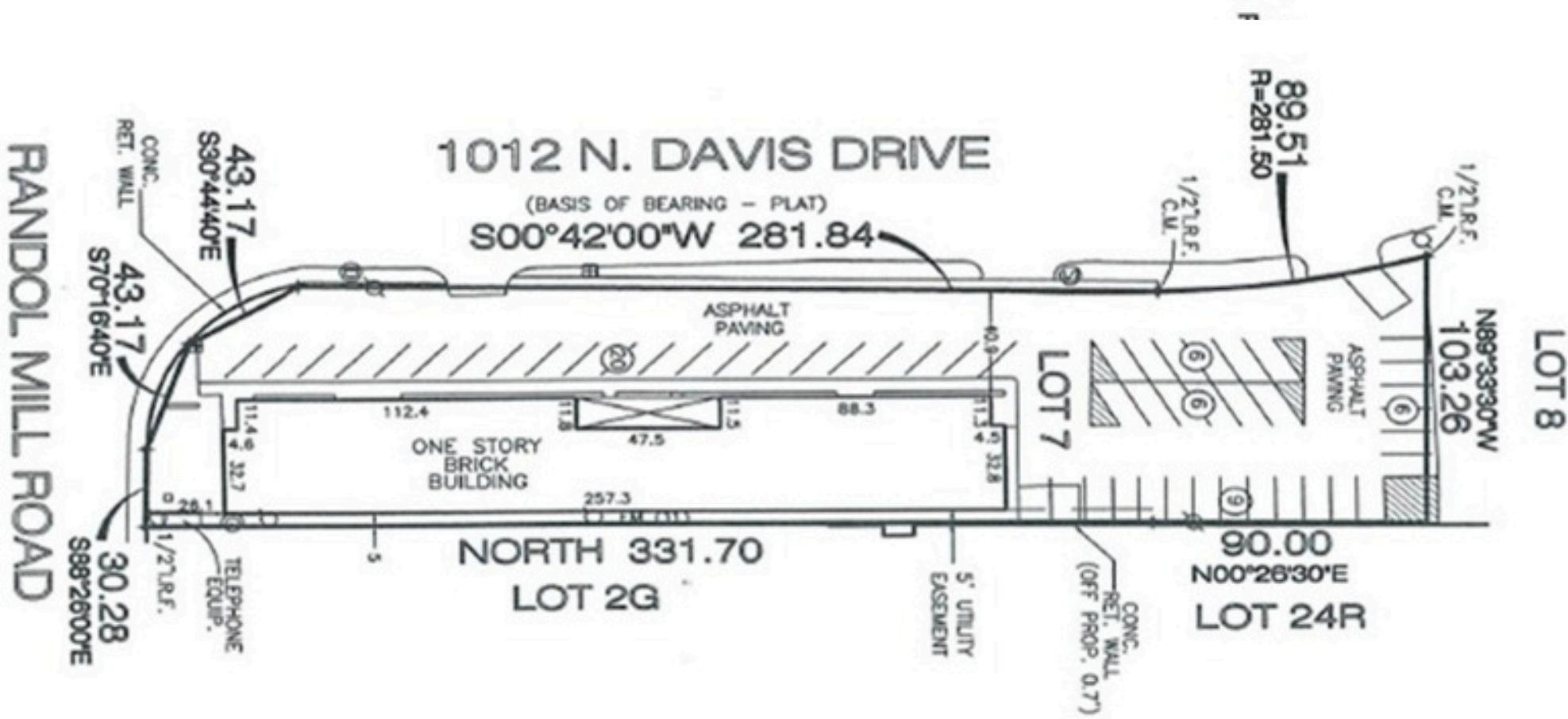
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SURVEY



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DFW OVERVIEW



The Dallas-Fort Worth metroplex is one of the nation's fastest-growing regions, with over 8 million residents and a diverse economy that attracts Fortune 500 headquarters, logistics hubs, technology firms, and healthcare leaders. Its central U.S. location, two major airports, and workforce of nearly 4 million make DFW a long-term leader in growth, connectivity, and economic stability.



Why Arlington? Strategically positioned between Dallas and Fort Worth, Arlington benefits from unmatched regional connectivity via I-20, I-30, SH-360, and immediate access to DFW International Airport. The city is home to major employers in education, aerospace, healthcare, and logistics, and is globally recognized for world-class attractions such as AT&T Stadium, Globe Life Field, and Six Flags. This unique combination of employment drivers and tourism destinations creates steady demand for retail, industrial, and service-based real estate.



The Investor's Advantage

Arlington delivers the scale and economic momentum of DFW with the added benefit of a highly central location. For owners and investors, it offers consistent tenant demand, strong fundamentals, and long-term appreciation potential—making it one of the metroplex's most resilient and opportunity-rich submarkets.

