

NOW PRE-LEASING

LEGACY EAST TOWN CENTER

NEQ N Collins St & Blue Lake Blvd, Arlington 76005



VISION
COMMERCIAL REAL ESTATE



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The Viridian

"Ranked one of the Wealthiest Zip Codes in North Texas"

RENTAL RATE | Contact Broker SPACE AVAILABLE | 1,700-7,784 RSF | QSR/BTS Pads Available

PROPERTY HIGHLIGHTS

- PRE-LEASING NOW 13.28 Acres land for development**
 - 1,700 - 7,784 RSF | QSR/BTS Available
 - 10.14 (High-end grocery store anchor, office, retail, and hotel)
 - 3.14 fronts Lake Viridian (perfect for restaurant, patio, and hotel)
- Brand new class A retail and office across the street
- Space available in the 26th fastest growing master planned community in the United States
- 5 minute drive from I-30 & Hwy-183 in an area that boasts a high business professional population as well as proximity to Arlington's Entertainment District
- Nearby headquarters include American Airlines, Bell Helicopter, Siemens, DR Horton, and General Motors

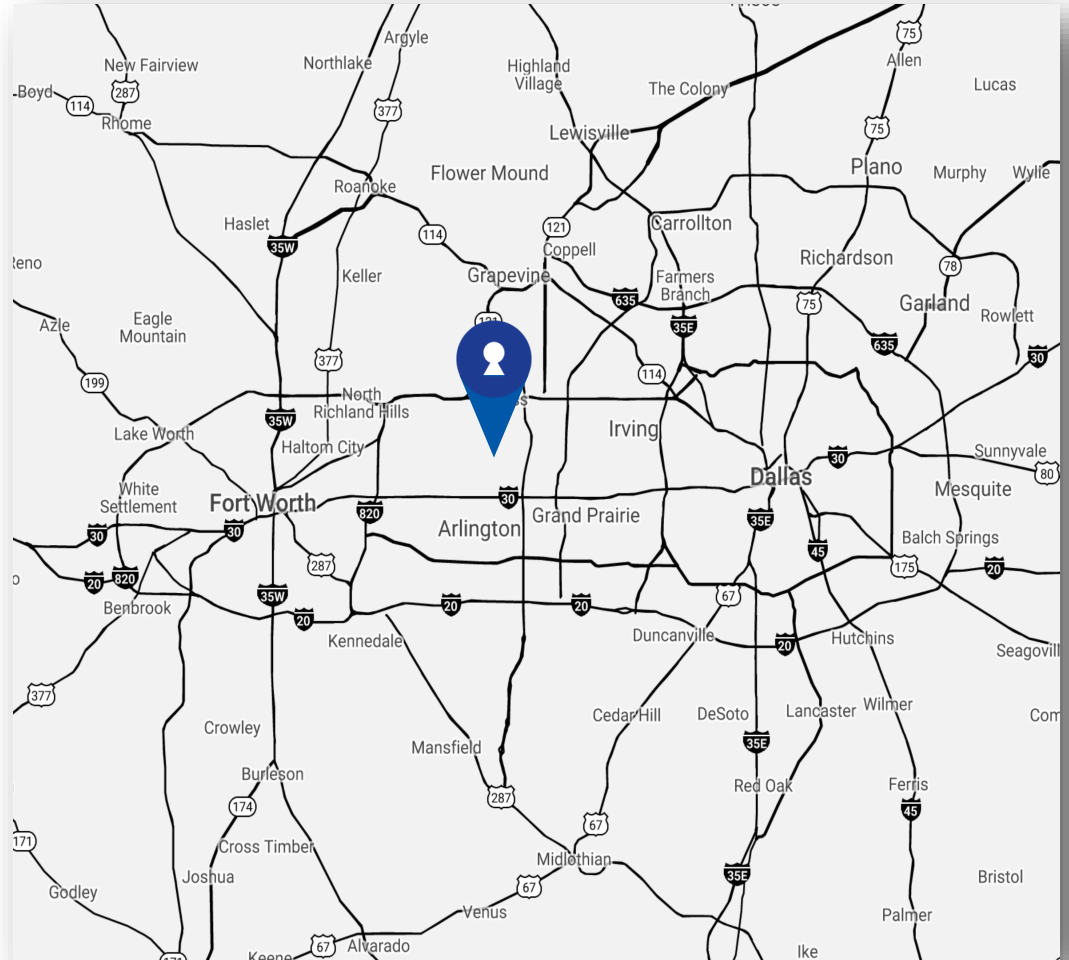
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION - ESRI	10,000+	92,963	250,091
EMPLOYEES - CoStar	658	42,231	140,097
AVG HH IINCOME - ESRI	\$231,028	\$101,123	\$93,687
POPULATION GROWTH - CoStar	1.69%	1.21%	1.09%

