

RENOVATED PROFESSIONAL OFFICE BUILDING IN PRIME PANTEGO LOCATION
6,450 SF TWO-STORY BUILDING FEATURING MODERN OFFICES,
CONFERENCE FACILITIES, AND STRONG VISIBILITY
3010 W PARK ROW DR, PANTEGO, TX 76013



FOR SALE \$945,000

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



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PROPERTY SUMMARY

Renovated Professional Office Building in Prime Pantego Location
3010 W Park Row Dr, Pantego, TX 76013



Highlights

Price:	\$945,000
Asset Type:	Office
Zoning:	C-2
Lot Size:	0.36 Acres
Total Floors:	2
Year Built:	1985
Year Renovated	2022
Total SF:	6,450 SF
Parking:	25 Spaces
Property Condition:	B

Property Description

3010 W Park Row Drive presents a beautifully renovated professional building in the heart of Pantego, Texas. Fully updated in 2022, this property offers a modern and versatile layout ideal for a variety of office or professional uses. With both front and rear entrances, along with two stairwells, the building is designed for convenience and accessibility while also offering the potential for demisable tenancy.

Inside, the thoughtful floor plan includes 13 private offices, two well-appointed conference rooms, and a large dedicated training room with 20-person capacity, creating an efficient and collaborative workspace. To support daily operations, the building features two breakrooms and restrooms located on both levels, ensuring comfort and practicality for staff and clients alike.

This renovated property combines functionality with flexibility, making it an excellent opportunity for an owner-user or investor seeking a professional office environment in a prime Pantego location.

Location Description

Nestled between Arlington and Fort Worth, Pantego offers a strategic location that blends small-town charm with direct access to the Metroplex's business and lifestyle amenities. Positioned along West Park Row Drive, the area benefits from steady traffic, strong visibility, and proximity to major thoroughfares including Pioneer Parkway, I-20, and SH-360, making commuting and client access seamless.

The building is between I-20 and I-30, giving it a strategic location with multiple ways in and out making this a huge advantage for every team. Less than 20 minutes from DFW airport.

Business professionals in Pantego enjoy the convenience of nearby retail, dining, and service options, along with access to the established residential communities that surround the area. The town's central location provides a balance of accessibility and community appeal, giving businesses the opportunity to thrive in a professional yet approachable environment.

With its prime positioning in Tarrant County, Pantego combines visibility, convenience, and a supportive business climate—making it an excellent choice for companies seeking a professional address in the heart of the Arlington–Fort Worth corridor.

PROPERTY PHOTOS

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3010 West Park Row Drive | Arlington, TX 76013



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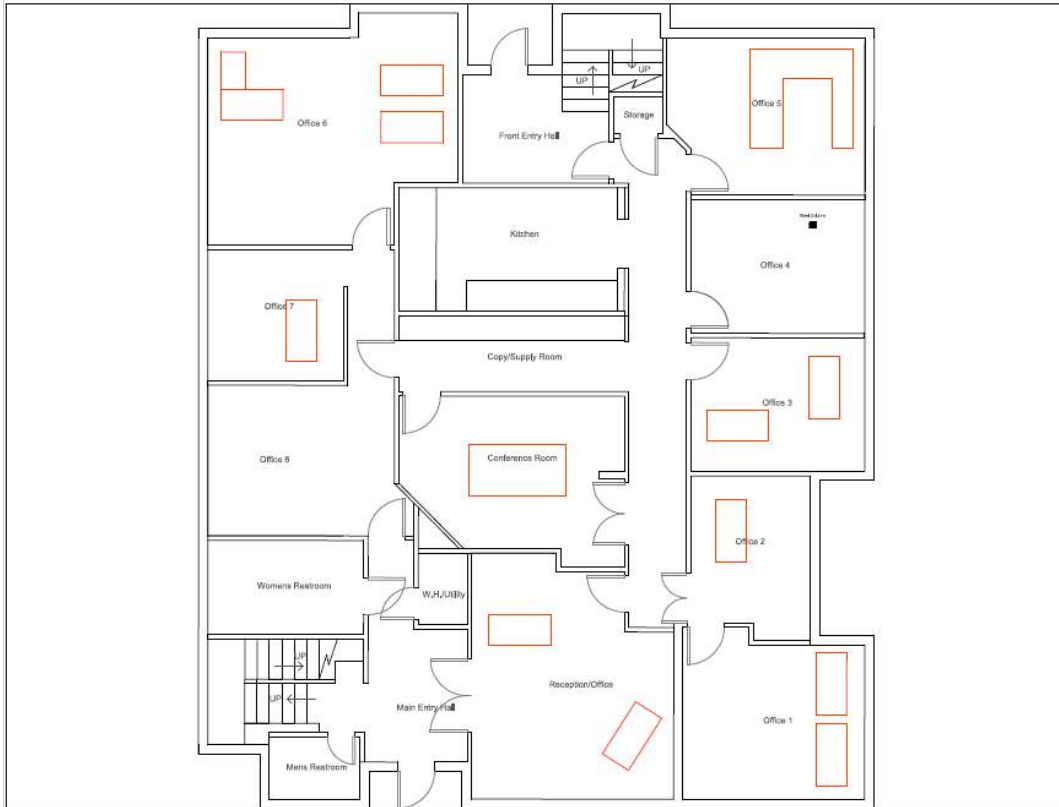


