



Lease Rates:

Please Call for Rates

Demographics:

	1 mile	3 miles	5 miles
2018 Population	2,550	120,159	287,730
Daytime Pop.	24,048	153,276	308,198
Avg HH Income	\$49,508	\$59,455	\$61,836

Traffic Counts:

Stadium Dr: 12,278 VPD
 Randol Mill: 17,204 VPD
 (City of Arlington 2017)

Mason duPerier

214.234.2573
 mason@vistapropertyco.com

Available Space:

- 100% Leased!

Property Highlights:

- 18,000 SF office available with 1,965 SF of warehouse.
- Close proximity to AT&T Stadium, Globe Life Ballpark & Six Flags.
- Easy access to Hwy 360 and I-30 with ample parking and signage available.

Walking Distance to:



2100 ROAD TO SIX FLAGS E

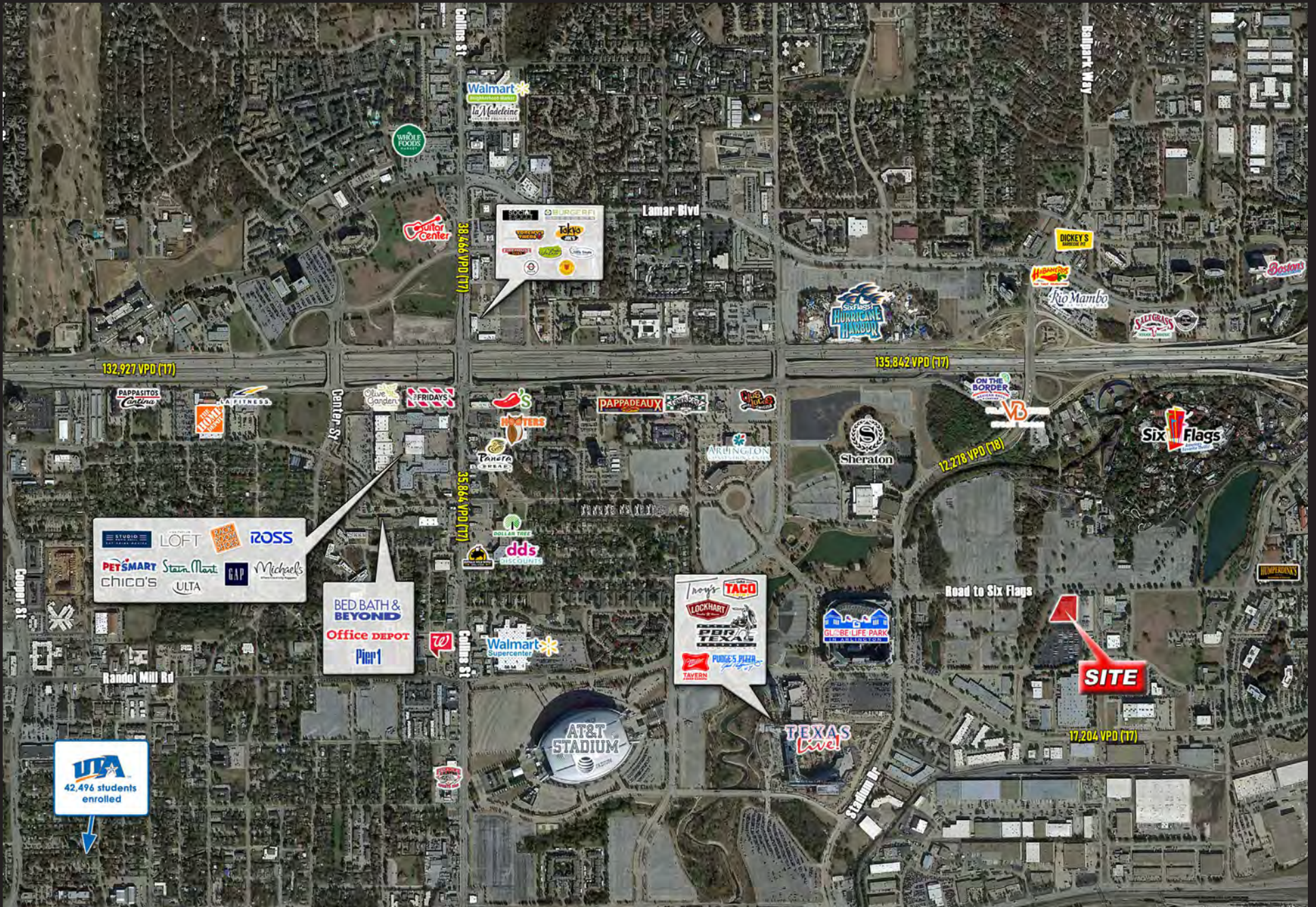
SEC Road to Six Flags St & Magic Mile St, Arlington, Texas 76144





