

OFFERING MEMORANDUM

1700 NEW YORK AVENUE

COVERED LAND PLAY OPPORTUNITY
Arlington, TX 76010



1700 New York Avenue

Arlington, TX 76010



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EXECUTIVE SUMMARY

THE OFFERING

1700 New York Avenue offers a covered land play opportunity to acquire a recently renovated church campus totaling approximately 29,569 square feet across two buildings on 2.65 acres in Arlington, with \$96,000 in gross annual income. Originally built in 1970, the property has undergone extensive capital improvements between 2023 and 2025. The current month-to-month lease offers near-term flexibility, allowing for potential owner-occupancy as a religious facility or repositioning for multifamily development, a private education facility, or other commercial uses. The site is located just south of Arlington's central business district with convenient access to I-20, I-30, and SH 360, and is surrounded by established retail and neighborhood amenities.

Beyond its immediate usability, the property offers longer-term optionality through its RMF-22 zoning, allowing for high-density residential, commercial, or other special-use applications. The surrounding area has experienced continued reinvestment, including new multifamily development and property upgrades that support future demand. The combination of recent renovations, strategic location, and zoning flexibility positions 1700 New York Avenue as a compelling opportunity for those seeking near-term utility with future upside.

PROPERTY SNAPSHOT

ADDRESS	1700 New York Avenue, Arlington, TX 76010
YEAR BUILT/ RENO	1970 / 2023–2025
LAND AREA	2.65 AC
RENTABLE AREA	29,569 SF



2

Number of Buildings



RMF-22

Zoning



\$77.78

Asking Price Per SF



\$2,300,000

Asking Price



INVESTMENT HIGHLIGHTS

COVERED LAND PLAY WITH FLEXIBLE OCCUPANCY STRUCTURE

The property benefits from approximately \$8,000 per month of absolute net income on a month-to-month lease structure, providing current cash flow while preserving near-term flexibility for owner-occupancy, redevelopment, or repositioning.

PROXIMITY TO DENSE POPULATION BASE

The property is surrounded by a substantial residential base of 355,765 people and 129,502 households within a 5-mile radius, providing a strong foundation for congregation growth and community presence.

STRONG LOCAL
DEMOGRAPHICS

355,765 PEOPLE 
Within 5 Miles

RECENT CAPITAL IMPROVEMENTS COMPLETED

Extensive renovations completed between 2023 and 2025 have upgraded major building systems and interior spaces, allowing for immediate usability with limited near-term capital requirements.

RENOVATED

2023–2025 

LEASING OPPORTUNITY TO INSTITUTIONAL USERS

The existing layout is well-suited for churches, schools, and other assembly-type users, supporting re-tenanting potential across multiple groups.

INVESTMENT HIGHLIGHTS

ZONING SUPPORTS MULTIPLE USE STRATEGIES

RMF-22 zoning allows for high-density residential development as well as continued institutional or commercial use, providing flexibility for both near-term operation and longer-term redevelopment.

STRONG REGIONAL ACCESSIBILITY

Located with direct access to I-20, I-30, and SH 360, the property sits within a dense Arlington corridor and offers convenient connectivity across the broader Dallas–Fort Worth Metroplex, supporting accessibility for employees, visitors, and future users.

HIGH VISIBILITY
~10,298
Vehicles Per Day



PROXIMITY TO MAJOR ARLINGTON EMPLOYMENT BASE

Situated near several of Arlington’s largest employers – including General Motors, Texas Health Resources, the University of Texas at Arlington, and the Arlington Entertainment District – the asset benefits from a strong and consistent population base.

MAJOR EMPLOYERS
NEARBY
UTA, GM, Texas Health



LOCATED IN THE DALLAS–FORT WORTH GROWTH CORRIDOR

Positioned within the Dallas–Fort Worth Metroplex, a major U.S. growth market, the asset benefits from a diverse employment base, ongoing job expansion, and long-term population growth.

MOST POPULOUS
MSA IN TEXAS
and the Southern
United States



PROPERTY OVERVIEW

PROPERTY DESCRIPTION

1700 New York Avenue is a recently renovated church campus situated on approximately 2.65 acres in Arlington, currently owner-occupied by Ministerios Gracia. Originally constructed in 1970, the property has undergone extensive capital improvements between 2023 and 2025, resulting in a modernized and highly functional facility. The campus totals approximately 29,569 square feet across two buildings and features direct frontage and controlled access along New York Avenue.

Zoned RMF-22 (Residential Multi-Family District), the property supports its existing church use while also allowing for future redevelopment or adaptive reuse, including high-density multi-family, local commercial, or other special-use applications. The combination of recent improvements, a favorable land-to-building ratio, and underlying redevelopment potential positions 1700 New York Avenue as a compelling opportunity for continued institutional use or strategic repositioning.

1700 NEW YORK AVENUE, ARLINGTON, TX 76010

29,569 SF
Rentable Area

DALLAS/FT WORTH
Market

1970 / 2023-2025
Year Built/Renovated

~130-150
Parking Spaces

TOTAL LAND AREA	2.65 AC
PARCEL 1 (00073687)	2.02 AC
PARCEL 2 (03856968)	0.63 AC
SUBMARKET	Arlington/Mansfield
# OF STORIES	2
# OF BUILDINGS	2
# OF UNITS	1



BUILDING OVERVIEW

BLDG A - SANCTUARY / EDUCATION

Building A serves as the primary sanctuary and education facility, featuring a large worship space with balcony seating, a raised stage/platform, and a \$120,000 digital AV system (2025). The building has undergone extensive recent renovations, including fully replaced zoned HVAC systems (2024), remodeled classrooms with new ceilings, flooring, electrical, and paint (2024), and multiple restrooms fully renovated (2023–2024). Additional upgrades include new flooring throughout and updated LED lighting, along with a fully remodeled pastor’s office (2024), enhancing the overall functionality and condition of the building for worship and educational purposes.



