

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX 76010

Subject Property
CENTURY 21
COMMERCIAL
Judge Fite Company

Cherith Samson, Commercial Specialist

*Century 21 Judge Fite
917-583-6393*

License: 0800081

cherithsamson@judgefite.com

2

Property Info & Disclaimer

3

Property Description

4

Property Photos

6

Demographic Analysis

15

Location Risk Analysis

35

Aerial & Location Report

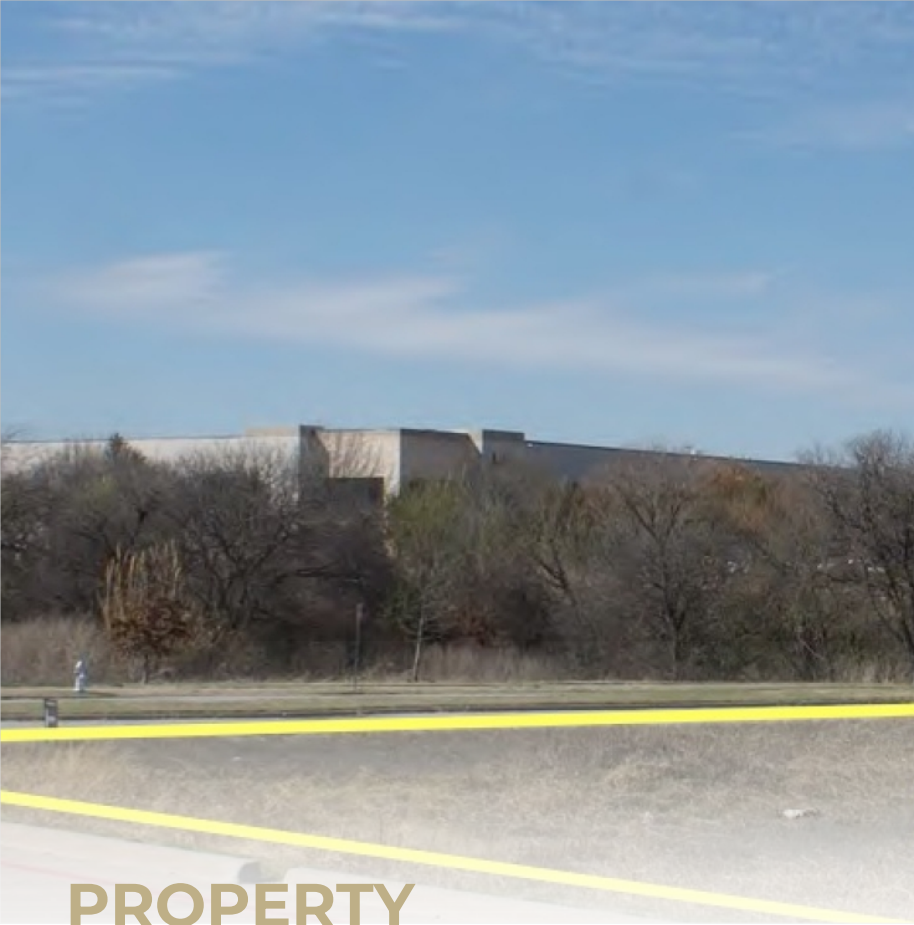
37

IABS

TABLE OF CONTENTS

**2221 FORUM
DRIVE
ARLINGTON
TX 76010**

Subject



2221 FORUM DRIVE ARLINGTON TX 76010

Subject Property

PROPERTY INFORMATION

Call for Price

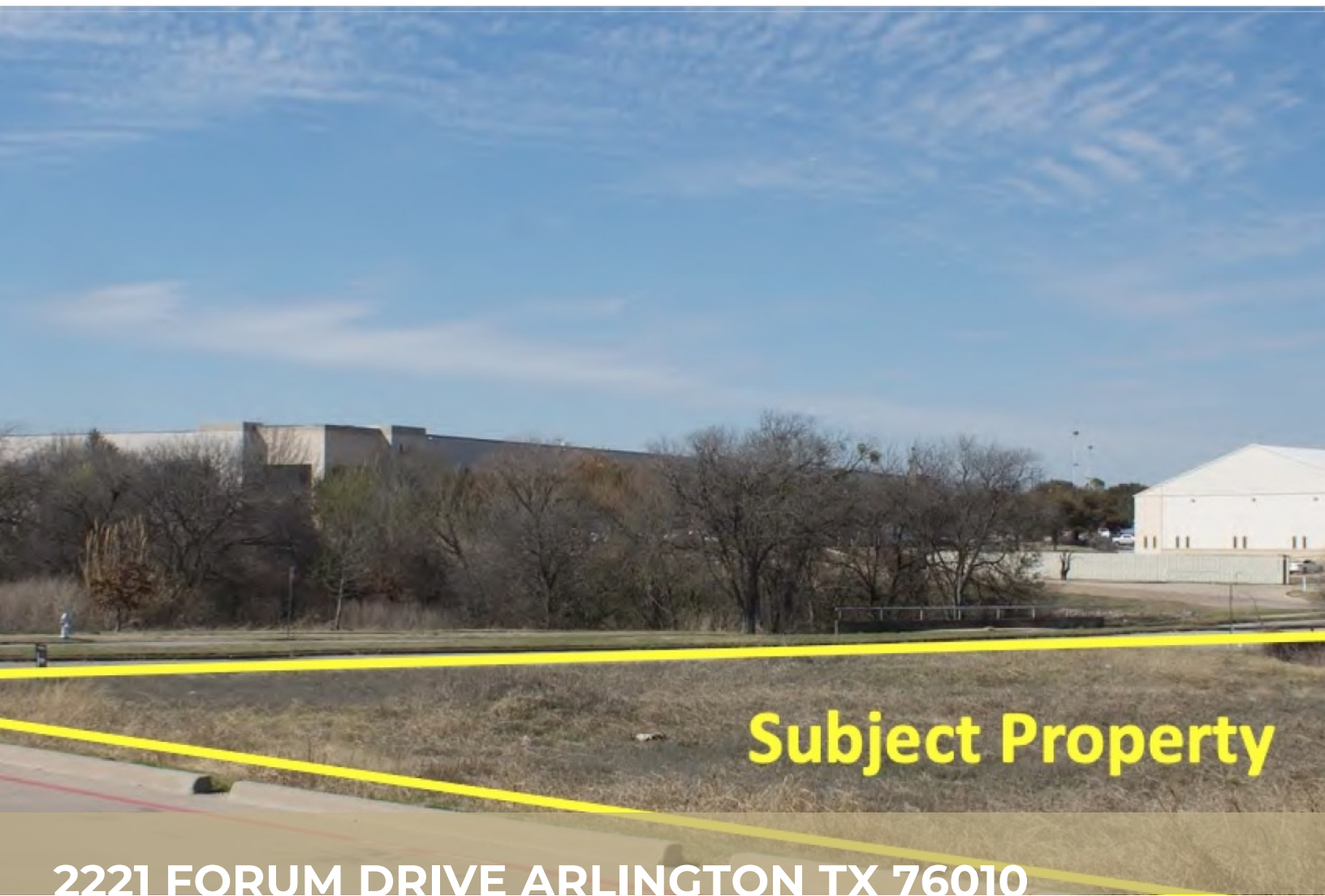
PROPERTY ADDRESS
*2221 Forum Drive
Arlington, TX 76010*

LAND SIZE
17.60 Acres

2221 Forum Drive
Arlington, TX 76010

PROPERTY OVERVIEW

Discover a premier investment opportunity at 2221, 2231 Forum Drive, Arlington, TX 76010. This strategically located land parcel is nestled in the heart of Arlington, a city renowned for its rapid growth and vibrant economy. Positioned near major highways and bustling commercial districts, the property offers unparalleled accessibility and convenience. Its proximity to thriving retail centers, and residential communities enhances its appeal for diverse development possibilities. Whether envisioning a commercial hub or a residential enclave, this land promises significant appreciation potential. Seize the chance to invest in a dynamic market with robust future prospects.