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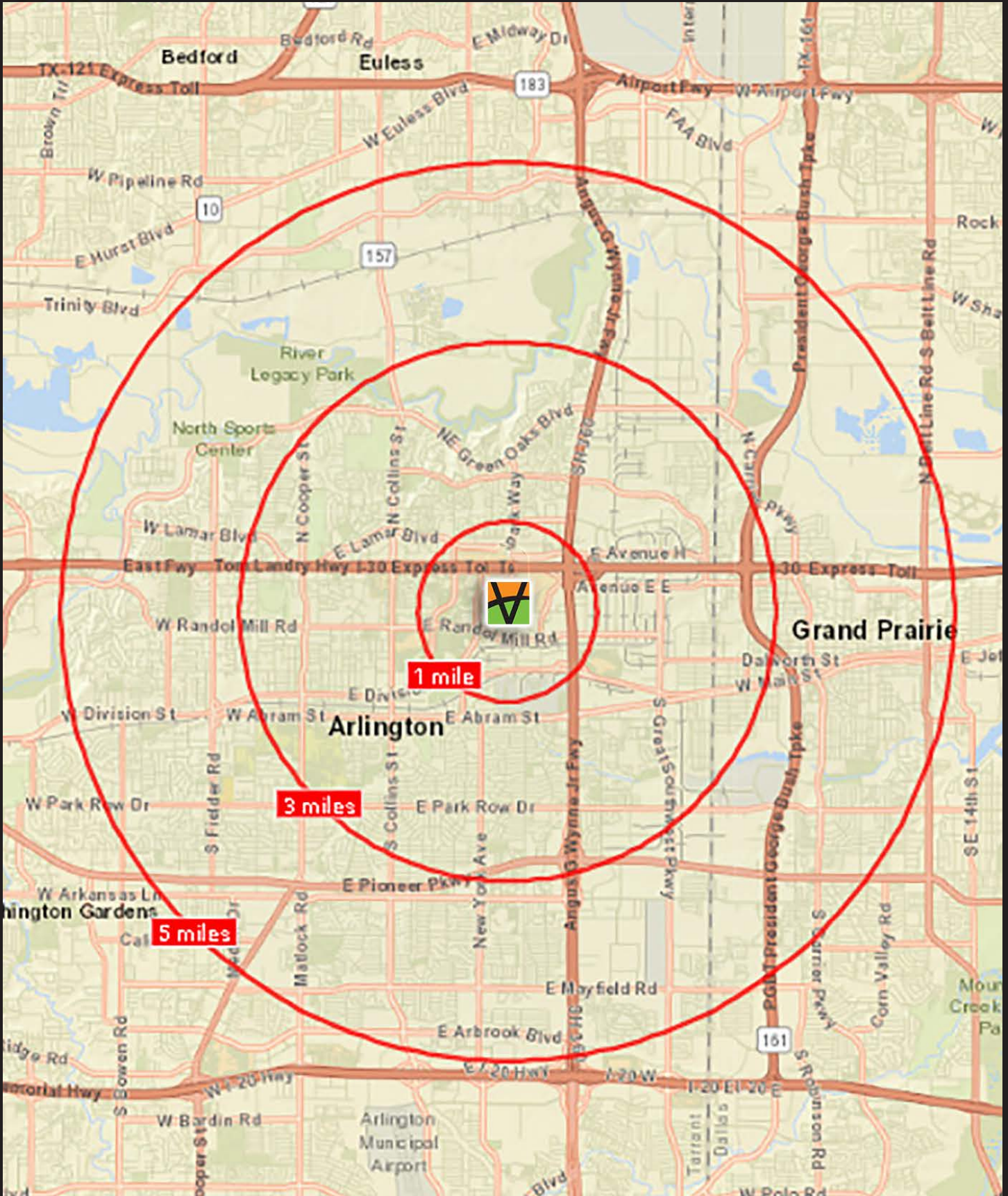




VISTA
PROPERTY CO.

