

FOR LEASE

721 N Great Southwest Pky



Location: **Great SW/Arlington Ind Cluster**
Lower Great Southwest Ind Submarket
Tarrant County
Arlington, TX 76011

Building Type: **Class C Warehouse**

Status: **Built 1965**
 Tenancy: **Multiple Tenant**

Land Area: **1.84 AC**
 Stories: **1**
 RBA: **31,950 SF**

Recorded Owner: **Vega's Industrial Services, LLC.**

Total Avail: **17,564 SF**
 % Leased: **45.0%**

Ceiling Height: **16'0"-18'0"**
 Column Spacing: **-**
 Drive Ins: **1**
 Loading Docks: **1 ext**
 Power: **-**

Crane: **None**
 Rail Line: **-**
 Cross Docks: **None**
 Const Mat: **Masonry**
 Utilities: **Gas, Heating, Lighting, Sewer - City, Water - City**

FOR INFORMATION CONTACT:

Expenses: **2021 Tax @ \$1.39/sf**
 Parcel Number: **03687678**
 Parking: **40 Surface Spaces are available; Ratio of 1.25/1,000 SF**
 Amenities: **Security System**

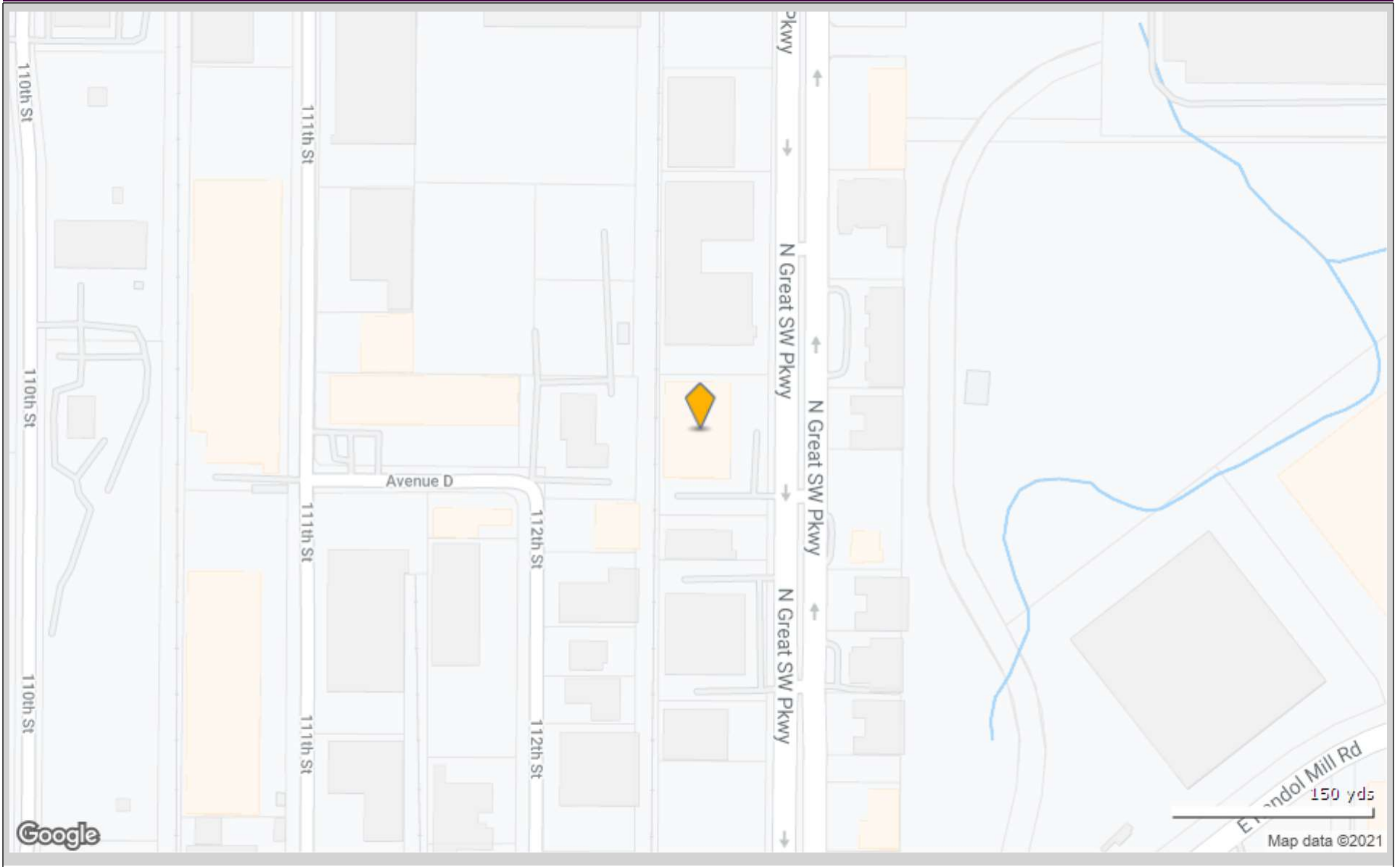
KW Lonestar DFW
701 Highlander Blvd, 4th Floor
Arlington TX 76015