SPECIFICATIONS

23,169 SF

Total Square Footage

16,900 SF

First Floor

4,253 SF

Second Floor

2,016 SF

Balcony

NUMBER OF FLOORS	2 + Balcony
FOUNDATION	Concrete Slab
EXTERIOR	Brick Veneer, some wood siding, aluminum-cased windows
ROOF	Composition Shingles (new)
SANCTUARY CEILING HEIGHT	35 ft to center ridge
SANCTUARY SEATING CAPACITY	~600 (floor) + balcony
HVAC	Zoned commercial units (all replaced 2024 – new)
LIGHTING	LED cans, pendants, wall sconces, stage lights
Flooring	Carpet, ceramic tile, luxury vinyl plank (new)
Interior Walls	Drywall throughout, painted concrete block, ceramic tile in restrooms
Special Features	Raised stage/platform, new large digital screen, balcony with iron railing

BUILDING OVERVIEW

BLDG B - EDUCATION / FELLOWSHIP

Building B is designed for fellowship, education, and residential use with a functional two-story layout. The first floor includes a fully remodeled auditorium (2025) featuring ceramic tile flooring, LED lighting, an exposed painted ceiling, and a \$24,000 digital screen with integrated AV system (2025), along with a residential-style kitchen equipped with standard appliances, wood cabinetry, and Formica countertops. The first floor also includes storage and copy rooms, a pastor's office, lobby space, and men's and women's restrooms. The second floor consists of fully equipped guest quarters for missionary housing, a large fully air-conditioned 40' x 40' (~1,600 SF) storage area with potential for conversion to meeting or event space, and a classroom/multi-purpose room with approximately 120-seat capacity.

SPECIFICATIONS

6,400 SF
Total Square Footage

3,200 SF
First Floor

3,200 SF
Second Floor

CONCRETE SLAB
Foundation

NUMBER OF FLOORS	2 (second floor accessed via exterior stairs)
FOUNDATION	Concrete Slab
EXTERIOR	Brick Veneer, aluminum-cased windows
ROOF	Composition Shingles
HVAC	Zoned commercial units



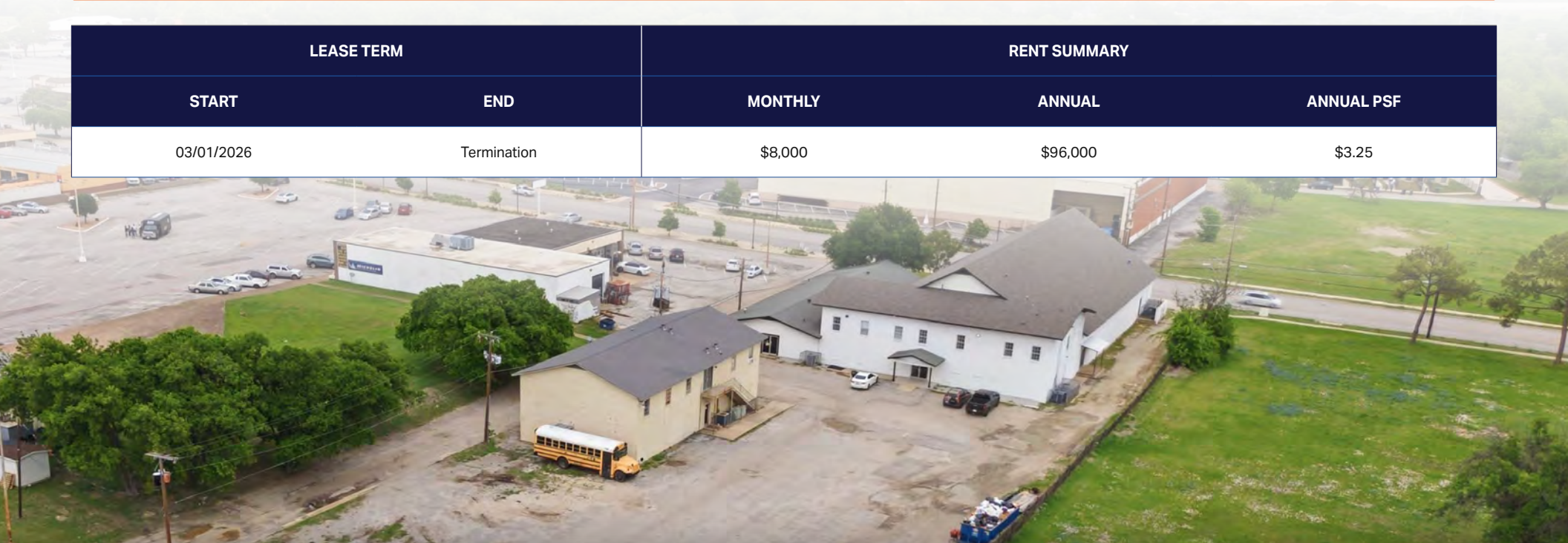
AERIAL VIEW



RENT ROLL

TENANT	Iglesia Gracia De Texas, a Texas nonprofit Corporation, d/b/a Gracia Church
LEASED AREA	29,569 SF
LEASE TYPE	NNN
LEASE COMMENCEMENT	03/01/2026
LEASE EXPIRATION	No later than 6 months subject to termination by Landlord with 30-day-notice
LEASE TERM	MTM

