

WATERS EDGE WEST AT VIRIDIAN ARLINGTON, TX



3990 N. COLLINS ST
ARLINGTON, TX 76005



WATERS EDGE WEST AT VIRIDIAN ARLINGTON, TX

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Executive Summary	Property Description	Financial Analysis	Tenant Overviews	Market Overview

The Offering

Price: UNPRICED

Cap Rate: MARKET

NET OPERATING INCOME \$404,338

YEAR BUILT 2019

GROSS LEASABLE AREA 13,227 SF

LOT SIZE 1.79 ACRES

OCCUPANCY 100%

AVERAGE TERM REMAINING 4.42 YEARS



Investment Highlights



100% Occupied with Long-Term Triple Net Leases

– Allows an investor to have limited landlord responsibilities and ease of management



High Quality Construction on Oversized 1.79 Acre Pad

– Features excellent ingress/egress with a large surface lot providing ample customer parking accommodations



Across from the Award Winning 2,300 Acre Viridian Master-Planned Community

– Located in the 3rd wealthiest zip code in North Texas, Viridian features 5 major lakes, 500 acres of open space, and is home to over 6,500 residents ([Link to Article](#))



3-Miles from The Arlington Entertainment District, Seeing Over 16.3M Visitors Annually

– Including several professional sports stadiums, Six Flags Over Texas and Hurricane Harbor, Arlington Texas Live!, and much more, this entertainment district is one of the largest tourist attractions in the state of Texas (Source: Fort Worth Report)



Densely Developed Residential Market with Ideal Consumer Demographics

– There are over 525,613 residents within a 7-mile radius of the property with an average household income of \$99,358



Excellent Synergistic Tenant Lineup with High-

Performing, Internet Resistant Brands – The 13,227 SF center includes a complimentary tenant mix of food & service tenants that offer quality goods & services to the surrounding Arlington community



Features Excellent Visibility and Easy Access with Strong Traffic Counts

– Located along N Collins Street boasting 33,236 VPD and just North of NE Green Oaks Blvd boasting 25,142 VPD



Less than 9-Miles from Dallas Fort-Worth International Airport

– The #2 Ranked National Airport by Passenger Volume with over 62.4 million passengers in 2024



Located Along Major Retail Corridor

– Neighboring national retailers include Walmart, Home Depot, Chick-Fil-A, Whole Foods, Cracker Barrel, Raising Cane's, Panda Express, Starbucks, Chipotle, Whataburger, Cold Stone, Whataburger, and many more



Business Friendly Climate

– Texas is the World's 9th Largest Economy, has been the #1 State for Export Trade for 20 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations



Texas has NO State Income Tax

Tenant Roster

Tenant	SF	% of Center	Lease Execution	Lease Expiration
CHILL COFFEE & WINE BAR	2,086 SF	16%	MAY-2022	MAY-2032
ACCENT OPTICAL	2,500 SF	19%	FEB-2020	FEB-2030
UPSCALE NAIL / MANCAVE	4,000 SF	30%	MAR-2020	MAR-2030
HOTWORX	1,814 SF	14%	MAY-2020	APR-2030
LAC BLEU BRUNCH CAFE	2,827 SF	21%	APR-2023	MAR-2030
TOTAL	13,227 SF	100%		



Cash Flow Projections

Fiscal Year Ending - February 28	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Physical Occupancy	100.00%	100.00%	100.00%	100.00%	94.56%	100.00%	100.00%	100.00%	100.00%	91.00%	100.00%
Overall Economic Occupancy [1]	100.00%	100.00%	100.00%	100.00%	96.31%	100.00%	100.00%	100.00%	100.00%	93.11%	100.00%
Operating Expense Reimbursement %	100.00%	100.00%	100.00%	100.00%	94.68%	100.00%	100.00%	100.00%	100.00%	91.27%	100.00%
Weighted Average Market Rent	\$31.52	\$32.46	\$33.44	\$34.44	\$35.47	\$36.54	\$37.63	\$38.76	\$39.92	\$41.12	\$42.36
Weighted Average In Place Rent [2]	\$30.57	\$31.04	\$31.48	\$31.89	\$34.13	\$34.38	\$34.86	\$35.00	\$35.00	\$37.50	\$38.32
Total Operating Expenses PSF Per Year	\$13.01	\$13.39	\$13.77	\$14.16	\$14.53	\$15.04	\$15.47	\$15.90	\$16.33	\$16.68	\$17.38
Lease SF Expiring (Initial Term Only)	0	0	0	2,500	8,641	0	2,086	0	0	0	0
Lease SF Expiring (Cumulative %)	0.00%	0.00%	0.00%	18.90%	84.23%	84.23%	100.00%	100.00%	100.00%	100.00%	100.00%

