



FOR SALE

INVESTMENT OPPORTUNITY

**1020
N. COLLINS
STREET**
DALLAS/FT. WORTH, TEXAS

Walgreens



COMMERCIAL REAL ESTATE

ZACUTOGROUP.COM
310-469-9300

OVERVIEW

1020 N. COLLINS STREET, ARLINGTON, TEXAS 76011

PROPERTY INFORMATION

SALE PRICE
\$7,260,000

BUILDING SIZE
15,776 SF

LOT SIZE
63,772 SF / 1.46 acres

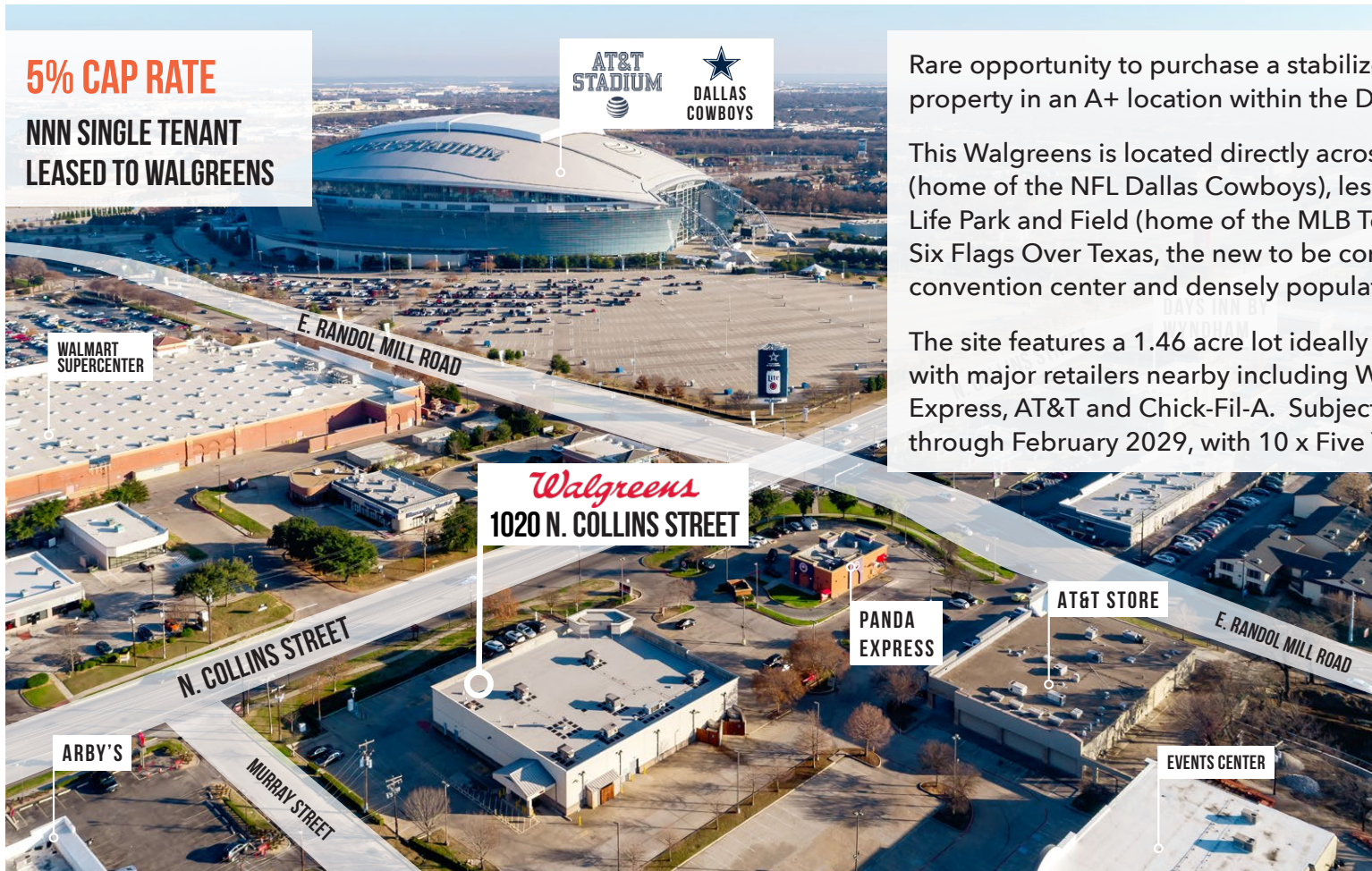
NOI
\$363,000

LEASE EXPIRATION
February 28, 2029

OPTIONS
10 X Five Years

5% CAP RATE

**NNN SINGLE TENANT
LEASED TO WALGREENS**



Rare opportunity to purchase a stabilized credit rated investment property in an A+ location within the Dallas/Ft. Worth Market.

