

808

I-20
ARLINGTON, TX



NNN INVESTMENT OPPORTUNITY

Committed Tenants | 28,371 SF Available | 7% CAP Rate

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property.

This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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01

OFFERING SUMMARY

OFFERING SUMMARY

This ±28,371-square-foot medical and office building is strategically positioned along I-20 in Arlington, Texas, offering exceptional visibility and accessibility along a major regional corridor. Constructed with durable tilt-wall concrete, the property features a functional layout, ample parking, and a strong mix of medical and professional tenants.

The tenant roster is anchored by Cortiva Institute, a long-term occupant that has operated at the property for over 10 years and recently recommitted to an additional 10-year term. Additional tenancy includes White Belt Casino Events, which recently signed a four-year lease.

The offering presents a compelling investment opportunity with true triple-net leases in place. Ownership is open to structuring a master lease for the rear vacancy, offering flexibility for income stabilization. Offered below replacement cost, investors benefit from an immediate value advantage.

\$6,092,680

SALE PRICE

\$214.75

PRICE P/SF

OFFICE

PROPERTY TYPE

PROPERTY HIGHLIGHTS

ADDRESS	808 W Interstate 20, Arlington, TX 76017
BUILDING SIZE	28,371 SF
PARKING SPACES	164 Surface Parking Spaces



INVESTMENT HIGHLIGHTS

- 7.00% Cap Rate
- High-visibility I-20 frontage
- Long-term tenant stability anchored by Cortiva Institute
- Durable tilt-wall concrete construction
- Optional master lease structure for remaining space
- Ample on-site parking
- Seller to sign a 12-month master lease for Suite 210 with 2,629 SF
- Property has heavy power
- Seller has made improvements to the outside plumbing, parking lot, building and other capital improvements

I-20 FRONTAGE (4,924 VPD)





02

FINANCIAL SUMMARY

RENT ROLL

ACTUAL	SUITE #	SQUARE FEET	% SF	MONTHLY BASE RENT	YEARLY BASE RENT	RENT SF	TENANT START	EXPIRATION	REIMBURSEMENTS	RENEWAL OPTIONS
Whitefelt Casino Events LLC	160	7,809	27.5%	\$8,082	\$96,988	\$12.42	5/1/2026	9/30/2029	NNN	One (1), three (3) year at FMV
Tripletake Inc.	210	3,149	11.1%	\$4,724	\$56,682	\$18.00	6/1/2025	9/30/2029	NNN	One (1), three (3) year at FMV
Master Lease	200	2,629	9.3%	\$3,944	\$47,322	\$18.00	10/1/2027	9/30/2028	NNN	N/A
Cortiva Institute	100	14,784	52.1%	\$18,791	\$225,496	\$15.25	10/1/2028	9/30/2033	NNN	Two (2), five (5) year at FMV
TOTALS		28,371	100%	\$35,541	\$426,488					

NOI	\$426,488
Potential Cap Rate	7.00%
Projected Value	\$6,092,680

* If property closes before Oct 1, 2026, seller shall credit tenant the difference on rental income.

** Estimated rents are based on a 10/01/2026 schedule.

*** At closing, Seller to sign a 12-month master lease.





EXPENSE SUMMARY

EXPENSE SUMMARY	AMOUNT
PROPERTY TAXES	\$54,655
INSURANCE EXPENSE	\$29,173
CAM	
<i>ELEVATOR SERVICE</i>	\$9,539
<i>LANDSCAPING AND GROUNDSKEEPING</i>	\$10,790
<i>PEST CONTROL</i>	\$731
<i>ELECTRIC</i>	\$6,894
<i>TELEPHONE EXPENSE</i>	\$984
<i>FIRE MONITORING</i>	\$2,573
<i>GAS</i>	\$3,703
<i>TRASH</i>	\$3,865
<i>WATER</i>	\$14,354
TOTAL CAM	\$53,432
PROPERTY MANAGEMENT FEES (3%)	\$12,795
TOTAL EXPENSES	\$150,054
RENTABLE SF	\$28,371
EXP P/SF	\$5.29



TENANT PROFILE



Cortiva Institute is a nationally recognized provider of education in the health, beauty, and wellness industry, specializing in massage therapy, skincare, and cosmetology programs. With multiple campuses across the United States, Cortiva delivers hands-on training through accredited programs designed to prepare students for careers in a growing wellness sector.

Cortiva has been a long-term tenant at the property for over 10 years and recently recommitted to an additional 10-year term, demonstrating strong operational stability and commitment to the location. The tenant has invested approximately \$250,000 into second-floor improvements, further enhancing the space and reinforcing its long-term presence within the asset.