	[3]											
	FY 2027											
	\$/SF/YR											
REVENUES												
Scheduled Base Rent												
Shop Potential Base Rent	30.57	404,338	410,577	416,341	421,829	450,197	454,770	461,080	463,010	463,010	499,663	506,797
Shop Absorption & Turnover	0.00	0	0	0	0	(23,339)	0	0	0	0	(48,266)	0
Total Scheduled Base Rent	30.57	404,338	410,577	416,341	421,829	426,857	454,770	461,080	463,010	463,010	451,397	506,797
CAM Reimbursement	4.11	54,314	55,944	57,622	59,351	57,825	62,965	64,854	66,800	68,804	64,523	72,994
MGT Reimbursement	1.74	23,059	23,506	23,938	24,364	23,203	26,150	26,629	26,932	27,161	24,256	29,465
INS Reimbursement	0.76	10,113	10,417	10,729	11,051	10,767	11,724	12,076	12,438	12,811	12,014	13,591
RET Reimbursement	6.40	84,658	87,198	89,814	92,508	90,130	98,142	101,086	104,119	107,242	100,570	113,774
TOTAL GROSS REVENUE	43.58	576,483	587,641	598,444	609,103	608,782	653,751	665,725	673,298	679,028	652,760	736,620
General Vacancy Loss	0.00	0	0	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS REVENUE	43.58	576,483	587,641	598,444	609,103	608,782	653,751	665,725	673,298	679,028	652,760	736,620
OPERATING EXPENSES												
Common Area Maintenance	(4.11)	(54,314)	(55,944)	(57,622)	(59,351)	(61,131)	(62,965)	(64,854)	(66,800)	(68,804)	(70,868)	(72,994)
Management Fee	(1.74)	(23,059)	(23,506)	(23,938)	(24,364)	(24,351)	(26,150)	(26,629)	(26,932)	(27,161)	(26,110)	(29,465)
Insurance	(0.76)	(10,113)	(10,417)	(10,729)	(11,051)	(11,383)	(11,724)	(12,076)	(12,438)	(12,811)	(13,196)	(13,591)
Real Estate Taxes	(6.40)	(84,658)	(87,198)	(89,814)	(92,508)	(95,284)	(98,142)	(101,086)	(104,119)	(107,242)	(110,460)	(113,774)
TOTAL OPERATING EXPENSES	(13.01)	(172,145)	(177,064)	(182,103)	(187,274)	(192,149)	(198,981)	(204,645)	(210,288)	(216,018)	(220,633)	(229,823)
NET OPERATING INCOME	\$30.57	\$404,338	\$410,577	\$416,341	\$421,829	\$416,633	\$454,770	\$461,080	\$463,010	\$463,010	\$432,127	\$506,797
CAPITAL COSTS												
Tenant Improvements	0.00	0	0	0	0	(30,347)	0	0	0	0	(58,234)	0
Leasing Commissions	0.00	0	0	0	0	(10,503)	0	0	0	0	(21,720)	0
Capital Reserves	(0.15)	(1,994)	(2,054)	(2,115)	(2,179)	(2,244)	(2,312)	(2,381)	(2,452)	(2,526)	(2,602)	(2,680)
TOTAL CAPITAL COSTS	(0.15)	(1,994)	(2,054)	(2,115)	(2,179)	(43,093)	(2,312)	(2,381)	(2,452)	(2,526)	(82,555)	(2,680)
OPERATING CASH FLOW	\$30.42	\$402,344	\$408,523	\$414,226	\$419,650	\$373,540	\$452,458	\$458,699	\$460,557	\$460,484	\$349,572	\$504,117

[1] This figure takes into account vacancy/credit loss, absorption vacancy, turnover vacancy, and rent abatements.

[2] This figure does not include any amount related to expense reimbursements. Only Scheduled Base Rent and Fixed/CPI Increases are included in this calculation, which is based on the weighted-average physical occupancy during each fiscal year.

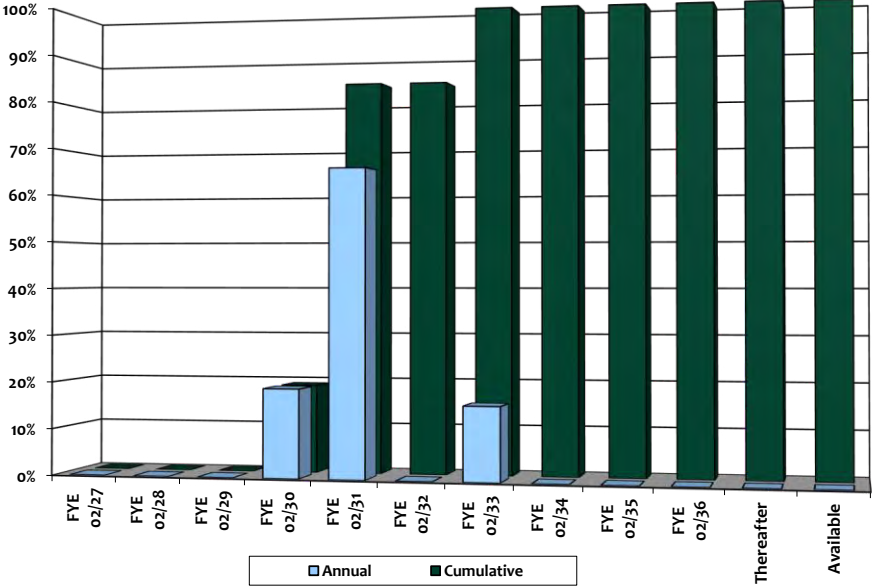
[3] Based on 13,227 square feet.