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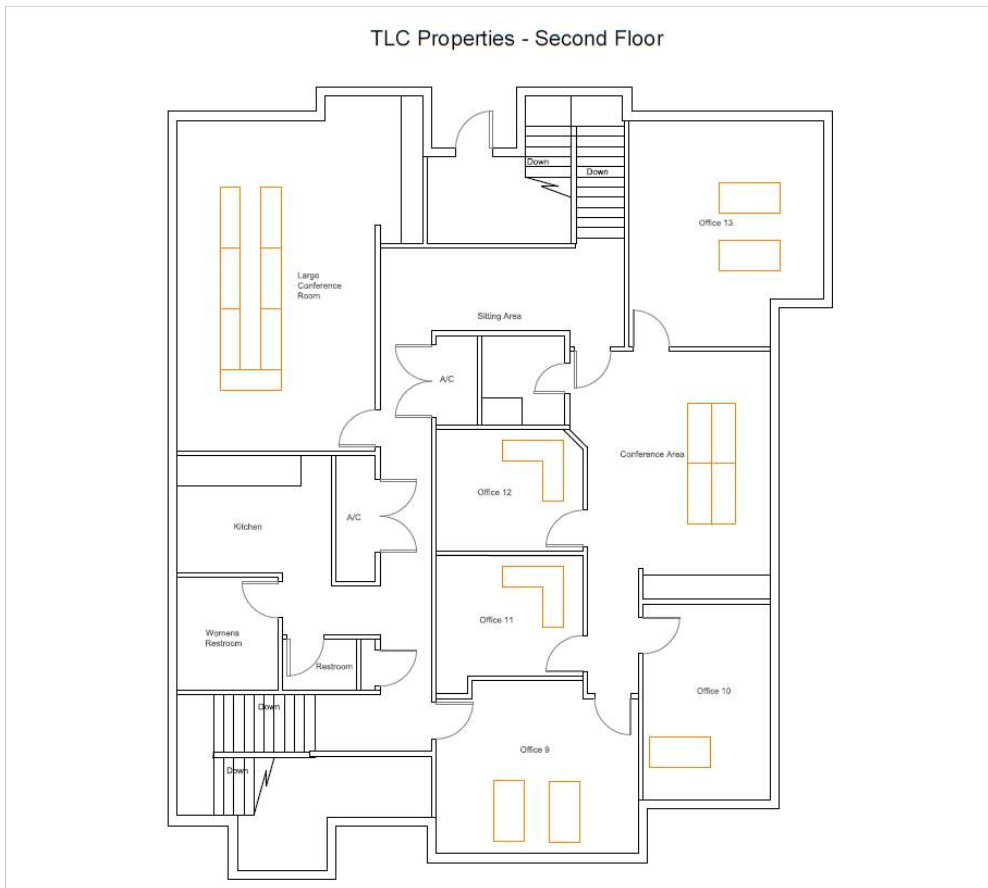
