



FOR SALE

Arlington 16.792-acre tract Prime for development

OFFERING MEMORANDUM | 2031 GREEN OAKS ROAD | ARLINGTON, TX

Exclusively Listed by

Link Karlen | link@kwcommercial.com | 736507, Texas

KW Commercial | Fort Worth

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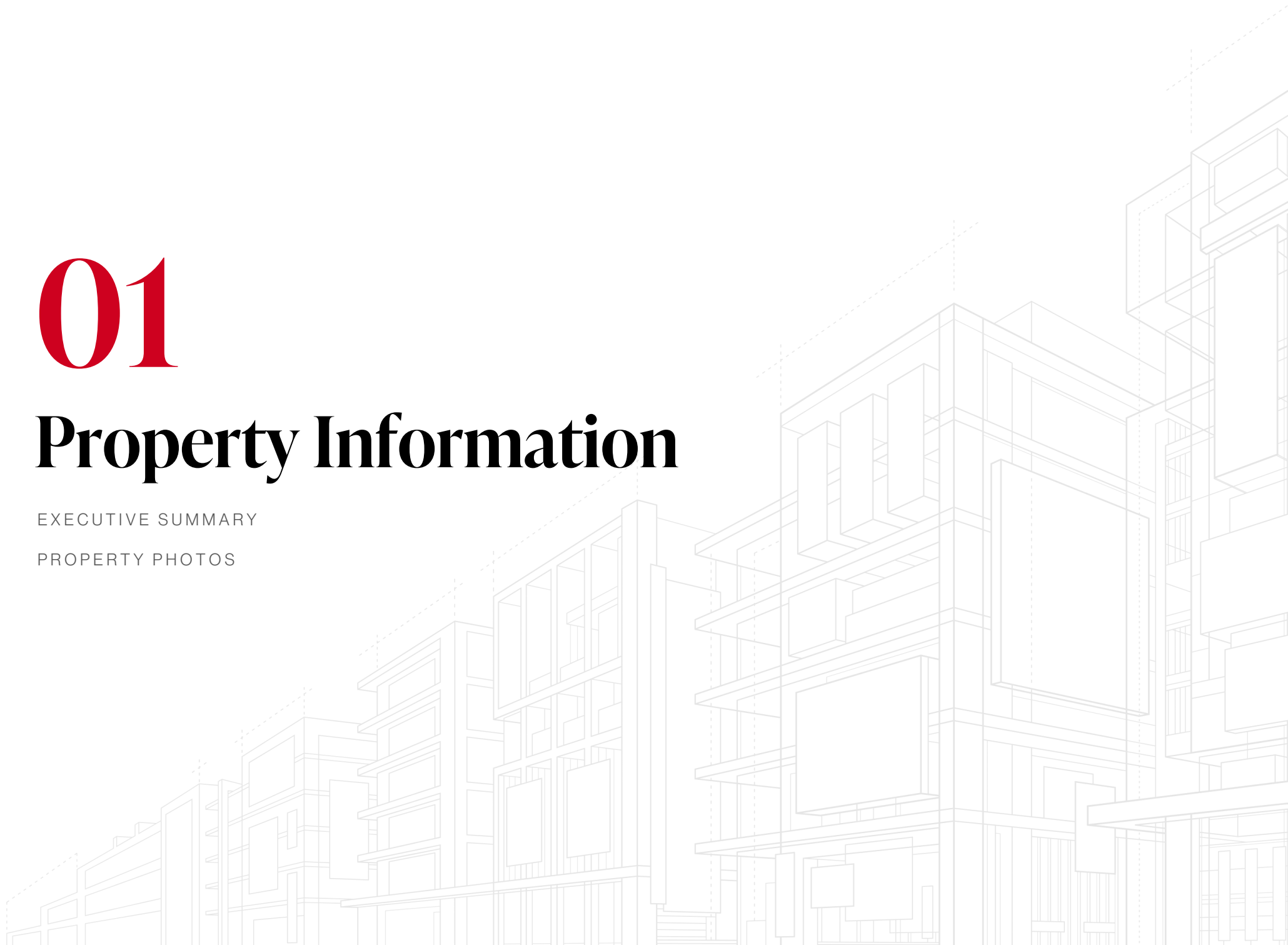
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01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS



Executive Summary



Price:	\$2,000,000
Price / Acre:	\$119,104
Lot Size:	16.79 Acres
Access:	Green Oaks or Ball Park Way
Cross Streets:	Ball Park Way & NE Green Oaks Blvd
Permitted Uses:	TBD
Frontage:	168'
Traffic Count:	
Signal Intersection:	Green Oaks & Ball Park Way
Utilities:	At street
Zoning:	RS-7.2 - Vacant Land Commercial
APN:	07120451

Property Highlights

- Rare Opportunity in the Heart of Arlington! t—this 16.792-acre tract offers a unique blend of convenience and natural beauty. With Trinity River frontage, sweeping views, and nearly untouched landscaped grounds, this property is a blank canvas ready for your vision. Don't miss your chance to own one of Arlington's most remarkable pieces of land!



Property Overview

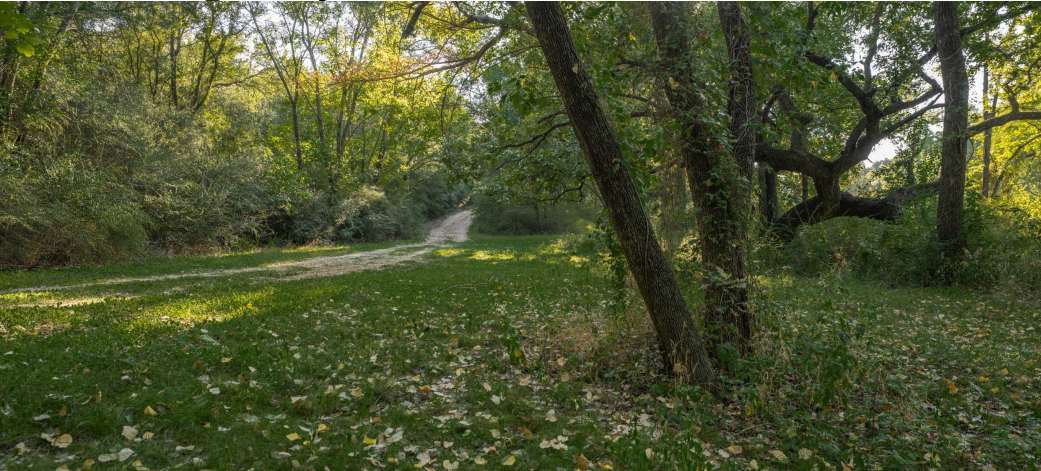
Just minutes from premier attractions—3.4 miles to Six Flags & Hurricane Harbor, 3.0 miles to Globe Life Field, 8.5 miles to DFW Airport