2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX 76010

**CENTURY 21
COMMERCIAL.**
Judge Fite Company

PROPERTY PHOTOS

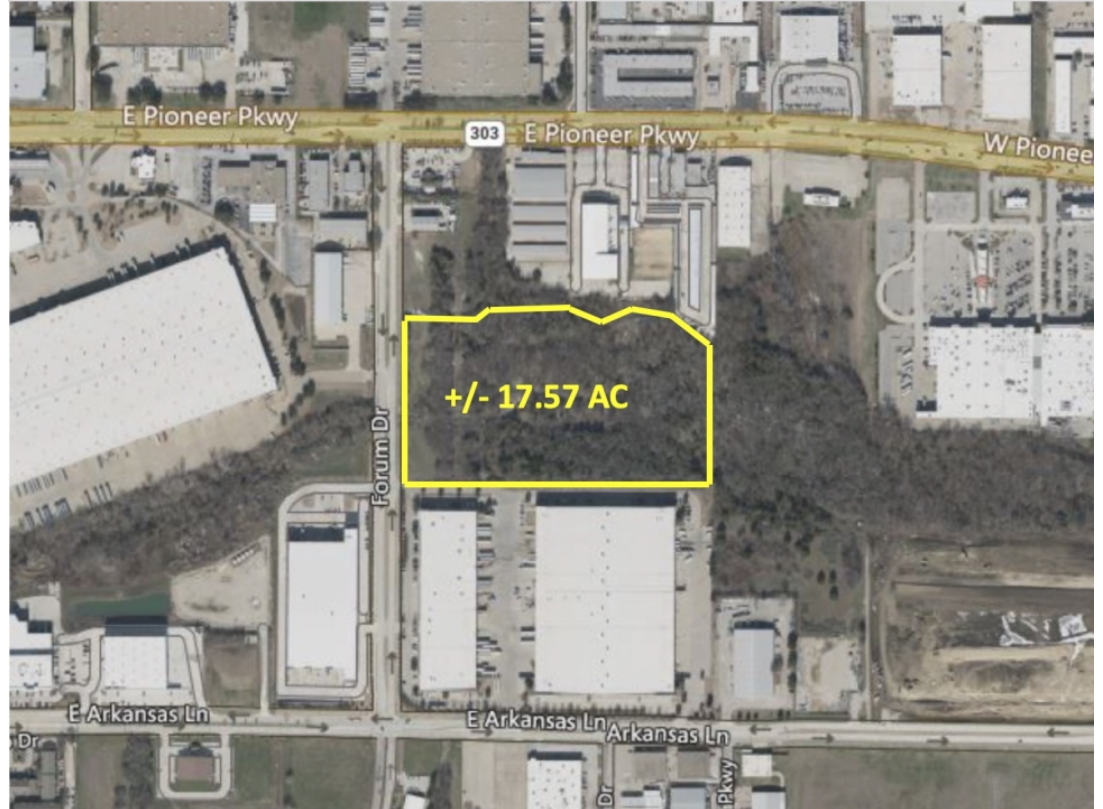


2221 FORUM DRIVE ARLINGTON TX 76010
2221 Forum Drive, Arlington, TX 76010

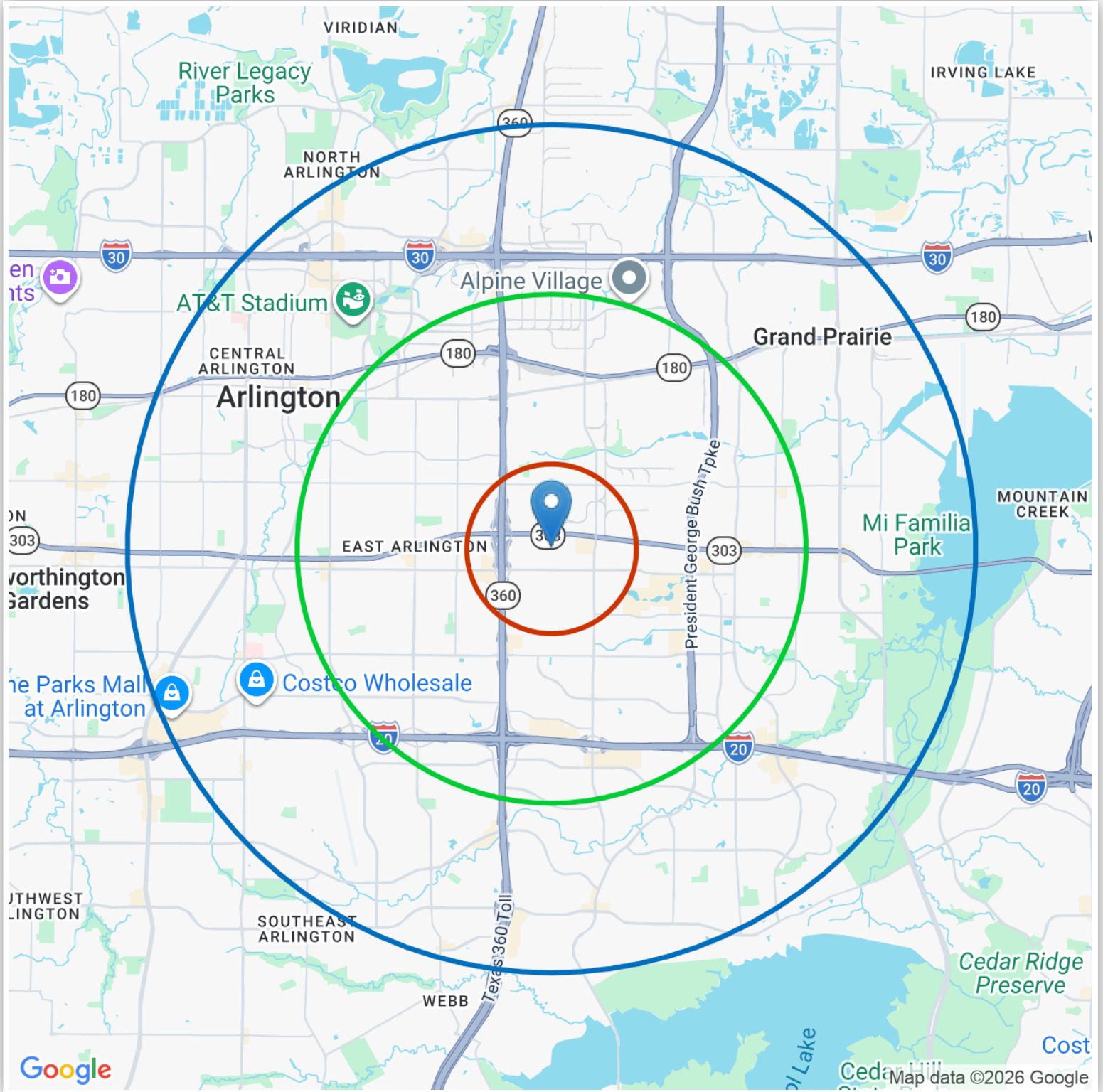
PROPERTY PHOTOS

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX 76010



LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

12,975
Population

29.5 Median Age

2.71
Average Household Size

4,841
Total Households

EDUCATION

11.97%
No High School Diploma

5.53%
High School Graduate

18.89%
Some College

19.12%
Bachelor's/ Grad

BUSINESS

728
Total Businesses

6,516
Total Employees

EMPLOYMENT

1,956
Manufacturing Employees

1,774
Retail Trade Employees

537
Eating & Drinking Employees

350
Finance/Ins/Real Estate Emp

3.7% Unemployment Rate

INCOME

\$45,769
Median Household Income

\$20,577
Per Capita Income

\$14,167
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (26.24%) ■
The smallest group : \$200,000+ (0.54%) ■

Indicator	Value(%)	
< \$15,000	10.13	■
\$15,000 - \$24,999	9.58	■
\$25,000 - \$34,999	13.5	■
\$35,000 - \$49,999	21.34	■
\$50,000 - \$74,999	26.24	■
\$75,000 - \$99,999	8.81	■
\$100,000 - \$149,999	8.58	■
\$150,000 - \$199,999	1.28	■
\$200,000+	0.54	■



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

CENTURY 21
COMMERCIAL
Judge File Company

INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

137,268
Population

32.2 Median Age

3.04
Average Household Size

43,418
Total Households

EDUCATION

11.27%
No High School Diploma

5.22%
High School Graduate

16.44%
Some College

14.31%
Bachelor's/ Grad

BUSINESS

3,976
Total Businesses

46,014
Total Employees

EMPLOYMENT

11,425
Retail Trade Employees

10,400
Manufacturing Employees

1,855
Finance/Ins/Real Estate Emp

3,744
Eating & Drinking Employees

3.8% Unemployment Rate

INCOME

\$57,066
Median Household Income

\$23,847
Per Capita Income

\$55,806
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (21.53%) ■

The smallest group : \$200,000+ (2.2%) ■

Indicator	Value(%)	
< \$15,000	8.54	■
\$15,000 - \$24,999	7.48	■
\$25,000 - \$34,999	10.86	■
\$35,000 - \$49,999	14.98	■
\$50,000 - \$74,999	21.53	■
\$75,000 - \$99,999	14.29	■
\$100,000 - \$149,999	15.38	■
\$150,000 - \$199,999	4.74	■
\$200,000+	2.2	■



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

CENTURY 21
COMMERCIAL
Judge File Company

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

335,042
Population

33 Median Age

2.85
Average Household Size

113,199
Total Households

EDUCATION

8.72%
No High School Diploma

7.77%
High School Graduate

18.35%
Some College

17.58%
Bachelor's/ Grad

BUSINESS

12,332
Total Businesses

148,299
Total Employees

EMPLOYMENT

38,933
Retail Trade Employees

16,716
Manufacturing Employees

6,506
Finance/Ins/Real Estate Emp

15,056
Eating & Drinking Employees

4% Unemployment Rate

INCOME

\$62,165
Median Household Income

\$28,865
Per Capita Income

\$79,185
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (19.5%) ■
The smallest group : \$200,000+ (4.94%) ■

Indicator	Value(%)	
< \$15,000	8.54	■
\$15,000 - \$24,999	6.66	■
\$25,000 - \$34,999	9.47	■
\$35,000 - \$49,999	13.93	■
\$50,000 - \$74,999	19.5	■
\$75,000 - \$99,999	13.92	■
\$100,000 - \$149,999	16.37	■
\$150,000 - \$199,999	6.65	■
\$200,000+	4.94	■



