

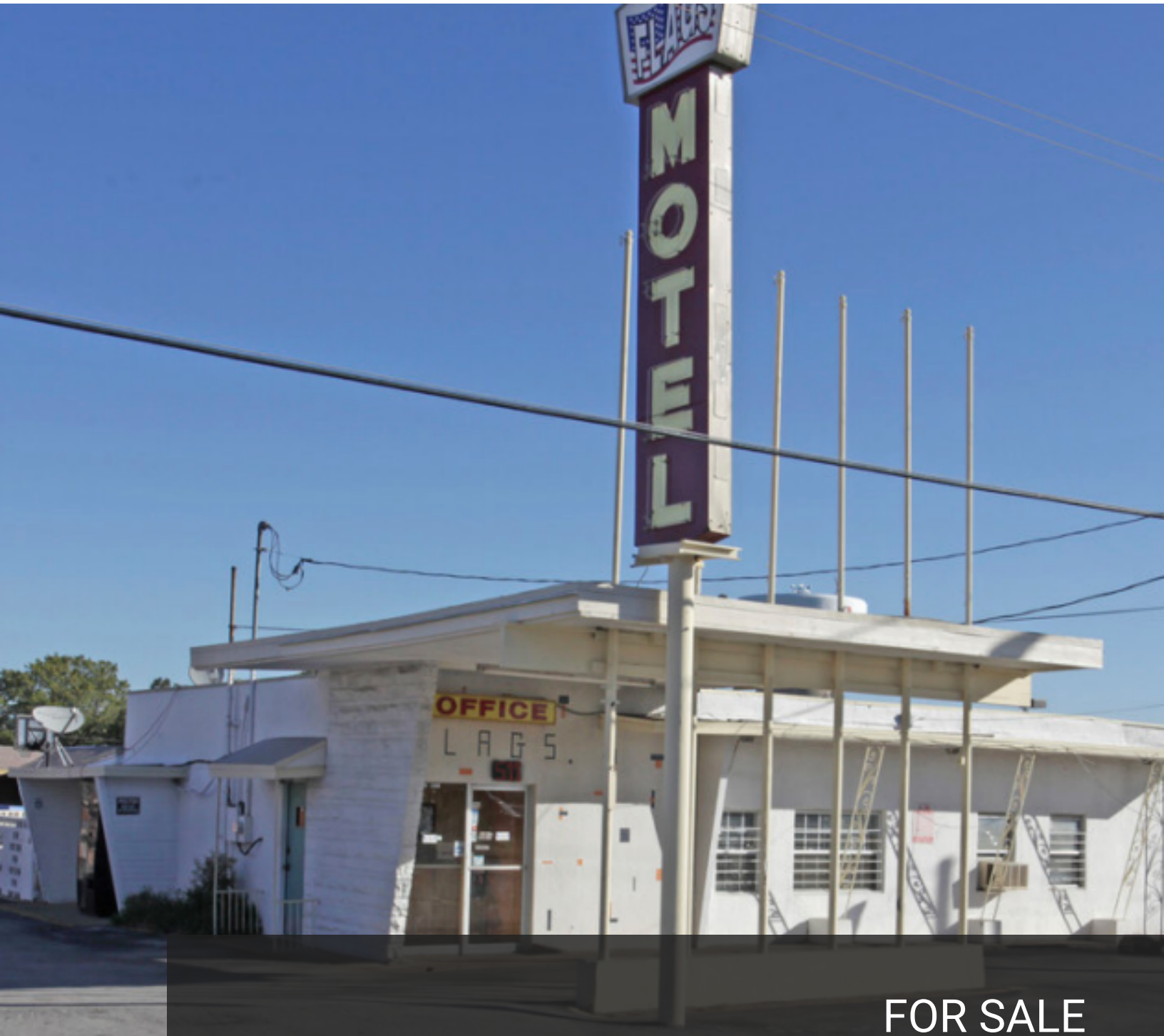
INVESTMENT OPPORTUNITY: FLAGS MOTEL

25-ROOM INDEPENDENT HOSPITALITY PROPERTY ON 0.65 ACRES
IN THE HEART OF THE DFW METROPLEX

511 E. DIVISION STREET | ARLINGTON, TX 76011



TRANSWORLD[®]
Commercial Real Estate



FOR SALE

2124 Parkwood Drive
Bedford, Texas 76021



TRANSWORLD[®]
Commercial Real Estate

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

Investment Opportunity: Flags Motel
511 East Division Street | Arlington, TX 76011



