



FOR SALE OWNER-USER

CLASS A - OFFICE/WAREHOUSE

615 SIX FLAGS DRIVE
ARLINGTON, TEXAS 76011
(DALLAS-FORT WORTH MSA)



CONTENTS

EXECUTIVE SUMMARY 3

Property Highlights
Property Summary
Regional Location Map

PROPERTY OVERVIEW 7

Aerial
Site Plan
Floor Plan
Building Overview

BUILDING PHOTOGRAPHS 12

Class A Office Interior
Bathrooms
Warehouse
Equipment
Exterior
Drone

MARKET OVERVIEW 21

Area Information
Demographics



EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS



Move-in Ready Owner-User Opportunity Consisting of Office and Warehouse Space



Located on the Prominent Six Flags Drive, in the Middle of the Arlington Entertainment District



Surrounded by Six Flags Over Texas, CenterPoint Office Complex, Globe Life Field, Cowboys Stadium, Texas Live!, and The Ballpark in Arlington



Class A Office Finishout With Additional Future Growth Area To Expand Office if Needed



Insulated Warehouse Portion Complete with One (1) Grade Level Door and Loading Dock



Central Location in the Heart of the Dallas/Fort Worth MSA (4th largest in the U.S) and an 11 Minute Drive to DFW International Airport (2nd busiest airport in the U.S.)



Strong Area Demographics

- Located in between Fort Worth and Dallas, the 2023 3-mile total population was 128,504 with Average Household Income of \$63,138. Tarrant County's 2020 total population was 2,110,640.