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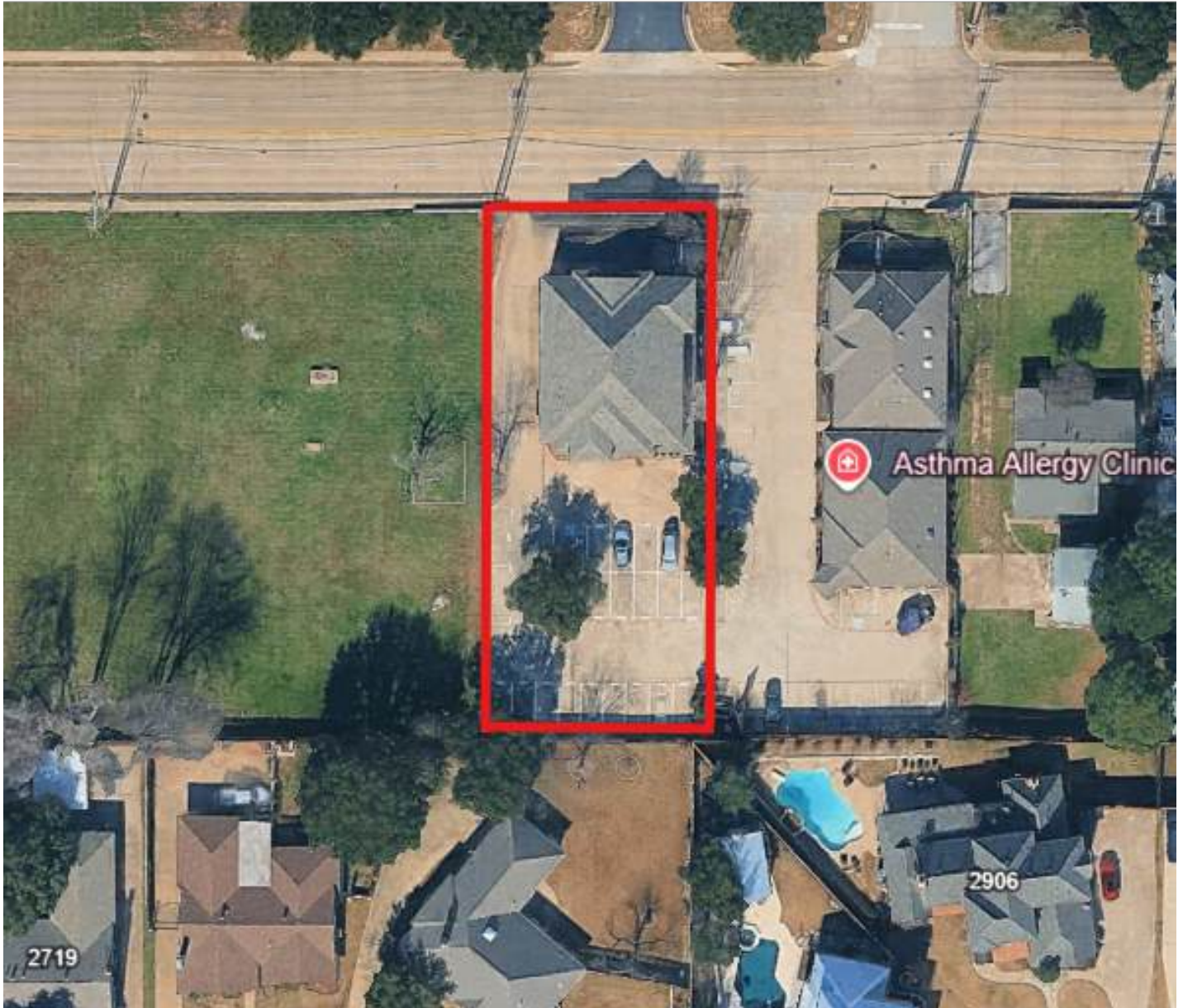