PROPERTY SUMMARY

Rooms:	25
Manager Suite:	1
Year Built:	1960
Stories:	1
Operation Type	Independent
Lot Size:	0.65 AC (28,314 SF)
Primary Corridors:	Exterior
Zoning:	F1
Construction Type:	Masonry
Parcel:	03155471
Building FAR:	0.52
Hotel Location Type:	Suburban

PROPERTY OVERVIEW

Flags Motel is a 25-room, single-story independent hospitality asset located at 511 E. Division Street in Arlington, Texas. Built in 1960 and constructed with durable masonry, the motel features exterior corridor access and includes a dedicated manager's suite.

Positioned on a 0.65-acre lot with a Floor Area Ratio (FAR) of 0.52, the property is zoned F1 and offers strong frontage and visibility along E. Division Street. Its suburban location provides convenient access to major thoroughfares, public transit, and local attractions such as AT&T Stadium and Globe Life Field.

This value-add opportunity benefits from the region's consistent tourism, steady traffic counts on nearby arterial roads, and close proximity to both Dallas and Fort Worth. The property is ideal for investors seeking an income-producing hospitality asset with redevelopment or repositioning potential.

LOCATION OVERVIEW

Arlington, Texas, Located in the heart of the Dallas-Fort Worth metroplex, Arlington, Texas, is a vibrant city known for its dynamic mix of entertainment, business, and culture. Home to world-class attractions like AT&T Stadium, Globe Life Field, and Six Flags Over Texas, Arlington draws millions of visitors each year.

The city boasts a thriving economy supported by major employers in education, healthcare, and technology, as well as the University of Texas at Arlington, a leading research institution. With a well-connected transportation network and proximity to both Dallas and Fort Worth, Arlington offers convenience and accessibility for residents, businesses, and investors alike.

Beyond its entertainment and business appeal, Arlington provides a high quality of life with diverse neighborhoods, excellent schools, and abundant parks and recreational spaces. The city continues to grow, with ongoing development projects revitalizing key areas, including downtown Arlington. From its bustling nightlife and local dining scene to its family-friendly attractions and cultural landmarks, Arlington blends the energy of a major metropolitan area with the charm of a welcoming Texas community.

PROPERTY PHOTOS

Investment Opportunity: Flags Motel
511 East Division Street | Arlington, TX 76011