Property Photos



Property Photos



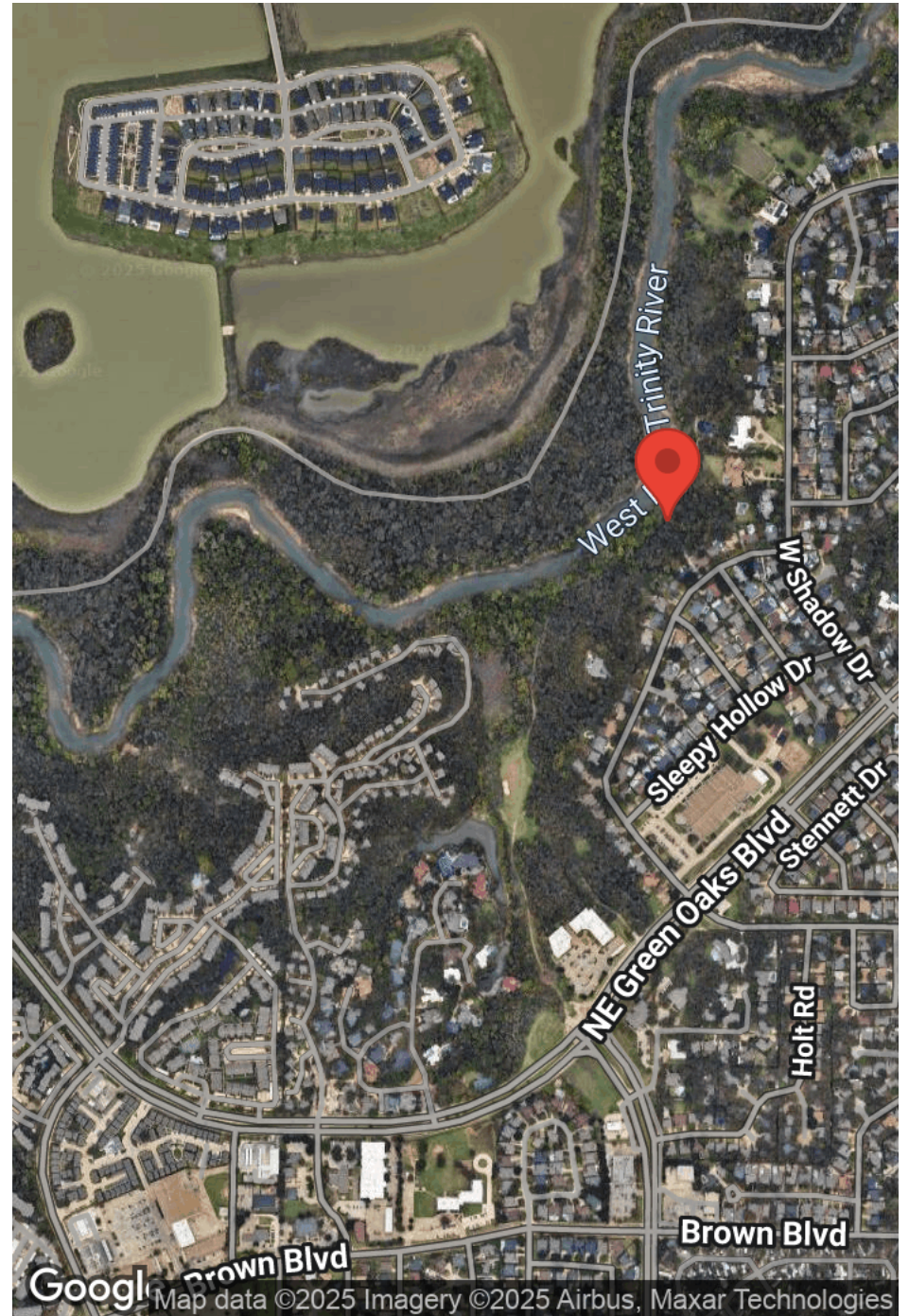
