

PREMIER DEVELOPMENT SITE

I-30 & COLLINS ST
ARLINGTON, TEXAS

PREMIER DEVELOPMENT SITE | Development Opportunity



Size :	±18.37 Acres
Frontage :	±1,190' on I-30; ±970' on Collins St
Traffic Counts :	±151,000 vpd on I-30; ±44,153 vpd on Collins St
Zoning :	Unzoned – Former ROW
Utilities :	Available to site
Price :	Encouraging qualified offers

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Estimated Population	15,227	97,036	258,345
Estimated Avg Household Income	\$52,136	\$54,814	\$53,154

FOR MORE INFORMATION PLEASE CONTACT:

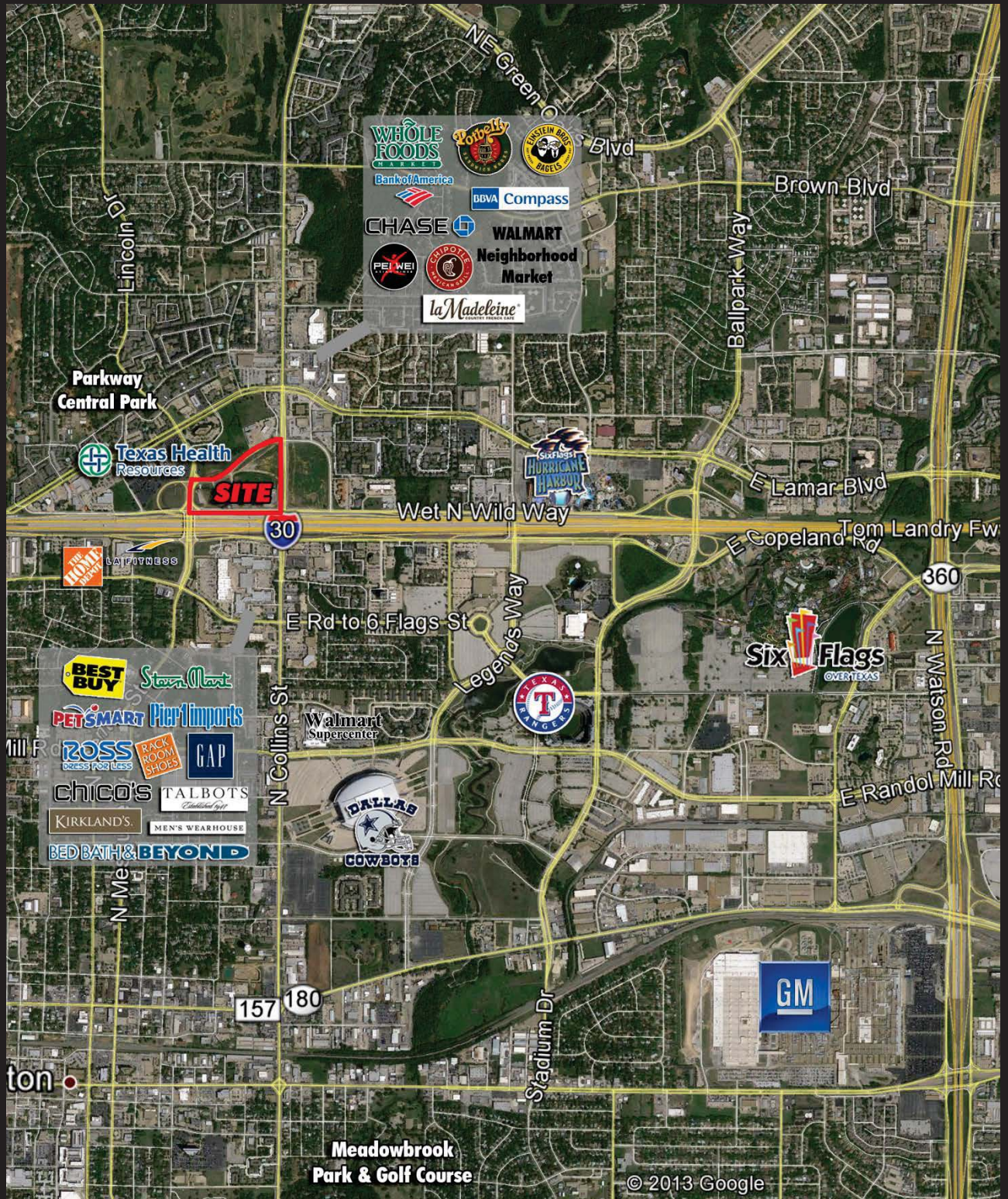
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CBRE, Inc. | 2100 McKinney Avenue | Suite 700 | Dallas, TX 75201 | www.cbre.com/dfw