Cash Flow Projections Based on Argus Enterprise Version 14.0.2

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

Existing Lease Expirations

Suite	Tenant	Lease Expiration	WALT	FYE 02/27	FYE 02/28	FYE 02/29	FYE 02/30	FYE 02/31	FYE 02/32	FYE 02/33	FYE 02/34	FYE 02/35	FYE 02/36	Thereafter	Available	
102	Accent Optical	Feb-30	4.00				2,500									
108	Upscale Nail / Mancave	Mar-30	4.08					4,000								
116	Lac Bleu Brunch Cafe	Mar-30	4.08					2,827								
112	HOTWORX	Apr-30	4.17					1,814								
100	Chill Coffee & Wine Bar	May-32	6.25							2,086						
Existing Lease WALT			4.42													
Fiscal Year Totals:				0	0	0	2,500	8,641	0	2,086	0	0	0	0	0	0
Percent:				0%	0%	0%	19%	65%	0%	16%	0%	0%	0%	0%	0%	0%
Count:				0	0	0	1	3	0	1	0	0	0	0	0	
Cumulative SF:				0	0	0	2,500	11,141	11,141	13,227	13,227	13,227	13,227	13,227	13,227	
Cumulative %:				0%	0%	0%	19%	84%	84%	100%	100%	100%	100%	100%	100%	



Summary of Lease Expirations					
Year	Suites	SF	Percent	Cumulative SF	Cumulative Percent
FYE 02/27	0	0	0%	0	0%
FYE 02/28	0	0	0%	0	0%
FYE 02/29	0	0	0%	0	0%
FYE 02/30	1	2,500	19%	2,500	19%
FYE 02/31	3	8,641	65%	11,141	84%
FYE 02/32	0	0	0%	11,141	84%
FYE 02/33	1	2,086	16%	13,227	100%
FYE 02/34	0	0	0%	13,227	100%
FYE 02/35	0	0	0%	13,227	100%
FYE 02/36	0	0	0%	13,227	100%
Thereafter	0	0	0%	13,227	100%
Available	0	0	0%	13,227	100%

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Summary of Financial Assumptions

GLOBAL		VACANT SPACE LEASING		SECOND GENERATION LEASING	
Analysis Period		Occupancy and Absorption		Retention Ratio	
Commencement Date	March 1, 2026	Vacant as of 3/1/26	0 SF		<u>Shop</u> 75%
End Date	February 29, 2036	Percentage Vacant at 3/1/26	0.00%	Financial Terms	
Term	10 Years	Absorption Period	-	2026 Annual Market Rent	\$28.00-\$34.50
		Absorption Period Start Date	-	Rent Adjustment	None
		First Absorption Occurs On	-	Lease Term	5 Years
		Last Absorption Occurs On	-	Expense Recovery Type	NNN
Area Measures (NRSF)		Financial Terms & Tenancing Costs		Tenancing Costs	
Rentable Square Feet	13,227 SF	2026 Annual Market Rent	-	Tenant Improvements (\$/NRSF)	
		Rent Adjustment	-	New	\$25.00 PSF
		Lease Term	-	Renewal	\$0.00 PSF
		Expense Recovery Type	-	Weighted Average	\$6.25 PSF
		Tenant Improvements (\$/NRSF)	-	Leasing Commissions (Base Rent Only)	
		Commissions	-	New	6.00%
				Renewal	0.00%
				Weighted Average	1.50%
				Downtime	
				New	9 Month(s)
				Weighted Average	2 Month(s)
Growth Rates		EXPENSES [2]			
Consumer Price Index (CPI)	3.00%	Operating Expense Source	FYE 10/25 I/S Grown 3.00%		
Other Revenue	3.00%	Management Fee (% of EGR)	4.00%		
Operating Expenses	3.00%	Real Estate Taxes Reassessed	No		
Real Estate Taxes	3.00%				
Market Rent					
CY 2027	- 3.00%				
CY 2028	- 3.00%				
CY 2029	- 3.00%				
CY 2030	- 3.00%				
CY 2031	- 3.00%				
CY 2032	- 3.00%				
CY 2033	- 3.00%				
CY 2034	- 3.00%				
CY 2035	- 3.00%				
CY 2036+	- 3.00%				
General Vacancy Loss	None [1]				
Capital Reserves (CY 2026 Value)	\$0.15 PSF				

Notes:

All market rates are stated on a calendar-year basis.