TLC Properties - First Floor



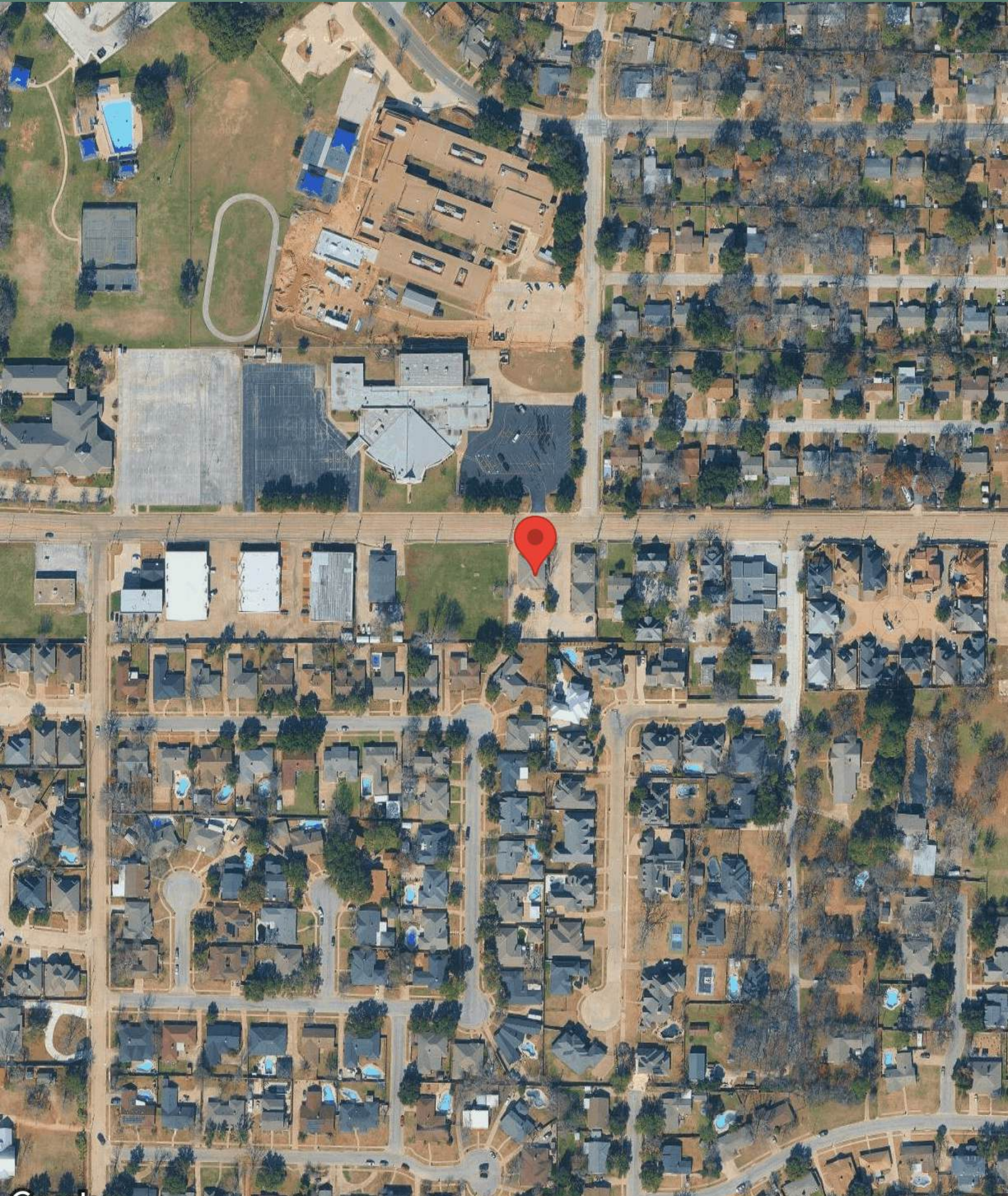