WHITE FELT CASINO EVENTS

White Felt Casino Events is a Texas-based event services company specializing in premium casino-themed entertainment for corporate events, private parties, fundraisers, and large-scale gatherings. The company provides full-service event execution, including professional dealers, casino-grade tables, and complete setup and coordination, delivering a turnkey experience for clients.

Operating throughout the Dallas–Fort Worth Metroplex and across Texas, White Felt has built a strong reputation for high-quality service, reliable execution, and customized event experiences tailored to a wide range of client needs.

The company's growing presence and recent lease commitment at the property reflect its continued expansion within the DFW market and demand for experiential, service-based entertainment offerings.



Tripletake is a digital marketplace platform designed to connect users with curated event service providers, offering a streamlined solution for booking entertainment, vendors, and experiential services. The platform features vetted providers across a range of event categories, allowing users to compare offerings, pricing, and availability in a centralized environment.

Tripletake is affiliated with the ownership behind White Felt Casino Events, reflecting an integrated approach to both service delivery and customer acquisition within the events industry. This relationship supports continued business growth through expanded digital reach and lead generation, enhancing the long-term viability of the tenant's operations.





03

LOCATION OVERVIEW



INTERSTATE
20
(162,078 VPD)

I-20 FRONTAGE (4,924 VPD)