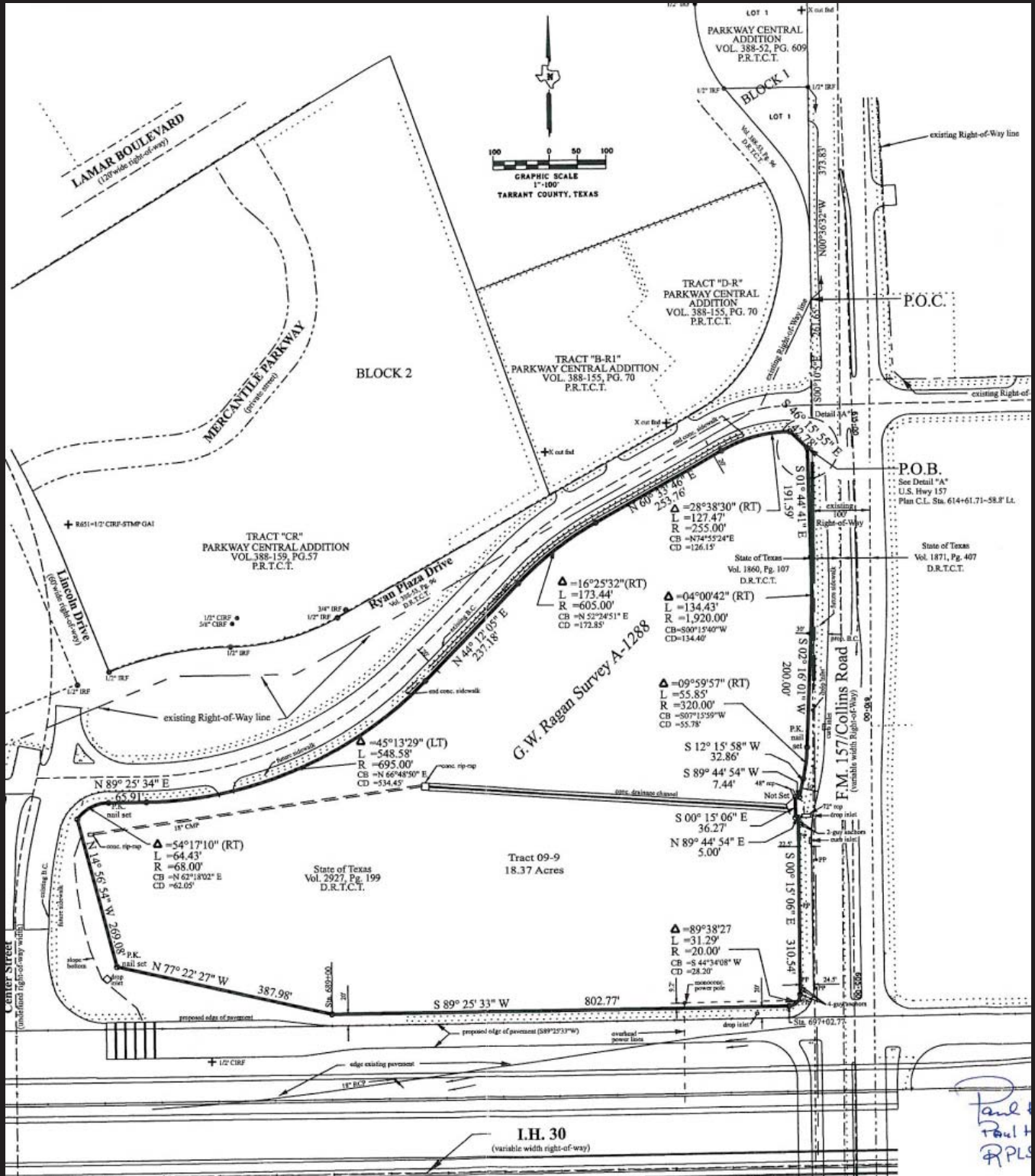
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