[1] General Vacancy Loss factor includes losses attributable to projected lease-up or rollover downtime.

All tenants are subject to this loss factor.

[2] Operating Expenses:

a) Operating expenses for CY2026 are based on the FYE Oct 2025 Income Statement grown 3.00%.

b) Real estate taxes for CY2026 are based on the 2025 assessed value of \$3,193,969 and a tax rate of 2.657380%, as indicated on Tarrant CAD. Taxes are assumed to grow 3% annually beginning CY2027.

c) Analysis does not factor in the Texas Margin Tax and assumes a buyer will consult with their tax advisor to evaluate their exposure to this expense.

d) Expense reimbursement calculations are based on a detailed lease review.

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Tenant Overviews

HOTWORX

HOTWORX:

www.hotworx.net

HOTWORX is a niche fitness concept that combines infrared heat with isometric workouts and guided programming to create a low-impact, high-efficiency training experience. Established in 2010, the brand emphasizes affordable, 24/7 access and a distinctive sauna-like environment to enhance sweat, recovery, and overall performance.

Franchised locations focus on offering membership-driven models with a compact footprint and scalable gym design to fit diverse markets. HOTWORX appeals to health-conscious professionals and busy individuals seeking time-efficient workouts in a supportive, community-oriented setting.

SQUARE FOOTAGE: 1,814 SF

% OF CENTER: 14%

LEASE EXPIRATION: APR-2030

GUARANTOR: FRANCHISE



LAC BLUE BRUNCH CAFE:

www.lacbleubrunchcafe.com

SQUARE FOOTAGE: 2,827 SF

% OF CENTER: 21%

LEASE EXPIRATION: MAR-2030

GUARANTOR: PERSONAL

Lac Bleu Brunch Café blends coastal-inspired comfort with a family-friendly dining concept, offering a casual, community-focused café experience. The Restaurant emphasizes fresh, locally sourced ingredients, personable service, and a lighthearted ambiance that appeals to neighborhoods and professionals alike.

The Arlington location features a compact footprint with efficient layout designed for quick-service and dine-in options, supporting breakfast, lunch, and pastry-forward menus. The tenant targets commuters, students, and local residents seeking approachable, high-quality dining in a welcoming environment.

Tenant Overviews



CHILL COFFEE & WINE BAR
www.chillcoffeewine.com

SQUARE FOOTAGE: 2,086 SF

% OF CENTER: 16%

LEASE EXPIRATION: MAY-2032

GUARANTOR: PERSONAL

Chill Coffee & Wine Bar in Arlington, Texas was established in 2020 and quickly became a neighborhood staple, offering a relaxed atmosphere with specialty coffee by day and curated wines by night. Guests enjoy a welcoming vibe, modern décor, and a versatile menu that pairs well with casual conversations or a quiet workspace. The bar also hosts occasional live music and tasting events, inviting patrons to linger longer.



ACCENT OPTICAL
www.accentoptical.net

SQUARE FOOTAGE: 2,500 SF

% OF CENTER: 19%

LEASE EXPIRATION: FEB-2030

GUARANTOR: PERSONAL

Accent Optical in Arlington, Texas opened in 2012 and has since established itself as a trusted destination for eyewear, offering a curated selection of designer frames and comprehensive eye exams. Patients appreciate knowledgeable staff, modern optometry facilities, and a focus on personalized potential solutions for vision needs. Accent Optical also emphasizes convenient scheduling and a patient-friendly experience, making eye care accessible and enjoyable.



UPSCALE NAILS BAR / MANCAVE
www.upscalenailsbar.net

SQUARE FOOTAGE: 4,000 SF

% OF CENTER: 30%

LEASE EXPIRATION: MAR-2030

GUARANTOR: PERSONAL

Upscale Nail Bar / ManCave opened in 2015 and has since become a premier destination for luxury manicures and spa-forward nail services. Guests enjoy a stylish, masculine-friendly environment with premium treatments, private stations, and attentive technicians focused on detail and relaxation. The venue also offers curated add-ons and membership options to enhance recurring visits and client loyalty. A dedicated men's section features tailored grooming services, sports-inspired designs, and a discreet, lounge-like area designed for comfort and privacy.