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

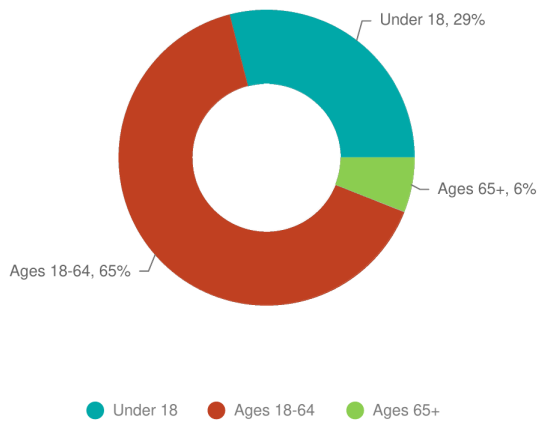
CENTURY 21
COMMERCIAL
Judge File Company

INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

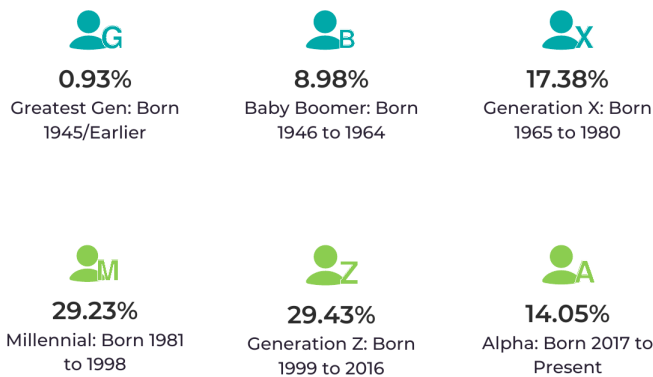
POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

12,975 Population	4,779 Households	29.5 Median Age
2.71 Avg Size Household	\$45,769 Median Household Income	\$225,658 Median Home Value
28 Wealth Index	72 Housing Affordability	87.4 Diversity Index

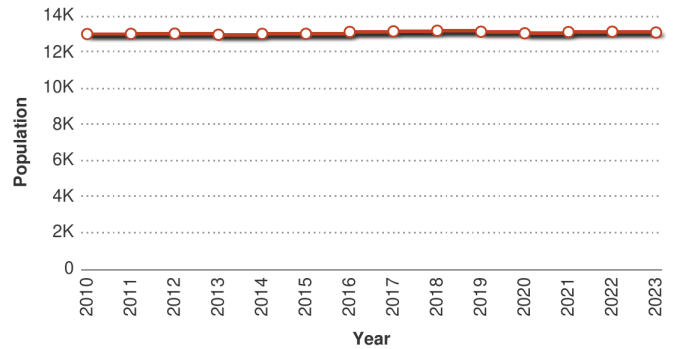
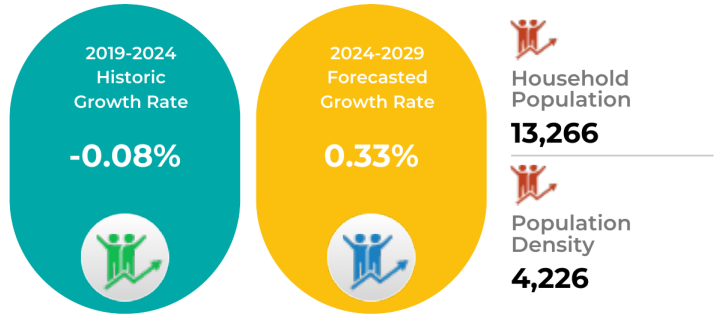
POPULATION BY AGE



POPULATION BY GENERATION



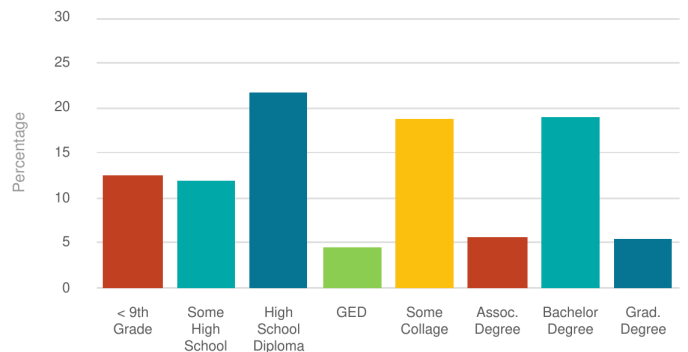
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

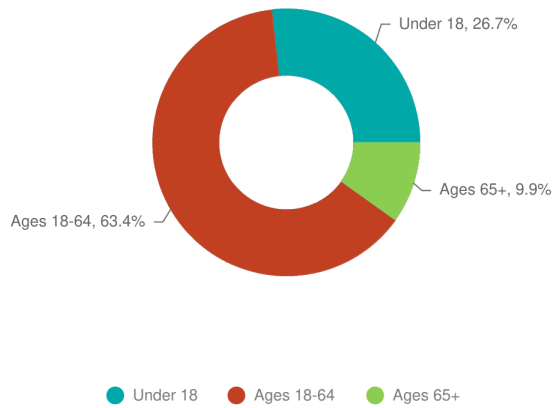
CENTURY 21
COMMERCIAL
Judge Title Company

INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

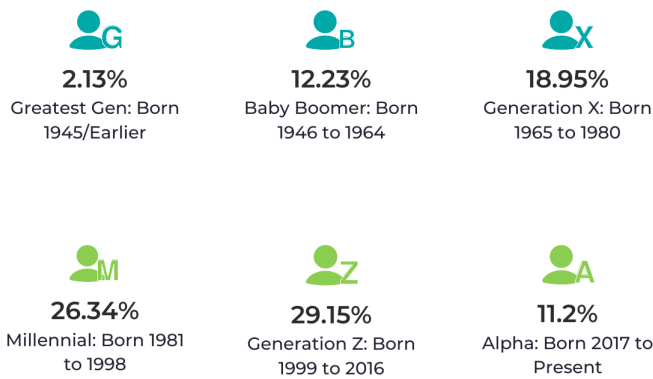
POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

137,268 Population	45,117 Households	32.2 Median Age
3.04 Avg Size Household	\$57,066 Median Household Income	\$236,910 Median Home Value
45 Wealth Index	85 Housing Affordability	89 Diversity Index

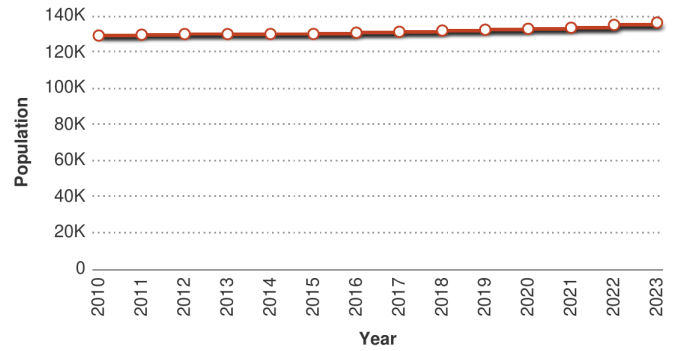
POPULATION BY AGE



POPULATION BY GENERATION



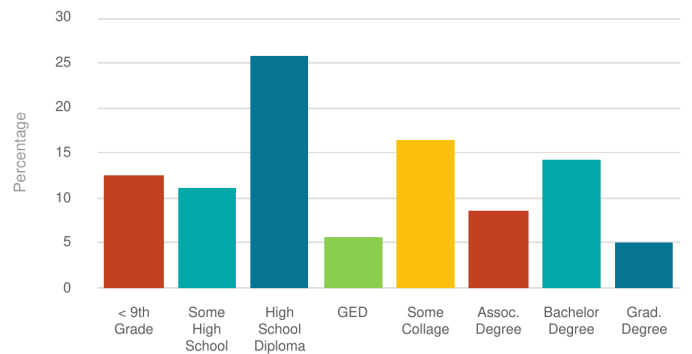
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

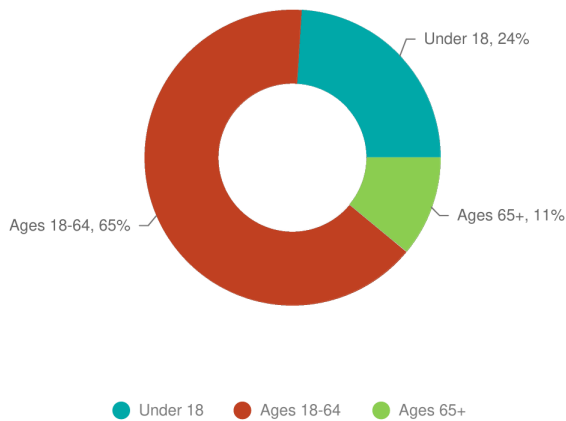
CENTURY 21
COMMERCIAL
Judge File Company

INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

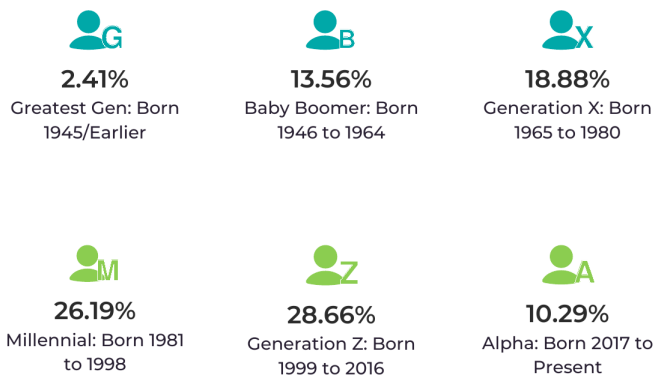
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

335,042 Population	115,573 Households	33 Median Age
2.85 Avg Size Household	\$62,165 Median Household Income	\$266,372 Median Home Value
59 Wealth Index	83 Housing Affordability	89.1 Diversity Index

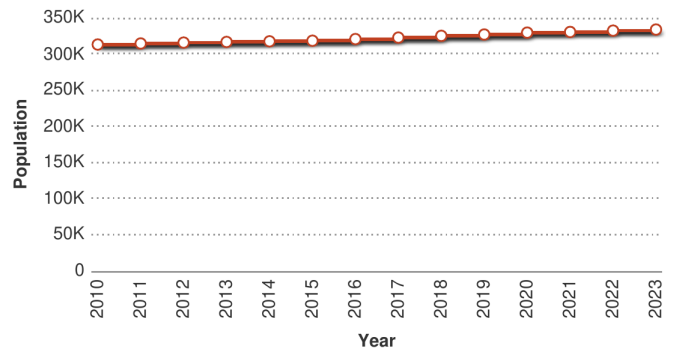
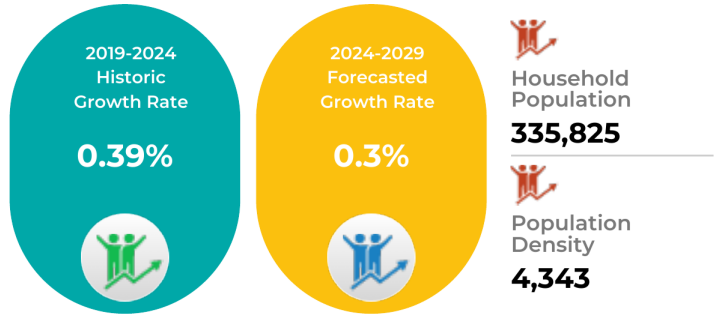
POPULATION BY AGE



POPULATION BY GENERATION



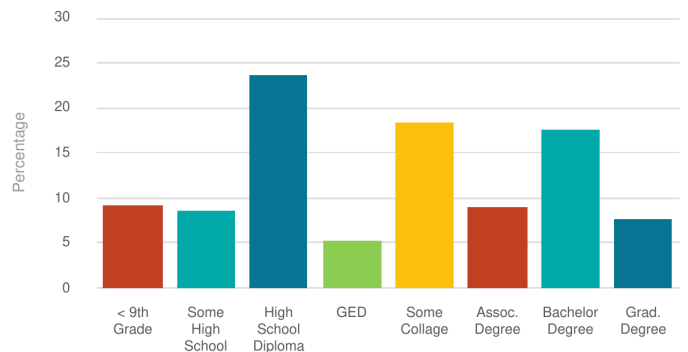
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

CENTURY 21
COMMERCIAL
Julie Fife Company

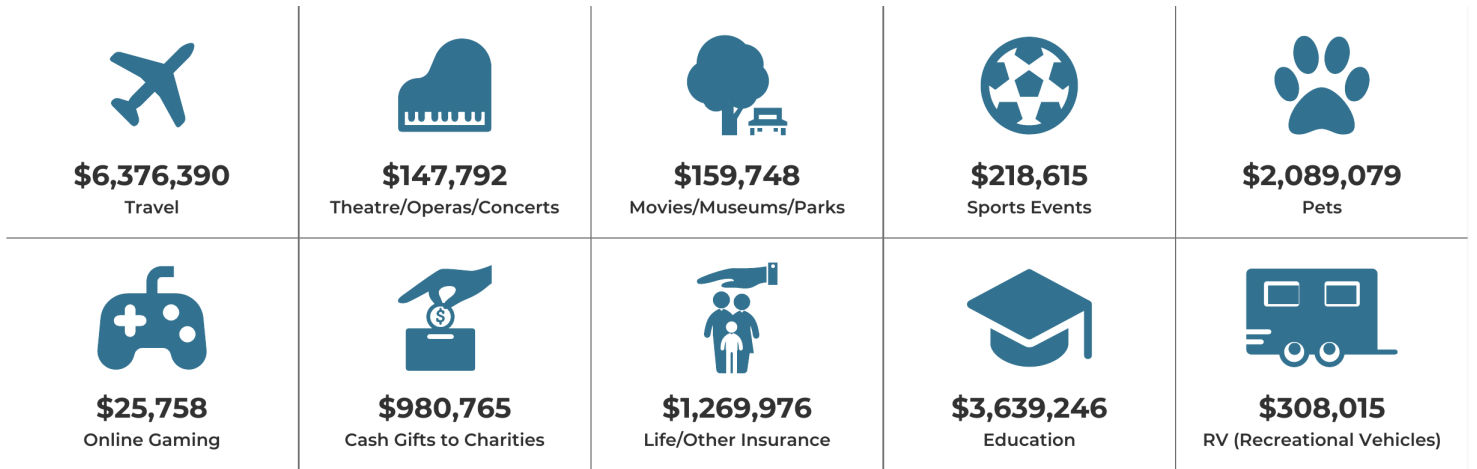
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

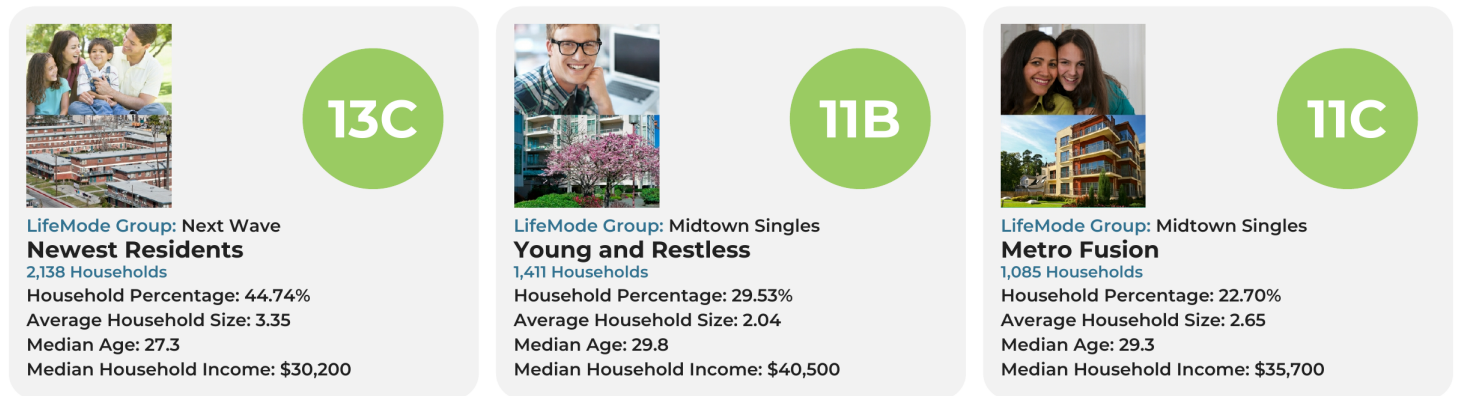
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>. This infographic contains data provided by Esri.

