



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.

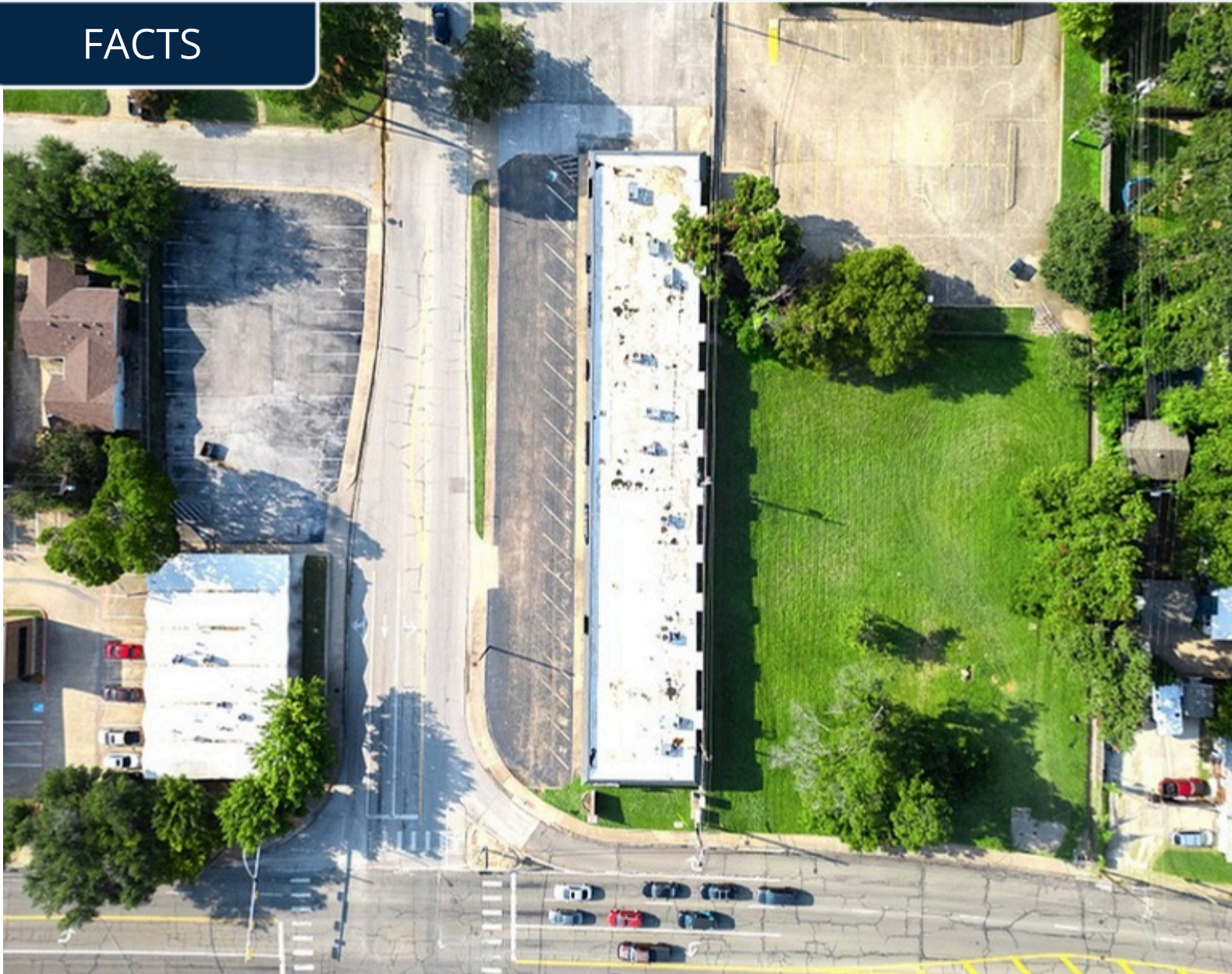
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FACTS



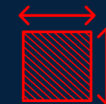
PRICE
\$1,965,000



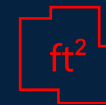
CAP RATE
6.55%



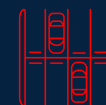
100%
OCCUPIED



LOT ACRES
0.84



BUILDING SF
10,900



ABUNDANT
PARKING



ZONING
O C

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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.

