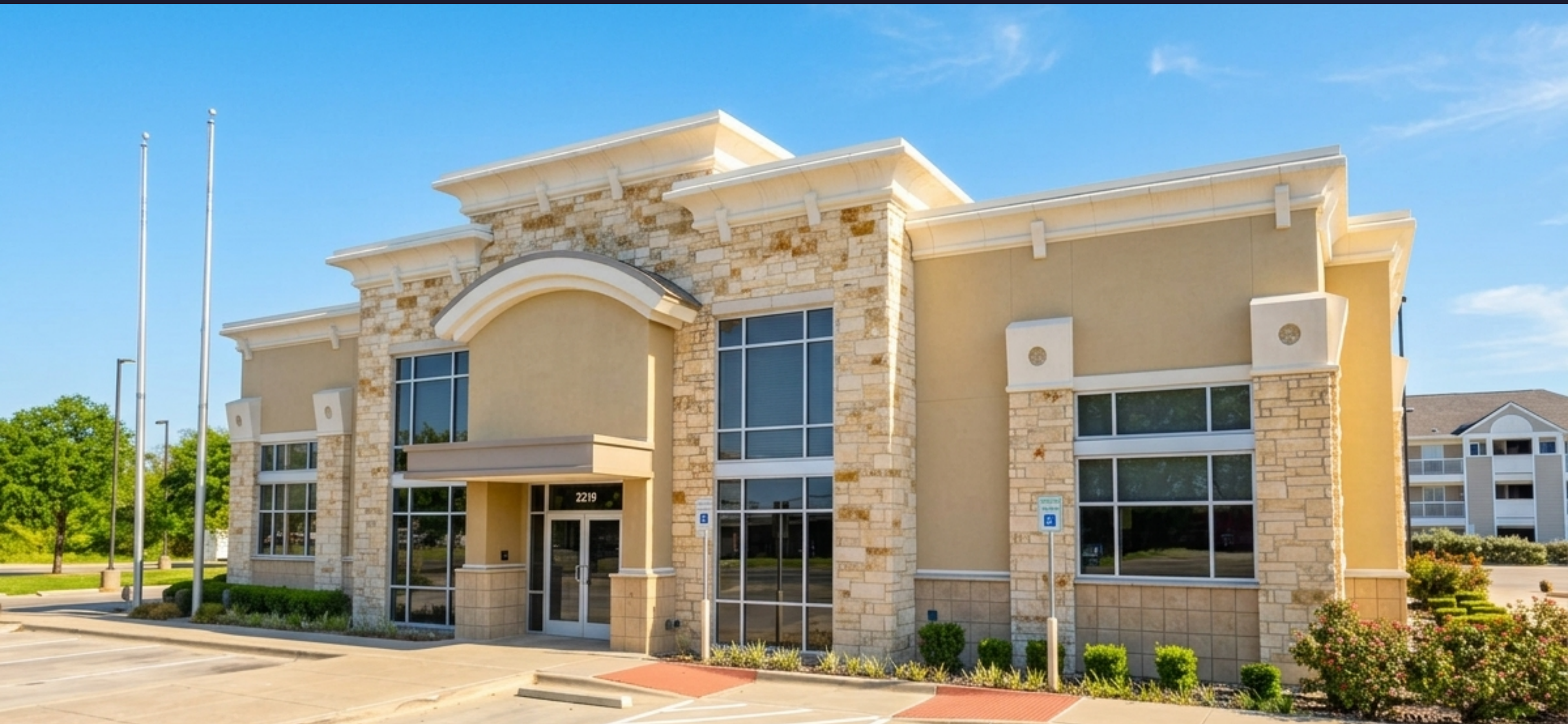
CAPSTONE COMMERCIAL
REAL ESTATE GROUP, LLC

CALL FOR OFFERS



HARD-CORNER REDEVELOPMENT PAD · ±1.436 ACRES · ARLINGTON ENTERTAINMENT DISTRICT

2219 N. Collins Street.

A rare, irreplaceable hard corner on N. Collins Street (SH 157) with immediate I-30 access and ±1.5 miles to AT&T Stadium, Globe Life Field, and Texas Live!. Offered unpriced through a competitive Call for Offers to convenience/fuel, drive-thru QSR & coffee, and pad-retail users. The existing former Capital One bank building is included.