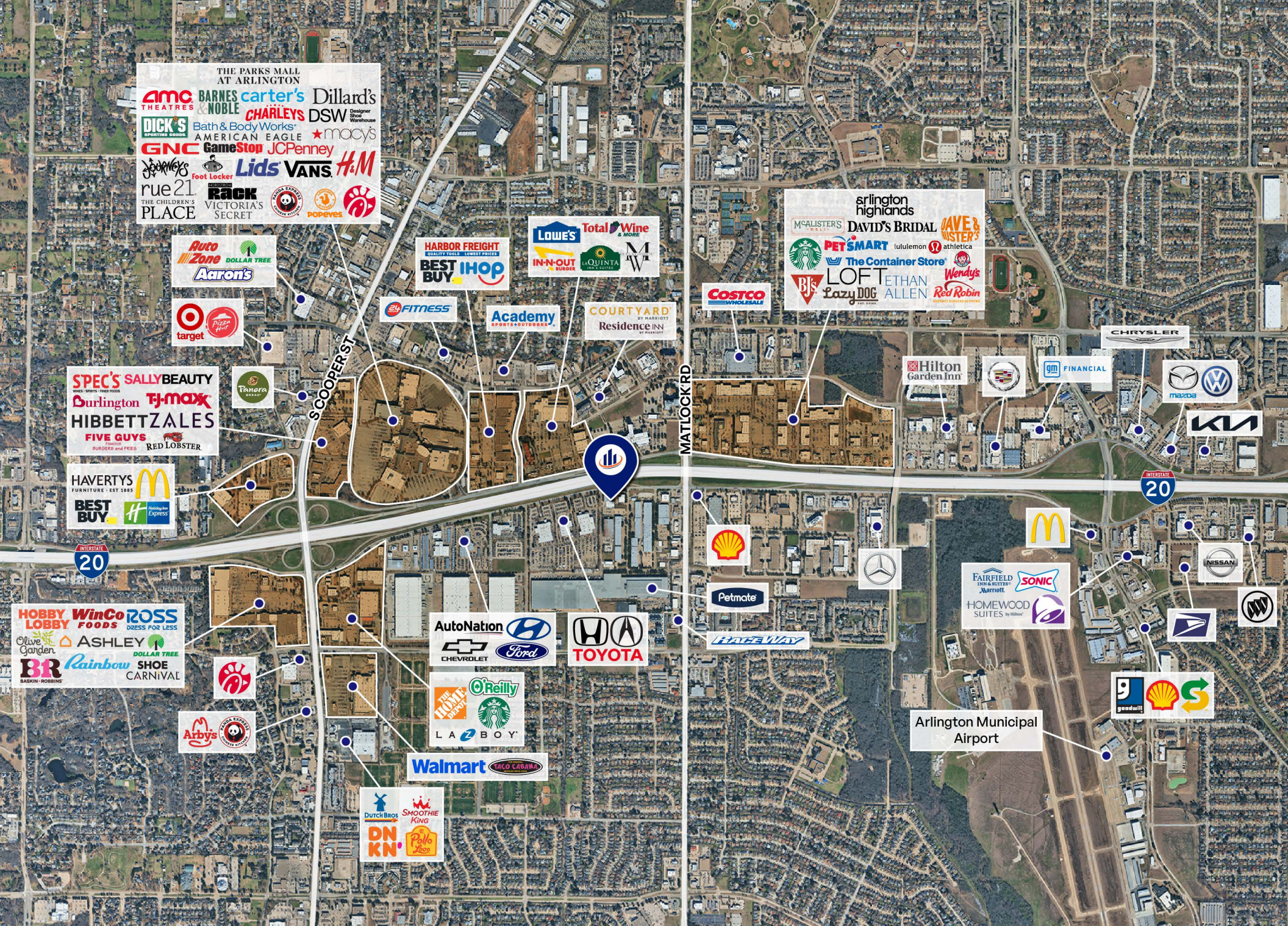




INTERSTATE
20
(162,078 VPD)

I-20 FRONTAGE (4,924 VPD)





THE PARKS MALL AT ARLINGTON

AMC THEATRES, Barnes & Noble, Carter's, Dillard's, CHARLEY'S, DSW, Bath & Body Works, American Eagle, Macy's, GNC, GameStop, JCPenney, Lids, VANS, H&M, rue21, Foot Locker, Rack, Victoria's Secret, Popeyes

Auto Zone, Dollar Tree, Aaron's

Target, Pizzeria Uno

Sally Beauty, Burlington, T.J. Maxx, Hibbett Zales, Five Guys, Red Lobster

Havertys Furniture, Best Buy, McDonald's

Hobby Lobby, WinCo Foods, Ross Dress for Less, Ashley, Dollar Tree, Shoe Carnival, Olive Garden, Rainbow, Baskin-Robbins

Arby's, Papa John's

Harbor Freight, Best Buy, IHOP, Lowe's, Total Wine & More, In-N-Out, Aquinta Wine Suites

24 Fitness

Academy Sports & Outdoors

Courtyard by Marriott, Residence Inn by Marriott

AutoNation, Chevrolet, Ford, Toyota

The Home Depot, O'Reilly, Starbucks, LAZBOY

Walmart, Taco Cabana

Dutch Bros, Smoothie King, Dunkin', Pollo Loco

Arlington Highlands, Starbucks, PetSmart, David's Bridal, Lululemon, Athletica, The Container Store, Wendy's, Red Robin, Loft Ethan Allen, Lazy Dog

Costco Wholesale

Hilton Garden Inn

GM Financial

Mazda, Volkswagen

Kia

Shell, Petmate

Mercedes

RaceWay

Fairfield Inn & Suites, Marriott, Sonic, HomeWood Suites by Hilton

Nissan

Walmart

Goodwill, Shell, 9

Arlington Municipal Airport



PROXIMITY MAP



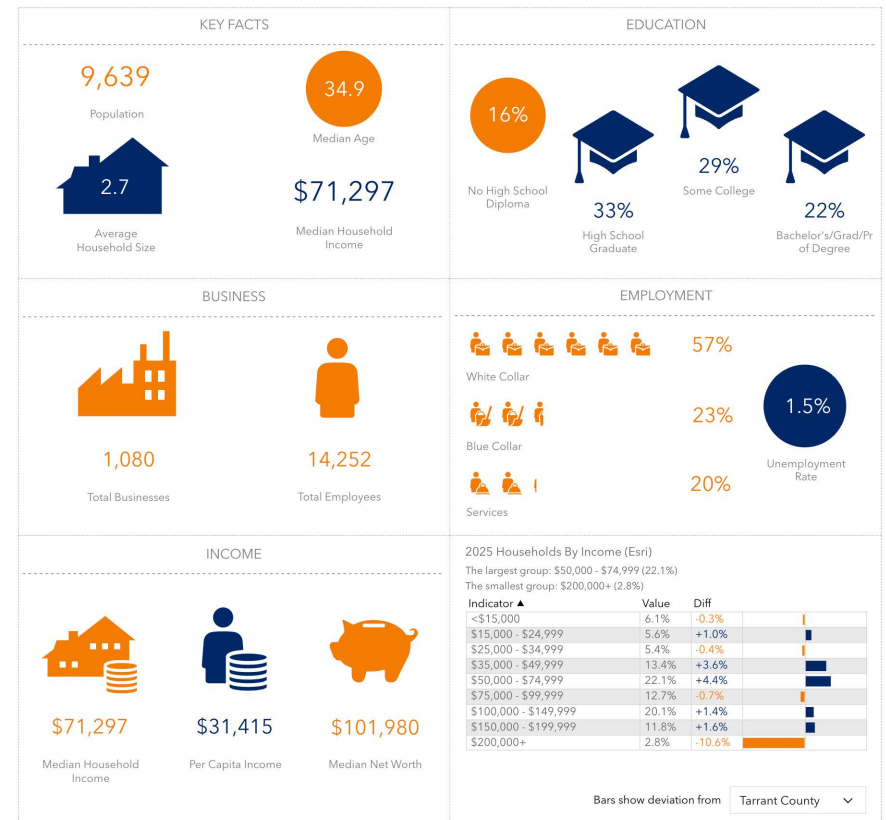
808 W Interstate 20 is strategically positioned along one of Arlington's primary east-west corridors, offering exceptional visibility and direct access to Interstate 20, a major thoroughfare connecting the Dallas-Fort Worth Metroplex. The property benefits from its location within a dense commercial corridor surrounded by national retailers, medical users, hospitality, and service-oriented businesses that drive consistent daily traffic. Its central position between Dallas and Fort Worth provides convenient regional connectivity, while proximity to major destinations such as The Parks Mall at Arlington and Arlington Highlands enhances accessibility to amenities and workforce. The site's high-traffic frontage, combined with strong surrounding demographics and established commercial activity, positions it well for medical and professional users seeking both exposure and convenience in a highly active submarket.