Site Plan



Surrounding Area



Manheim Dallas
- Fort Worth

iKids
Pediatric Dentistry
and Orthodontics
Vanessa Nguyen, OD
Mohammed Waseem Imam
Urgentology Care

Arlington
Fire Station #17

Site

Lac Bleu
BRUNCH CAFE
SINCE 2015

Chill
COFFEE & WINE BAR

Upscale Nails Bar **HOTWORX**

Planet Smoothie

WING STOP

COLD STONE
CREAMERY

SporTherapy

Arlington
Dental Lounge

Peak n Play
Kids Play & Party

Beauty and Brow

7
ELEVEN

FUTURE
Viridian
Units: 1,030

Blue Lake Blvd

KA
KATHERINE ADAMS

nanglo
YellowBag

Marcos
Pizza

Cheers
Wine
& Spirits

ESSENTIALS
beauty & DAY SPA

OB/GYN **Matlock**

MARIA CUCA'S
MEXICAN CUISINE

Magic CUP

SMILE
DENTAL OF ARLINGTON

Viridian Park Ln

McCollins St

Surrounding Area

Viridian Community



Viridian ES
Students: 712



Site

WATERS EDGE AT VIRIDIAN



0.5 Miles

157

Surrounding Area

Site

2 Miles

Planet Smoothie
7 ELEVEN
Marco's Pizza
HOTWORX
COLD STONE

metro by T-Mobile
AMAX INSURANCE

RIVERVIEW VILLAGE
Tom Thumb
SALLY. petco
Great Clips
SONIC
Starbucks
TEXAS TRUST CREDIT UNION
POLLO REGIO

TEXACO
H&R BLOCK
CIRCLE K
McDonald's
Valero

WHOLE FOODS MARKET
DTLR
LIBERTY TAX
CARNATION auto spa
cricket
BANK OF AMERICA
Pizza Hut
WHATABURGER

Sherrad ES
Students: 643

N Cooper St

N Collins St

NE Green Oaks Blvd

Mosier Valley Rd

157

Endless Main St

Trinity Blvd

360

FAMILY DOLLAR

SUBWAY Shell

ExxonMobil

Manheim by Cox Automotive

SUPER STAR CAR WASH

Martin Marietta

behavioral INNOVATIONS
myeyeDR.