CALL FOR OFFERS — OFFERS DUE
Friday, August 14, 2026

5:00 PM CT
Submit to the listing team
(see back page)

±1.436 AC	Hard Corner	±5,684 SF	I-30
SITE (±62,554 SF)	N. COLLINS / SH 157	EXISTING BUILDING (2008)	IMMEDIATE ACCESS

LISTING TEAM
Larry Robbins · 214.766.9101
lrobbins@capstonecommercial.com
Steve Burris, CCIM · 214.682.4156

CAPSTONE COMMERCIAL
Real Estate Group, LLC
Leasing · Sales · Acquisitions
Dallas–Fort Worth, TX

OFFICE
972.250.5800
capstonecommercial.com
Dallas, TX

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The Opportunity & Offer Guidelines

WHY THIS CORNER

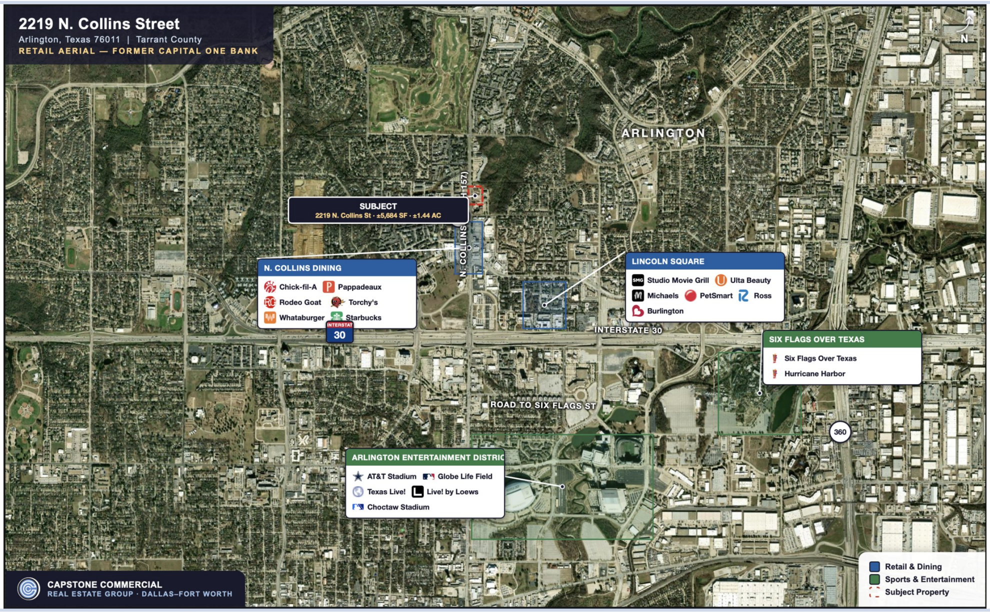
- Hard corner with frontage on N. Collins Street (SH 157) and immediate I-30 access — exceptional traffic and visibility.
- ±1.5 miles to the Arlington Entertainment District (AT&T Stadium, Globe Life Field, Texas Live!) — a regional demand driver.
- ±1.436-acre pad — right-sized for convenience/fuel, drive-thru QSR & coffee, or pad retail; existing ±5,684 SF building (2008) included.
- Fully-occupied retail corridor with strong daytime and event-day demand.

HOW TO SUBMIT AN OFFER

1. **Deadline:** Offers are due **Friday, August 14, 2026 by 5:00 PM CT.** The Seller reserves the right to accept, reject, or negotiate any offer, and to extend or modify the process.
2. **Send to:** Larry Robbins (lrobbins@capstonecommercial.com) and Steve Burris, CCIM (sburris@capstonecommercial.com).
3. **Include in your offer:** purchase price; earnest money; feasibility/inspection and closing timelines; financing/all-cash and proof of funds; intended use; and any contingencies (zoning/SUP, demolition, utilities, entitlements).
4. **Ground lease:** the Seller will also consider a long-term ground lease to a credit pad user — submit ground-rent and term if that is your structure.
5. **Best-and-final:** the listing team may invite top offerors to a best-and-final round after the deadline.

PROPERTY SNAPSHOT

- **Address:** 2219 N. Collins Street, Arlington, TX 76011 (Tarrant County)
- **Site:** ±1.436 acres / ±62,554 SF · **Building:** ±5,684 SF former bank (2008, drive-thru)
- **Legal:** Landmark Addition, Block 1, Lot 3R2A2 · **Tarrant CAD #41365666**
- **Zoning/Use:** Commercial — convenience/fuel, QSR, retail, medical (confirm SUP/zoning path with the City of Arlington)



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:
• A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
• A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (a client is the person or party that the broker represents):
• Put the interests of the client above all others, including the broker's own interests;
• Inform the client of any material information about the property or transaction received by the broker;
• Answer the client's questions and present any offer to or counter-offer from the client; and
• Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:
AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement.
AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement.
AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.
AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING and clearly establish the broker's obligations and your obligations. The information below identifies the broker and may identify a broker associate. License holder contact information:

Capstone Commercial Real Estate Group, LLC	**480574**	sburris@capstonecommercial.com	972.250.5800
Licensed Broker / Broker Firm Name	License No.	Email	Phone
Steven Burris (Designated Broker)	**450870**	sburris@capstonecommercial.com	972.250.5858
Larry Robbins (Sales Agent/Associate)	**340927**	lrobbins@capstonecommercial.com	214.766.9101
Supervisor of Sales Agent/Associate			

Buyer/Tenant/Seller/Landlord Initials		Date	