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- [Segment 1A \(Top Tier\)](#)
- [Segment 1B \(Professional Pride\)](#)
- [Segment 1C \(Boomburbs\)](#)
- [Segment 1D \(Savvy Suburbanites\)](#)
- [Segment 1E \(Exurbanites\)](#)
- [Segment 2A \(Urban Chic\)](#)
- [Segment 2B \(Pleasantville\)](#)
- [Segment 2C \(Pacific Heights\)](#)
- [Segment 2D \(Enterprising Professionals\)](#)
- [Segment 3A \(Laptops and Lattes\)](#)
- [Segment 3B \(Metro Renters\)](#)
- [Segment 3C \(Trendsetters\)](#)
- [Segment 4A \(Soccer Moms\)](#)
- [Segment 4B \(Home Improvement\)](#)
- [Segment 4C \(Middleburg\)](#)
- [Segment 5A \(Comfortable Empty Nesters\)](#)
- [Segment 5B \(In Style\)](#)
- [Segment 5C \(Parks and Rec\)](#)
- [Segment 5D \(Rustbelt Traditions\)](#)
- [Segment 5E \(Midlife Constants\)](#)
- [Segment 6A \(Green Acres\)](#)
- [Segment 6B \(Salt of the Earth\)](#)
- [Segment 6C \(The Great Outdoors\)](#)
- [Segment 6D \(Prairie Living\)](#)
- [Segment 6E \(Rural Resort Dwellers\)](#)
- [Segment 6F \(Heartland Communities\)](#)
- [Segment 7A \(Up and Coming Families\)](#)
- [Segment 7B \(Urban Villages\)](#)
- [Segment 7C \(American Dreamers\)](#)
- [Segment 7D \(Barrios Urbanos\)](#)
- [Segment 7E \(Valley Growers\)](#)
- [Segment 7F \(Southwestern Families\)](#)
- [Segment 8A \(City Lights\)](#)
- [Segment 8B \(Emerald City\)](#)
- [Segment 8C \(Bright Young Professionals\)](#)
- [Segment 8D \(Downtown Melting Pot\)](#)
- [Segment 8E \(Front Porches\)](#)
- [Segment 8F \(Old and Newcomers\)](#)
- [Segment 8G \(Hardscrabble Road\)](#)
- [Segment 9A \(Silver & Gold\)](#)
- [Segment 9B \(Golden Years\)](#)
- [Segment 9C \(The Elders\)](#)
- [Segment 9D \(Senior Escapes\)](#)
- [Segment 9E \(Retirement Communities\)](#)
- [Segment 9F \(Social Security Set\)](#)
- [Segment 10A \(Southern Satellites\)](#)
- [Segment 10B \(Rooted Rural\)](#)
- [Segment 10C \(Diners & Miners\)](#)
- [Segment 10D \(Down the Road\)](#)
- [Segment 10E \(Rural Bypasses\)](#)
- [Segment 11A \(City Strivers\)](#)
- [Segment 11B \(Young and Restless\)](#)
- [Segment 11C \(Metro Fusion\)](#)
- [Segment 11D \(Set to Impress\)](#)
- [Segment 11E \(City Commons\)](#)
- [Segment 12A \(Family Foundations\)](#)
- [Segment 12B \(Traditional Living\)](#)
- [Segment 12C \(Small Town Simplicity\)](#)
- [Segment 12D \(Modest Income Homes\)](#)
- [Segment 13A \(International Marketplace\)](#)
- [Segment 13B \(Las Casas\)](#)
- [Segment 13C \(NeWest Residents\)](#)
- [Segment 13D \(Fresh Ambitions\)](#)
- [Segment 13E \(High Rise Renters\)](#)
- [Segment 14A \(Military Proximity\)](#)
- [Segment 14B \(College Towns\)](#)
- [Segment 14C \(Dorms to Diplomas\)](#)
- [Segment 15 \(Unclassified\)](#)

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

AI Location Risk Summary

Flood Risk Analysis

Risk Assessment: Flood risk analysis is present, with FEMA flood hazard designations and a map provided. The subject property is not located within any mapped high or moderate flood risk zones, indicating it falls within a low to moderate risk area (Zone X or equivalent).

Recommendation: The subject property is located in a FEMA-designated low-risk flood zone, indicating minimal likelihood of flooding. While this reduces potential exposure, investors and tenants should still confirm local requirements and consider standard insurance coverage as a precaution.

Crime Risk Analysis

Overview: Crime risk analysis indicates that both personal and property crime indices in this area are above the national average. The overall personal crime index is 124 (24% higher than the national average), and the property crime index is 123 (23% higher than the national average). Individual crime categories also exceed national averages, with motor vehicle theft notably high.

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

Personal Crime Index

Crime Type	Index Value
Overall Personal Crime	124
Murder	120
Rape	119
Robbery	155
Assault	115

24% higher than the national average.

Property Crime Index

Crime Type	Index Value
Overall Property Crime	123
Burglary	112
Larceny	117
Motor Vehicle Theft	171

23% higher than the national average.

Security Recommendation: Given the elevated crime indices, it is advisable for property owners, investors, and tenants to consider enhanced security measures and to consult with local law enforcement or security professionals to assess and address site-specific risks.

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

Environmental Risk Analysis

Database Overview: This summary focuses on facilities with the highest perceived environmental risk. TheAnalyst® PRO's proprietary Environmental Database aggregates environmental records from 88 local, state, and national sources across the U.S., tracking 115 Interest Types classified by High, Moderate, and Low Risk of Contamination.

Proximity Analysis: The following facilities are located within 0.25–0.50 miles of the subject and include High- or Moderate-Risk Interest Types. While all facilities listed below are located beyond 0.25 miles of the subject property, they still warrant attention—especially if any are situated uphill relative to the site. Environmental contaminants, particularly in soil and groundwater, can migrate downhill over time due to gravity, surface runoff, or subsurface flow. Uphill sources of hazardous waste, stormwater discharge, or historical contamination may increase the potential for offsite impacts to reach the subject property even if they are located at a greater distance. When evaluating risk, environmental professionals often consider both proximity and topographic elevation to determine contaminant migration potential.

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

High Risk Contamination Facilities within 0.25 miles (0 facilities)

Facility Name	Address	Risk Type
---------------	---------	-----------

No high risk facilities found

Moderate Risk Contamination Facilities within 0.25 miles (2 facilities)

Facility Name	Address	Risk Type
FORUM 303	2240 FORUM DR	STORM WATER CONSTRUCTION
2240 FORUM DRIVE MAIN EXT.	NORTH OF FORUM DR. & ARKANSAS LANE	STORM WATER CONSTRUCTION

Important Note:: While all facilities listed below are located beyond 0.25 miles of the subject property, they still warrant attention—especially if any are situated uphill relative to the site. Environmental contaminants, particularly in soil and groundwater, can migrate downhill over time due to gravity, surface runoff, or subsurface flow. Uphill sources of hazardous waste, stormwater discharge, or historical contamination may increase the potential for offsite impacts to reach the subject property even if they are located at a greater distance. When evaluating risk, environmental professionals often consider both proximity and topographic elevation to determine contaminant migration potential.

High Risk Contamination Facilities within 0.5 miles (3 facilities)

Facility Name	Address	Risk Type
SUNRISE AUTOMOTIVE	3217 E PIONEER PKWY	UNSPECIFIED UNIVERSE
MIRACLES NEVER CEASE INC	3220 E PIONEER PKWY	UNSPECIFIED UNIVERSE
POLYCOAT PRODUCTS LLC	3001 E PIONEER PKWY	TRI REPORTER

Moderate Risk Contamination Facilities within 0.5 miles (5 facilities)

Facility Name	Address	Risk Type
FORUM 303 ADDITION	WEST OF E ARKANSAS LN & FORUM DR	STORM WATER CONSTRUCTION
VIP-PER BOAT	2612 SKYWAY DR STE C1	STORM WATER INDUSTRIAL
RENAISSANCE PRECAST	2411 ARKANSAS LN	STORM WATER INDUSTRIAL
AMERICAN ANIMAL HEALTH	2619 SKYWAY DR	STORM WATER INDUSTRIAL
POLYCOAT PRODUCTS, LLC - ARLINGTON, TX	3001 E. PIONEER PKWY.	STORM WATER INDUSTRIAL

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

Environmental Recommendation: The report documents multiple Moderate-Risk stormwater permits within 0.25 miles and several High-Risk records (UNSPECIFIED UNIVERSE and TRI REPORTER) within 0.5 miles. Given the presence of TRI-reporting and Unspecified Universe entries nearby, engage an environmental consultant to evaluate potential contaminant migration pathways, permit history, and any historical releases. Special attention should be given to facility operations and topography (sources located uphill of the subject), and a Phase I Environmental Site Assessment is recommended to determine whether further investigation (Phase II) is warranted.

Final Risk Assessment Summary

Executive Summary: The subject property is located in a FEMA-designated low-risk flood zone, indicating minimal flood exposure. However, crime indices for both personal and property crime are significantly above the national average, particularly for robbery and motor vehicle theft. Prospective stakeholders should prioritize security planning and remain attentive to local crime trends. Overall, while flood risk is minimal, the elevated crime risk warrants careful consideration and proactive mitigation. Within the 0.25-mile radius the report identifies two facilities with Moderate Risk interest types (both stormwater construction permits). No High-Risk Interest Types were documented within 0.25 miles. Within the 0.5-mile radius the dataset includes multiple High-Risk records, notably UNSPECIFIED UNIVERSE entries and a TRI REPORTER (POLYCOAT PRODUCTS LLC), plus additional Moderate-Risk stormwater industrial permits and construction stormwater records. Given the presence of TRI-reporting and Unspecified Universe records within the 0.5-mile radius and multiple stormwater permits within 0.25 miles, further evaluation by an environmental professional is recommended to review historical operations, permit compliance, potential contaminant pathways, and local topography to determine the need for any investigative sampling or remediation actions.

Disclaimer: This summary was generated by AI using the Location Risk Analysis data selected for this report. While it is designed to provide helpful insight, it should not be relied upon as a substitute for professional due diligence. All parties involved in this property are responsible for verifying all content with qualified experts and consultants before making investment or operational decisions.