10 12 N. DAVIS DR. ARLINGTON, TX 76012

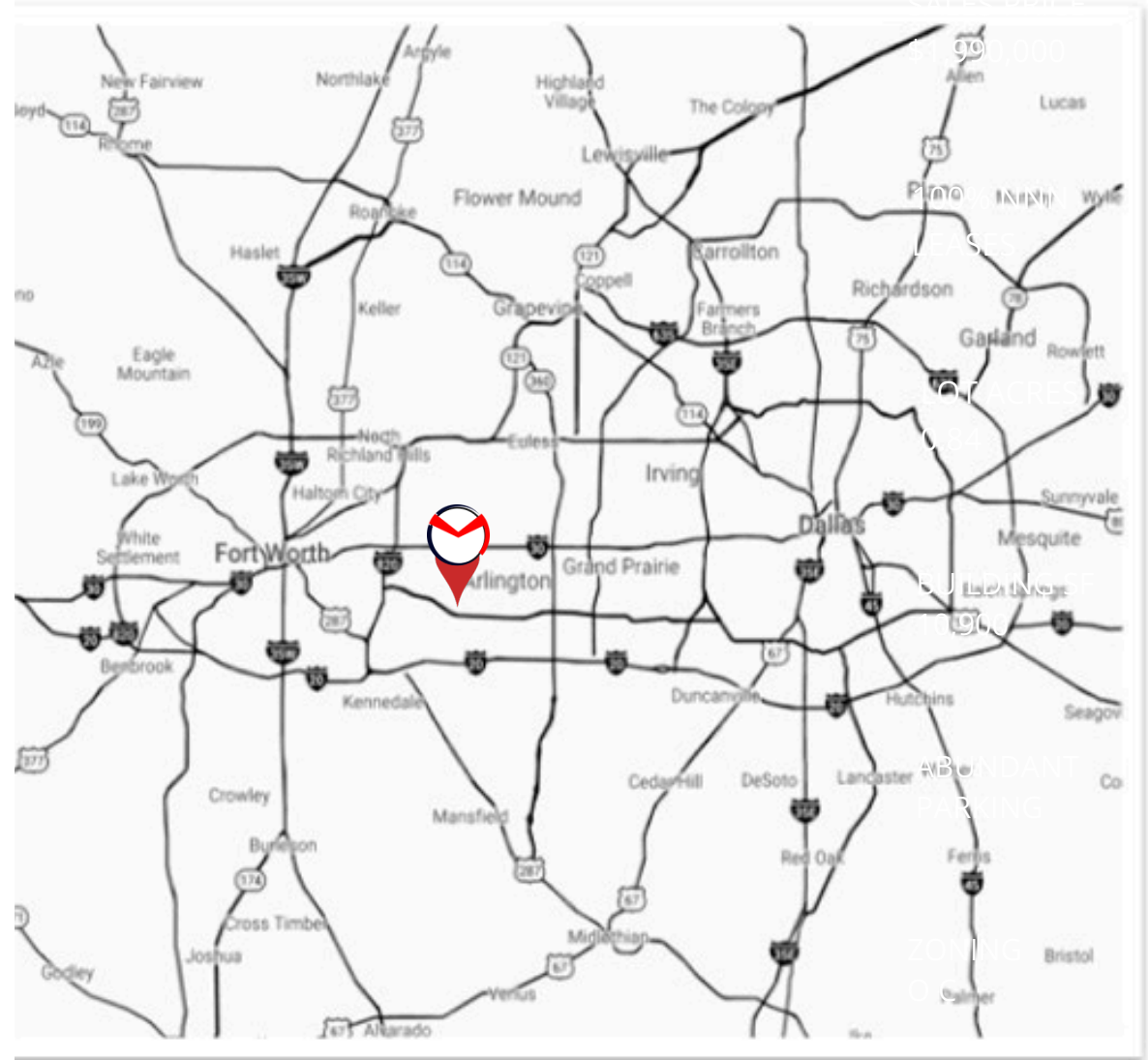


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DEMOGRAPHIC

	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