PROPERTY SUMMARY



ADDRESS

615 Six Flags Drive, Arlington, Texas 76011



YEAR OF CONSTRUCTION

Year Built: 1979

Total Renovation: 2023



LAND AREA

1.50 Acres



BUILDING SIZE

Class A Office 9,059 SF

Existing Warehouse 2,872 SF

Warehouse/
Office Expansion 2,381 SF

TOTAL SF 14,312 SF



PRICE

Contact Broker



PRIME CORNER LOCATION IN
ARLINGTON ENTERTAINMENT DISTRICT



BUILDING SIGNAGE AVAILABLE



FULLY SPRINKLERED



INDOOR FITNESS CENTER



STATE OF THE ART SECURITY SYSTEM

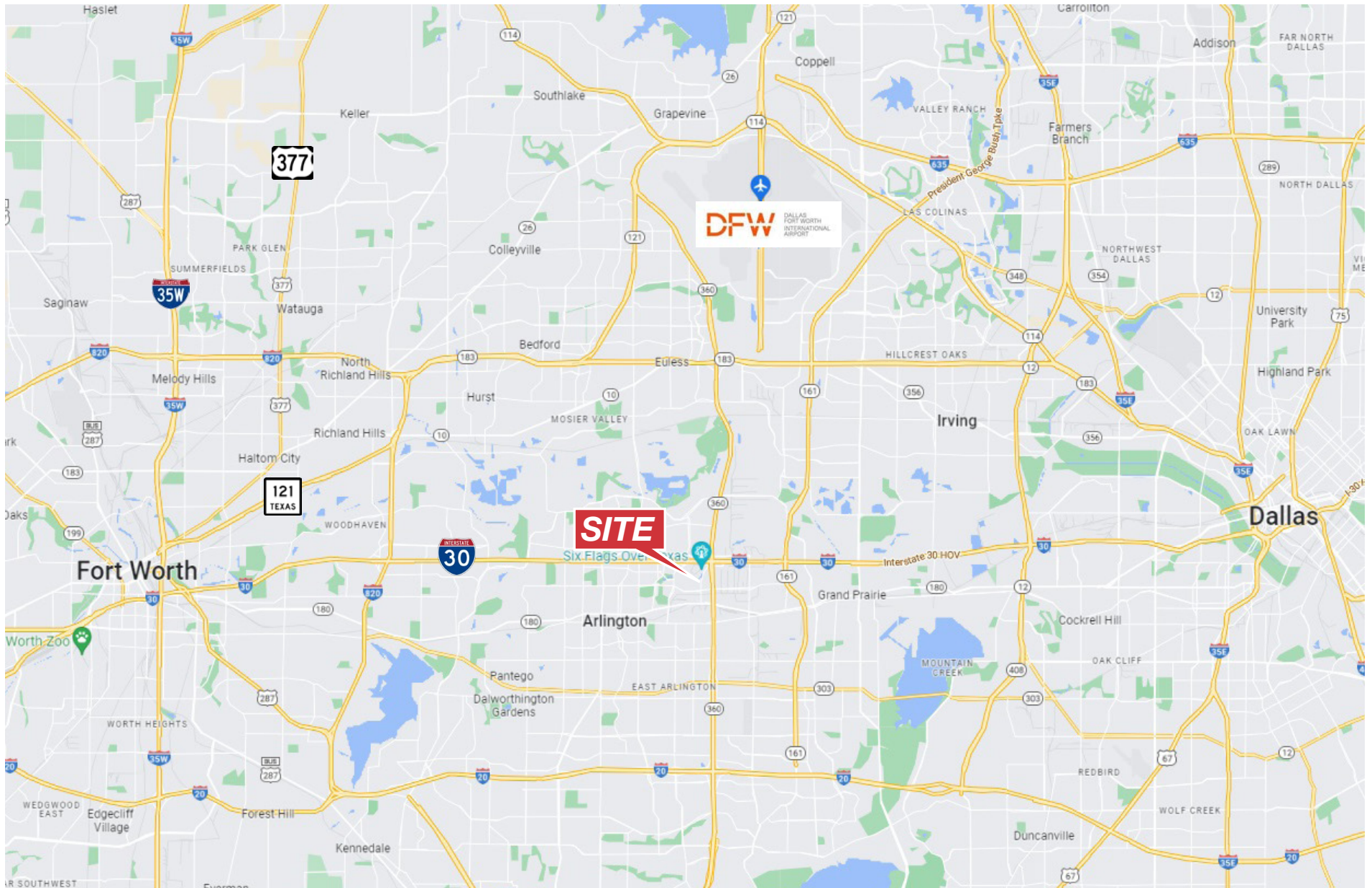


MENS & WOMENS SHOWERS



FIREPROOF VALUT

REGIONAL LOCATION MAP

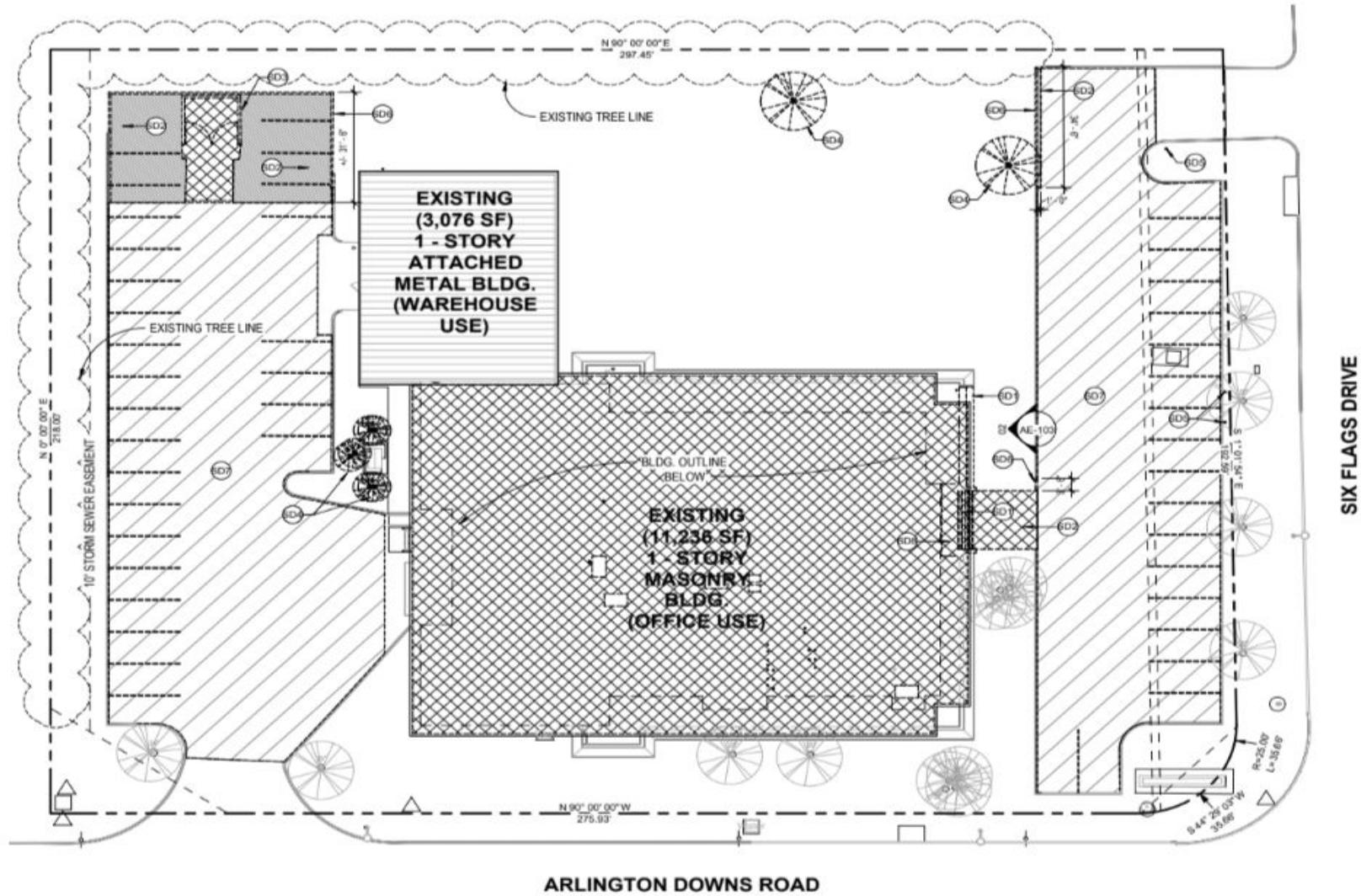




PROPERTY OVERVIEW



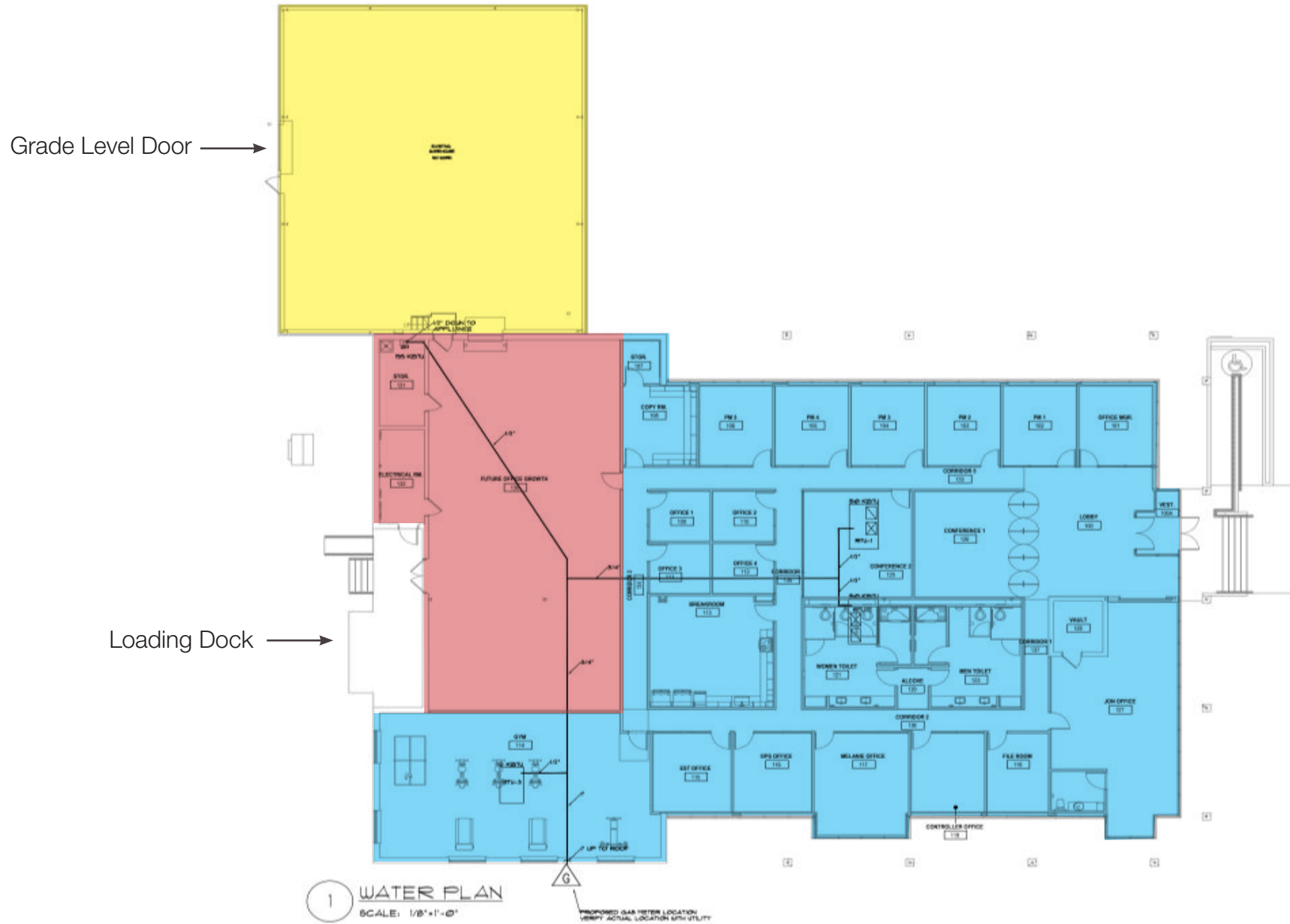
SITE PLAN



ARLINGTON DOWNS ROAD

SIX FLAGS DRIVE

FLOOR PLAN



BUILDING OVERVIEW





PHOTOGRPAHS

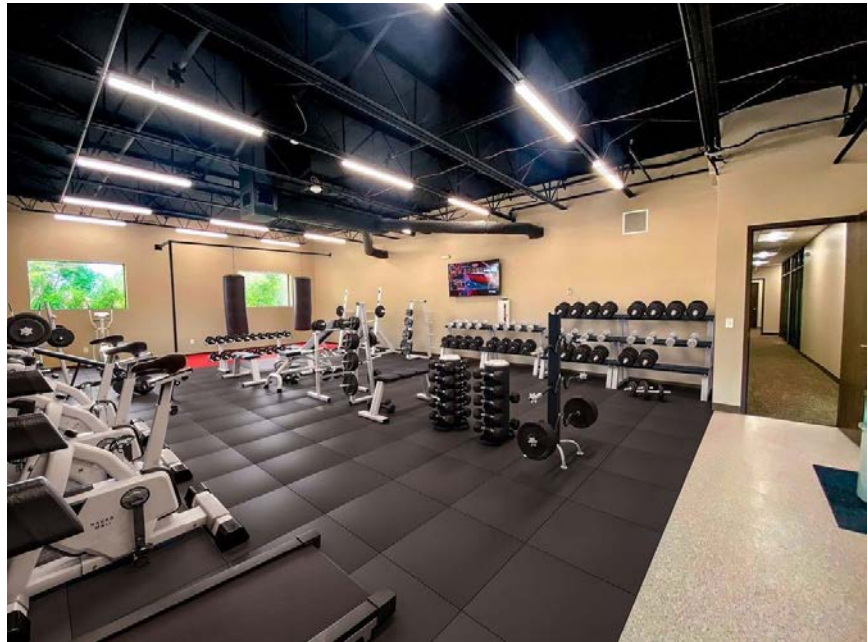
CLASS A OFFICE INTERIOR



CLASS A OFFICE INTERIOR



CLASS A OFFICE INTERIOR



BATHROOMS



WAREHOUSE



EQUIPMENT



Vault



Fire Suppression System



IT Room w/ Ventilation

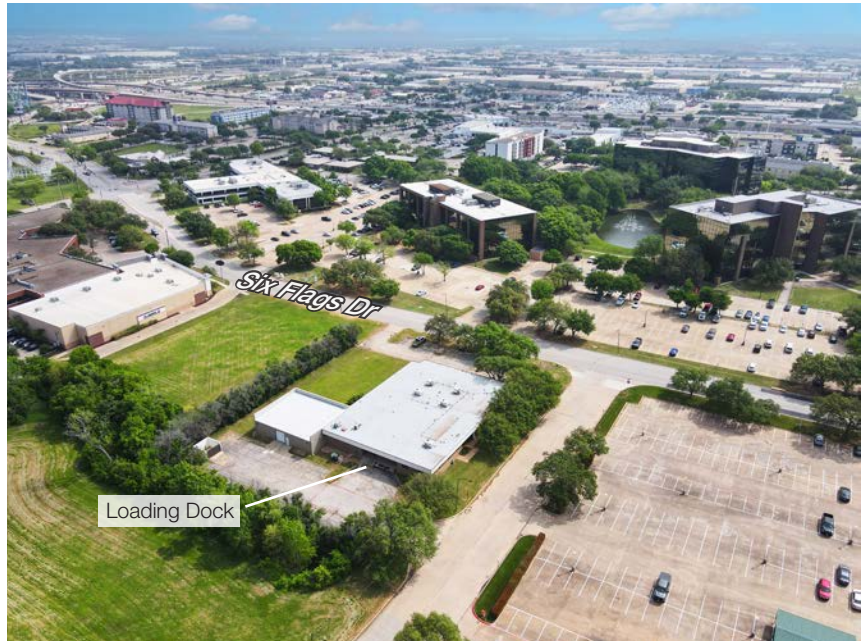


Electrical Capacity

EXTERIOR



DRONE





MARKET OVERVIEW

AREA INFORMATION