This Walgreens is located directly across from AT&T Stadium (home of the NFL Dallas Cowboys), less than 1.5 miles to Globe Life Park and Field (home of the MLB Texas Rangers), Texas Live!, Six Flags Over Texas, the new to be constructed 216,000 SF convention center and densely populated residential communities.

The site features a 1.46 acre lot ideally situated on N. Collins Street with major retailers nearby including Walmart, Chase, Panda Express, AT&T and Chick-Fil-A. Subject property is NNN leased through February 2029, with 10 x Five Year extension options.

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DETAILS

1020 N. COLLINS STREET, ARLINGTON, TEXAS 76011

SINGLE TENANT NNN LEASE

PRIME STAND-ALONE STRUCTURE

**DIRECTLY ACROSS THE STREET FROM
AT&T STADIUM (DALLAS COWBOYS)**

**LOCATED WITHIN THE ARLINGTON
ENTERTAINMENT DISTRICT WHICH INCLUDES
NFL, MLB, SOCCER, AND XFL STADIUMS**

**NEW 216,000 SF CONVENTION CENTER
UNDER CONSTRUCTION IN PROXIMITY TO
SUBJECT PROPERTY**

**LOCATED WITHIN 2 MILES OF THE UNIVERSITY
OF TEXAS AT ARLINGTON (42,000 STUDENTS)**

DRIVE-THRU PHARMACY

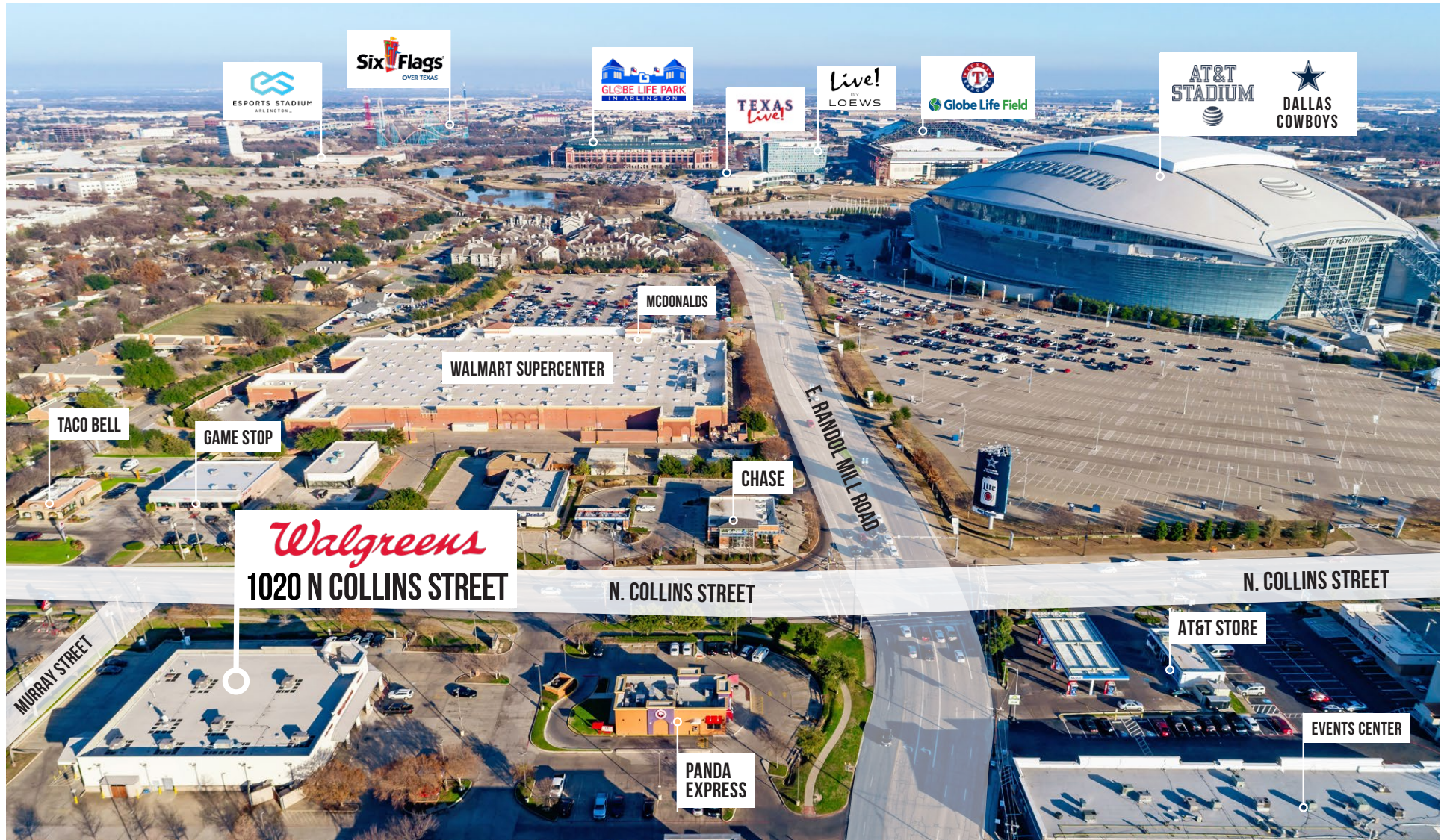
BEER & WINE SALES

ELECTRIC CHARGING STATION



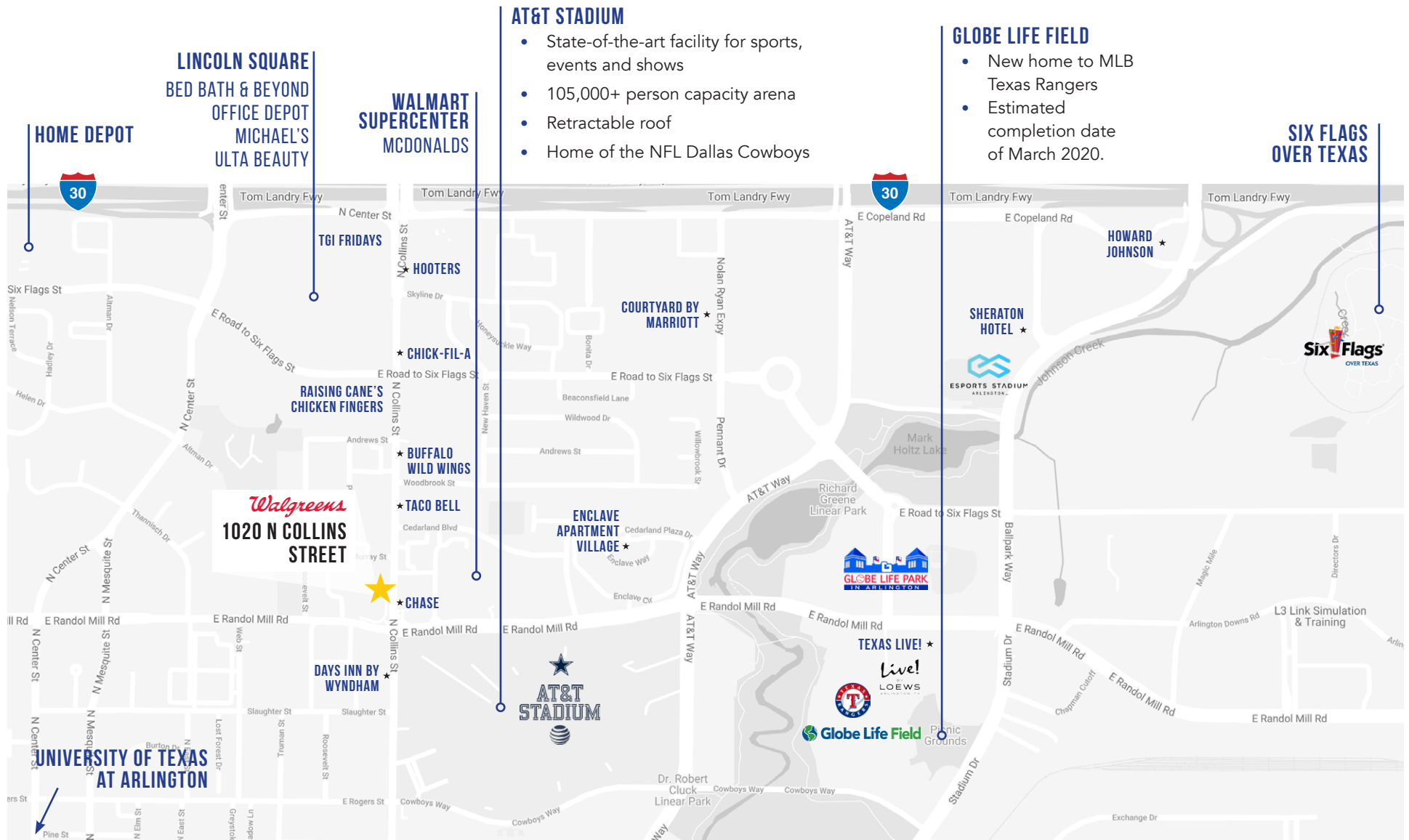
LOCATION

1020 N. COLLINS STREET, ARLINGTON, TEXAS 76011



MAP

1020 N. COLLINS STREET, ARLINGTON, TEXAS 76011



AREA OVERVIEW

ARLINGTON, TEXAS

Arlington, Texas has become a major destination thanks to its large sports draw and renowned tourist attractions. With a population of over 395,000, the city is home to Major League Baseball's Texas Rangers, the NFL's Dallas Cowboys, The University of Texas at Arlington (42k students), and the first Six Flags theme park.

With an increase in demand, Arlington is undergoing a massive resurgence of development. Adding to its dense entertainment driven appeal, a mix of retail, residential and business centric projects are to be completed in the next few years.

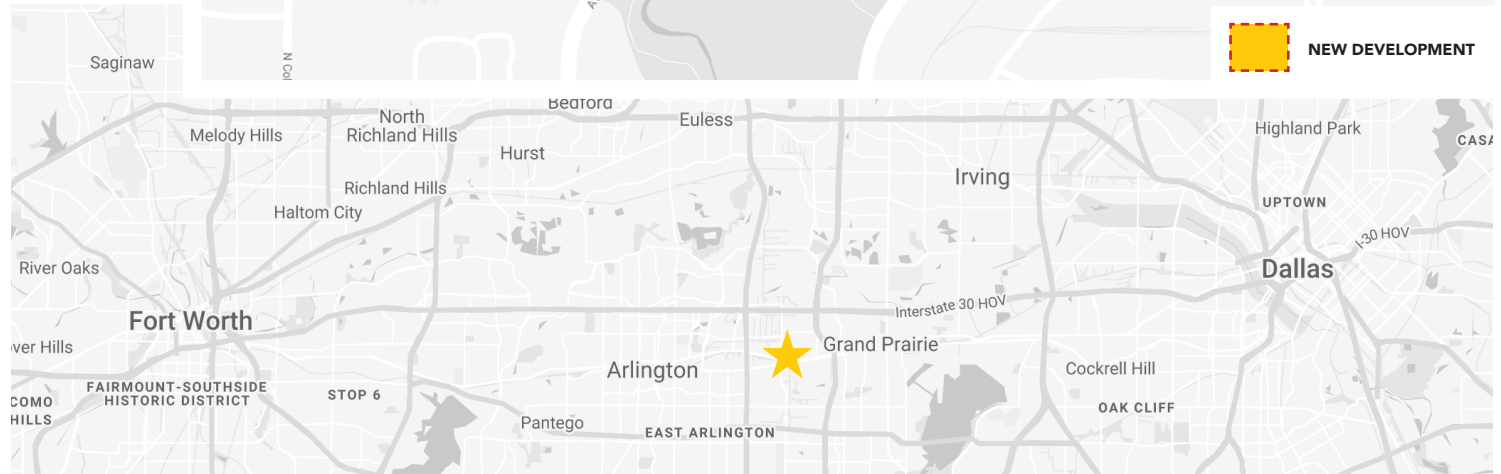
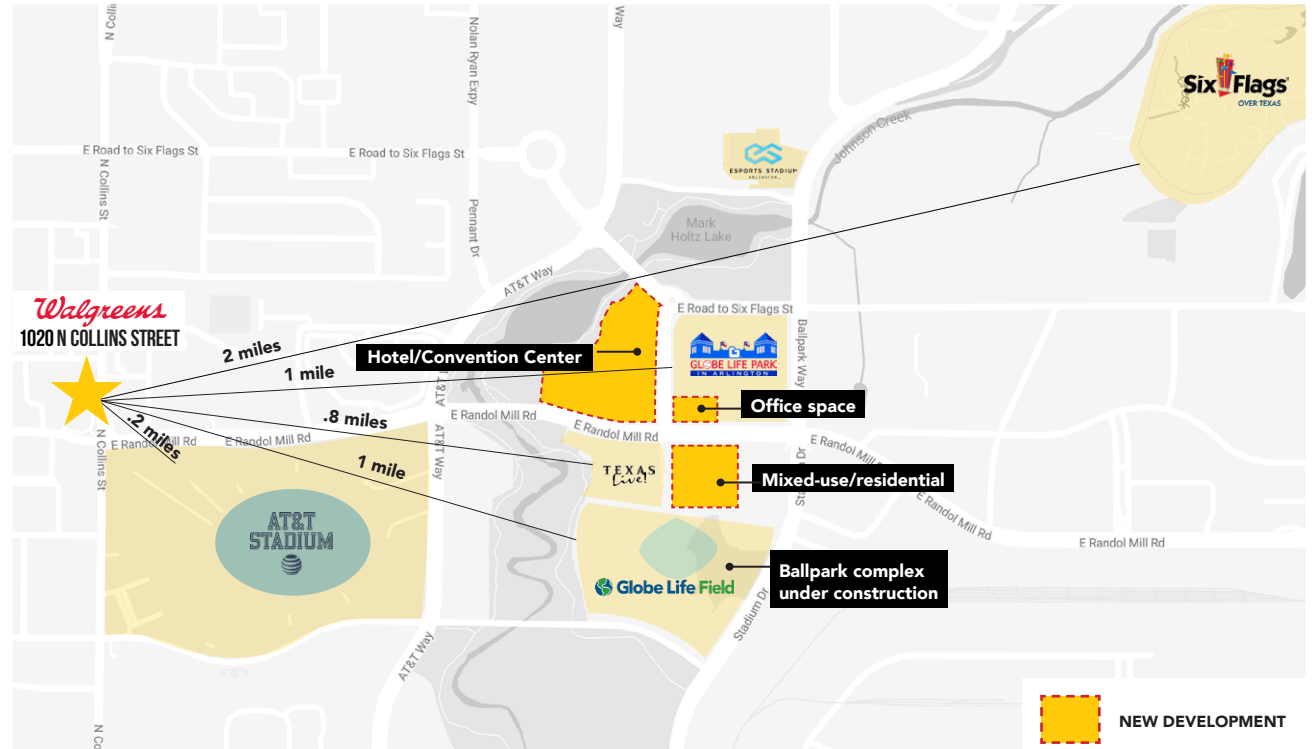
IN 2017, ARLINGTON HAD
NEARLY 14.5 MILLION VISITORS*

POPULATION
396,407

NUMBER OF EMPLOYEES
196,839

MEDIAN HOUSEHOLD INCOME
\$57,083

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Source: *Arlington Convention & Visitor Bureau

AREA OVERVIEW



- Completed in 2009, AT&T stadium has been home to the NFL Dallas Cowboys.
- Built with a retractable roof and expandable seating, the arena can accommodate up to 105,000 people during all seasons.



- Globe Life Field will serve as the future home of the MLB's Texas Rangers. The park is currently under construction scheduled to open March 2020.
- A new shopping mall, as well as a Loew's Hotel, and village are planned to go along with the new stadium.



- As of 2020 the stadium will be renovated for football and soccer use as the Rangers move to the newly constructed Globe Life Field.
- Dallas Renegades of the XFL and North Texas SC, of USL League 1 an affiliate of MLS club FC Dallas will play at the new stadium.

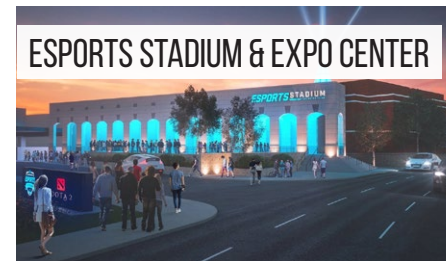


- The first Six Flags theme park
- Opened in 1961
- Features *Hurricane Harbor* water park
- Attendance at all Six Flags properties for 2019 exceeded 26 million guests.¹

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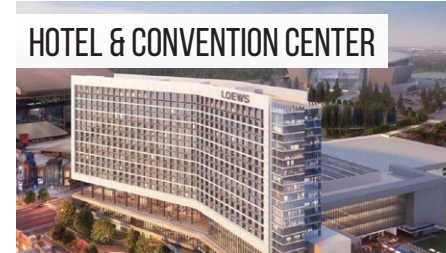


- A multilevel entertainment complex with sports bars, restaurants and a 5,000-seat concert venue
- *Live!* by Lowe's Hotel - 300 rooms, 35,000 square feet of event space and 5 on site restaurants.