*CoStaronline.com & ESRI Online 2024

TRAFFIC COUNT

32,895 VPD on N Collins St



The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

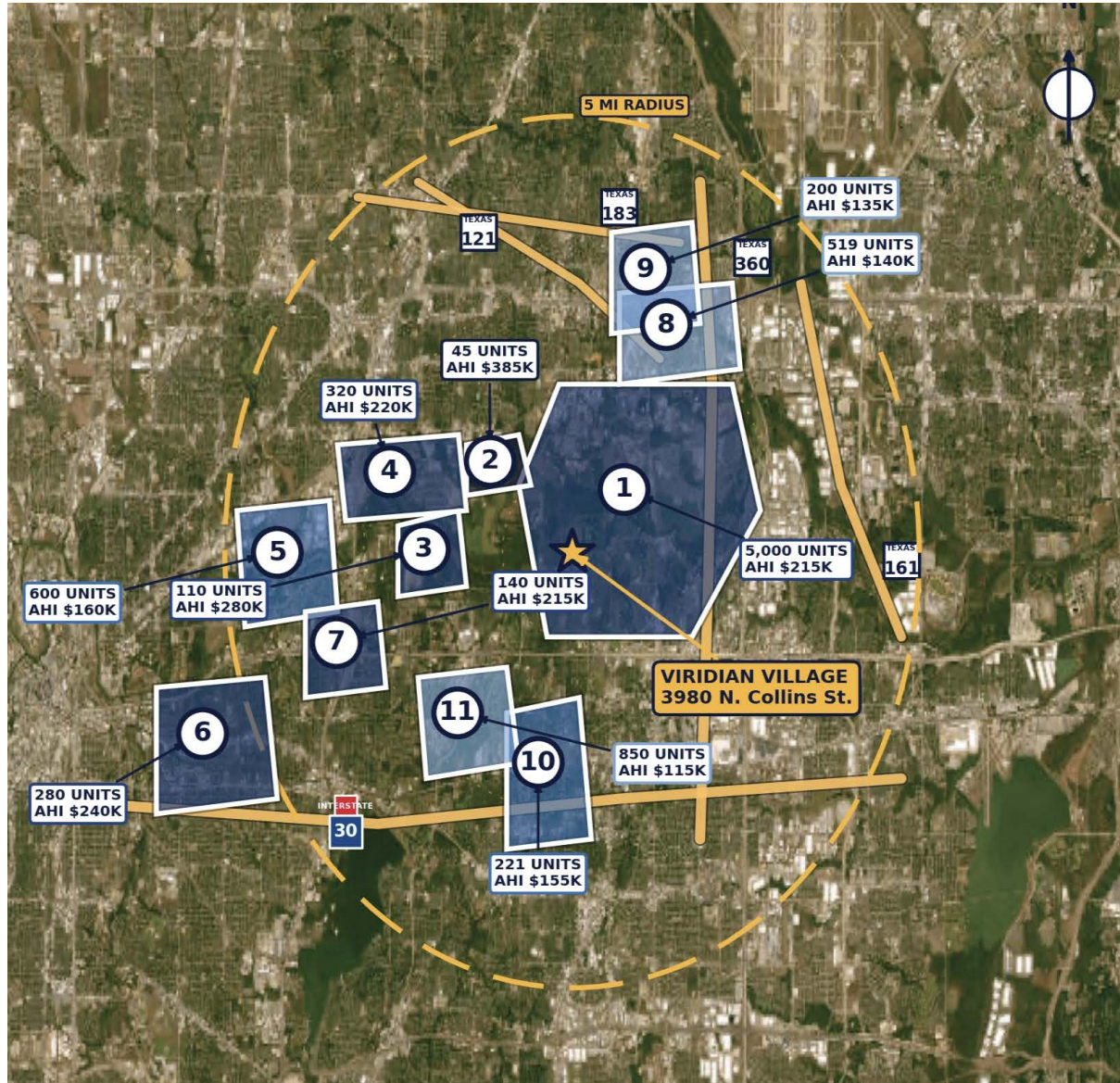


The Viridian in Arlington ranked one of the Wealthiest zip codes in North Texas

Legacy at The Viridian | 3

VIRIDIAN VILLAGE

Affluent Residential Developments within 5-mi - 3980 N. Collins St., Arlington, TX