TLC Properties - Second Floor





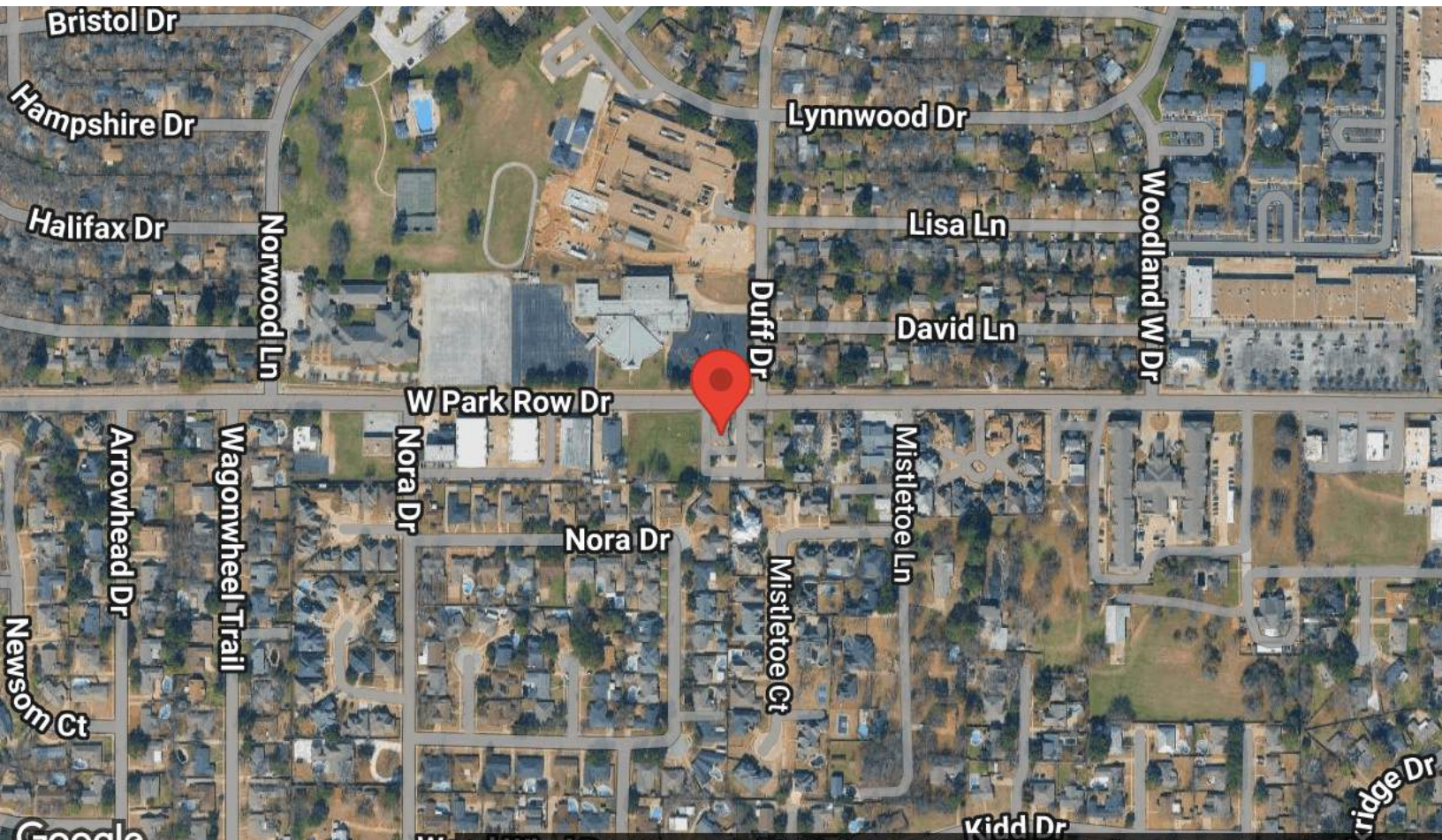