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

Flood Risk Analysis

FEMA Map Last Updated:2022-08-12



2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

CENTURY 21
COMMERCIAL
Judge Fite Company

LOCATION RISK ANALYSIS

FLOOD HAZARD DESIGNATIONS

FEMA Map Last Updated:2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

CRIME RISK ANALYSIS



2221 FORUM DRIVE ARLINGTON TX 76010

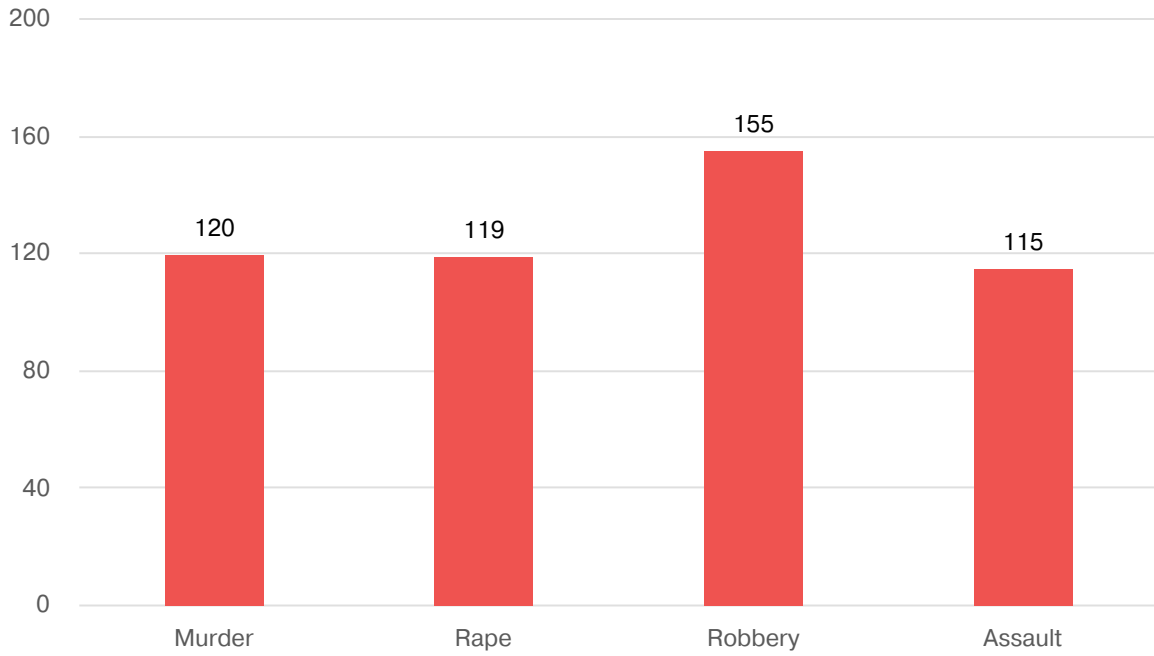
2221 Forum Drive, Arlington, TX, 76010

CENTURY 21
COMMERCIAL
Judge Fite Company

LOCATION RISK ANALYSIS

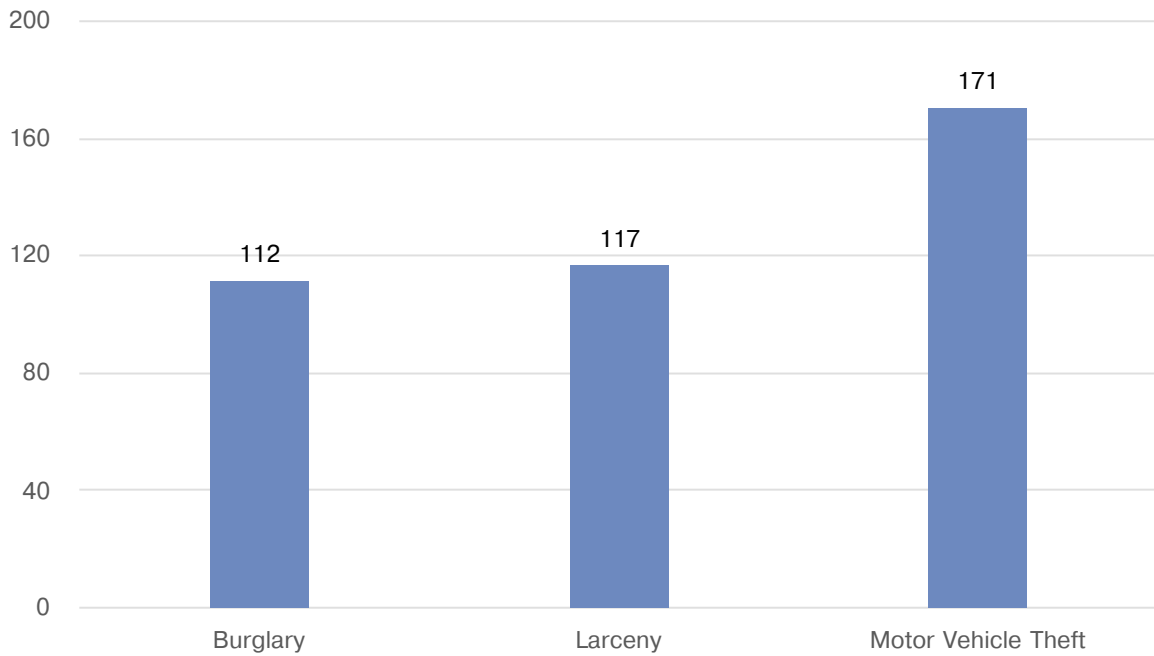
Personal Crime

Overall Index in this area is: 124



Property Crime

Overall Index in this area is: 123



2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

CRIME DESIGNATIONS

Crime Risk is a geographic database consisting of a series of standardized indexes for a range of serious crimes against both persons and property. It is derived from an extensive analysis of several years of crime reports from the vast majority of law enforcement jurisdictions nationwide. The crimes included in the database are the "Part 1" crimes and include murder, rape, robbery, assault, burglary, theft, and motor vehicle theft. These categories are the primary reporting categories used by the FBI in its Uniform Crime Report (UCR), with the exception of Arson, for which data is very inconsistently reported at the jurisdictional level. Part II crimes are not reported in the detail databases and are generally available only for selected areas or at high levels of geography.

In accordance with the reporting procedures using in the UCR reports, aggregate indexes have been prepared for personal and property crimes separately, as well as a total index. While this provides a useful measure of the relative "overall" crime rate in an area, it must be recognized that these are unweighted indexes, in that a murder is weighted no more heavily than a purse snatching in the computation. For this reason, caution is advised when using any of the aggregate index values.

Methodology & Source

The primary source of Crime Risk was a careful compilation and analysis of the FBI Uniform Crime Report databases. On an annual basis, the FBI collects data from each of about 16,000 separate law enforcement jurisdictions at the city, county, and state levels and compiles these into its annual Uniform Crime Report (UCR). For a limited number of areas, such as New York City, the local jurisdiction spans several counties.

The resulting estimates were then scaled to match the master database of 8,500 jurisdictions. For cities, the block groups within each city were scaled to match the city total. For areas outside of these cities (or for smaller centers), results were scaled to match the county total after adjusting for those cities scaled separately. The final crime rate estimates were then weighted by population and aggregated to the national totals.

The Esri ArcGIS Crime Index shows the total crime index in the U.S. in 2026 and is configured to include the following information for each geography level:

- Total crime index
- Personal and Property crime indices
- Sub-categories of personal and property crime indices

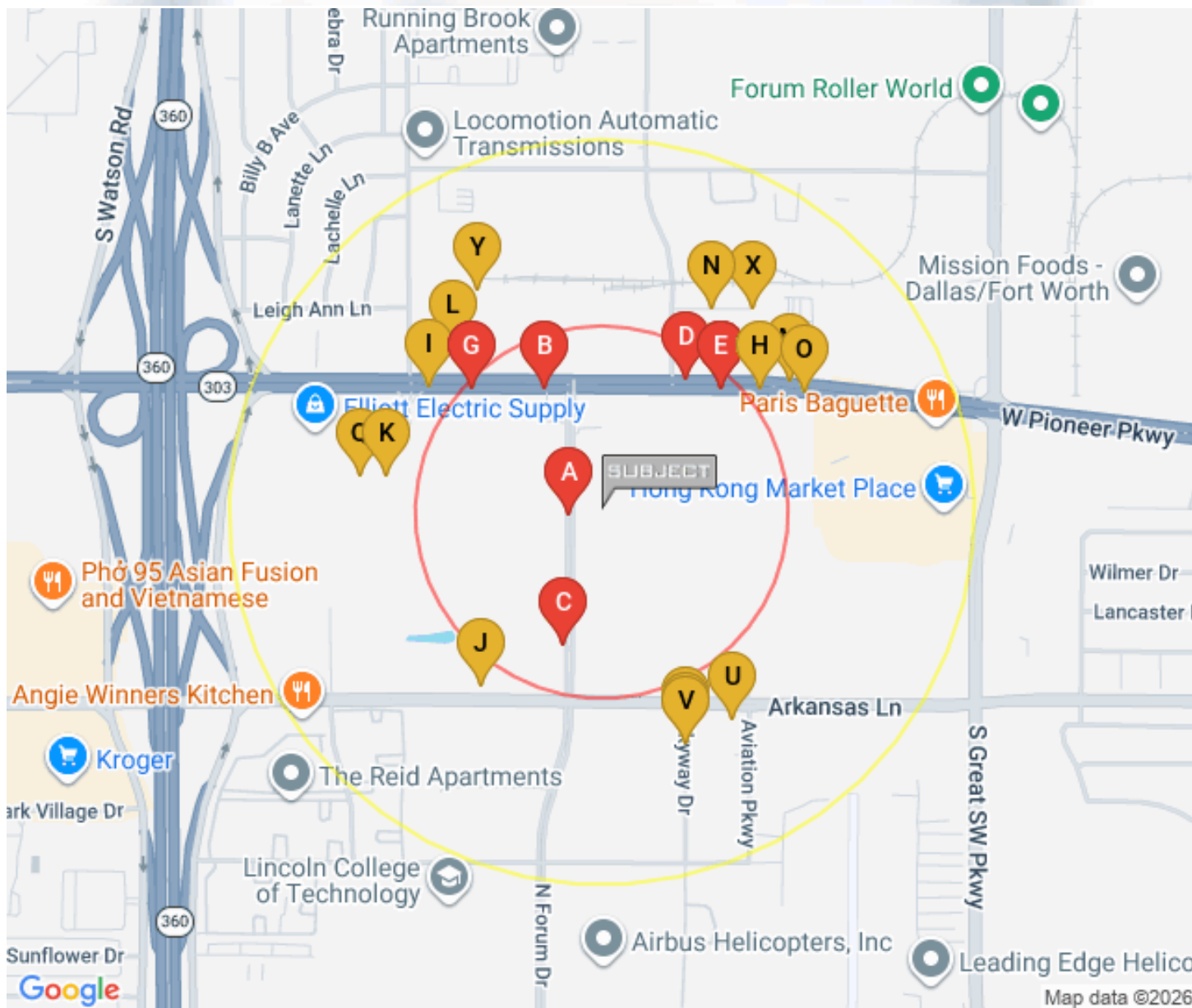
The values are all referenced by an index value. The index values for the US level are 100, representing average crime for the country. A value of more than 100 represents higher crime than the national average, and a value of less than 100 represents lower crime than the national average. For example, an index of 120 implies that crime in the area is 20 percent higher than the US average; an index of 80 implies that crime is 20 percent lower than the US average.