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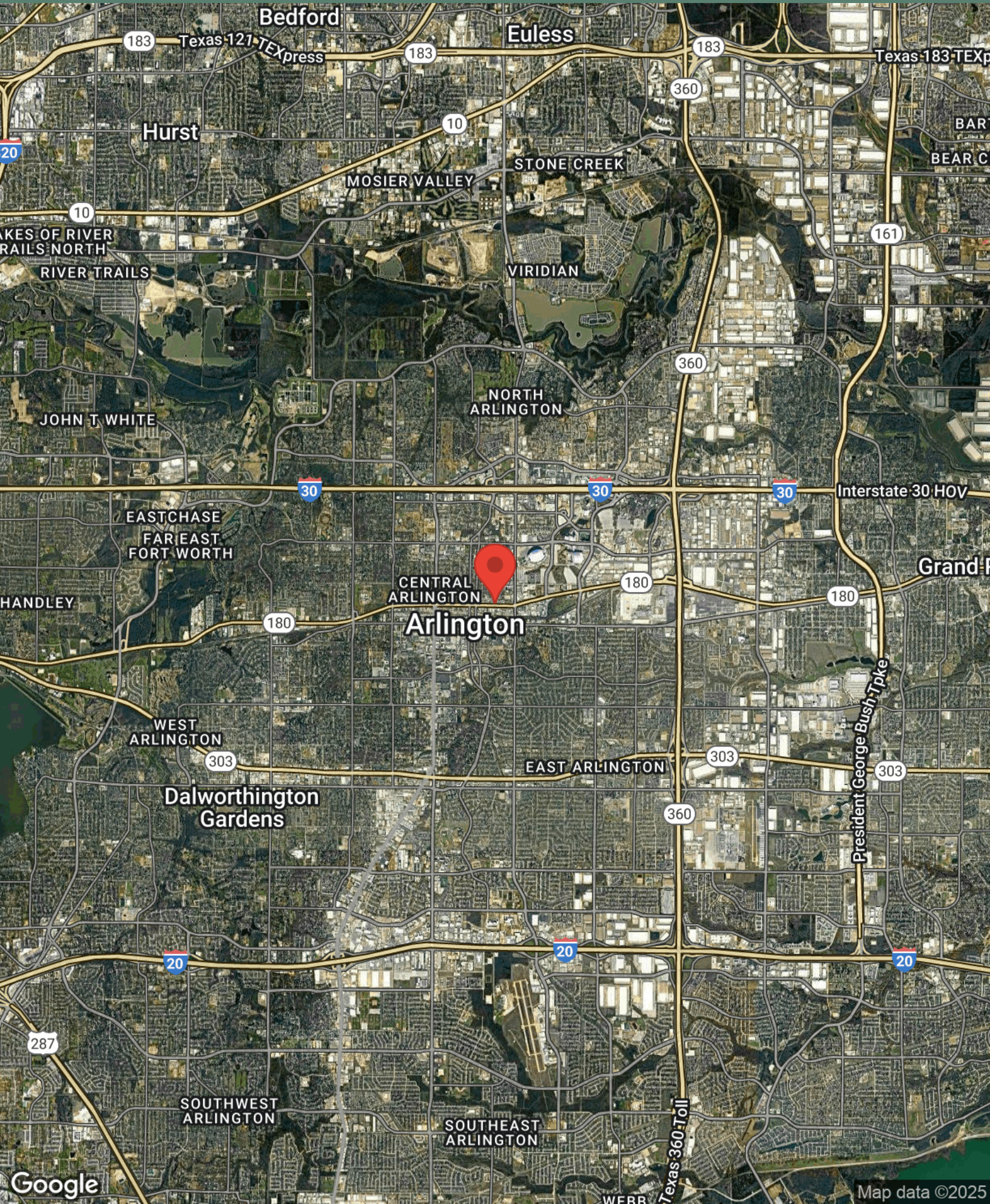
AERIAL MAP

Investment Opportunity: Flags Motel
511 East Division Street | Arlington, TX 76011