CHILDREN'S SPECIALTY CLINICS

Viridian ES
Students: 712

DOLLAR GENERAL

7 ELEVEN SUBWAY

DISCOUNT TIRE

brakes plus

ExxonMobil

Kroger boost mobile

FIRST CONVENIENCE BANK
metro by T-Mobile
CVS pharmacy

CALIBER CAR WASH
State Farm

Primrose Schools
Innovative Renal Care

360

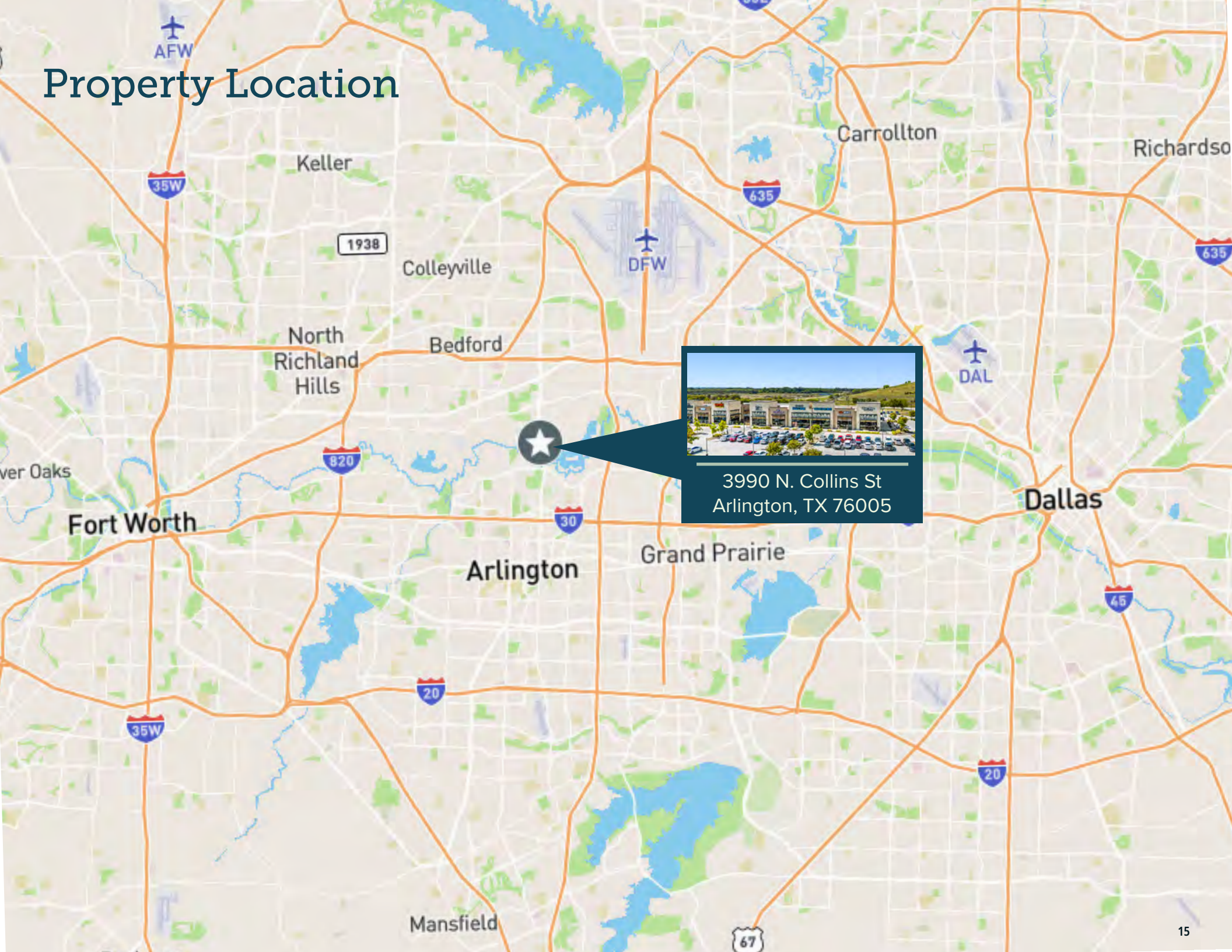
Ellis ES
Students: 757

Walmart

InTown SUITES
total wireless
PNC

SUBWAY
la Madeleine
HTEAO
CHIPOTLE MEXICAN GRILL

Property Location



3990 N. Collins St
Arlington, TX 76005

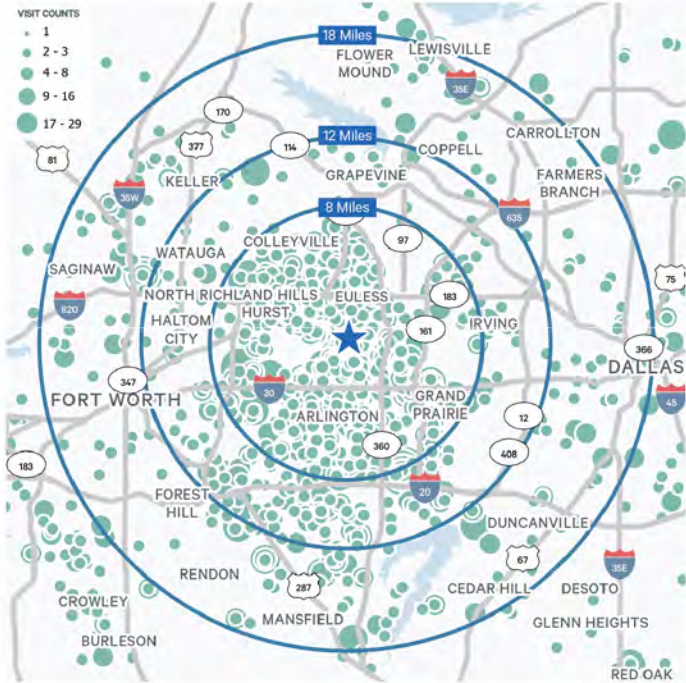
Waters Edge at Viridian| Mass Mobile Data

3990 N. Collins St,
Arlington, TX 76005

Study Period: October 2024 to September 2025

Massive Mobile Data – Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Mobile data is the most trusted solution for strategic marketplace analysis.

Common Evening Radius



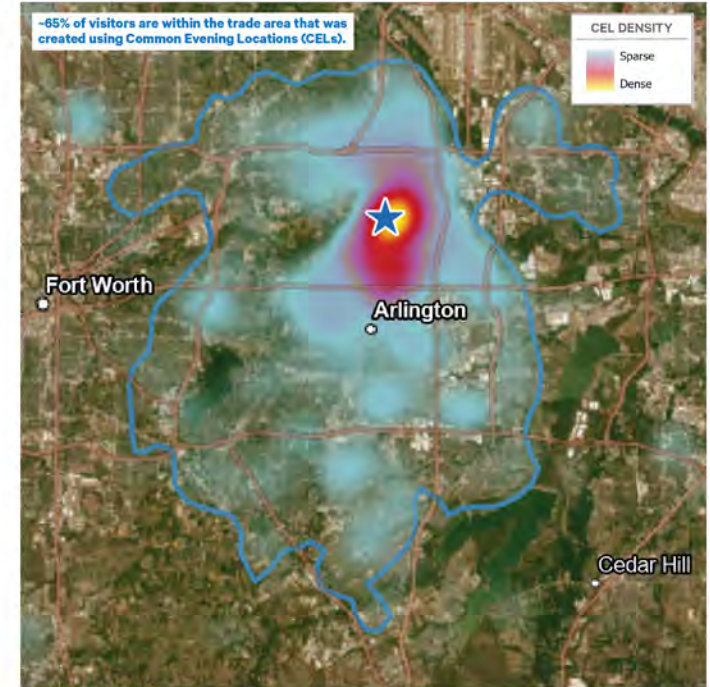
Trade Area Demographics

Total Population	Average Household Income
1 Million	\$100,634
Total Households	2025 Retail Trade Sales SIC
387,875	\$16 Billion
Educational Attainment	Median Age
10% Associates 23% Bachelors 11% Graduate	35.8