Arlington, Texas, is a dynamic city situated between Dallas and Fort Worth, renowned for its vibrant culture and thriving economy. With a population surpassing 400,000 residents, Arlington stands as the seventh-largest city in the state, boasting a diverse demographic profile and a strong workforce. The city's strategic location at the heart of the Dallas-Fort Worth metroplex has attracted significant investment and propelled robust growth across various sectors. From its renowned educational institutions like the University of Texas at Arlington to its numerous Fortune 500 companies, Arlington offers a fertile ground for innovation and entrepreneurship, making it an attractive destination for businesses and residents alike.

One of the most exciting developments in Arlington is the evolution of its Entertainment District, a focal point for recreation, leisure, and economic activity. Spanning over 1,300 acres, the Entertainment District is home to iconic landmarks such as AT&T Stadium, Globe Life Field, and the Texas Live! Entertainment complex. This burgeoning hub seamlessly integrates sports, entertainment, dining, and retail offerings, drawing millions of visitors annually and serving as a catalyst for further development. With ongoing projects like the Texas Rangers' mixed-use development adjacent to Globe Life Field and the expansion of the Loews Hotel at Texas Live!, Arlington's Entertainment District is poised to continue its transformation into a premier destination, driving economic prosperity and enhancing the city's allure on both regional and national scales.



DEMOGRAPHICS

Population	1 mile	3 mile	5 mile
2010 Population	313	111,392	266,386
2023 Population	323	128,504	296,934
2028 Population Projection	323	130,336	298,927
Annual Growth 2010-2023	0.2%	1.2%	0.9%
Annual Growth 2023-2028	0%	0.3%	0.1%
Median Age	35.7	33	33.6
Bachelor's Degree or Higher	0%	19%	22%
U.S. Armed Forces	0	53	105

Population By Race	1 mile	3 mile	5 mile
White	268	84,981	195,072
Black	27	31,170	69,351
American Indian/Alaskan Native	3	1,631	3,505
Asian	11	7,073	20,556
Hawaiian & Pacific Islander	1	210	617
Two or More Races	15	3,439	7,834
Hispanic Origin	187	63,009	130,634

Housing	1 mile	3 mile	5 mile
Median Home Value	\$123,333	\$184,568	\$177,071
Median Year Built	1955	1981	1981

Households	1 mile	3 mile	5 mile
2010 Households	102	42,360	99,512
2023 Households	104	49,430	112,172
2028 Household Projection	104	50,228	113,179
Annual Growth 2010-2023	0.1%	0.9%	0.9%
Annual Growth 2023-2028	0%	0.3%	0.2%
Owner Occupied Households	67	14,401	42,763
Renter Occupied Households	37	35,826	70,415
Avg Household Size	3.1	2.5	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$2.7M	\$1.2B	\$2.9B