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

ENVIRONMENTAL RISK ANALYSIS



2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

CENTURY 21
COMMERCIAL
Judge Fite Company

LOCATION RISK ANALYSIS

LOCATIONS WITHIN 0.25 MILE OF SUBJECT

FORUM 303

Latest Update:

Site Type: STATIONARY
County: TARRANT COUNTY
Country:
Address: 2240 FORUM DR
Facility Detail Report: 110070817638

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	sr project manager	BEN BRATCHER	
ICIS-NPDES NON-MAJOR	NPDES	sr project manager	BEN BRATCHER	

COLLISION MASTERS

Latest Update:

Site Type: STATIONARY
County: TARRANT
Country: UNITED STATES
Address: 3020 E PIONEER PKWY
Facility Detail Report: 110034258014

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

2240 FORUM DRIVE MAIN EXT.

Latest Update:

Site Type: STATIONARY
County: TARRANT COUNTY
Country: USA
Address: NORTH OF FORUM DR. & ARKANSAS LANE
Facility Detail Report: 110070937310

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	mgr. env. services	KRISTEN JONES	
ICIS-NPDES NON-MAJOR	NPDES	operations manager	GARY ROBERTS	
STORM WATER CONSTRUCTION	NPDES	operations manager	GARY ROBERTS	
ICIS-NPDES NON-MAJOR	NPDES	mgr. env. services	KRISTEN JONES	

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

SUNRISE AUTOMOTIVE

Latest Update: 09-Aug-2010

Site Type: STATIONARY
County: TARRANT
Country: UNITED STATES

Address: 3217 E PIONEER PKWY
Facility Detail Report: [110005143148](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			

MIRACLES NEVER CEASE INC

Latest Update: 09-Aug-2010

Site Type: STATIONARY
County: TARRANT
Country: UNITED STATES

Address: 3220 E PIONEER PKWY
Facility Detail Report: [110005072205](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			

NO LIMIT COLORS

Latest Update:

Site Type: STATIONARY
County: TARRANT
Country: UNITED STATES

Address: 3220 E PIONEER PKWY
Facility Detail Report: [110035395854](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

JIFFY LUBE 1973

Latest Update:

Site Type: STATIONARY
County: TARRANT
Country: UNITED STATES

Address: 3030 E PIONEER PKWY
Facility Detail Report: [110037914022](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

LOCATIONS WITHIN 0.50 MILE OF SUBJECT

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

H MAACO COLLISION REPAIR AND AUTO PAINTING

Latest Update:

Site Type: STATIONARY Address: 3308 E PIONEER PKWY
 County: TARRANT Facility Detail Report: 110034563309
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

I OKLAHOMA INSTALLATION CO

Latest Update: 10-Apr-2020

Site Type: STATIONARY Address: 3000 E PIONEER PKWY
 County: TARRANT Facility Detail Report: 110005011584
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
VSQG	RCRAINFO		RANDY DILLMAN	

J FORUM 303 ADDITION

Latest Update:

Site Type: STATIONARY Address: WEST OF E ARKANSAS LN &
 County: TARRANT COUNTY FORUM DR
 Country: Facility Detail Report: 110071320117

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			

K ARLINGTON PLANT

Latest Update: 05-Jan-2009

Site Type: STATIONARY Address: SE CORNER OF PIONEER PKWY
 County: TARRANT AND SH 360
 Country: UNITED STATES Facility Detail Report: 110037203754

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

POLYCOAT PRODUCTS LLC

Latest Update:

Site Type: STATIONARY Address: 3001 E PIONEER PKWY
 County: TARRANT COUNTY Facility Detail Report: [110071045224](#)
 Country:

Interest Type	Source	Contact Role	Contact Name	Phone
TRI REPORTER	TRIS			

PAYLESS CASHWAYS INC

Latest Update: 09-Aug-2010

Site Type: STATIONARY Address: 3315 E PIONEER PKWY
 County: TARRANT Facility Detail Report: [110005154206](#)
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
VSQG	RCRAINFO		DAVE MCKEE	

MID-CITY PLASTICS

Latest Update:

Site Type: STATIONARY Address: 3205 BISHOP DR STE 105
 County: TARRANT Facility Detail Report: [110034391192](#)
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

QUIK TRIP 853

Latest Update:

Site Type: STATIONARY Address: 3316 E PIONEER PKWY
 County: TARRANT Facility Detail Report: [110038307196](#)
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

VIP-PER BOAT

Latest Update:

Site Type: STATIONARY Address: 2612 SKYWAY DR STE C1
 County: TARRANT COUNTY Facility Detail Report: [110070366404](#)
 Country:

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER INDUSTRIAL	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			

PIONEER 360 BUSINESS CENTER

Latest Update: 08-Apr-2009

Site Type: STATIONARY Address: SE CORNER OF SH 360 AND
 County: TARRANT PIONEER PARKWAY
 Country: UNITED STATES Facility Detail Report: [110035358868](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

AUTOMATED FINISHING TECHNOLOGY AFT

Latest Update: 22-Jul-2014

Site Type: STATIONARY Address: 2605 SKYWAY
 County: DALLAS Facility Detail Report: [110000821175](#)
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
VSQG	RCRAINFO	environmental manager	JOHNNY ROSE	
STATE MASTER	TX-TCEQ ACR		JOHNNY M ROSE	

AFT INDUSTRIES, INC.

Latest Update:

Site Type: Address: 2605 SKYWAY DRIVE
 County: Facility Detail Report: [110070280807](#)
 Country:

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
OSHA ESTABLISHMENT	OSHA-OIS			

AUTOMATED FINISHING TECHNOLOGY AFT

Latest Update:

Site Type: STATIONARY Address: 2605 SKYWAY DR
 County: DALLAS Facility Detail Report: 110070748254
 Country: USA

Interest Type	Source	Contact Role	Contact Name	Phone
HAZARDOUS WASTE BIENNIAL REPORTER	BR			

RENAISSANCE PRECAST

Latest Update:

Site Type: STATIONARY Address: 2411 ARKANSAS LN
 County: TARRANT COUNTY Facility Detail Report: 110071344815
 Country:

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER INDUSTRIAL	NPDES			

AMERICAN ANIMAL HEALTH

Latest Update: 14-Sep-2010

Site Type: STATIONARY Address: 2619 SKYWAY DR
 County: DALLAS Facility Detail Report: 110006452971
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	operations supervisor	TAMMY DIMOND	
STORM WATER INDUSTRIAL	NPDES	operations supervisor	TAMMY DIMOND	

AMERICAN ANIMAL HEALTH INC

Latest Update:

Site Type: STATIONARY Address: 2619 SKYWAY DR
 County: DALLAS Facility Detail Report: 110070746256
 Country: USA

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
HAZARDOUS WASTE BIENNIAL REPORTER	BR			

X DAVID BA NGUYEN

Latest Update:

Site Type: STATIONARY
County: TARRANT
Country: UNITED STATES
Address: 3212 BISHOP DR
Facility Detail Report: 110034310136

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

Y POLYCOAT PRODUCTS, LLC - ARLINGTON, TX

Latest Update:

Site Type: STATIONARY
County: TARRANT
Country: UNITED STATES
Address: 3001 E. PIONEER PKWY.
Facility Detail Report: 110070247482

Interest Type	Source	Contact Role	Contact Name	Phone
RMP REPORTER	RMP	plant manager	VIVEK VARSHNEY	
STORM WATER INDUSTRIAL	NPDES	director of operations	H K SHARMA	
ICIS-NPDES NON-MAJOR	NPDES	director of operations	H K SHARMA	

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

LOCATION RISK ANALYSIS

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way.