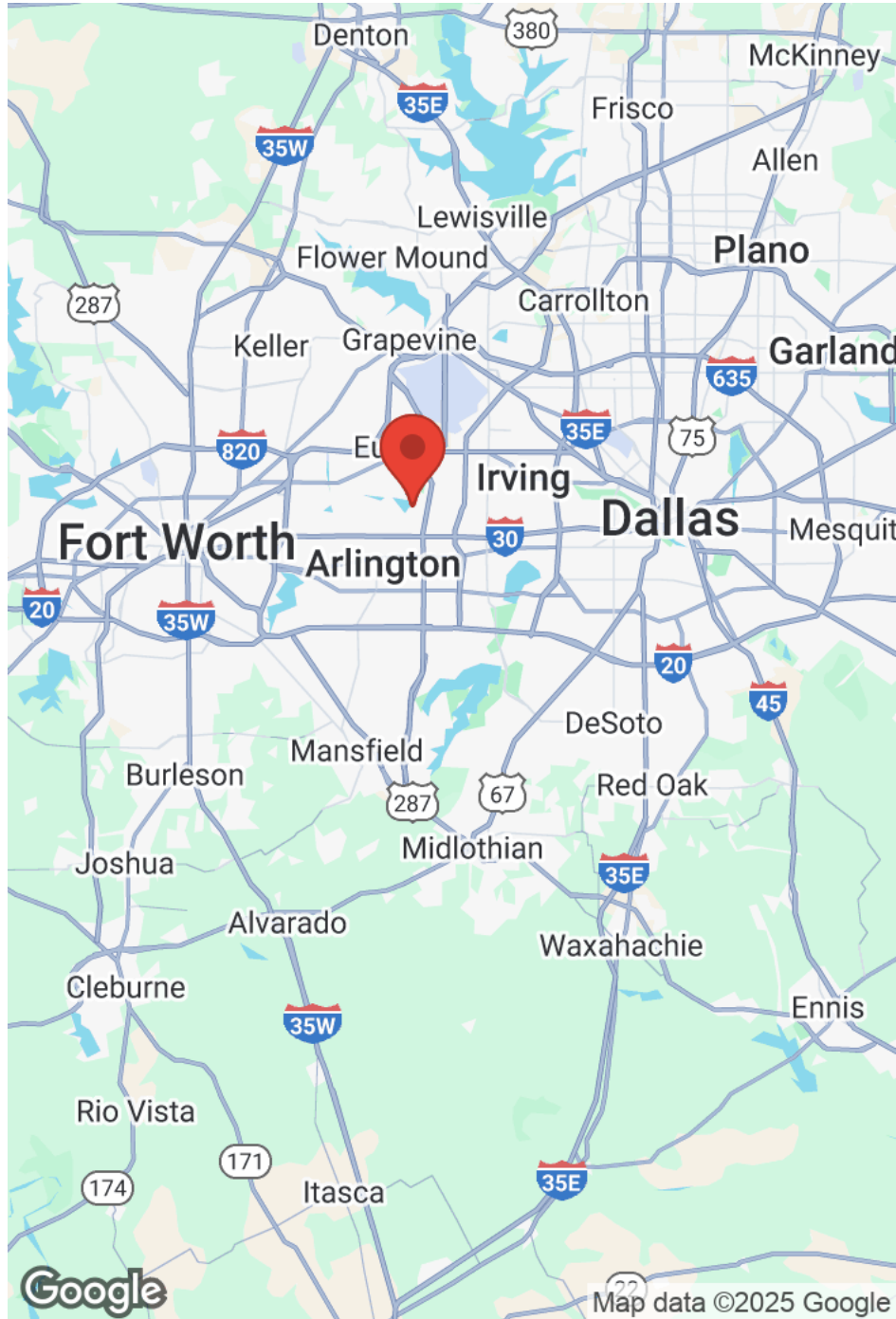
02