LEASE TERM		RENT SUMMARY		
START	END	MONTHLY	ANNUAL	ANNUAL PSF
03/01/2026	Termination	\$8,000	\$96,000	\$3.25



EXTERIOR PHOTOS



INTERIOR PHOTOS



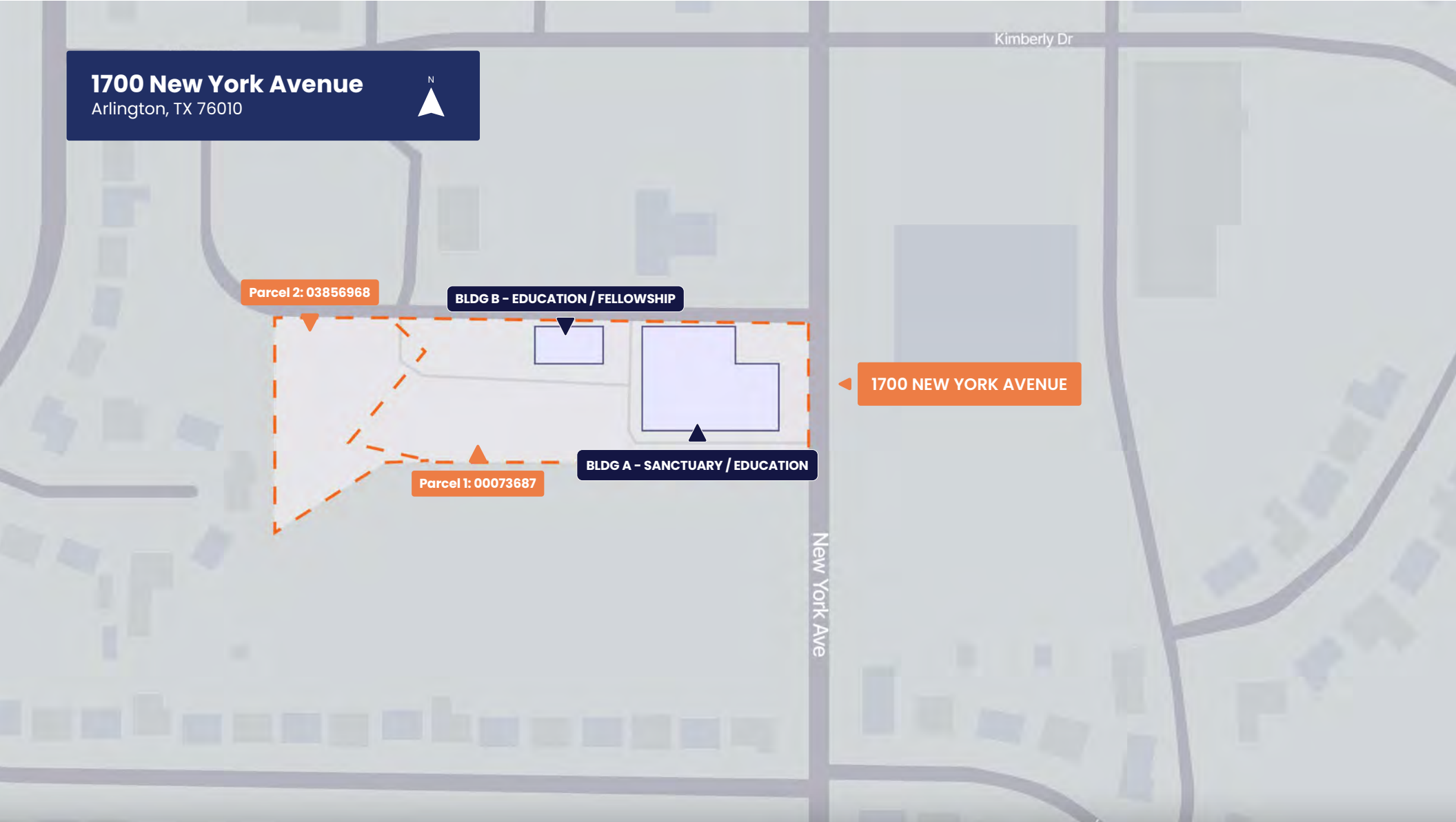
EXTERIOR PHOTOS



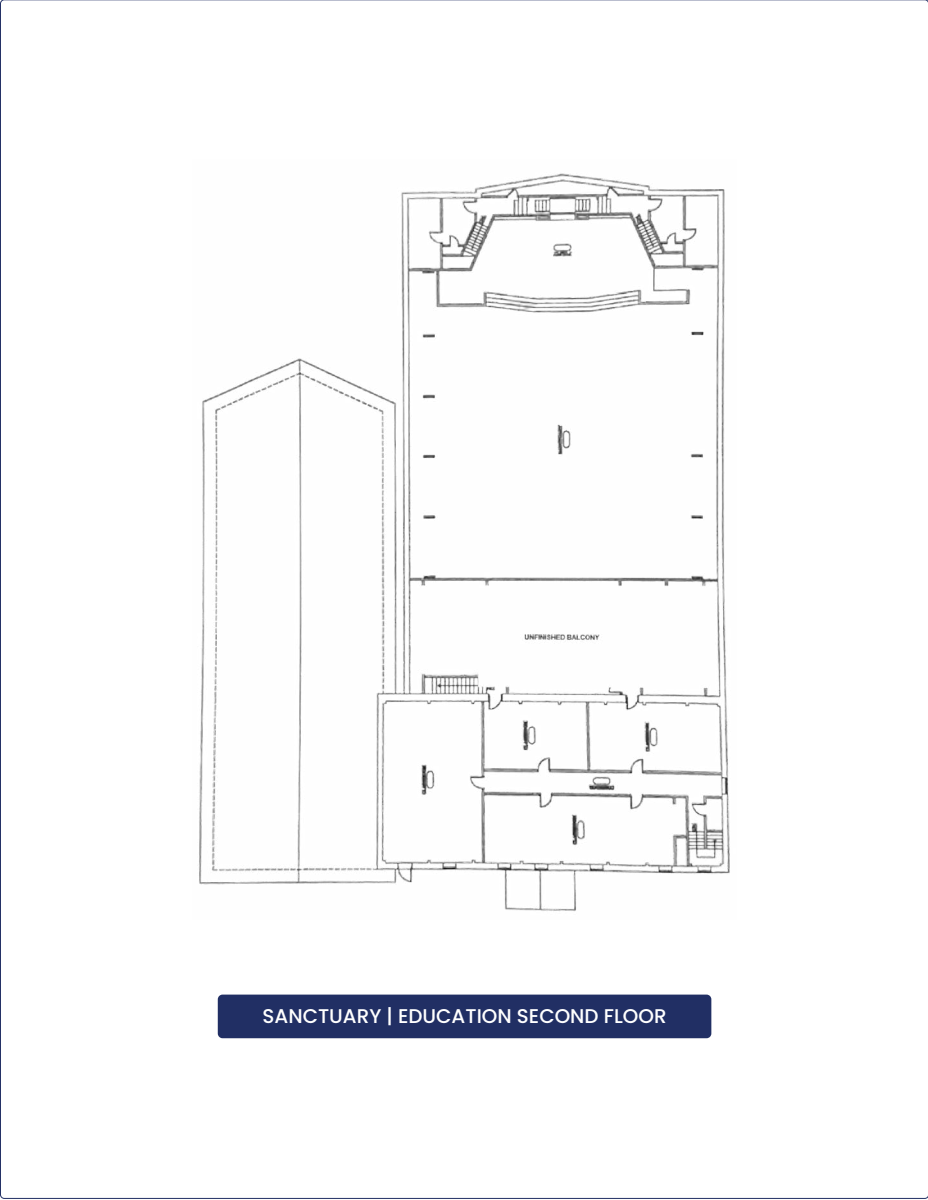
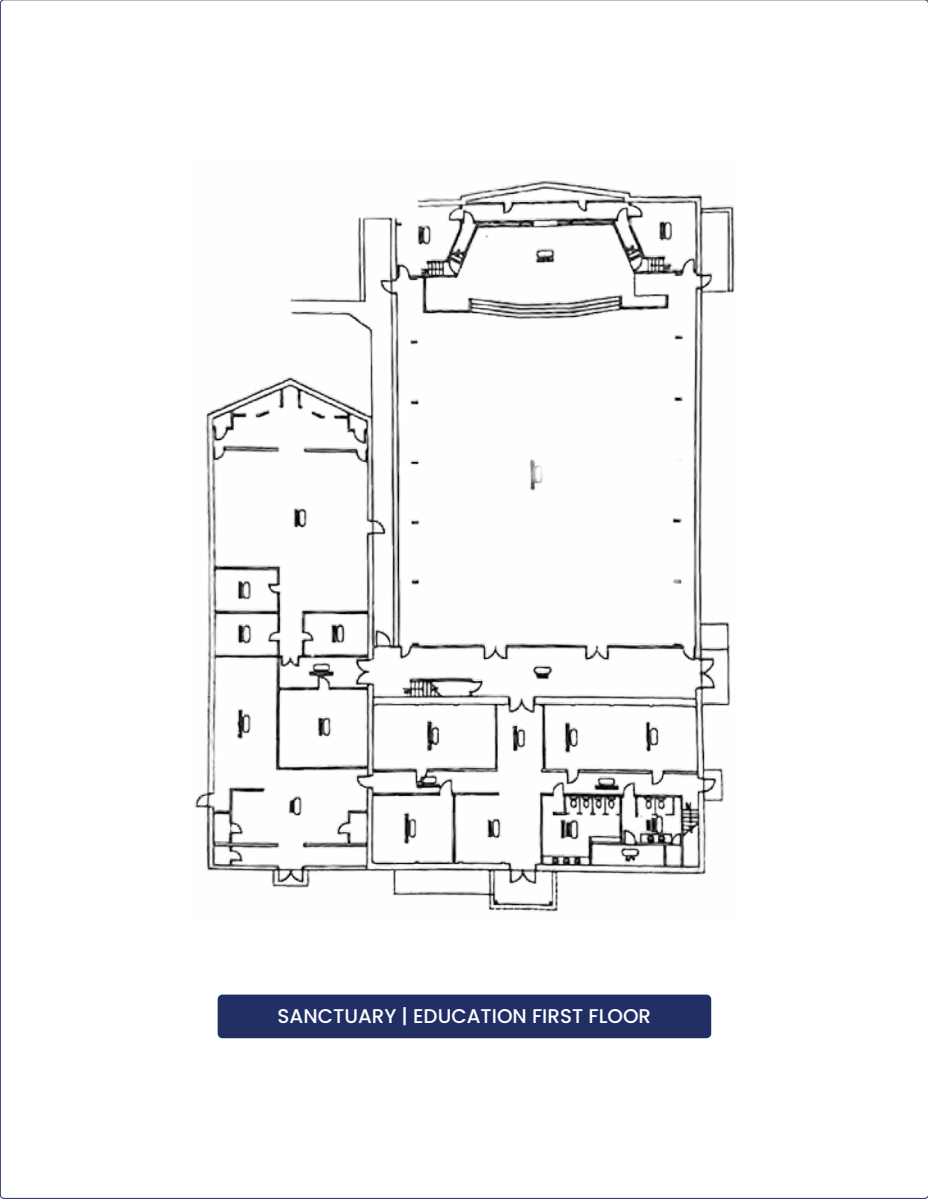
INTERIOR PHOTOS