Income	1 mile	3 mile	5 mile
Avg Household Income	\$56,786	\$63,138	\$68,233
Median Household Income	\$47,500	\$45,227	\$51,818
< \$25,000	17	11,424	23,431
\$25,000 - 50,000	35	15,406	30,788
\$50,000 - 75,000	24	9,499	23,101
\$75,000 - 100,000	13	5,441	13,339
\$100,000 - 125,000	6	2,851	7,908
\$125,000 - 150,000	8	1,893	5,648
\$150,000 - 200,000	0	1,166	4,156
\$200,000+	0	1,749	3,801


Source: CoStar 2023



LOGAN MAY

EXECUTIVE VICE PRESIDENT

 O: 817-872-3909

 C: 325-642-4312

 lmay@nairl.com

 www.nairl.com

FOR SALE OWNER-USER

CLASS A - OFFICE/WAREHOUSE

615 SIX FLAGS DRIVE
ARLINGTON, TEXAS 76011
(DALLAS-FORT WORTH MSA)

CONFIDENTIAL OFFERING MEMORANDUM

Disclaimer: Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject property(ies), as applicable. Independent estimates of pro forma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Robert Lynn and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation, or modification without notice.



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Todd Hubbard, SIOR	516283	thubbard@nairl.com	817-885-8333
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Logan May	729248	lmay@nairl.com	817-885-8333
Sales Agent/Associate's Name	License No.	Email	Phone