Location Information

LOCATION MAPS



Location Maps



03

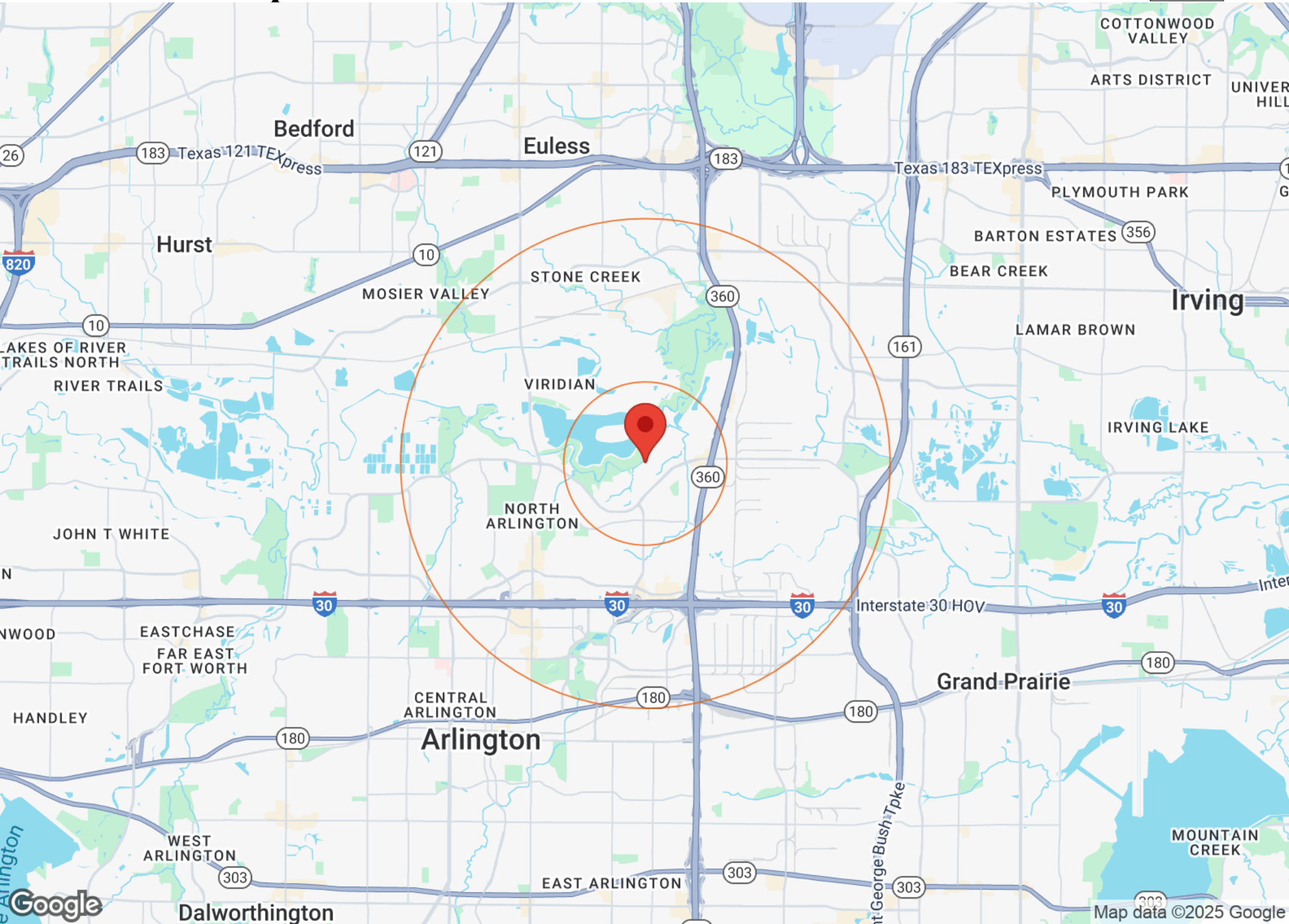
Trade Area Overview

BUSINESS MAP

DEMOGRAPHICS



Business Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	9,507	40,345	130,208
	Female	10,080	42,458	128,089
	Total Population	19,587	82,803	258,298
Age	Ages 0-14	3,696	15,213	50,954
	Ages 15-24	2,380	10,906	41,437
	Ages 25-54	9,948	40,088	114,366
	Ages 55-64	1,975	8,595	25,371
	Ages 65+	1,588	8,001	26,170
Race	White	6,121	27,250	79,866
	Black	6,795	27,085	62,095
	Am In/AK Nat	49	174	568
	Hawaiian	10	132	827
	Hispanic	3,976	19,301	88,002
	Asian	2,160	6,848	21,103
	Multi-Racial	443	1,888	5,424
	Other	33	116	387
Income	Median	\$79,598	\$68,946	\$65,567
	< \$15,000	306	1,632	7,654
	\$15,000-\$24,999	544	2,156	6,228
	\$25,000-\$34,999	675	3,672	9,982
	\$35,000-\$49,999	1,323	5,670	14,550
	\$50,000-\$74,999	1,698	8,433	20,675
	\$75,000-\$99,999	1,157	5,372	13,958
	\$100,000-\$149,999	1,557	6,094	15,682
	\$150,000-\$199,999	707	2,662	7,220
	> \$200,000	1,551	3,824	7,615
Housing	Total Units	10,248	42,663	112,381
	Occupied	9,519	39,515	103,563
	Owner Occupied	3,248	12,155	37,039
	Renter Occupied	6,271	27,360	66,524
	Vacant	730	3,148	8,818

04

Agent Profile

DISCLAIMER



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Your opportunity for development like no other in Arlington.

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