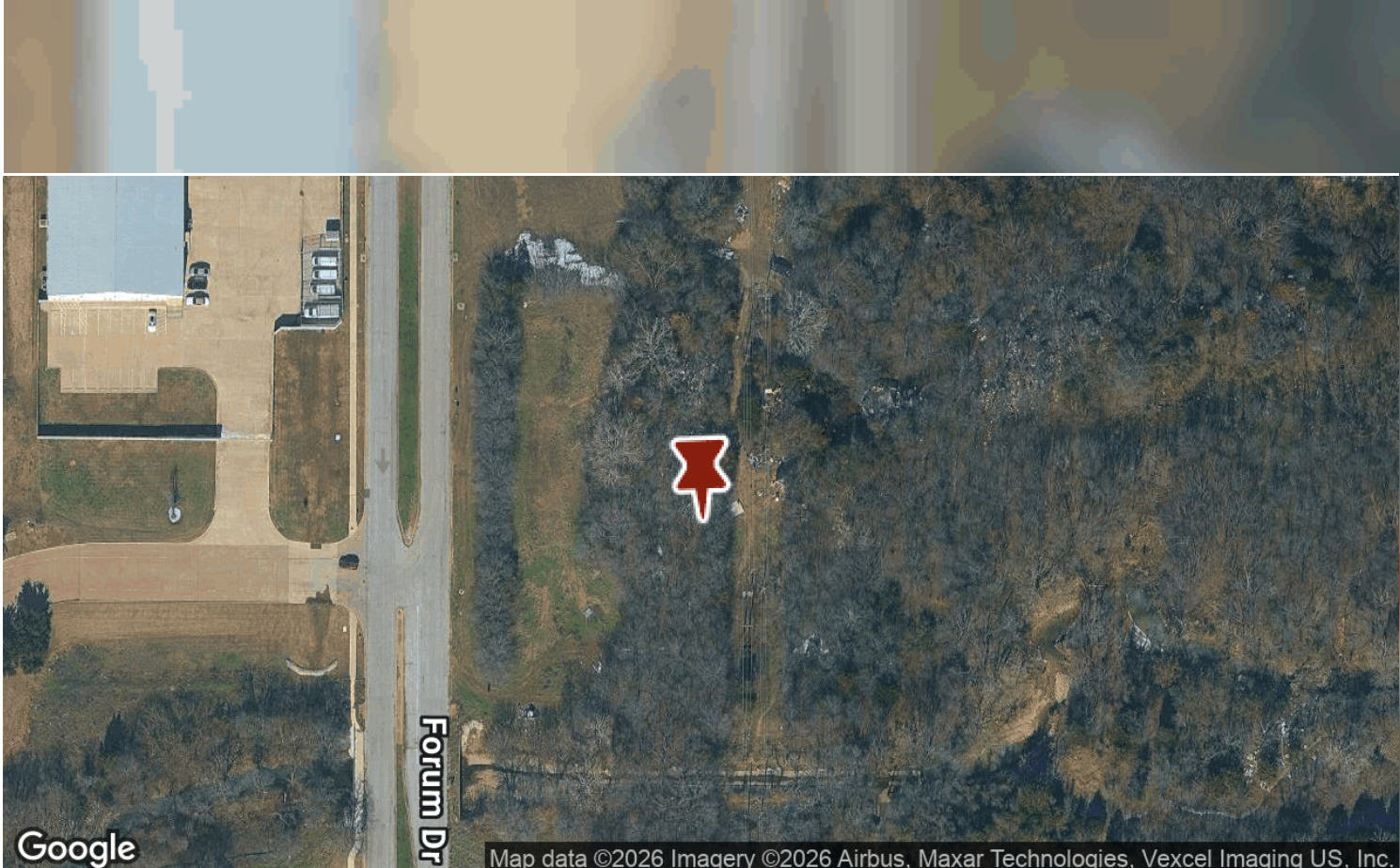
This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way. Century 21 Judge Fite makes no express or implied representations or warranties regarding this report or the information in it. Without limiting the foregoing, CRE Tech, Inc. and Century 21 Judge Fite does not warrant that the report or information in it will be error-free or will meet any particular criteria of performance or quality. CRE Tech, Inc. and Century 21 Judge Fite expressly disclaims all implied warranties, including, without limitation, warranties of merchantability, title, fitness for a particular purpose, non-infringement, compatibility, security and accuracy.

Your use of this report and information in it is at your own risk. You assume full responsibility and risk of loss resulting from the use of this report or information in it. None of CRE Tech, Inc., Century 21 Judge Fite, or their affiliates, or any partners, principals, stockholders or employees of any thereof will be liable for any special, indirect, incidental, consequential or punitive damages or any other damages whatsoever, whether in an action of contract, statute, tort (including, without limitation, negligence) or otherwise, relating to the use of this report or information contained in it.

2221 FORUM DRIVE ARLINGTON TX 76010

2221 Forum Drive, Arlington, TX, 76010

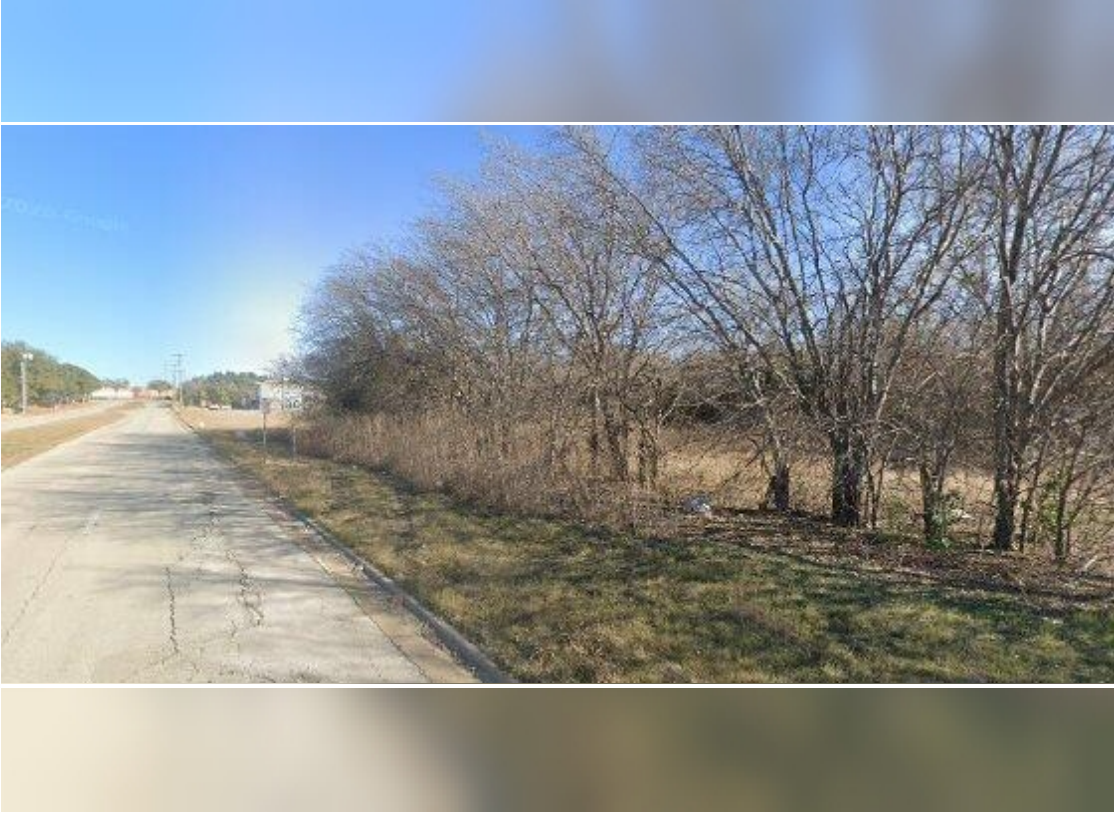
AERIAL ANNOTATION MAP



2221 Forum Drive Arlington TX 76010

2221 Forum Drive, Arlington, TX, 76010

STREET VIEW MAP



2221 FORUM DRIVE ARLINGTON TX 76010
2221 FORUM DRIVE, ARLINGTON, TX, 76010



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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>CENTURY 21 Judge Fite Co</u>	<u>0316490</u>	<u>mansfield@judgfite.com</u>	<u>(817) 473-7661</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Ashley Conlon</u>	<u>0459849</u>	<u>ashleyconlon@judgefite.com</u>	<u>(817) 473-7661</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Kris Johnson</u>	<u>0660148</u>	<u>krisjohnson@judgefite.com</u>	<u>817-713-8995</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Cherith Samson</u>	<u>0800081</u>	<u>cherithsamson@judgefite.com</u>	<u>(917) 583-6393</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

CONTACT



Cherith Samson, Commercial Specialist

Phone: 917-583-6393

Email: cherithsamson@judgefite.com

License: 0800081

Subject Property

**2221 FORUM
DRIVE
ARLINGTON
TX 76010**

2221 Forum Drive
Arlington, TX 76010

**CENTURY 21
COMMERCIAL.**

Judge Fite Company



917-583-6393



cherithsamson@judgefite.com



**352 Matlock Road
Mansfield, TX 76063 United States**