BRUCE HENDERSON
(817) 470-7654

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 400	17,564/2,904 ofc	17,564	Withheld	Vacant	Negotiable	Direct

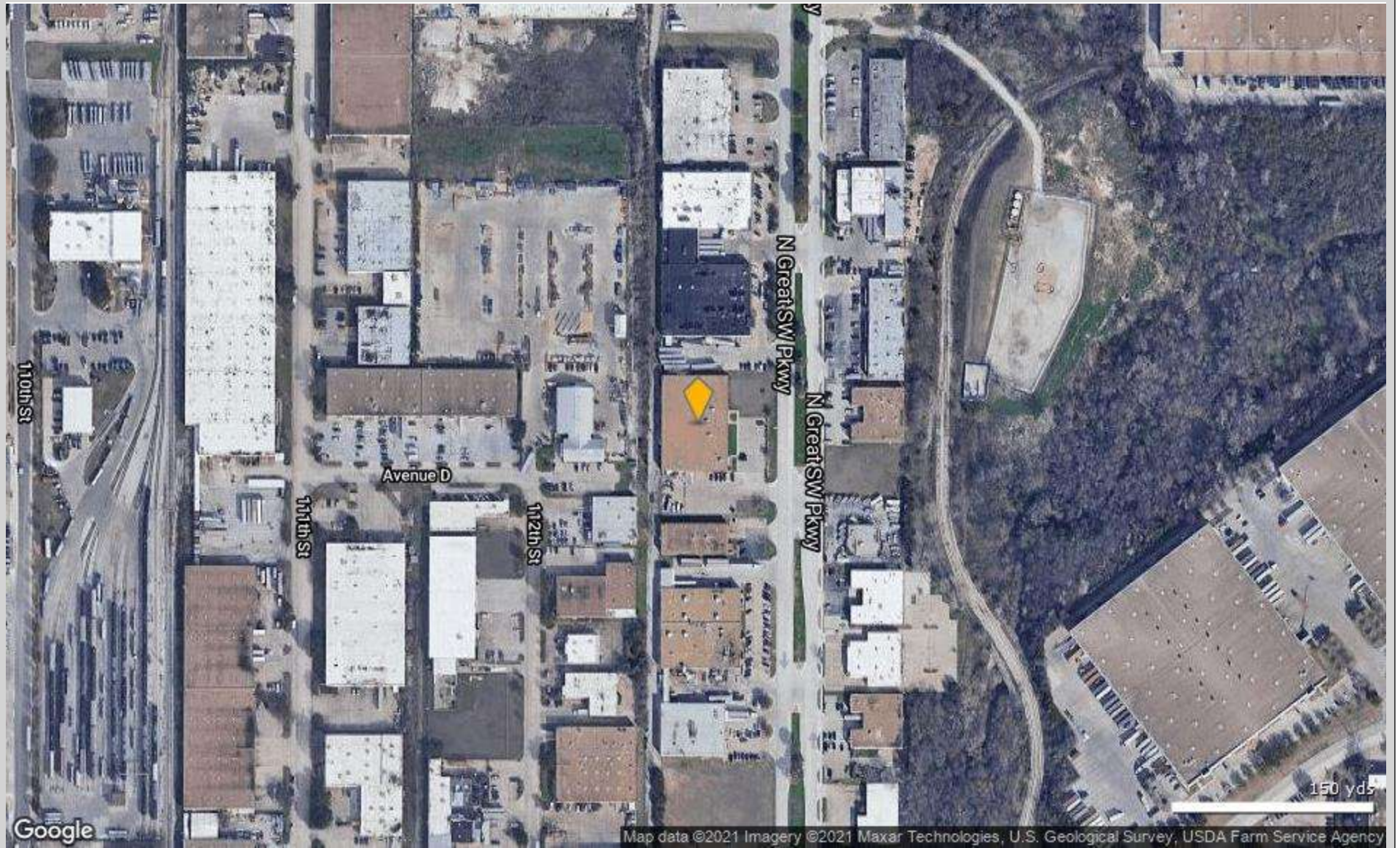