AVG HH INCOME TIERS

- \$300K +
- \$200K – \$300K
- \$150K – \$200K
- \$100K – \$150K

NAMED ENCLAVES

Established affluent neighborhoods

- 2 Hampden Woods**
45 units · AHI \$385K
- 3 Loch Highland Estates**
110 units · AHI \$280K
- 4 River Legacy / Random Oaks Estates**
320 units · AHI \$220K
- 6 Lake Arlington North Shore**
280 units · AHI \$240K
- 7 Interlochen Estates**
140 units · AHI \$215K
- 11 Forest Hills**
850 units · AHI \$115K

RESIDENTIAL PIPELINE

New construction / under build-out

- 1 Viridian**
5,000 units · AHI \$215K
- 5 Lakes of River Trails**
600 units · AHI \$160K
- 8 Founders Parc**
519 units · AHI \$140K
- 9 Waterbend**
200 units · AHI \$135K
- 10 Rolling Hills**
221 units · AHI \$155K

INTERSTATES & HIGHWAYS

Drive-time from 3980 N. Collins St.

- 360** 1.5 mi · 4 min · East · via Trinity Blvd
- 183** 3.0 mi · 7 min · Airport Fwy · north
- 161** 4.0 mi · 8 min · PGBT · east
- 121** 4.0 mi · 8 min · Sam Rayburn · NE
- 30** 3.5 mi · 8 min · Tom Landry · south

VIRIDIAN VILLAGE

Affluent Residential Developments within 5-mi - 3980 N. Collins St., Arlington, TX



Each numbered area below corresponds to a polygon on the map. Avg HH Income shown is buyer-profile based; price ranges reflect current asking / new-build bands as of May 2026.

1 Viridian (Master Plan — all phases)
Anchor master-plan - Collins to Hwy 360

AVG HHI	UNITS	PRICE RANGE
\$215,000	5,000	\$350K – \$1.50MM

Builder: Johnson Development · D. Weekley · Drees · Coventry · CB Jeni · Glendarroch · Windmillier
 Full 2,000-acre community along West Fork Trinity. Includes Elements 55+ (272 final lots), MF Phase 3 + 68 townhomes, Drees Custom 65', The Island gated waterfront (mid-\$900s+).

2 Hampden Woods (gated)
Elite guard-gated - <50 homes on wooded acreage

AVG HHI	UNITS	PRICE RANGE
\$385,000	45	\$800K – \$2.20MM

Builder: Custom builders
 Guard-gated. Homes 4,000–5,600 sf on quarter- to one-acre lots. Private lakes, mature trees. Hemingway Dr & Green Oaks Blvd.

3 Loch Highland Estates (gated)
Gated - private pond - River Legacy Park-adjacent

AVG HHI	UNITS	PRICE RANGE
\$280,000	110	\$700K – \$1.40MM

Builder: Custom builders
 Gated community with private pond, walking trails, lakeside pavilion. Adjacent to Texas Rangers Public GC & River Legacy Parks.

4 River Legacy / Random Oaks Estates
Custom homes along Trinity River parkland

AVG HHI	UNITS	PRICE RANGE
\$220,000	320	\$600K – \$1.10MM

Builder: Various custom - resales
 Established luxury enclave on the south bank of W. Fork Trinity, fronting River Legacy Park's 1,300-acre trail system. Mix of custom & renovated estates.

5 Lakes of River Trails (David Weekley)
Family SFR - greenbelt & rec lakes

AVG HHI	UNITS	PRICE RANGE
\$160,000	600	\$450K – \$720K

Builder: David Weekley Homes
 50- & 60-ft homesites, 1,233–3,517 sf. Greenbelt + recreational lakes. Mins to NE Mall, Fossil Creek GC.

6 Lake Arlington North Shore (waterfront customs)
Custom waterfront - lake-frontage premium

AVG HHI	UNITS	PRICE RANGE
\$240,000	280	\$500K – \$1.50MM

Builder: Various custom
 Custom waterfront homes around Lake Arlington's north shore. Lake-frontage drives strong \$1M+ comps.