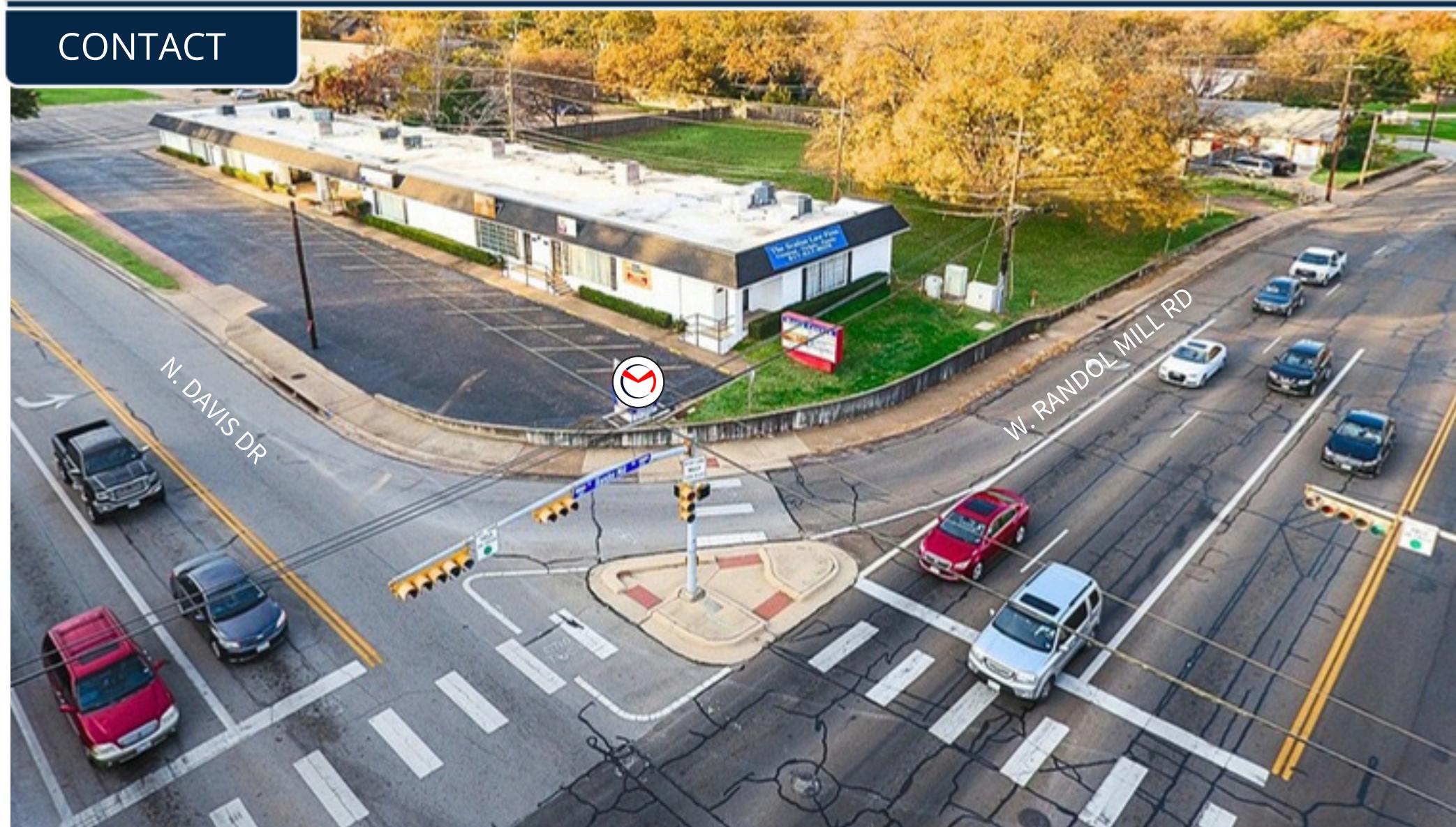
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CONTACT



Gloria Castilleja - Broker

817-928-9426

✉ Info@MoonCastCommercial.Com



WWW.MOONCASTCOMMERCIAL.COM



INFORMATION ABOUT BROKER SERVICES

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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.

2-10-2025



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. **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 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. **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 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.

Gloria Castilleja **609664** info@mooncastcommercial.com **(817)928-9426**
Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

Gloria Castilleja **609664** gloria@mooncastcommercial.com **(817)928-9426**
Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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TXR 2501

2111 Fort Worth

Gloria Castilleja, 4181 W. Green Oaks Blvd Suite 305-303 Arlington TX 76016

Phone: #117792466

Fax:

2111

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