



3300 - 3350 S WATSON RD, ARLINGTON, TX 76014 | CONTACT BROKER

Trenton Price

President/Principal Broker

Isaac Blandford

Associate

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Vision Commercial RE DFW, LLC in compliance with all applicable fair housing and equal opportunity laws.

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Trenton Price

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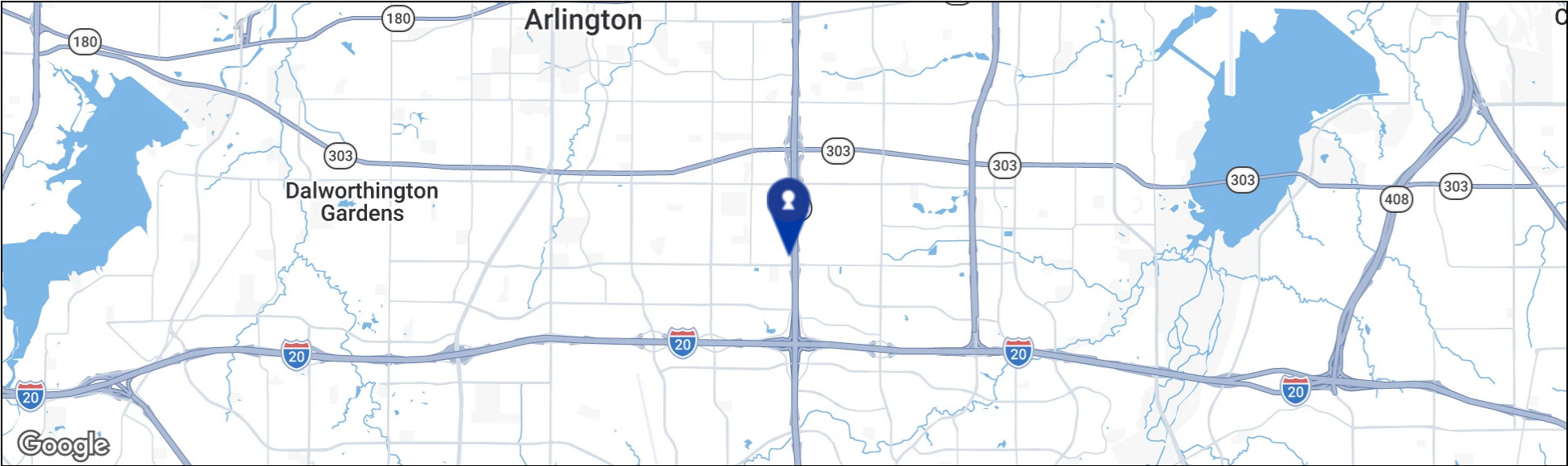
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PROPERTY INFORMATION

3300 - 3350 S Watson Rd,
Arlington, TX 76014



Property Summary



PROPERTY DESCRIPTION

Introducing Trinity Centre, a prime investment opportunity in Arlington, TX. This property includes 14,268 SF of fully leased retail. Located on SH 360, this center investment offers a strong tenant base. This property presents an attractive proposition for investors seeking a stable, income-generating asset in a sought-after location.

PROPERTY HIGHLIGHTS

- 100% occupancy
- Highway Frontage
- Stable tenant base
- Low Maintenance Metal Roofing
- Well-maintained property

OFFERING SUMMARY

Sale Price:	Contact Broker
Number of Units:	4
Building Size:	14,268 SF
NOI:	\$193,425.48
Cap Rate:	6.5%