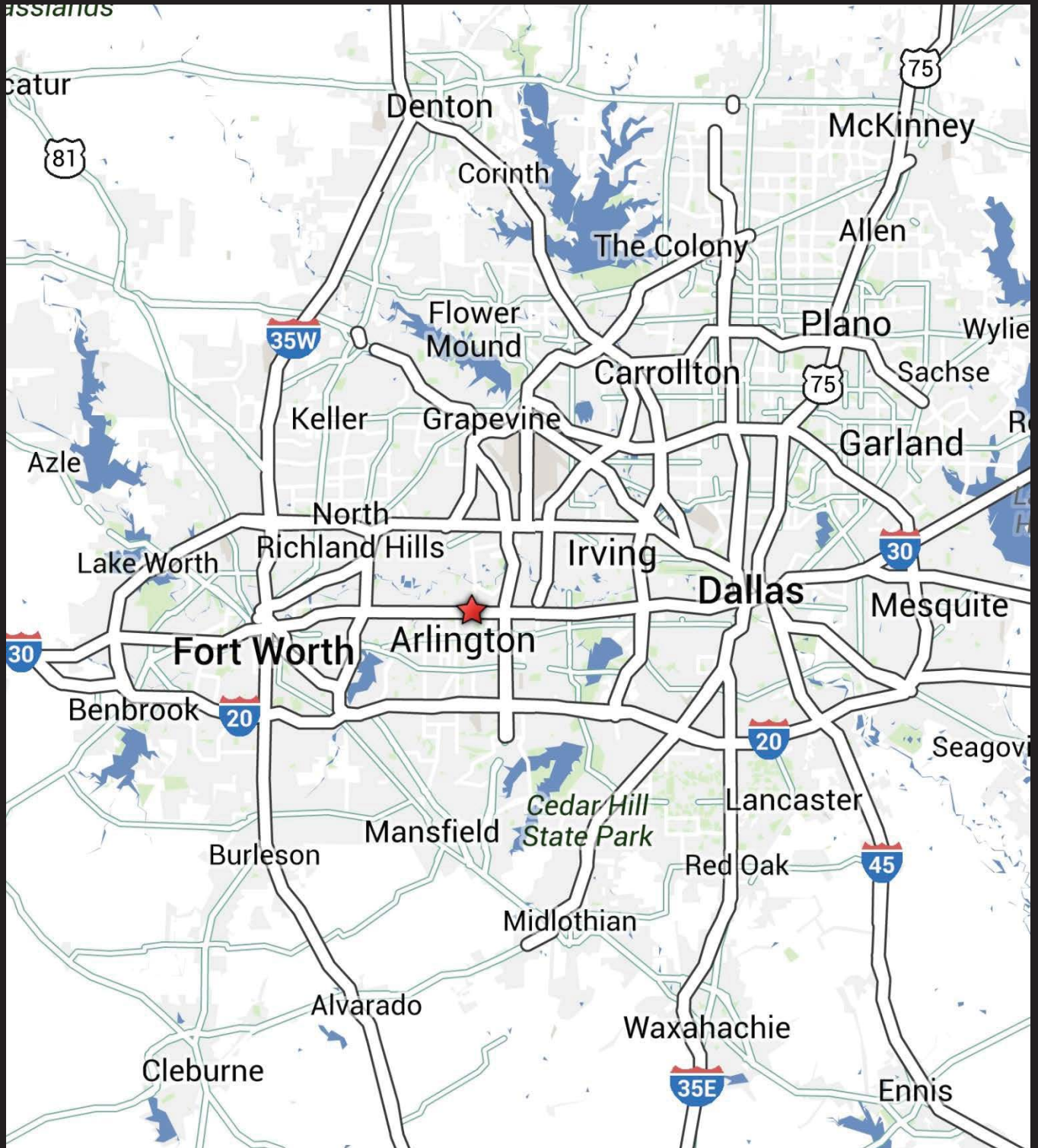
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Entertainment District Overview