DEMOGRAPHIC DATA

2025 Summary	1 MILE	3 MILE	5 MILE
Population	9,639	128,315	354,582
Households	3,530	45,385	124,391
Families	2,357	31,989	86,527
Average HH Size	2.68	2.82	2.81
Owner Occupied Housing Units	1,637	25,713	71,785
Renter Occupied Housing Units	1,893	19,672	52,606
Median Age	34.9	35.5	34.9
Median HH Income	\$71,297	\$76,964	\$78,374
Average HH Income	\$88,040	\$98,465	\$100,157
2030 Summary	1 MILE	3 MILE	5 MILE
Population	10,590	127,997	356,111
Households	3,956	46,028	126,819
Families	2,633	32,134	87,492
Average HH Size	2.64	2.77	2.77
Owner Occupied Housing Units	1,714	26,426	74,064
Renter Occupied Housing Units	2,242	19,602	52,755
Median Age	36.3	36.6	35.7
Median HH Income	\$81,747	\$84,052	\$85,988
Average HH Income	\$97,298	\$107,973	\$109,575

1 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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ARLINGTON TEXAS

Located in the center of the Dallas–Fort Worth Metroplex, Arlington is a high-demand investment market supported by its strategic positioning between Dallas and Fort Worth, providing seamless access to two of the nation’s fastest-growing economic hubs. The city benefits from a diverse and resilient economy anchored by entertainment, tourism, healthcare, education, and advanced manufacturing, creating consistent demand across retail, medical, and office asset classes.

Arlington is home to major regional and national demand drivers, including AT&T Stadium, Globe Life Field, and Six Flags Over Texas, which collectively attract millions of visitors annually and support a strong service-based economy. This sustained influx of visitors, combined with a growing full-time population, drives tenant demand and supports long-term occupancy stability for investors.

The city’s central location along major transportation corridors, including Interstate 20, Interstate 30, and Highway 360, provides excellent connectivity throughout the Metroplex, enhancing accessibility for both tenants and consumers. Additionally, Arlington’s pro-business environment, population growth, and continued public and private investment in infrastructure and mixed-use developments contribute to a favorable outlook for rent growth and asset appreciation.

Arlington represents a compelling opportunity to acquire assets in a fundamentally strong and centrally located submarket with durable tenant demand, diversified economic drivers, and long-term growth potential within one of the most dynamic regions in the United States.



Arlington is the top entertainment destination in Texas and is home to theme parks, music venues, and four professional sports teams: the Dallas Cowboys, the Texas Rangers, Dallas Wings, and the Dallas Renegades. The city is also home to the largest Esports Stadium in the nation.

14.5M

VISITORS PER YEAR

7.5M

LOCAL RESIDENTS



ARLINGTON ISD
8,200 EMPLOYEES



UNIVERSITY OF TEXAS
AT ARLINGTON
5,300 EMPLOYEES



GENERAL MOTORS CO.
4,400 EMPLOYEES



TEXAS HEALTH
RESOURCES
4,063 EMPLOYEES

ARLINGTON MAJOR EMPLOYERS



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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.

11-2-2015



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.

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.

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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eliud Sangabriel	589027	eliud.sangabriel@svn.com	972-839-0590
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date