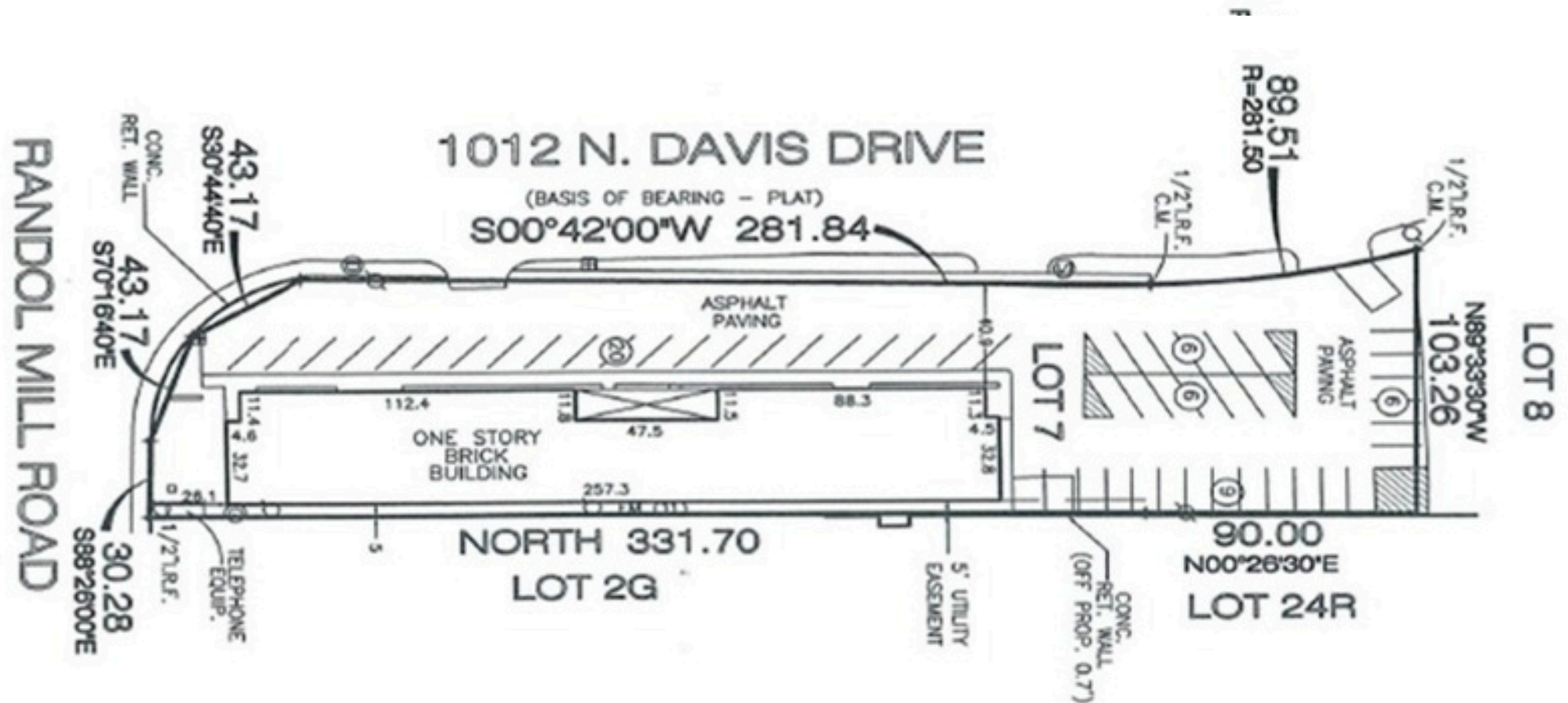
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SURVEY



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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.