Site Demographics

Dwell Time	Visitor Frequency
32 Minutes	Return 27% One-Time 73%

Trade Area

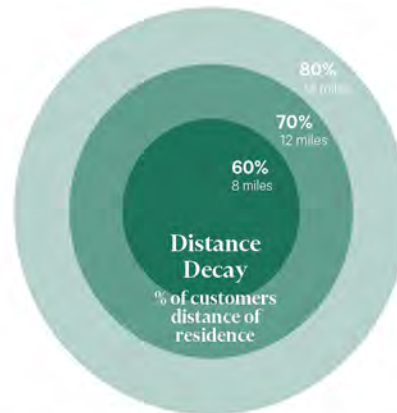


Percent Daytime Locations

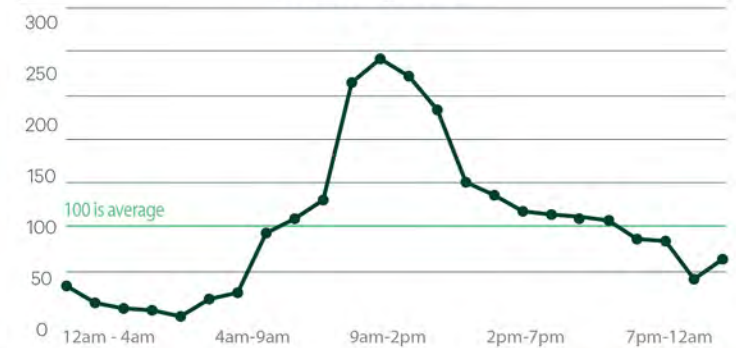
Arlington	27%
Eules	20%
Fort Worth	10%
Grand Prairie	7%

Percent Evening Locations

Arlington	30%
Eules	20%
Fort Worth	10%
Grand Prairie	7%



Traffic By Hour



Demographics

	1 Mile	3 Miles	5 Miles	7 Miles
POPULATION				
2024 Population - Current Year Estimate	9,952	102,085	262,451	525,613
2029 Population - Current Year Estimate	12,168	105,985	265,464	529,806
2020-2024 Annual Population Growth Rate	14.10%	1.44%	0.54%	0.30%
2024-2029 Annual Population Growth Rate	4.10%	0.75%	0.23%	0.16%
HOUSEHOLDS				
2024 Households - Current Year Estimate	4,058	45,947	112,050	210,692
2029 Households - Current Year Estimate	4,915	48,228	114,865	215,364
2020-2024 Compound Annual Household Growth Rate	12.53%	1.62%	0.84%	0.69%
2024-2029 Annual Household Growth Rate	3.91%	0.97%	0.50%	0.44%
HOUSEHOLD INCOME				
2024 Average Household Income	\$187,146	\$99,733	\$97,400	\$99,358
2029 Average Household Income	\$208,279	\$109,976	\$106,448	\$108,829
TRAFFIC COUNTS				
	N COLLINS ST	GREEN OAKS BLVD		
Vehicles Per Day	33,236 VPD	25,142 VPD		





Award Winning Viridian Master Planned Community

Teeming with wildlife, Viridian boasts a 2,300-acre master plan that includes five major lakes, 500 acres of open space and an additional 500 acres of lakes, rivers, streams and wetlands. Located in the heart of Dallas Fort Worth, Arlington is comfortably located about 20 minutes from both downtowns. These new homes are just steps away from a thriving town square with retail, business and medical offices as well as endless amenities for active lifestyles. With miles of nature trails connecting to the River Legacy Park and the Living Science Center, Viridian is unlike anywhere else in the metroplex. Viridian's community plan also includes Elements at Viridian, our 55+ active living neighborhoods, providing home options for every lifestyle.

Viridian currently has 3,564 single-family homes, 709 multifamily units, 1.3 million square feet of mixed-use commercial space, and is home to over 6,500 residents. The development has added \$1.9 billion in value to Arlington's property tax base since construction began in 2011 and has won multiple regional and national awards.

[Viridian DFW](#)



Discover the Arlington Entertainment District: A Premier Destination in Texas

The Arlington Entertainment District is a dynamic, world-class destination located in the heart of North Texas, drawing over **15.6 million visitors** annually and generating **\$2.8 billion in tourism** spending. Anchored by iconic venues like AT&T Stadium, Globe Life Field, Choctaw Stadium, and Six Flags Over Texas, the district offers a rich blend of sports, culture, and entertainment. Visitors enjoy immersive experiences at Texas Live!, luxury accommodations at Live! by Loews and the Loews Arlington Hotel & Convention Center, and attractions like the National Medal of Honor Museum and the largest Esports Stadium in the U.S.