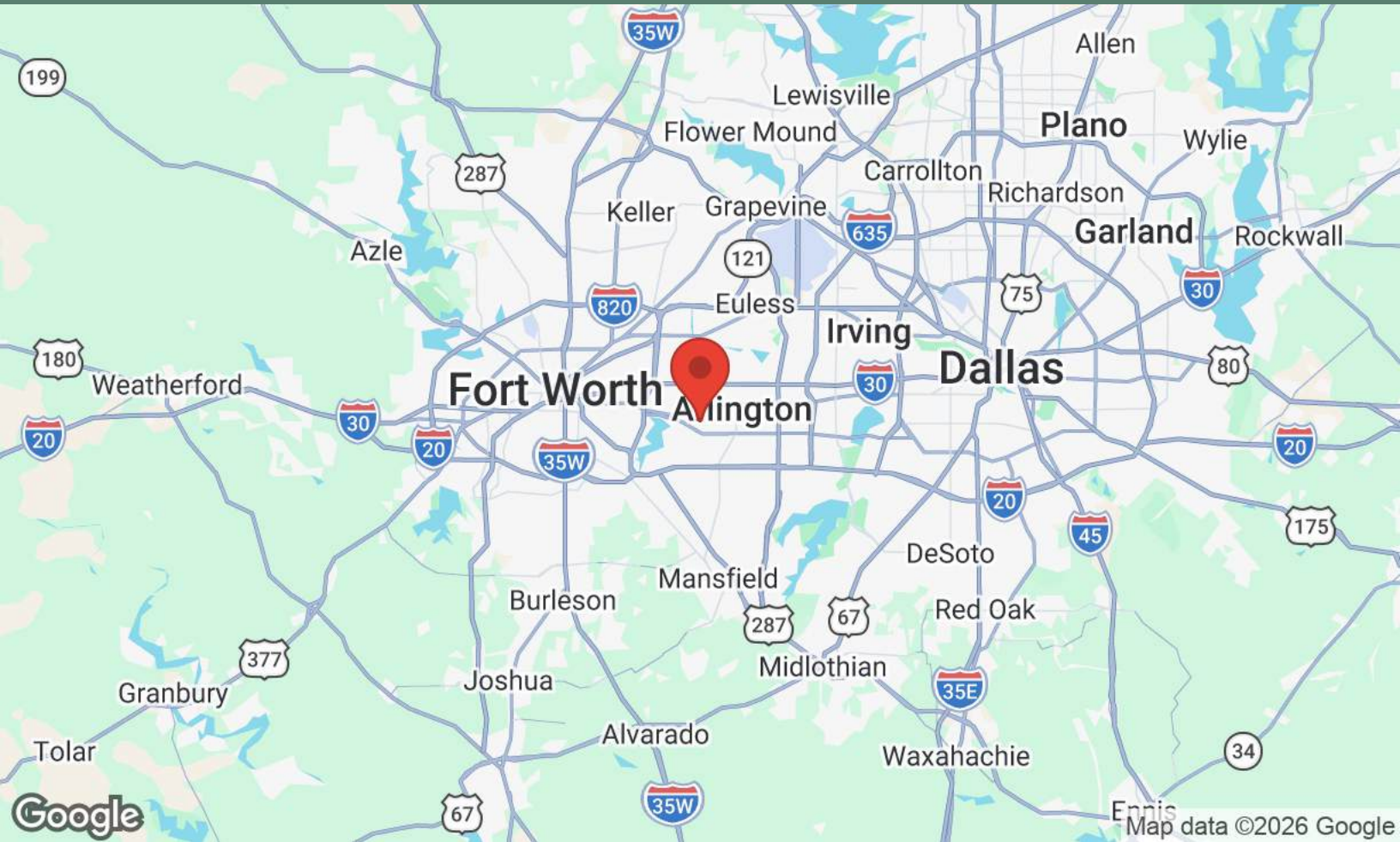
AERIAL MAP