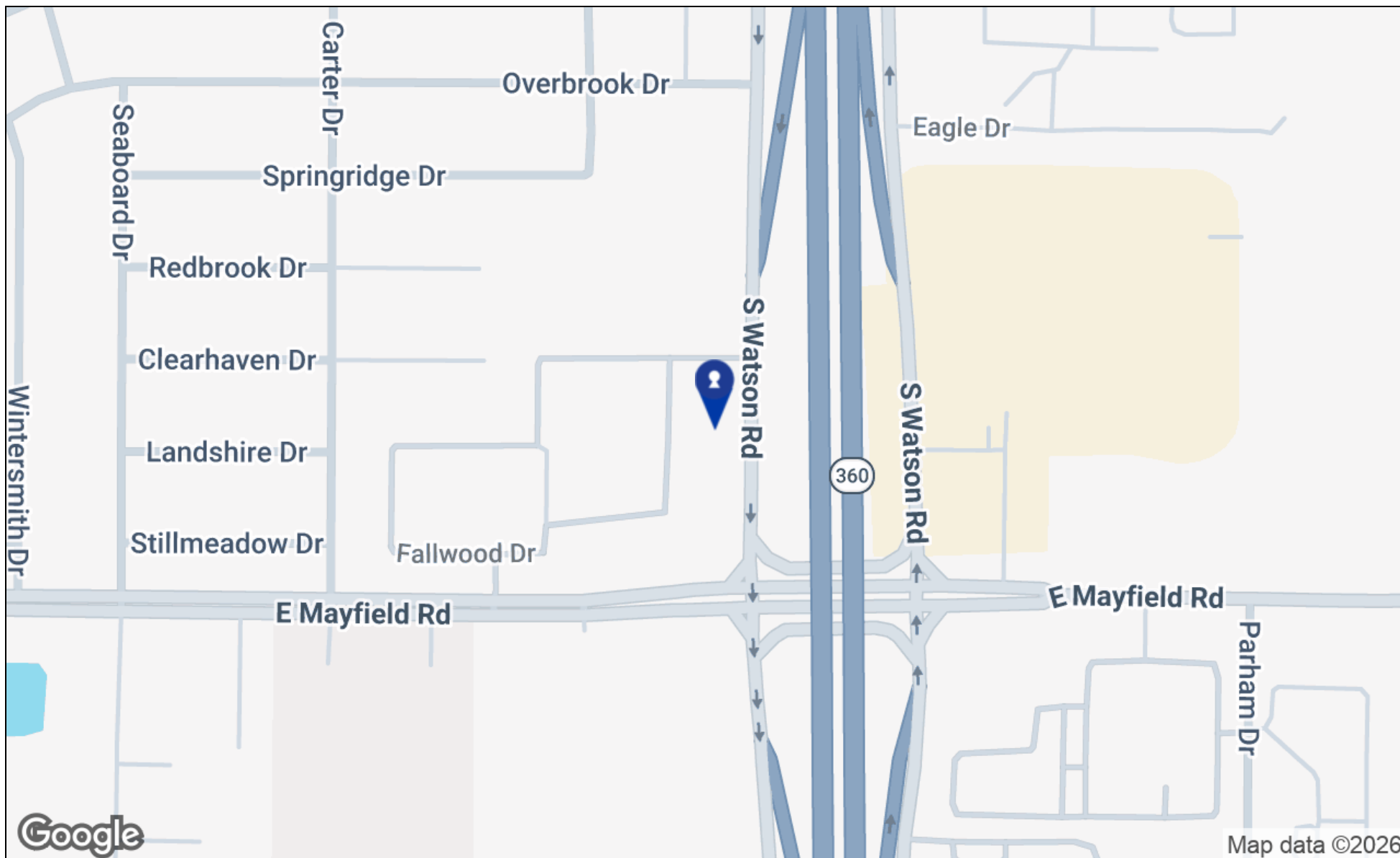
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President/Principal Broker