7 Interlochen Estates
Lake Interlochen - ~140 European/Tudor customs

AVG HHI	UNITS	PRICE RANGE
\$215,000	140	\$540K – \$1.20MM

Builder: Various custom
 Waterfront custom homes around Lake Interlochen. European/Tudor architecture, wooded lots.

8 Founders Parc (Euleless mixed-use)
12-acre lake - SFR + Townhome + MF

AVG HHI	UNITS	PRICE RANGE
\$140,000	519	\$425K – \$700K

Builder: Megatel · Taylor Morrison · Beazer · IPA Texas (Domain MF)
 Consolidated Founders Parc community: 88 TH + 62 (TM 46s) + 74 (TM 55s) + 55 (Beazer) + 240 Class-A MF. 12-acre amenity lake; HEB ISD.

9 Waterbend (Euleless)
66-acre mixed-use - 40-ft SFR + TH

AVG HHI	UNITS	PRICE RANGE
\$135,000	200	\$425K – \$489K

Builder: D.R. Horton · Beazer Homes
 Next to historic Greater SW Airport site. 1,716–2,542 sf. Resort pool, walking trails, pond. 22/24-ft TH lots + 40-ft SFR.

10 Rolling Hills (former CC) — Provident
221 lots - 50' Family + 60' Estate Series

AVG HHI	UNITS	PRICE RANGE
\$155,000	221	\$425K – \$725K

Builder: Provident Realty Advisors (land dev.) · merchant builders TBD
 Per Provident pad map (Jan 2024). 122 × 50'×120' lots (Family Series) + 99 × 60'×120' lots (Estate Series). Residential portion only — commercial parcel excluded.

11 Forest Hills (N. Arlington)
Established tree-lined - mature schools

AVG HHI	UNITS	PRICE RANGE
\$115,000	850	\$240K – \$340K

Builder: Resale market
 Established North Arlington neighborhood. Mature lots, tree-lined streets, AISD schools.

Sources: U.S. Census ACS 2024 5-yr (76005); builder/developer pages (Megatel, Taylor Morrison, Beazer, Drees, David Weekley, D.R. Horton, Johnson Development, Provident Realty Advisors); Hampden Woods, Loch Highland, Lake Arlington listings via Knox RE, Cavan Realty, Texas Real Estate Source, Premiere Properties; Rolling Hills per Provident pad map exhibit (Jan 2024). Avg HHI figures are buyer-profile estimates derived from price band (3–4× HHI rule for new construction) or reported ACS data for established neighborhoods.





CHS ARCHITECTS, INC.
2800 NE GREEN OAKS BLVD., SUITE 200
ARLINGTON, TEXAS 76010
(817) 840-3190



PROJECT NUMBER:
2308462

DATE:
02-17-2026

LEGACY EAST TOWN CENTER
NORTH COLLINS ST. & BLUE LAKE BLVD., ARLINGTON, TX.

SITE PLAN



SCALE: 1" = 60'-0"

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CHS ARCHITECTS, INC.
2606 NE GREEN OAKS BLVD., SUITE 200
4800 W. GREEN OAKS DR. #1000
(817) 640-3190



PROJECT NUMBER:

DATE: 05-07-2025

LEGACY EAST
TOWN CENTER

NORTH COLLINS ST. & BLUE LAKE BLVD., ARLINGTON, TX.



Wealthiest ZIP codes in North Texas

Ranked by Median household income

Locally Researched by: Davie Nguyen Mar 22, 2024, 5:00am CDT

Revised: Mar 22, 2024, 9:00am CDT

Dallas Business Journal obtained this data from the U.S. Census Bureau's 2022 American Community Survey. Inflation-adjusted dollars from the five-year estimates were used.

DBJ ranked ZIP codes across the core coverage area of Collin, Dallas, Denton and Tarrant counties.