2100 ROAD TO SIX FLAGS E

SEC Road to Six FlagsSt & Magic Mile St, Arlington, Texas 76144





	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	5,552	116,295	253,288
2010 Total Population	2,375	111,744	265,693
2018 Total Population	2,550	120,159	287,730
2018 Group Quarters	3	2,140	3,276
2023 Total Population	2,660	126,261	302,149
2018-2023 Annual Rate	0.85%	1.00%	0.98%
2018 Total Daytime Population	24,048	153,276	308,198
Workers	22,854	91,509	159,255
Residents	1,194	61,767	148,943
Household Summary			
2000 Households	2,348	47,218	100,093
2000 Average Household Size	2.34	2.43	2.51
2010 Households	1,281	43,180	100,482
2010 Average Household Size	1.85	2.55	2.62
2018 Households	1,361	45,652	107,207
2018 Average Household Size	1.87	2.59	2.65
2023 Households	1,414	47,768	112,014
2023 Average Household Size	1.88	2.60	2.67
2018-2023 Annual Rate	0.77%	0.91%	0.88%
2010 Families	526	24,701	61,791
2010 Average Family Size	2.77	3.36	3.34
2018 Families	544	25,843	65,003
2018 Average Family Size	2.86	3.46	3.43
2023 Families	559	26,932	67,620
2023 Average Family Size	2.90	3.49	3.47
2018-2023 Annual Rate	0.55%	0.83%	0.79%
Housing Unit Summary			
2000 Housing Units	2,419	50,358	106,241
Owner Occupied Housing Units	20.8%	27.6%	36.5%
Renter Occupied Housing Units	76.3%	66.1%	57.7%
Vacant Housing Units	2.9%	6.2%	5.8%
2010 Housing Units	1,397	50,108	112,888
Owner Occupied Housing Units	18.3%	27.8%	36.1%
Renter Occupied Housing Units	73.4%	58.4%	52.9%
Vacant Housing Units	8.3%	13.8%	11.0%
2018 Housing Units	1,429	51,689	117,763
Owner Occupied Housing Units	17.9%	27.0%	34.8%
Renter Occupied Housing Units	77.4%	61.3%	56.3%
Vacant Housing Units	4.8%	11.7%	9.0%
2023 Housing Units	1,482	53,688	122,234
Owner Occupied Housing Units	18.4%	28.1%	36.0%
Renter Occupied Housing Units	77.1%	60.9%	55.6%
Vacant Housing Units	4.6%	11.0%	8.4%
Median Household Income			
2018	\$31,730	\$41,435	\$44,760
2023	\$36,244	\$47,169	\$50,651
Median Home Value			
2018	\$119,000	\$124,680	\$138,917
2023	\$154,545	\$145,658	\$159,701
2018 Households by Income			
Household Income Base	1,361	45,652	107,207
<\$15,000	27.0%	14.5%	13.1%
\$15,000 - \$24,999	14.3%	13.2%	11.9%
\$25,000 - \$34,999	11.9%	13.6%	13.1%
\$35,000 - \$49,999	13.2%	16.9%	16.4%
\$50,000 - \$74,999	15.1%	18.1%	19.4%
\$75,000 - \$99,999	8.5%	9.0%	10.1%
\$100,000 - \$149,999	4.8%	8.2%	9.6%
\$150,000 - \$199,999	2.6%	3.3%	3.4%
\$200,000+	2.6%	3.3%	3.0%
Average Household Income	\$49,508	\$59,455	\$61,836





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.

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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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date