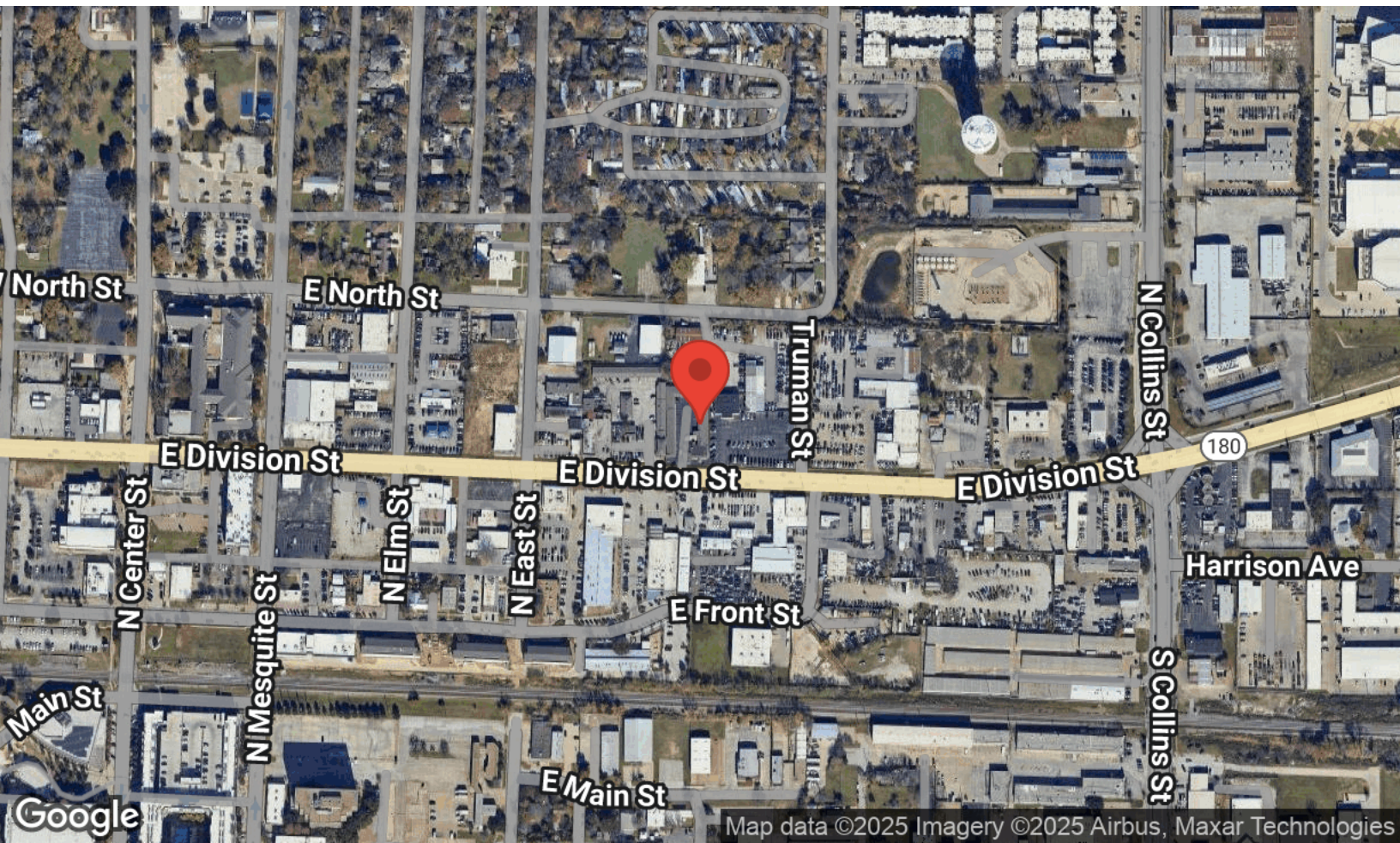
REGIONAL MAP

Investment Opportunity: Flags Motel
511 East Division Street | Arlington, TX 76011



LOCATION MAPS

Investment Opportunity: Flags Motel
511 East Division Street | Arlington, TX 76011