Aerial / Map Report

721 N Great Southwest Pky - Arlington, TX 76011



Aerial / Map Report

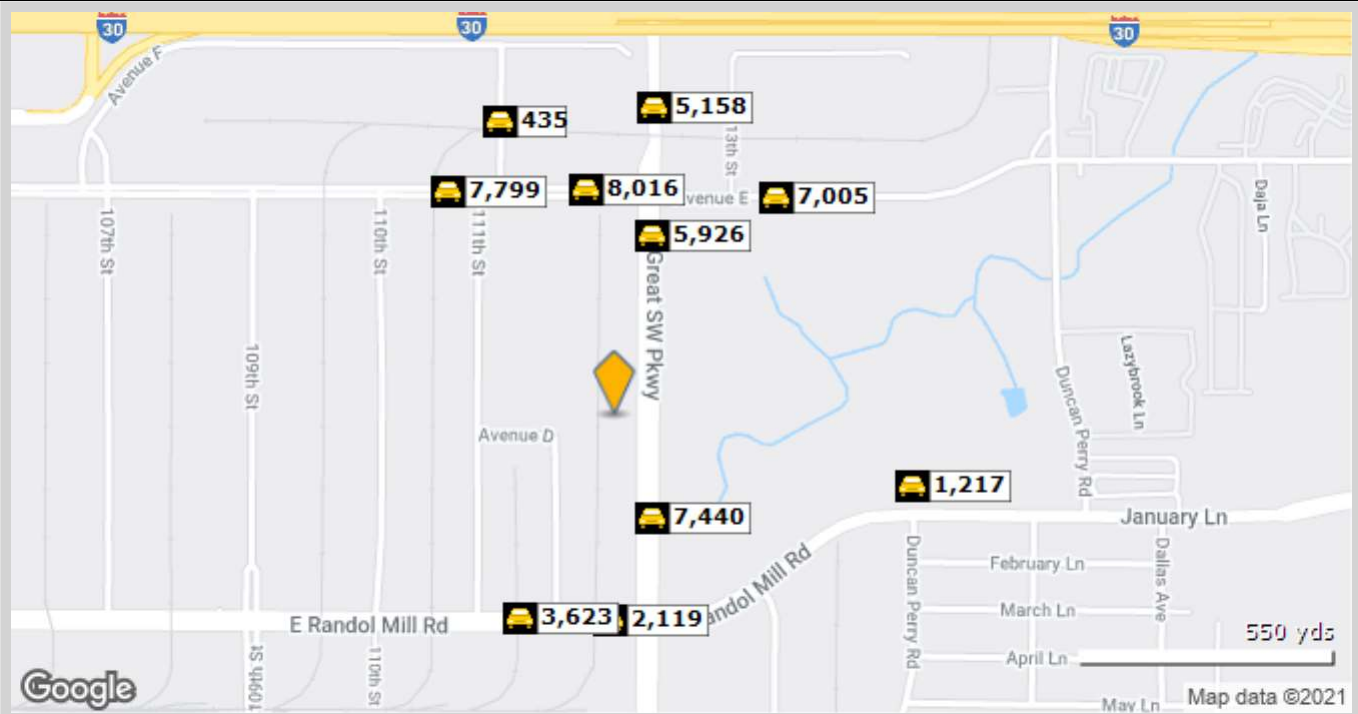
721 N Great Southwest Pky - Arlington, TX 76011