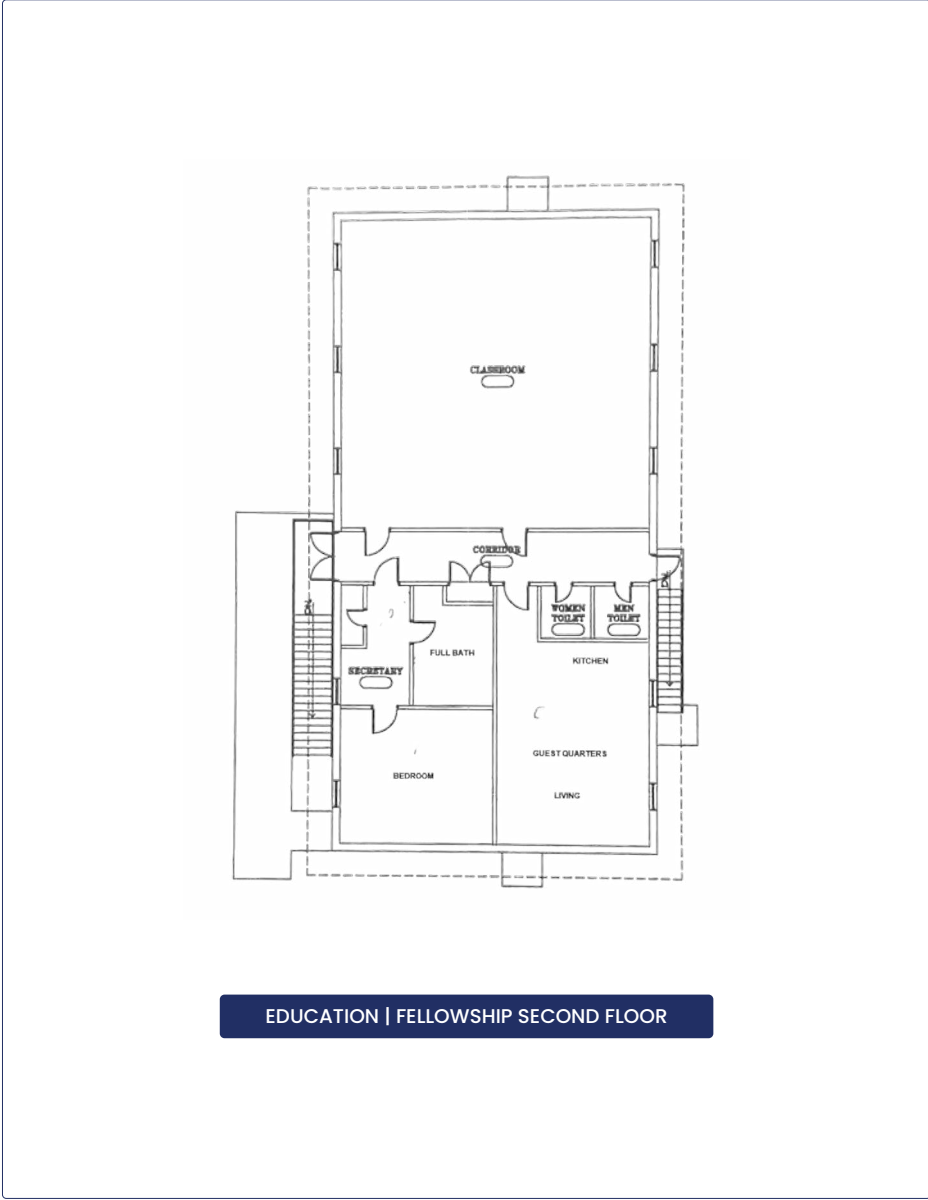
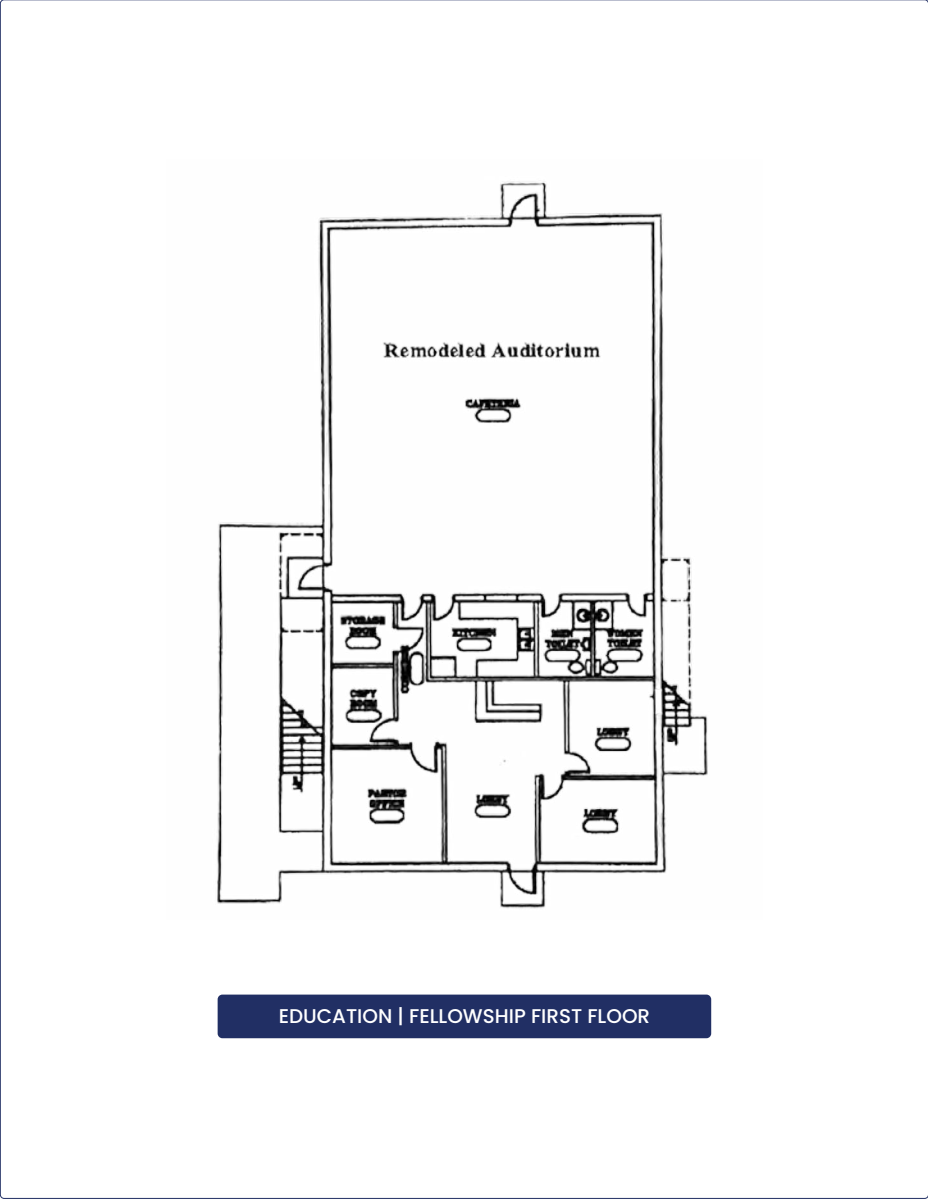
SITE PLAN