Isaac Blandford

Associate

Location Map



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Rent Roll

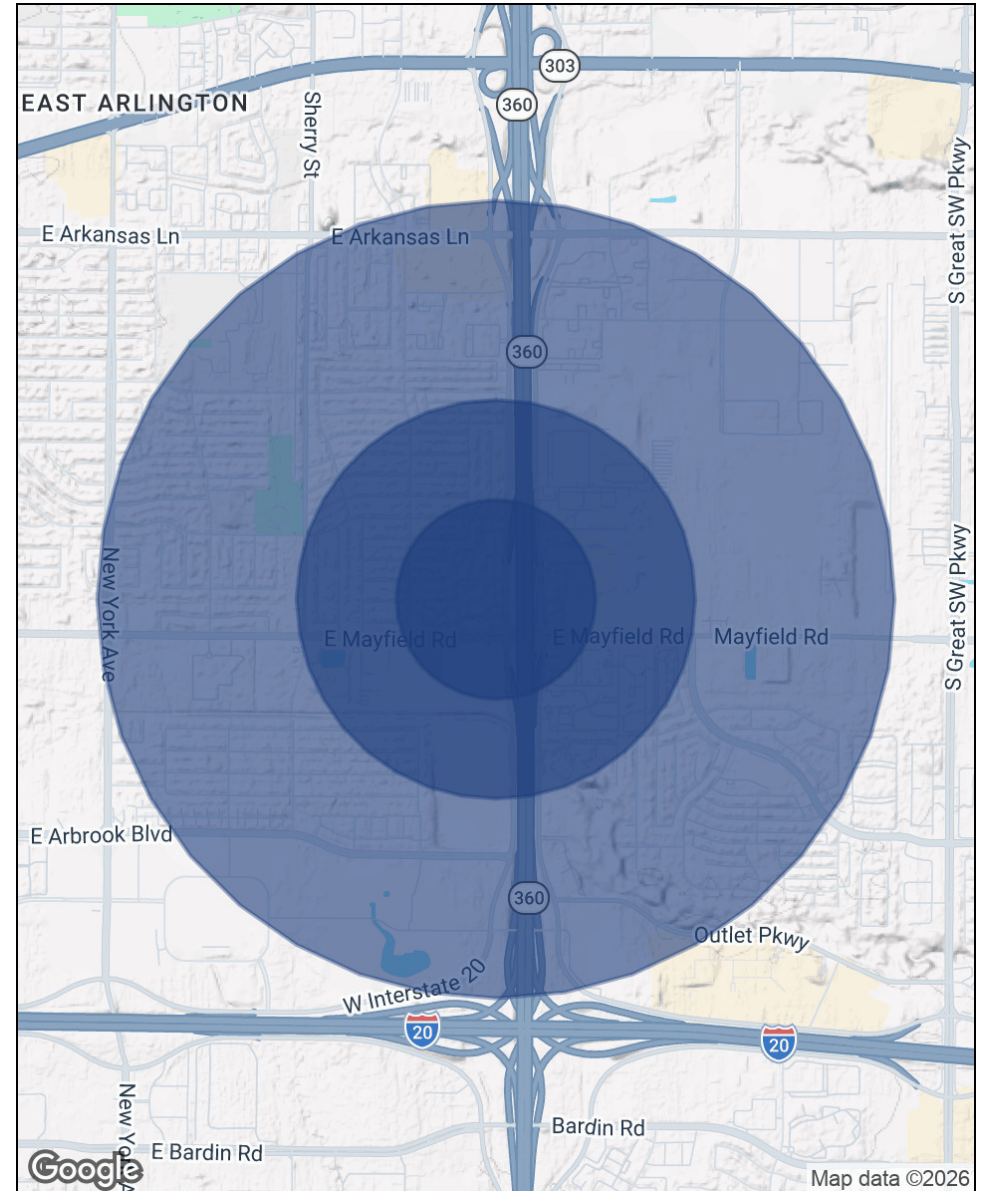
Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent	Annual Rent	Annual Rent	Security Deposit	Options	Guaranty
								Per Area	Per Area	Per Area	Per Area			
3300 Watson Road														
Current Leases														
3300	3300	The Suite Promise	Retail - NNN	2,946	12/15/25	8/31/31	68.00	3,866.63	1.31	46,399.56	15.75	3,800.00	(1) Five Yr	Personal
3300	3310	JTC Blessed	Retail - NNN	5,036	8/1/19	11/30/30	60.00	5,789.61	1.15	69,475.32	13.80	6,416.70	(1) Five Yr.	Personal
3300	3340	Rex Staffing	Retail - NNN	2,107	11/15/22	4/30/28	65.00	2,398.47	1.14	28,781.64	13.66	3,295.70	(2) Five Yr.	Corporate
3300	3350	Bridal Concepts	Retail - NNN	4,179	4/25/23	12/31/28	68.00	4,064.08	0.97	48,768.96	11.67	6,014.28	(2) Five Yr.	Personal
Total Current				14,268				16,118.79		193,425.48		19,526.68		
	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent									
Occupied	4.00	14,268.00	100.00%	16,118.79	193,425.48									
Vacant	0.00	0.00	0.00%	0.00	0.00									
Total	4.00	14,268.00	100.00%	16,118.79	193,425.48									