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3010 West Park Row Drive | Arlington, TX 76013



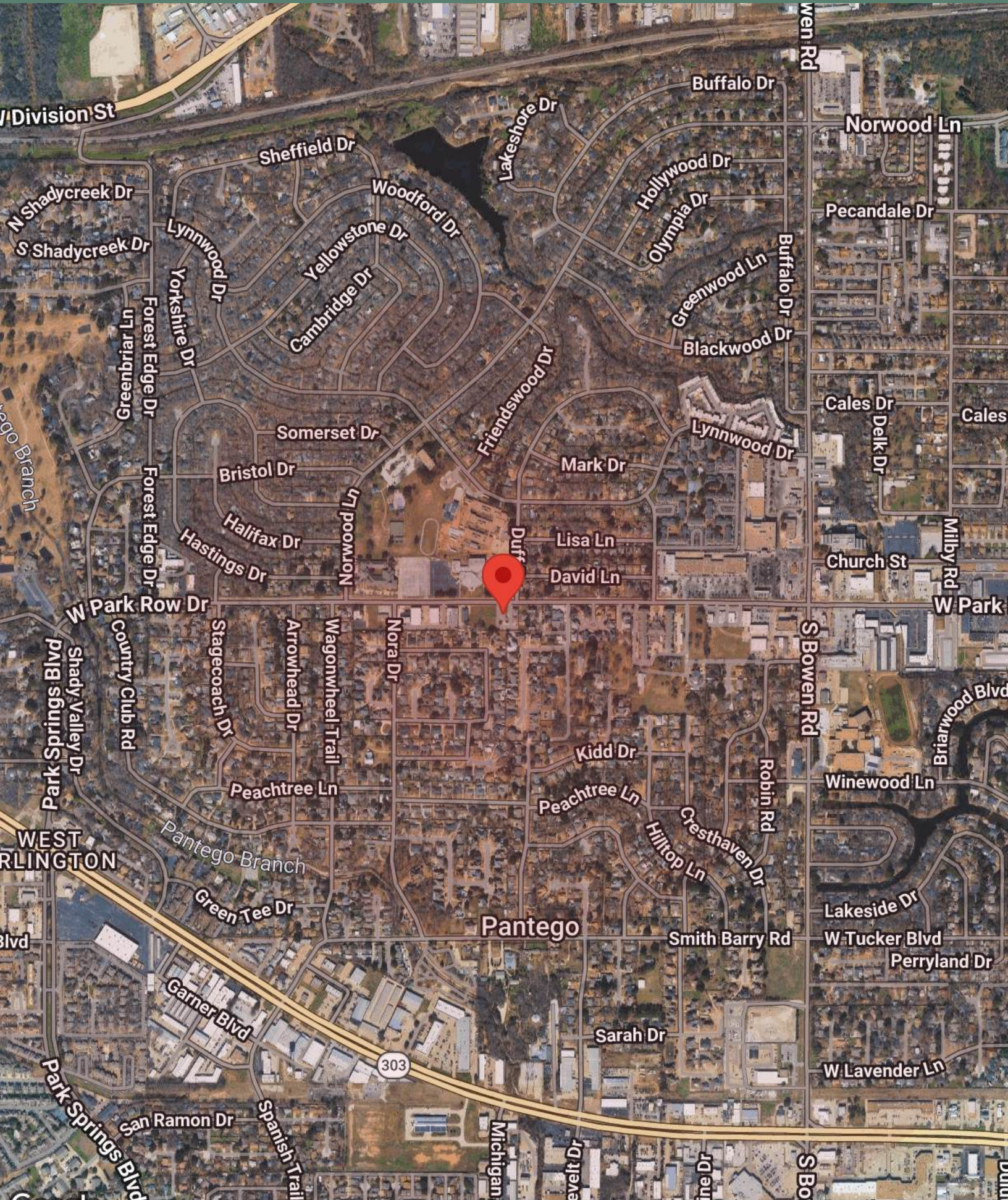
LOCATION MAPS

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BUSINESS MAP

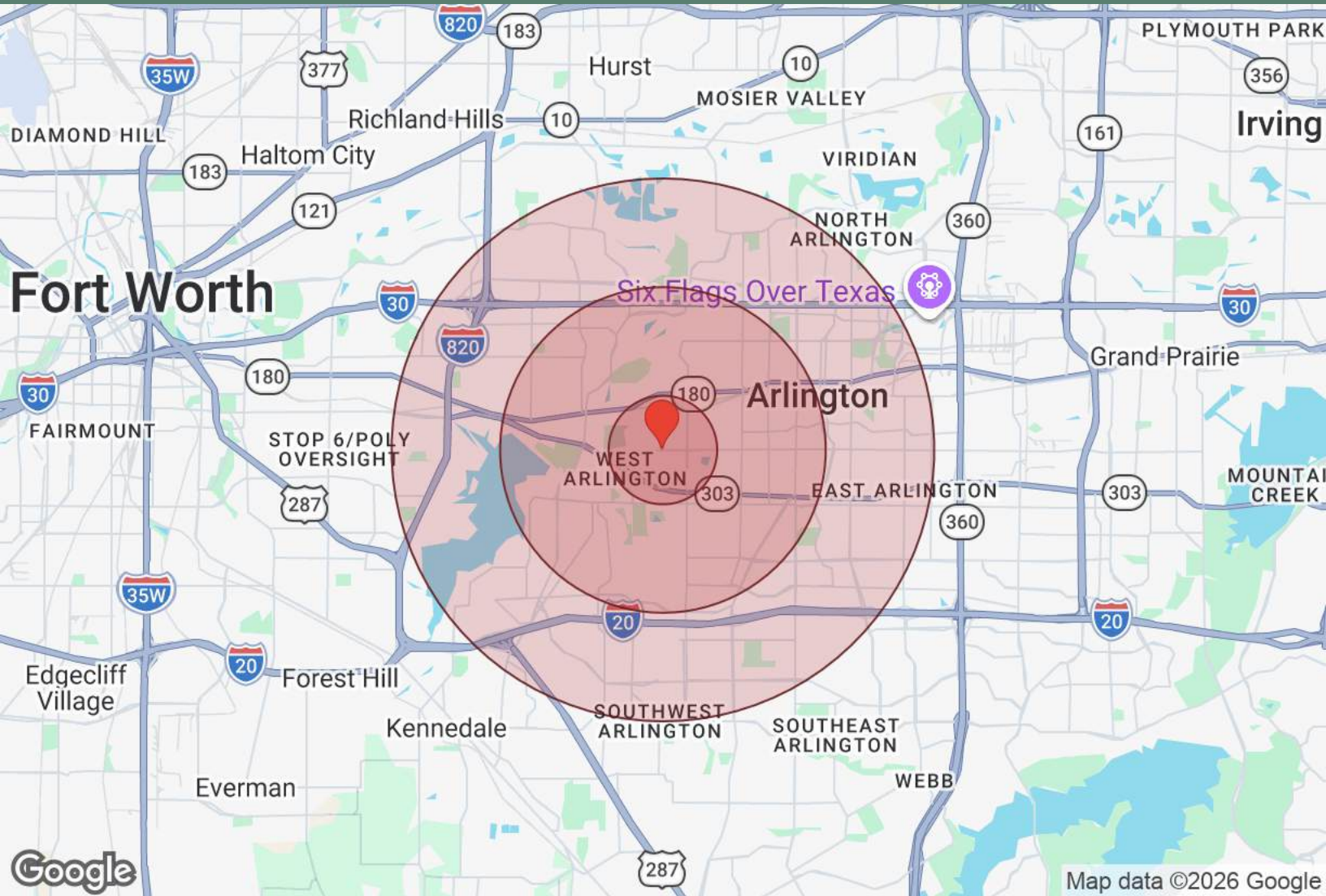
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Google

DEMOGRAPHICS

3010 W Park Row Dr, Pantego, TX 76013
 3010 West Park Row Drive | Arlington, TX 76013



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles
Population			
Male	5,574	53,173	145,154
Female	6,086	51,758	147,060
Total Population	11,660	104,932	292,214
Race / Ethnicity			
White	6,685	45,971	105,635
Black	1,611	22,560	69,839
Am In/AK Nat	31	220	701
Hawaiian	3	63	205
Hispanic	2,573	26,181	89,827
Asian	417	7,083	19,082
Multiracial	329	2,655	6,487
Other	9	189	468
Housing			
Total Units	5,206	44,799	120,427
Occupied	4,831	41,136	110,742
Owner Occupied	2,893	20,334	55,608
Renter Occupied	1,938	20,802	55,134
Vacant	375	3,663	9,686

	1 Mile	3 Miles	5 Miles
Age			
Ages 0 - 14	2,175	18,544	55,567
Ages 15 - 24	1,391	17,638	45,902
Ages 25 - 54	4,230	40,024	117,446
Ages 55 - 64	1,371	11,472	32,069
Ages 65+	2,495	17,255	41,229

	1 Mile	3 Miles	5 Miles
Income			
Median	\$76,881	\$75,008	\$70,887
Under \$15k	145	3,503	8,694
\$15k - \$25k	187	2,094	7,177
\$25k - \$35k	388	2,697	8,630
\$35k - \$50k	604	4,540	13,354
\$50k - \$75k	1,051	7,732	20,881
\$75k - \$100k	555	5,487	15,070
\$100k - \$150k	931	7,584	18,602
\$150k - \$200k	422	3,592	9,109
Over \$200k	549	3,907	9,224



NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

11-2-2015



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee 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.

TRANSWORLD COMMERCIAL REAL ESTATE	9013356	PHIL@TRANSWORLDCRE.COM	(303)981-1936
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
PHILIP KUBAT	759206	PHIL@TRANSWORLDCRE.COM	(303)981-1936
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
STEPHEN COLEMAN	792728	SCOLEMAN@TRANSWORLDCRE.COM	(972)684-0135
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov