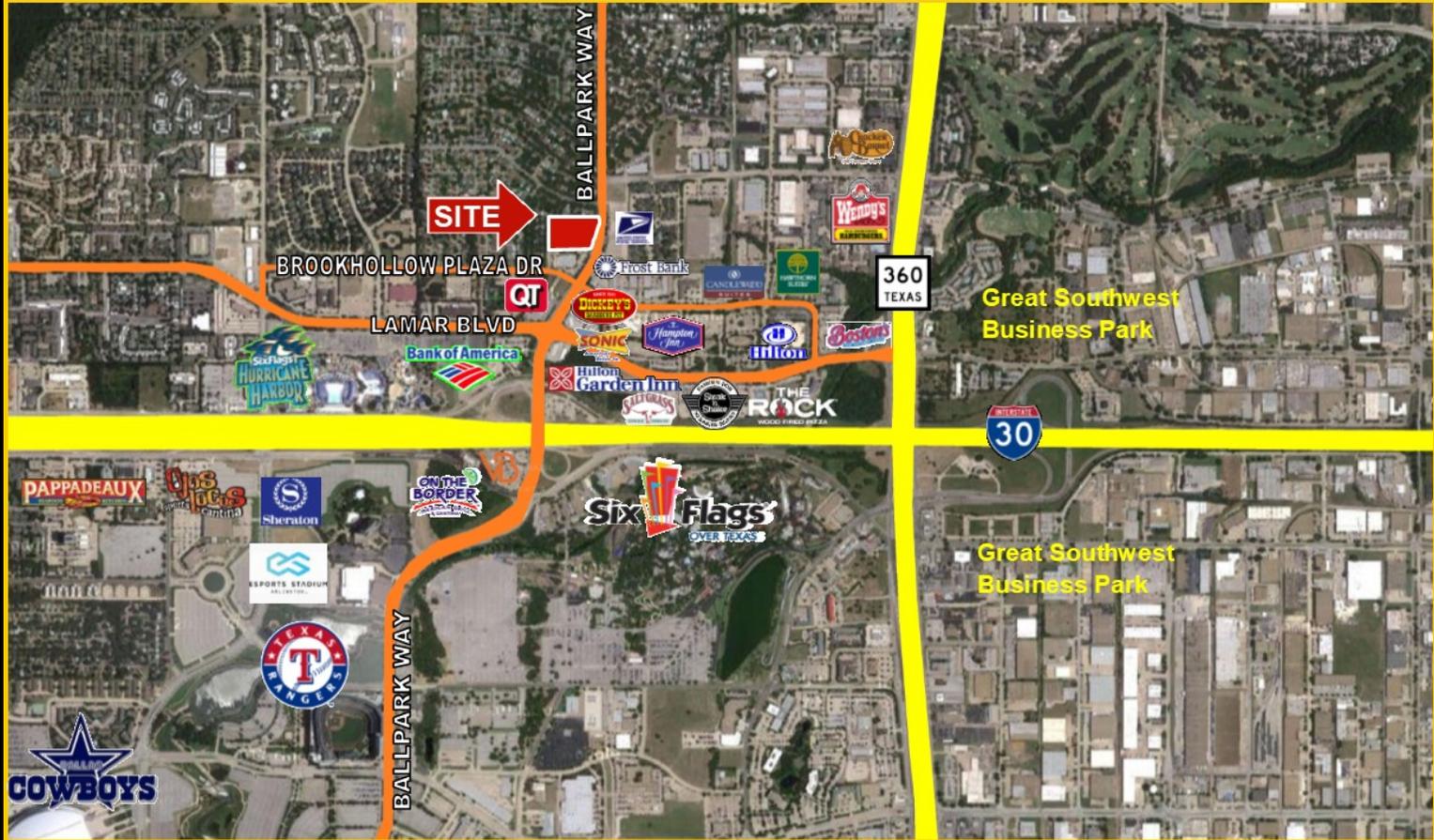


Ballpark Plaza-Phase II at Ballpark Way and Brookhollow Plaza Drive

1/2 to 4.45 Acres for Sale or Ground Lease Arlington, Texas



TRAFFIC COUNTS:

Highway 360	185,000 VPD
Interstate 30	150,000 VPD
Ballpark Way	15,000 VPD
Avenue J	14,000 VPD

TRAFFIC GENERATORS / AREA BUSINESSES:

Dallas Cowboys Stadium, Globe Life Park, Texas Live!, Esports Stadium Arlington and Expo Center, Six Flags Over Texas, Hurricane Harbor, Bank of America Office Building, Over 2 Million Square Feet of Offices, The Great Southwest Business Park, The Hilton, Wendy's, Cracker Barrel, Salt Grass Steak House, Hampton Inn, The Rock Wood Fired Kitchen, Candlewood Suites, Hawthorn Suites, Boston's, The Sheraton Hotel, the Post Office and much more...



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2015 Population	10,530	93,931	256,199
2015 Daytime Population	10,936	63,848	148,243
2015 Total Households	5,117	39,656	97,487
2015 Avg. HH Income	\$63,500	\$58,563	\$55,457

COMMERCIAL DEVELOPMENT



DEVELOPMENT HIGHLIGHTS:

- Great access to major highways and roads including Interstate 30, Hwy 360, Lamar Blvd and Ballpark Way
- Within 10 minutes of DFW International Airport and 15 minutes of Arlington Municipal Airport
- Close Proximity (5 minutes drive) to the new Cowboy's Stadium, Globe Life Park, Texas Live! and Esports Stadium Arlington and Expo Center
- Located within the entertainment district with walking distance to many major hotels and restaurants
- In close proximity to another 2 million square feet of class "A" offices
- Directly across from US Post Office and several banks
- Childcare, library and several city parks within 5 minutes of the development
- Jogging / walking trail on the perimeter of the property, surrounded by lush landscape
- Large floor plans to provide efficiency for large corporate tenants (approximately 38,000 sf each floor)
- Ample ground parking, well lit
- Outdoor seating areas and fountains



Ballpark Plaza-Phase I

Ballpark Plaza is known as one of the premier office developments located in the prestigious Brookhollow area of North Arlington.

Phase I received the **Mayor's Award for "Design Excellence."**

LEASING / SALES:

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