Arlington, Texas is without question the entertainment capital of North Texas. The city has become one of the premier tourist destinations in the country. Each year more than seven million people come to Arlington to visit Cowboys Stadium, Six Flags Over Texas, the Texas Rangers Baseball Stadium, Six Flags Hurricane Harbor and many other attractions. Arlington has it all: an excellent location, a highly educated population and a welcoming environment.

The Entertainment district, a compact two square mile section of this great city, is home to many diverse and popular tourist attractions. It is bound by Division Street on the south, Lamar Boulevard on the north, Stadium Drive on the east and Center Street on the west. Excitement is building throughout the district, which is home to Six Flags Over Texas, the Rangers Ballpark in Arlington, Hurricane Harbor, Lincoln Square and the new Cowboys Stadium.

More economic development projects, utility and roadway improvements are under way throughout the area. Cowboys Stadium is the largest domed stadium in the world and is the home to the second largest High Def screen. Completed in 2009 it seats 80,000 and can be used to host an assortment of events. The Texas Rangers Baseball team makes its home at The Ballpark in Arlington. The Ballpark is such a grandiose and inviting architectural achievement that it is a constant attraction to visitors even when the team is not in town or winning. The Ballpark is also home to the renowned Legends of The Game Museum; the 17,000 square-foot treasure that is a baseball lover's dream. In addition to an extraordinary permanent collection of memorabilia from baseball legends like Nolan Ryan, the museum also features a visiting exhibit from the National Baseball Hall of Fame in Cooperstown, New York.

Six Flags Over Texas is the most recognized theme/amusement park in the United States. Six Flags Over Texas is a 205-acre theme park that plays host to approximately three million visitors each year. More than 100 rides, shows and other attractions are presented in a lavishly landscaped setting.

Six Flags Hurricane Harbor is the most visited waterpark in the Southwest. The water park offers thrilling slides and attractions as well as restful pools and streams for those looking for less adventurous entertainment and fun.

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Location / Transportation

The City of Arlington, a city specializing in entertainment and industry, is located approximately 18 miles west of downtown Dallas in Tarrant County.. Arlington is centrally located in the Metroplex, existing as a half waypoint in-between Dallas and Ft. Worth; Interstate 30 and 20 bisect North Arlington and South Arlington and Highway 360 runs north and south through East Arlington. When combined the city's central location and easy access to major DFW roadways make Arlington a natural choice for businesses, residents, and major places of entertainment.

Interstate 30 provides access from both Downtown Dallas and Downtown Fort Worth to North Arlington and is one of the largest roadways running from east to west in the Metroplex. Along I-30 you can find major Arlington attractions such as Six Flags over Texas, Cowboys Stadium, The Ball Park at Arlington and Hurricane Harbor Water Park. Interstate 20 is one of the largest Interstates in the Southern United States connecting major cities such as Atlanta, GA.; Birmingham, AL.; Jackson, MS.; Shreveport, LA. and Dallas – Fort Worth, every day more than 200,000 vehicles travel through Southern Arlington along this highway. Hwy 360 runs north and south through East Arlington and provides quick access to the DFW Airport.

Population / Demographics

The City of Arlington is home to over 365,000 residents with an average age of 30.9. Median Household Income is currently estimated to be \$48,506 and is expected to increase to \$49,018 over the next five years. Arlington also possesses a well educated workforce, 19.15% of residents have earned a bachelor's degree and 8.3% have earned a graduate or professional degree.

Employment

Arlington's central location and business friendly government has resulted in a healthy local business climate. The city's current unemployment rate is 7.6%, which is a bit above the DFW unemployment rate of 7.1%. Major Arlington employers include:

- Acme Brick Company
- AFLAC
- American Airlines
- Arlington Independent School District
- Arlington Memorial Hospital
- Bell Helicopter
- Chase Bank
- Chase Arlington Call Center
- Demilec
- Doskocil Manufacturing Co.
- General Motors Inc
- Hurricane Harbor
- Lear Corporation
- Medical Center of Arlington
- Providian Financial
- Siemens Dematic
- Six Flags Over Texas
- Texas Health Resources
- University of Texas at Arlington
- US Postal Service – Arlington Main Office
- Wal-Mart Supercenter

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