Traffic Count Report

721 N Great Southwest Pky, Arlington, TX 76011

Building Type: **Industrial**
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 Office Avail: **-**
 % Leased: **45.03%**
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Great Southwest Pkwy	E Randol Mill Rd	0.13 S	2018	7,440	MPSI	.13
2 N Great Southwest Pkwy	Ave E E	0.04 N	2020	5,926	MPSI	.24
3 E Randol Mill Rd	N Great Southwest Pkwy	0.04 E	2020	2,119	MPSI	.25
4 E Randol Mill Rd	112th St	0.04 E	2018	3,623	MPSI	.27
5 Ave E E	N Great Southwest Pkwy	0.07 E	2020	8,016	MPSI	.29
6 Ave E E	113th St	0.05 W	2020	7,005	MPSI	.34
7 Ave E E	111th St	0.04 E	2020	7,799	MPSI	.35
8 Not Available	Not Available	0.00 No	2020	1,217	MPSI	.38
9 N Great Southwest Pkwy	I- 30	0.10 N	2020	5,158	MPSI	.39
10 111th St	Ave E E	0.09 S	2018	435	MPSI	.40

Demographic Market Comparison Report

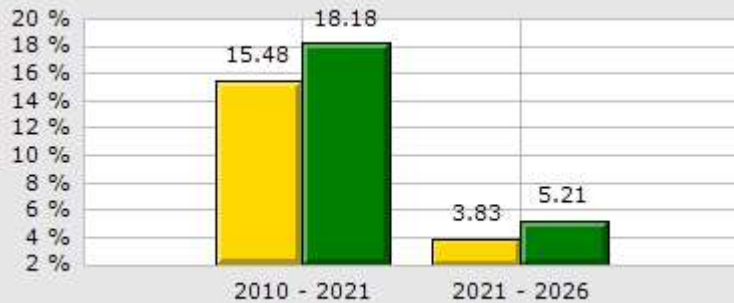
1 mile radius

721 N Great Southwest Pky, Arlington, TX 76011

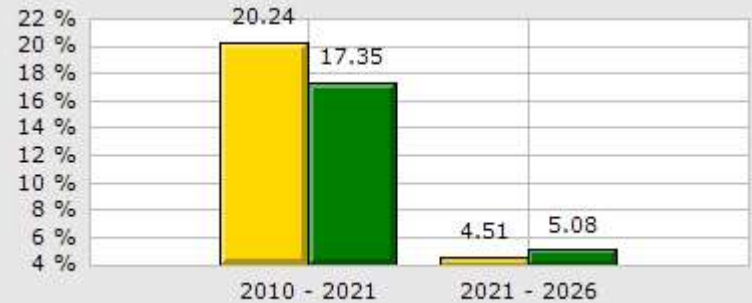
Type: **Industrial/Warehouse**
 County: **Tarrant**