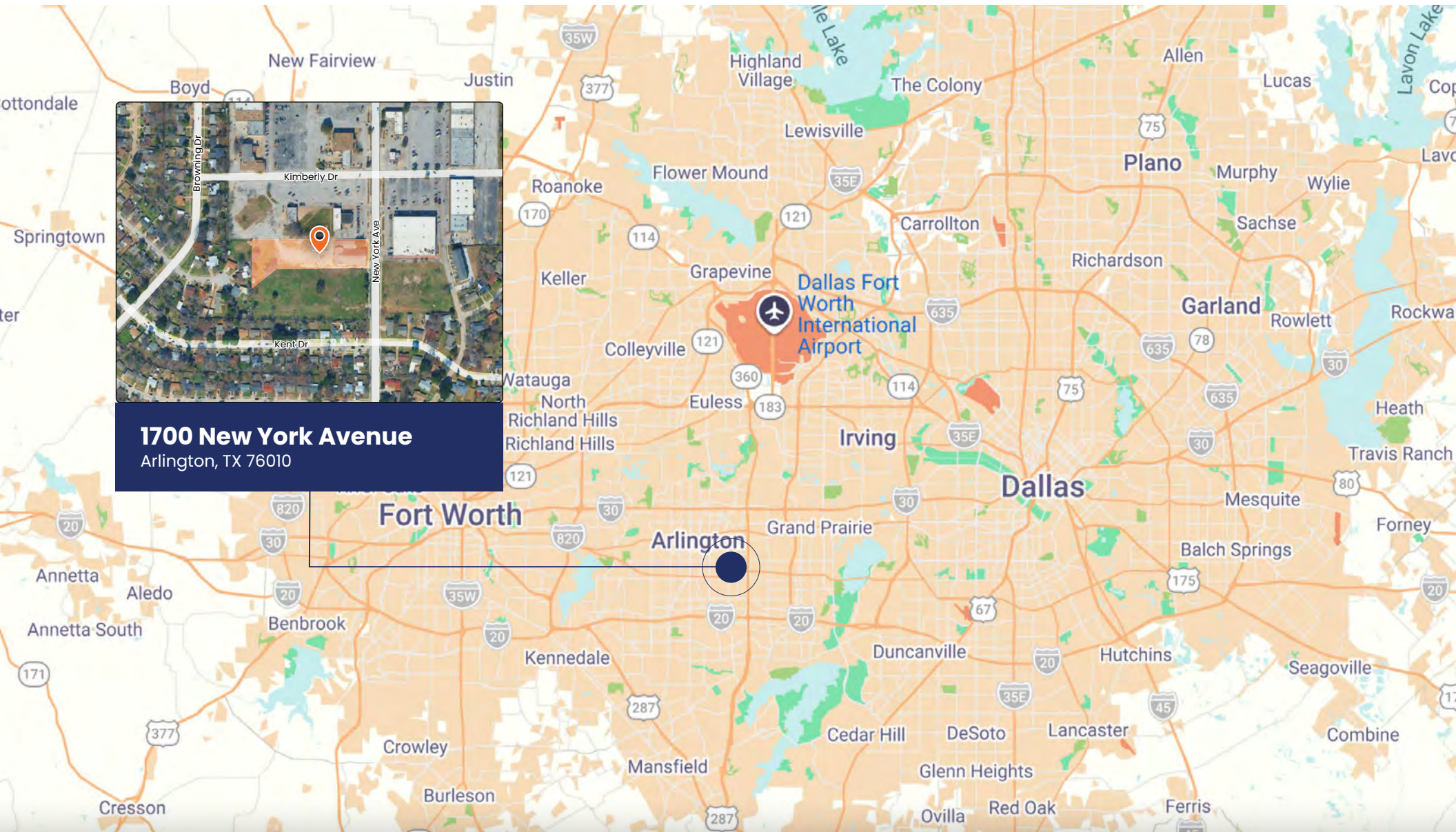
FLOOR PLANS | BUILDING A



FLOOR PLANS | BUILDING B



REGIONAL MAP



IMMEDIATE MAP



ARLINGTON

Arlington is a well established Mid Cities submarket located between Dallas and Fort Worth, offering a balance of established neighborhoods and continued economic growth. Home to more than 403,000 residents, the city provides strong regional connectivity via Interstate 30, Highway 360, and Interstate 20, with convenient access to DFW International Airport and major employment centers across the Metroplex.

Anchored by a diverse economic base, Arlington is home to major employers including General Motors, Texas Health Resources, and the University of Texas at Arlington. The city also features nationally recognized attractions such as AT&T Stadium, Globe Life Field, and Six Flags Over Texas, which support strong visitor activity and local spending. Ongoing investment and steady population growth continue to position Arlington as a dynamic and well connected submarket within the Dallas Fort Worth region.

403,000+
RESIDENTS

DIRECT ACCESS TO
INTERSTATE 30, HIGHWAY
360, AND INTERSTATE 20

<20 MINS TO DFW
INTERNATIONAL AIRPORT

1700 New York Avenue

DFW DALLAS FORT WORTH INTERNATIONAL AIRPORT



DOWNTOWN ARLINGTON MIXED USE DEVELOPMENT

POSITIONED FOR REVITALIZATION AND LONG TERM ECONOMIC GROWTH

A new mixed use development planned in Downtown Arlington represents a significant step in the city's ongoing revitalization efforts. The project will span approximately 3.41 acres across key blocks of West Abram Street and West Main Street, introducing a four story development with a mix of residential, retail, office, and restaurant space. Backed by a minimum \$60 million investment, the development is expected to deliver at least 248 multifamily units, 15,000 square feet of commercial space, and a structured parking facility, enhancing both housing supply and walkable amenities. Supported by public incentives and aligned with the city's Downtown Master Plan, the project is poised to increase property values, attract new businesses, and further establish Downtown Arlington as a vibrant mixed use destination.

Part of Arlington Downtown Master Plan Revitalization



\$60M

PLANNED
INVESTMENT BY 2029



15,000 SF

OF RETAIL AND
COMMERCIAL SPACE



248+

MULTIFAMILY
UNITS PLANNED



ARLINGTON AT A GLANCE

Arlington is a centrally located economic hub within the Dallas Fort Worth metroplex, positioned between Dallas and Fort Worth and home to nearly **400,000 residents**. Known for its **strong business climate, diverse workforce, and strategic location, Arlington offers a balanced mix of affordability, accessibility, and economic opportunity**, making it one of the most attractive cities in North Texas for both residents and employers.

STRATEGIC CONNECTIVITY

Arlington benefits from a highly accessible transportation network, with immediate access to major corridors including **Interstate 30, Highway 360, and Interstate 20**, enabling seamless connectivity across the metroplex. The city is located approximately thirteen miles from **DFW International Airport**, one of the busiest airports in the world, providing global access and supporting business travel. Its central location enhances regional mobility and positions Arlington as a key logistics and commuter hub.



Central Location

BETWEEN DALLAS
AND FORT WORTH



13 Mi

1700 NEW YORK AVENUE
TO DFW AIRPORT



1700 NEW YORK
AVENUE

ECONOMIC DRIVERS

Arlington supports a strong and diverse economy anchored by major employers in manufacturing, healthcare, education, and entertainment. Key employers include **General Motors, Texas Health Resources, and the University of Texas at Arlington**. The city is also recognized as a top destination for business growth, supported by a pro business environment, no state income tax, and ongoing economic development initiatives that continue to attract investment.

TOP 15

BEST CITIES TO START A BUSINESS



Texas Health
Resources®

ARLINGTON AT A GLANCE

STRONG INSTITUTIONS FOR GROWTH

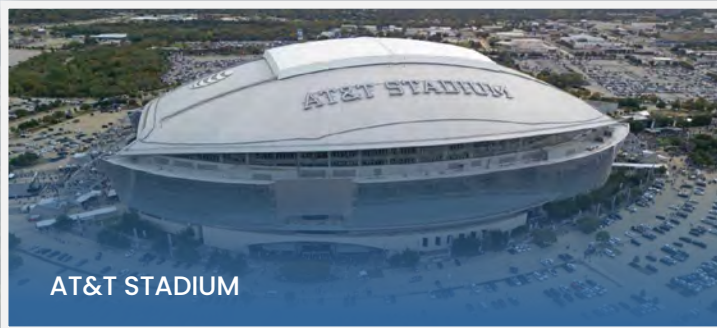
Arlington is home to a robust educational ecosystem led by the **University of Texas at Arlington**, which contributes to a highly skilled and growing workforce. The broader Dallas Fort Worth region supports a deep talent pipeline, with more than 1.8 million students enrolled across higher education institutions. This access to talent continues to support innovation, workforce development, and long term economic growth.

1.8M+

STUDENTS ACROSS REGIONAL UNIVERSITIES

Highly Educated

AND DIVERSE WORKFORCE



AT&T STADIUM



GLOBE LIFE FIELD

LIFESTYLE AND LEISURE

Arlington offers a dynamic lifestyle anchored by world class entertainment and recreational amenities. The city is home to major destinations including **AT&T Stadium, Globe Life Field, and Six Flags Over Texas**, attracting millions of visitors annually. In addition to its entertainment offerings, Arlington provides a balanced cost of living and access to parks, trails, and community amenities that enhance overall quality of life.