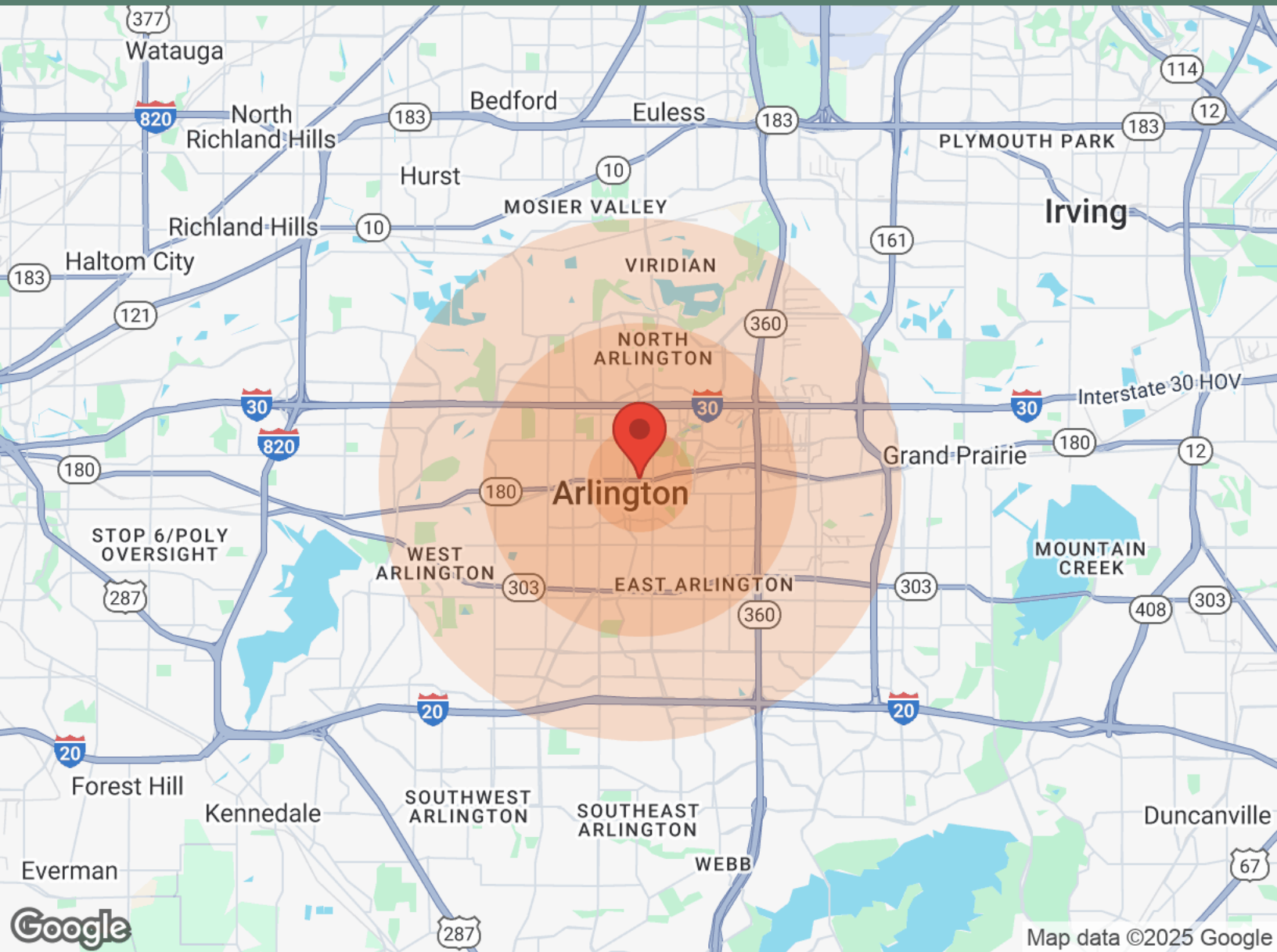
BUSINESS MAP

Investment Opportunity: Flags Motel
511 East Division Street | Arlington, TX 76011



DEMOGRAPHICS

Investment Opportunity: Flags Motel
511 East Division Street | Arlington, TX 76011



Population	1 Mile	3 Miles	5 Miles
Male	7,908	72,802	138,076
Female	6,966	71,009	139,390
Total Population	14,874	143,811	277,466
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,293	34,143	65,197
Ages 15-24	1,879	19,829	38,208
Ages 25-54	7,360	63,130	119,182
Ages 55-64	1,205	13,289	27,209
Ages 65+	1,137	13,420	27,670
Race	1 Mile	3 Miles	5 Miles
White	7,128	82,641	155,143
Black	1,602	22,214	55,095
Am In/AK Nat	54	439	651
Hawaiian	N/A	54	86
Hispanic	8,561	64,599	106,310
Multi-Racial	9,086	63,934	105,588

Income	1 Mile	3 Miles	5 Miles
Median	\$28,372	\$37,611	\$41,421
< \$15,000	1,430	8,892	15,212
\$15,000-\$24,999	888	7,981	13,833
\$25,000-\$34,999	866	8,058	14,677
\$35,000-\$49,999	527	9,300	18,726
\$50,000-\$74,999	731	8,936	19,303
\$75,000-\$99,999	386	4,597	9,945
\$100,000-\$149,999	143	4,143	8,945
\$150,000-\$199,999	9	1,340	3,179
> \$200,000	51	990	2,564

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,161	64,730	122,846
Occupied	5,314	56,611	109,828
Owner Occupied	1,039	22,538	46,375
Renter Occupied	4,275	34,073	63,453
Vacant	847	8,119	13,018

2-10-2025



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. 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 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 agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction 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. 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 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 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 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.

<u>Transworld Commercial Brokers, LLC</u>	<u>9013356</u>	<u>phil@transworldcre.com</u>	<u>(303)981-1936</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Philip Kubat</u>	<u>759206</u>	<u>phil@transworldcre.com</u>	<u>(303)981-1936</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>William Connery</u>	<u>813285</u>	<u>will@transworldcre.com</u>	<u>607-423-8718</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

OWNER: _____

Date: _____