■ 1 Mile
■ County

Population Growth



Household Growth



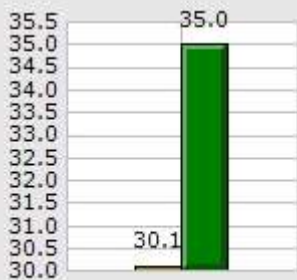
2021 Med Household Inc



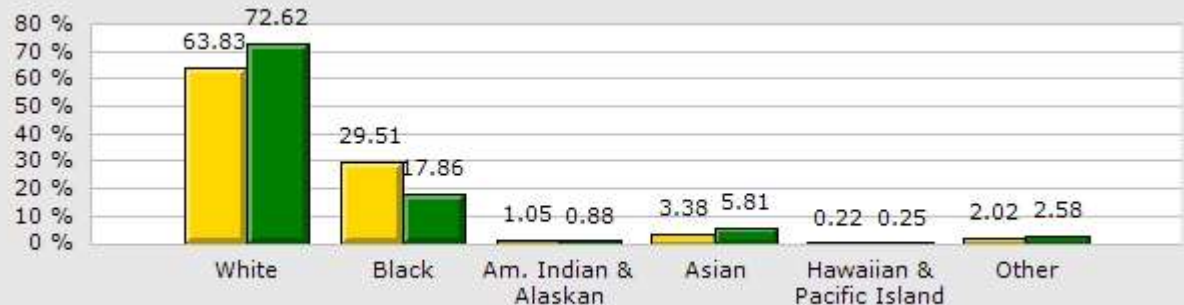
2021 Households by Household Income



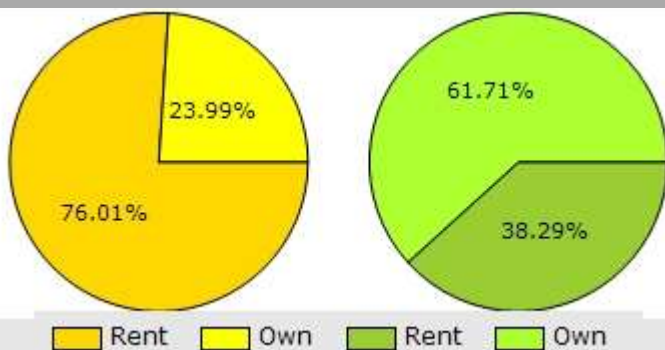
2021 Median Age



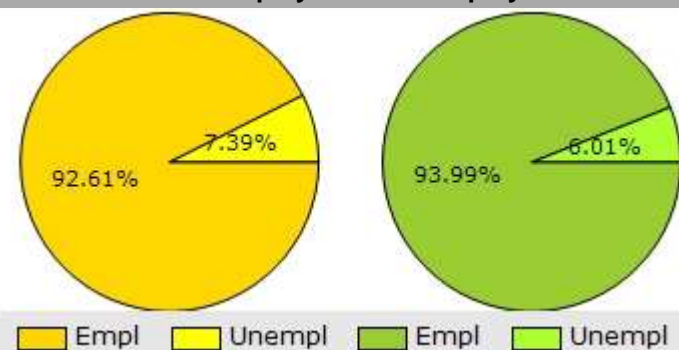
2021 Population by Race



2021 Renter vs. Owner



2021 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

721 N Great Southwest Pky, Arlington, TX 76011

Type: **Industrial/Warehouse**
 County: **Tarrant**

	1 Mile		County	
Population Growth				
Growth 2010 - 2021	15.48%		18.18%	
Growth 2021 - 2026	3.83%		5.21%	
Empl	3,258	92.61%	1,050,228	93.99%
Unempl	260	7.39%	67,112	6.01%
2021 Population by Race				
	6,947		2,132,014	
White	4,434	63.83%	1,548,220	72.62%
Black	2,050	29.51%	380,821	17.86%
Am. Indian & Alaskan	73	1.05%	18,796	0.88%
Asian	235	3.38%	123,863	5.81%
Hawaiian & Pacific Island	15	0.22%	5,377	0.25%
Other	140	2.02%	54,937	2.58%
Household Growth				
Growth 2010 - 2021	20.24%		17.35%	
Growth 2021 - 2026	4.51%		5.08%	
Renter Occupied	1,974	76.01%	294,734	38.29%
Owner Occupied	623	23.99%	475,057	61.71%
2021 Households by Household Income				
	2,596		769,791	
Income <\$25K	329	12.67%	109,386	14.21%
Income \$25K - \$50K	848	32.67%	156,620	20.35%
Income \$50K - \$75K	710	27.35%	142,822	18.55%
Income \$75K - \$100K	384	14.79%	104,419	13.56%
Income \$100K - \$125K	70	2.70%	72,584	9.43%
Income \$125K - \$150K	26	1.00%	56,443	7.33%
Income \$150K - \$200K	56	2.16%	60,738	7.89%
Income \$200K+	173	6.66%	66,779	8.67%
2021 Med Household Inc	\$54,020		\$70,806	
2021 Median Age	30.10		35.00	

Demographic Summary Report

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Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	7,212	101,656	308,056
2021 Estimate	6,946	98,010	296,659
2010 Census	6,015	88,031	262,944
Growth 2021 - 2026	3.83%	3.72%	3.84%
Growth 2010 - 2021	15.48%	11.34%	12.82%
2021 Population by Hispanic Origin	3,482	48,251	144,733
2021 Population	6,946	98,010	296,659