14.5M

ANNUAL VISITORS

Home to

PREMIER SPORTS AND ENTERTAINMENT VENUES

DALLAS-FORT WORTH METROPLEX

DIVERSIFIED ECONOMY

DFW stands as one of the leading U.S. regions across logistics, finance, aerospace, and technology sectors. The metroplex continues to draw corporate relocations and business expansions driven by its pro business environment and deep labor pool.

21 Fortune
500 Companies

48 Fortune
1000 Companies



Fortune 500 and 1000 Companies

AECOM

ENERGY TRANSFER

Jacobs

AT&T

American Airlines

Tenet Health

D·R·HORTON
America's Builder

TEXAS INSTRUMENTS

charles SCHWAB

Celanese

HF Sinclair

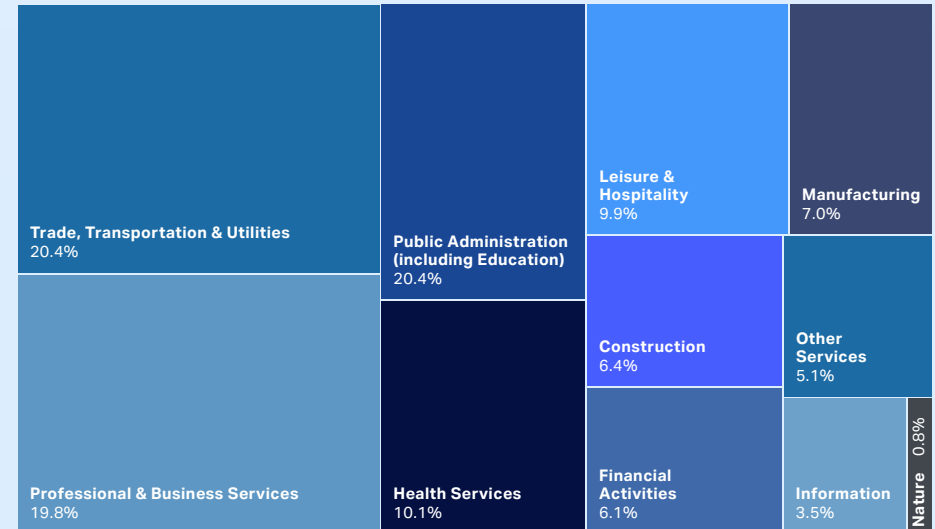
FLUOR

*** Kimberly-Clark**

MCKESSON

Southwest

INDUSTRY SECTOR BY EMPLOYMENT %



Source: Dallas Regional Economic Development

DALLAS-FORT WORTH METROPLEX

EDUCATION

The region functions as a premier higher education hub in Texas, supported by over 70 colleges and universities. In 2023 alone, approximately 58,643 degrees were conferred, fueling workforce growth in engineering, technology, business, and life sciences fields.




Key institutions include **Southern Methodist University (SMU)**, **University of Texas at Dallas (UTD)**, **Texas Christian University (TCU)**, and **University of North Texas (UNT)**.

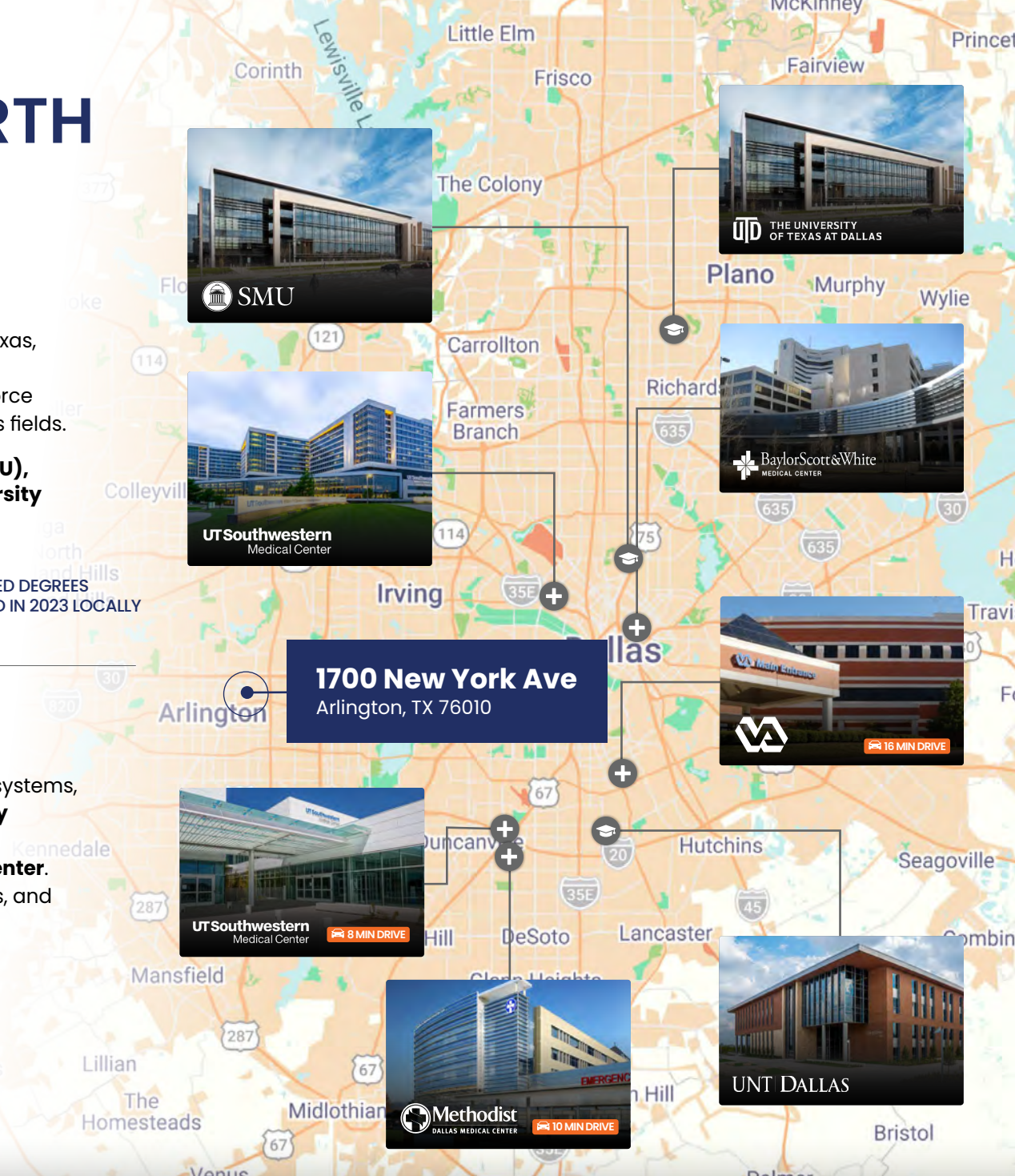
 **70+** HIGHER EDUCATION INSTITUTIONS |  **58,643** ADVANCED DEGREES AWARDED IN 2023 LOCALLY

HEALTHCARE

DFW features a network of nationally recognized healthcare systems, including **UT Southwestern Medical Center, Baylor University Medical Center, VA North Texas Health Care System, Cook Children's Medical Center, and Methodist Dallas Medical Center.**

These institutions support advanced care, research initiatives, and significant employment across the region.

