



FOR SALE

2208 N COLLINS ST

Arlington, Texas 76063



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2208 N COLLINS ST










COLLINS STREET














360 TEXAS

INTERSTATE 30
























LOEWS HOTEL

Globe Life Field

CHOCTAW STADIUM

BALUPARK WAY



ON THE BORDER

TEXAS
Live!

Globe Life

AT&T STADIUM

ANTHEM

INTERSTATE
30

Walmart

WHOLE
FOODS
MARKET

2208 N COLLINS ST

The Offering

PRICE

\$2,900,000

SF

+/- 16,000

P/SF

\$181.25

INVESTMENT HIGHLIGHTS

Great owner-user or Investor Opportunity

Priced below Replacement Cost

Near the Arlington Entertainment District which attracts more than 15 million annual visitors.

Only 1.7 miles from ATT Stadium and 2.4 miles to Globe Life Field

Total annual consumer spending of over \$2.9 Billion in a 2-mile radius

Daily traffic counts on N Collins of nearly 44,000 VPD







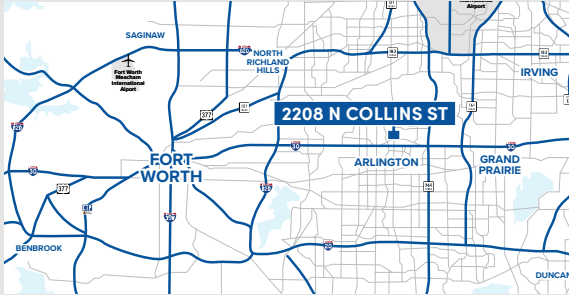
A nighttime photograph of a cityscape, likely Dallas/Fort Worth, viewed from an elevated position. The sky is filled with large, textured, dark clouds illuminated from below, creating a dramatic, orange and red glow. The city lights are visible in the background, with several tall buildings and a mix of residential and commercial structures. In the foreground, the dark roof of a building is visible, with some mechanical equipment and a small structure.

Market Overview

The Dallas/Fort Worth metroplex's is the fourth-largest metropolitan area in the country.

The region boasts a diverse economy, with key sectors including technology, finance, health-care, logistics, and energy. Major corporations such as ExxonMobil, AT&T, and American Airlines have their headquarters in the DFW area, contributing to its robust business environment. The real estate market in DFW has experienced significant growth in recent years, with a high demand for both residential and commercial properties, fueled by a strong job market and a favorable business climate. The metroplex also offers a rich cultural scene, world-class sports teams, and a network of transportation infrastructure, making it an attractive destination for residents, businesses, and tourists alike.

Market Overview



2022 Growth Rate

1.42%

(91,000 New Residents)

Growth Since 2000

55.66%

(2,320,000 New Residents)

Population

7.7 Million

The Dallas/Fort Worth metroplex is the fourth-most populous metro in the U.S.

The metro area has an aggregate of nearly 7.7 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 864,000 residents. Strong job gains continually draw new residents to the region. Recently, Collin and Denton counties have received the

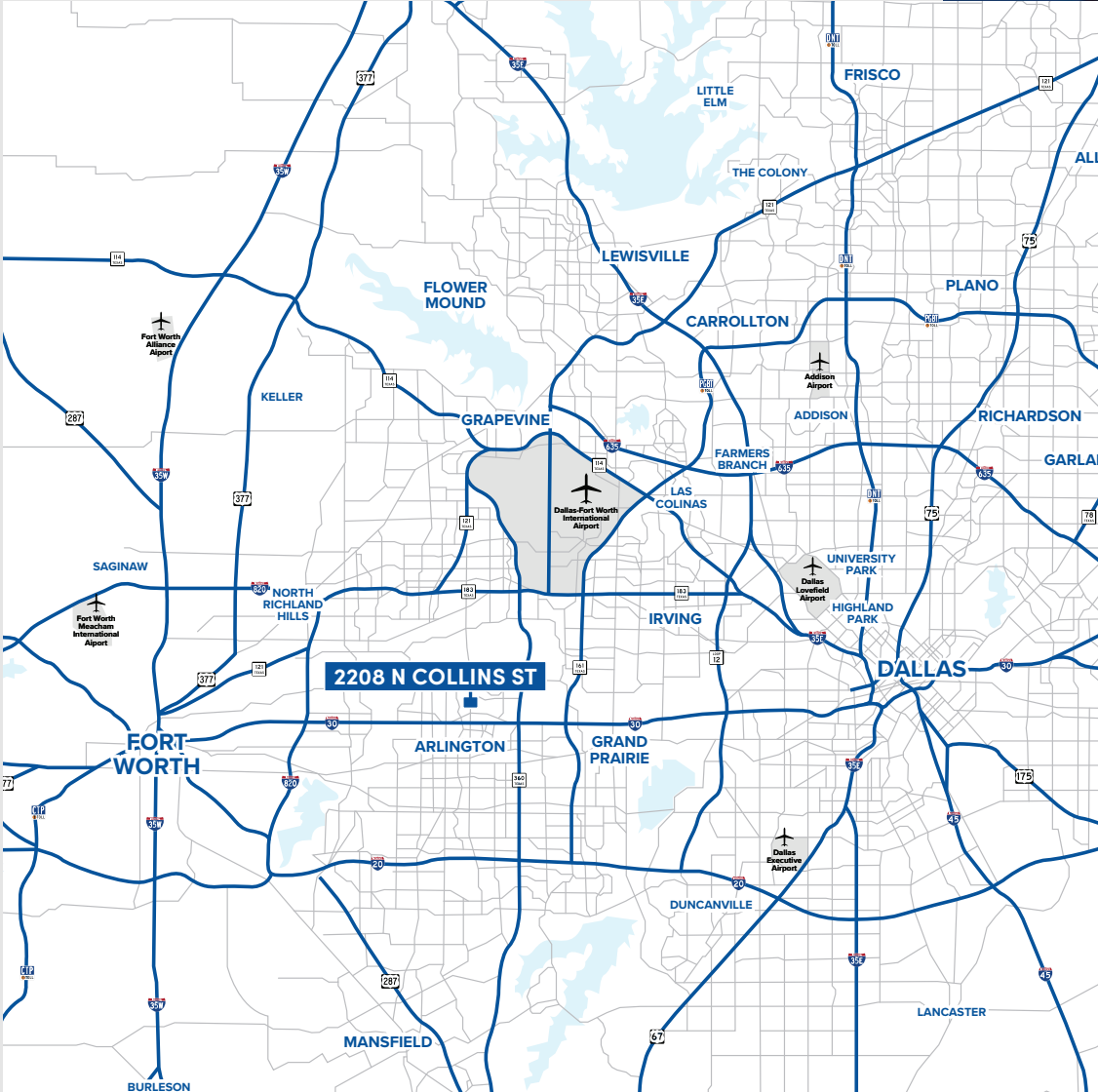
majority of growth. To accommodate the additional traffic, the region's transportation network is evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

High-Growth

The metro is expected to add nearly 290,200 people through 2025, resulting in the formation of roughly 118,200 households.



Regional Map





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