- 100,000 sqft mixed use and dedicated Esports facility
- Venue is the largest Esports facility in the US, with a 200 - 2,500 spectator capacity.
- Contemporary facilities for conventions, meetings & trade shows.

NEW DEVELOPMENT²



- New 880-room Loew's branded hotel
- 216,000 sqft convention center for meetings and events
- Connecting skybridge to retail and entertainment
- Estimated Completion 2023

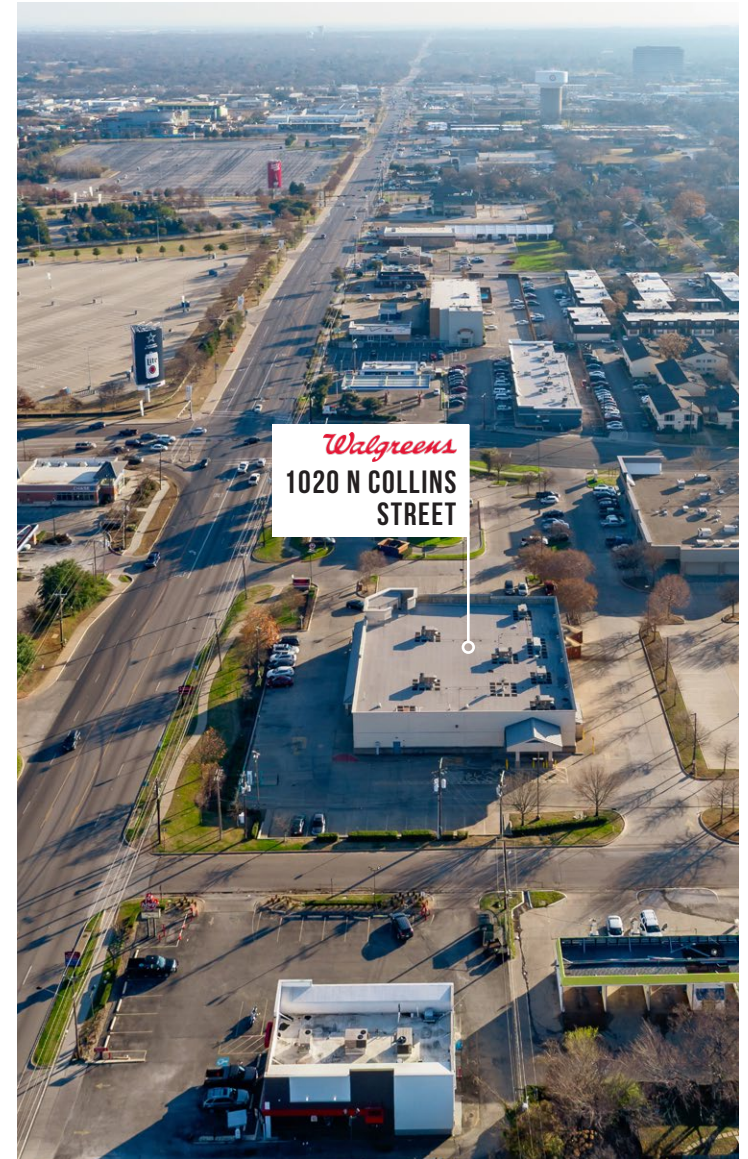


- 200,000 sqft corporate office headquarters to be built atop former Global Life Park
- 280 unit mixed-use residential building
- Small business coworking spaces
- Dining, retail & entertainment options

Source: ¹Sixflags.com, ²The Cordish Company

PHOTOS

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PHOTOS

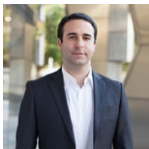
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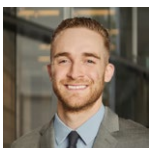
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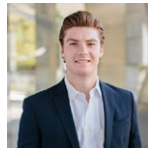
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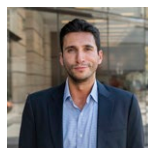
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