-  UT SOUTHWESTERN MEDICAL CENTER AT REDBIRD | 8 MIN DRIVE FROM PROPERTY
-  VA NORTH TEXAS HEALTH CARE SYSTEM | 16 MIN DRIVE FROM PROPERTY
-  METHODIST CHARLTON MEDICAL CENTER | 10 MIN DRIVE FROM PROPERTY



DALLAS-FORT WORTH METROPLEX

TOURISM

68-Acre Dallas Art District
Largest in the U.S

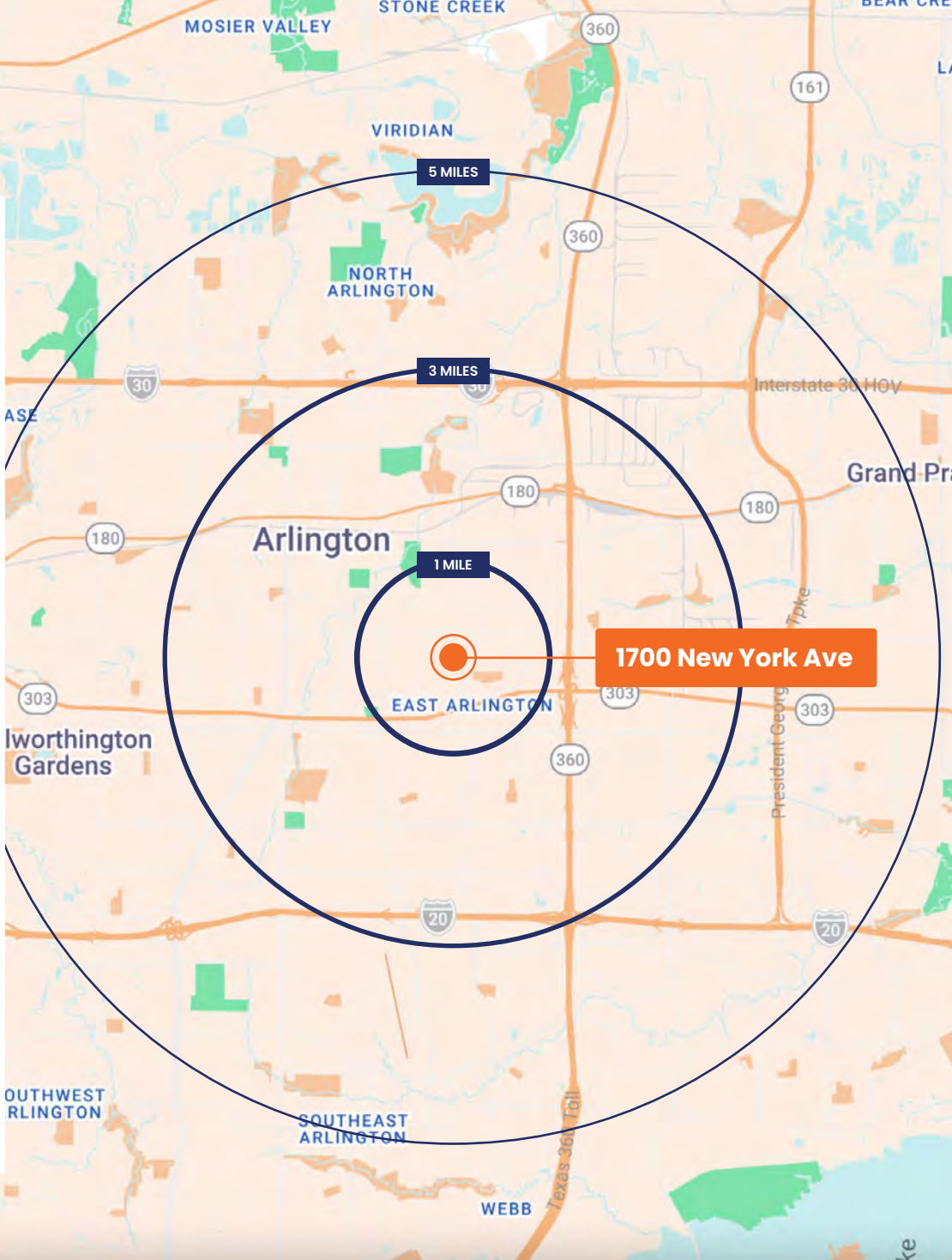
DFW provides a broad range of cultural, entertainment, and recreational offerings that enhance long term residential demand. The 68 acre Dallas Arts District, the largest in the nation, features **the Dallas Museum of Art, Nasher Sculpture Center, and AT&T Performing Arts Center.**

Major destinations such as the **Dallas Zoo, Dallas Arboretum and Botanical Garden, and Texas Discovery Gardens** attract millions of visitors each year. Vibrant districts like Deep Ellum and Bishop Arts offer established dining, retail, and nightlife scenes.



DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
POPULATION			
2025 Population	27,111	140,976	355,765
2030 Population Projection	28,312	148,648	372,768
Ann. Growth 2025-2030	0.90%	1.10%	1.00%
Median Age	31.9	31.7	34.1
HOUSEHOLDS			
2025 Households	8,381	47,996	129,502
2030 Household Projection	8,763	50,723	135,910
Ann. Growth 2025-2030	0.90%	1.10%	1.00%
Owner Occupied Households	3,626	17,396	59,141
Renter Occupied Households	5,137	33,327	76,768
Avg Household Size	3.1	2.8	2.6
INCOME			
Avg Household Income	\$60,121	\$67,258	\$81,758
Median Household Income	\$48,733	\$53,475	\$63,491
DAYTIME EMPLOYMENT			
Employees	3,659	76,429	159,760
Businesses	558	7,165	17,744



355,765
 2025 Population

\$81,758
 Avg HH Income

Source: CoStar

DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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