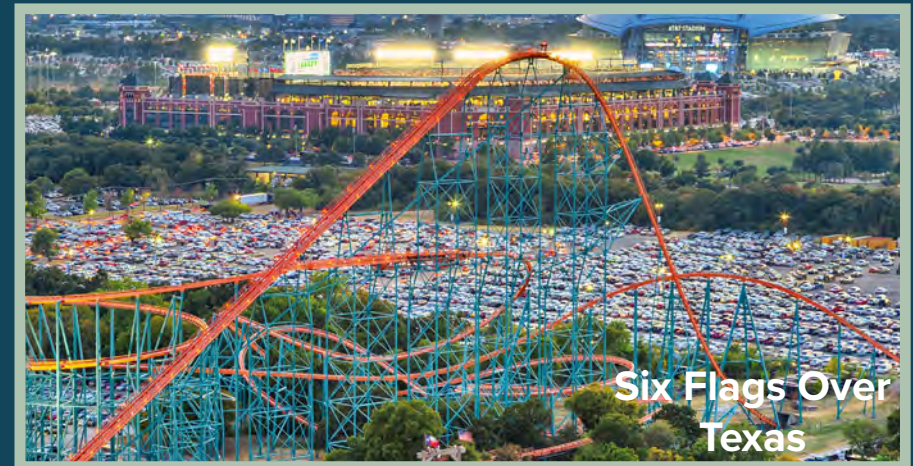
With nearly **\$4 billion in public and private investment**, the district is rapidly evolving into a premier hub for lifestyle, tourism, and economic development. Major projects like One Rangers Way, a luxury residential development, and Anthem, a mixed-use gateway for young professionals, are reshaping the area's skyline. Upcoming global events such as the 2026 FIFA World Cup and the INDYCAR Grand Prix of Arlington will further elevate its international profile. Strategic infrastructure upgrades, including a **\$17.5 million investment in roads and sidewalks** underscore Arlington's commitment to innovation and accessibility.



Globe Life Field
& Texas Live!



AT&T Stadium



Six Flags Over
Texas

Dallas-Fort Worth Overview



Dallas-Fort Worth, the fourth-largest metropolitan area in the United States, offers unparalleled business advantages and an exceptional quality of life. Centrally located within the U.S., residents and businesses alike benefit from the great connectivity and easy accessibility to anywhere in the country. With a lower cost of living than most other major metros, the region has experienced population growth over 25% since 2010. The booming population, businesses, and real estate market in DFW sees no signs of slowing anytime soon. According to CBRE's 2024 U.S. Investor Intentions Survey, DFW was the most preferred real estate investment market for the third consecutive year, as well as the top market for total property returns. Retail specifically in the area is strong, with the industry reaching the highest occupancy levels on record at 95.2% in 2024.

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, no state corporate or income taxes, strong base of well educated and skilled employees, and robust access to both U.S. and international markets through its transportation network. The strength and diversity of the DFW economy is represented by the host of North American headquarters located in the area, including 24 Fortune 500 Companies and 49 Fortune 1000 Companies. Revenues earned by Fortune 500 companies located in DFW total \$1.4 trillion, second only to the New York metro area. Dallas Fort Worth has been an attractive destination for companies looking to relocate or expand and was the first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined. Over the past 10 years, DFW has gained a significant number of international investments as well, creating nearly 42,000 new jobs and a total capital expenditure of \$13.68 billion. In 2023, Financial Times ranked three DFW cities—Plano, Irving, and Dallas—among the top five best U.S. cities for foreign multinationals to do business.

Dallas-Fort Worth Overview

4TH LARGEST MSA

in United States

LARGEST MSA

in Texas

24

Fortune 500 Companies

49

Fortune 1000 Companies

\$600+ BILLION

GDP

OVER 8 MILLION RESIDENTS

10.5 Million Residents Estimated by 2040

#1 METRO

for Population Growth over the Past Decade (25%)

#1 REAL ESTATE

Investment Market

#1 LARGE METRO FOR JOB GROWTH

250,000+ jobs added per year

#1 STATE FOR DOING BUSINESS

for 19 Consecutive Years

#1 QUANTITY & QUALITY ENTREPRENEURSHIP

Among U.S. Metros

2ND BUSIEST AIRPORT

in the World (DFW International)

99.3 MILLION

Annual Passengers (DFW International & Dallas Love Field)

48.9 MILLION

Annual Visitors

Disclosure and Agreement

Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

WATERS EDGE WEST AT VIRIDIAN ARLINGTON, TX



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