	ZIP CODE	CITY, COUNTY	POPULATION 2022	<u>MEDIAN HOUSEHOLD INCOME</u>	MEDIAN FAMILY INCOME	PER CAPITA INCOME	MEDIAN HOME VALUE	NO. OF HOUSEHOLDS
1	76092	Southlake, Tarrant County	31,212	\$250,000 ¹	\$250,000 ¹	\$111,063	\$856,100	9,431
2	76034	Colleyville, Tarrant County	25,793	\$196,034	\$214,964	\$91,570	\$673,900	9,225
3	76005	Arlington, Tarrant County	4,899	\$191,250	\$210,811	\$72,138	\$434,000	1,596
4	75205	Highland Park,	25,212	\$180,698	\$250,000	\$116,578	\$1,412,600	9,226
5	75225	University Park, Dallas County	21,965	\$180,181	\$250,000	\$128,159	\$1,396,500	8,944

COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for 3-year job growth (185,600 jobs)
#1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)
BLS, Dec. 2021

4 Global 500 Companies Fortune, 2021
9 World's Most Admired Companies Fortune, 2022
22 Fortune 500 Companies



DFW AREA GROWTH

50% LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.

+7.2% EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022

+328 people per day (2020)



1,302,041 added in 2010-2020

7,694,138 TOTAL POPULATION

11,200,000 Population by 2045

4TH LARGEST METRO IN U.S. OVER 200 CITIES

3 Commercial AIRPORTS

- DFW International
 - Dallas Love Field
 - Alliance
- Travel anywhere in Continental U.S. in 4 hours
Access nearly 60 international destinations

HIGHER EDUCATION

30 Higher Education Institutions
15 Major Universities

Three Research 1 Universities



HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

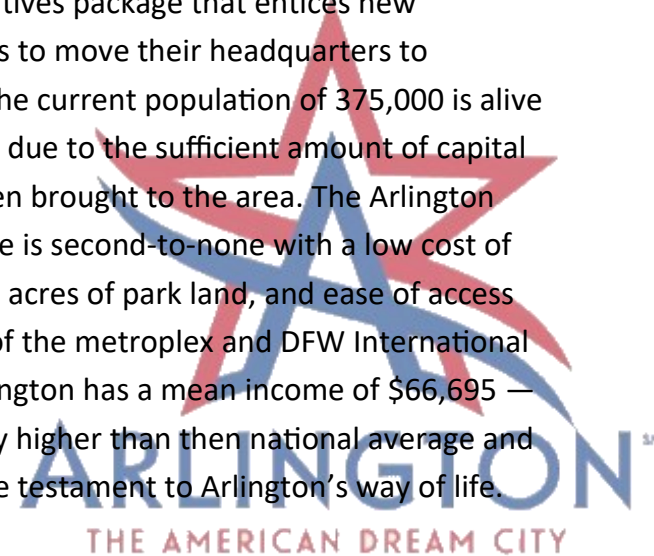
City of Arlington

15 miles from Downtown Fort Worth and 20 miles from Downtown Dallas, Arlington is known for being the entertainment capital of Texas. The city is home to the Dallas Cowboys' AT&T Stadium complex, Texas Rangers' Globe Life Field, Globe Life Park, Six Flags Over Texas, Hurricane Harbor, and soon The National Medal of Honor Museum.

Arlington has been fortunate enough to become home to DFW's most prized sports teams the Dallas Cowboys and Texas Rangers. The Cowboys are currently residing in a \$1 billion state of the art stadium that not only serves for game needs, but also is a significant entertainment venue for many big-time artists and events. The Texas Rangers are residing in to their new \$1.2 billion stadium/entertainment venue, Globe Life Field, to match their neighbor next door in AT&T Stadium. The former Texas Ranger Stadium Globe Life Park is home to the XFL, North Texas Soccer Association & The Dallas Jackals Rugby Team. The stadiums along with the other entertainment attractions make Arlington a hotspot in the DFW area.

Arlington is also home to the University of Texas at Arlington, a Division I University with an undergraduate enrollment of approximately 30,000. The school offers the area a wide range of development opportunities that work to generate economic preservation for the surrounding area.

Arlington also hosts the largest business park in North Texas and one of the fastest growing research institutions in the United States. The City is a welcoming host for many large corporations with a stellar incentives package that entices new corporations to move their headquarters to Arlington. The current population of 375,000 is alive and thriving due to the sufficient amount of capital that has been brought to the area. The Arlington quality of life is second-to-none with a low cost of living, 4,600 acres of park land, and ease of access to the rest of the metroplex and DFW International Airport. Arlington has a mean income of \$66,695 — substantially higher than then national average and another true testament to Arlington's way of life.



INFORMATION ON BROKERAGE SERVICES



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 on 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. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction on known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 on. 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. A broker who acts as an intermediary:

- Must treat all parties to the transaction on impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation on agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information on purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025