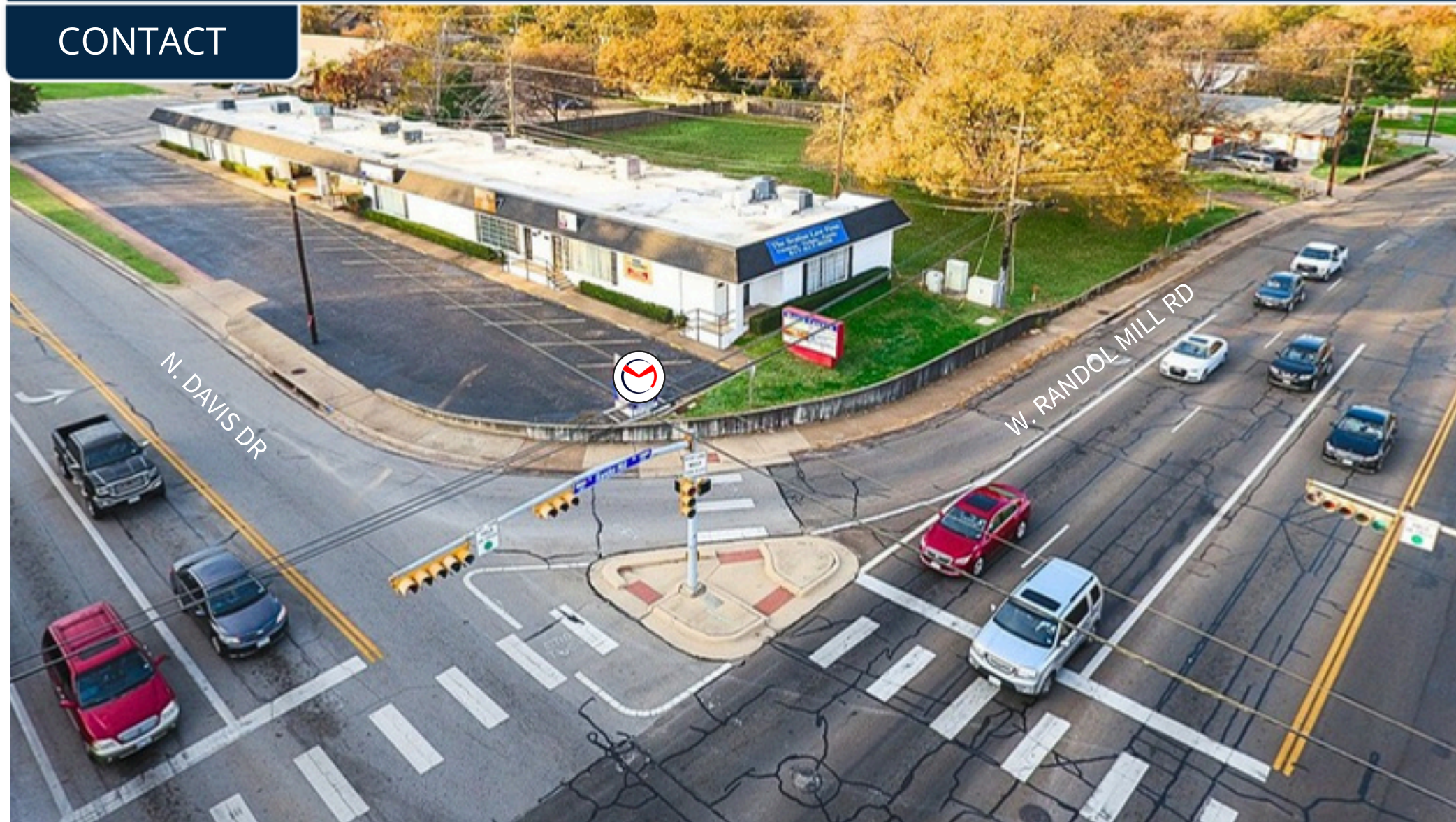
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CONTACT



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IABS



2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

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:

- 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.

Buyer/Tenant/Seller/Landlord Initials

Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

TXR 2501

2011 Feet West

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