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	607	3,003	14,676
Average Age	37.8	32.7	30.2
Average Age (Male)	30.9	28.7	28.0
Average Age (Female)	43.0	40.4	34.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	312	1,340	5,599
# of Persons per HH	1.9	2.2	2.6
Average HH Income	\$69,318	\$69,133	\$68,058
Average House Value	\$171,807	\$198,360	\$210,345

2023 American Community Survey (ACS)



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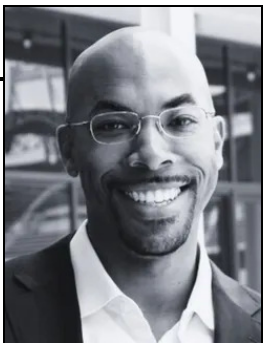
Isaac Blandford

Associate

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Advisor



TRENTON PRICE

President/Principal Broker

trenton@visioncommercial.com

Direct: **817.803.3287**

PROFESSIONAL BACKGROUND

Trenton Price is a Dallas/Fort Worth native, born and raised in Arlington, Texas. Trenton's passion and commitment for his hometown exude through his extensive portfolio of commercial projects spanning the Dallas/Ft. Worth area, including Globe Life Park in Arlington and many office and retail properties throughout the metroplex. Trenton's represents over 100 thousand square feet of space and over \$500 million in assets. He has a BA in Finance and had a successful career as a financial planner before moving into real estate.

Trenton joined Vision Commercial in 2017 after beginning his real estate career at another local firm. Starting out as Director of Vision Commercial's Mid-Cities/HEB portfolio he proved successful in providing client advisory services in landlord representation and investment sales. In 2019 he opened the company's new Arlington office at Globe Life Park. In 2021 he was elected President.

Before entering commercial real estate, Trenton began his career at Spectrum Financial Group starting in financial advisory before moving over to wealth management. From there he was recruited to Cornerstone as their Executive Director of Operations. The role involved oversight of the facilities, accounting, and human resource departments. In addition to these roles, Trenton spent seven years at Tarrant County College working on both the academic and workforce-developed sides of the organization.

As a highly active and connected community member, Trenton regularly volunteers for youth sporting events with the Amateur Athletic Union and has served six years on the Tarrant County Literacy Coalition's Board of Directors. He is a active member of the Arlington Chamber of Commerce's Corporate Leadership Council. In his spare time, he enjoys sports, traveling, and time with his family.

Vision Commercial RE DFW, LLC
1340 South Main Street , Suite 305
Grapevine, TX 76051
817.803.3287

Trenton Price

President/Principal Broker

Isaac Blandford

Associate

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Advisor



ISAAC BLANDFORD

Associate

Isaac.B@visioncommercial.com

Direct: **469.693.4508**

PROFESSIONAL BACKGROUND

Isaac is a dynamic addition to the Vision Tenant Representation team, having joined in 2023. Holding a bachelor's degree in Secondary Education from TCU, he brings a strong advisory foundation to his role. With a background as a skilled political canvasser, Isaac expertly utilizes his exceptional communication and leadership abilities to connect with others and drive positive change. His prior experience in sports media and marketing further enhances his versatility and creativity in approaching new challenges. Isaac's dedication to fostering connections and leveraging his diverse skill set makes him a valuable asset to the Vision team.

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1340 South Main Street , Suite 305
Grapevine, TX 76051
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Associate

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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.

11-03-2025



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 dues 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:
 - 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.

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.

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Vision Commercial RE DFW, LLC

Name of Sponsoring Broker (Licensed Individual or Business Entity)

Trenton Price

Name of Designated Broker of Licensed Business Entity, if applicable

9006752

License No.

0652029

License No.

info@visioncommercial.com

Email

info@visioncommercial.com

Email

817.803.3287

Phone

817.803.3287

Phone