White	4,434 63.84%	68,262 69.65%	201,580 67.95%
Black	2,050 29.51%	22,519 22.98%	63,785 21.50%
Am. Indian & Alaskan	73 1.05%	1,144 1.17%	3,758 1.27%
Asian	235 3.38%	3,612 3.69%	19,724 6.65%
Hawaiian & Pacific Island	14 0.20%	155 0.16%	626 0.21%
Other	139 2.00%	2,318 2.37%	7,186 2.42%
U.S. Armed Forces	0	87	160
Households			
2026 Projection	2,713	39,430	112,649
2021 Estimate	2,596	37,970	108,222
2010 Census	2,159	33,913	94,888
Growth 2021 - 2026	4.51%	3.85%	4.09%
Growth 2010 - 2021	20.24%	11.96%	14.05%
Owner Occupied	623 24.00%	12,936 34.07%	42,671 39.43%
Renter Occupied	1,974 76.04%	25,034 65.93%	65,551 60.57%
2021 Households by HH Income	2,596	37,971	108,223
Income: <\$25,000	329 12.67%	6,999 18.43%	22,633 20.91%
Income: \$25,000 - \$50,000	848 32.67%	11,413 30.06%	30,001 27.72%
Income: \$50,000 - \$75,000	710 27.35%	8,304 21.87%	23,685 21.89%
Income: \$75,000 - \$100,000	384 14.79%	4,662 12.28%	13,096 12.10%
Income: \$100,000 - \$125,000	70 2.70%	2,432 6.40%	7,443 6.88%
Income: \$125,000 - \$150,000	26 1.00%	1,593 4.20%	4,531 4.19%
Income: \$150,000 - \$200,000	56 2.16%	1,204 3.17%	3,756 3.47%
Income: \$200,000+	173 6.66%	1,364 3.59%	3,078 2.84%
2021 Avg Household Income	\$72,430	\$67,803	\$65,864
2021 Med Household Income	\$54,020	\$51,509	\$51,491

Daytime Employment Report

1 Mile Radius

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	627	9,483	15
Retail & Wholesale Trade	206	2,505	12
Hospitality & Food Service	36	393	11
Real Estate, Renting, Leasing	15	95	6
Finance & Insurance	25	149	6
Information	9	104	12
Scientific & Technology Services	69	898	13
Management of Companies	2	6	3
Health Care & Social Assistance	12	153	13
Educational Services	3	21	7
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	8	41	5
Utilities & Waste Management	30	512	17
Construction	62	819	13
Manufacturing	106	3,392	32
Agriculture, Mining, Fishing	1	2	2
Other Services	43	393	9

Consumer Spending Report

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2021 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$64,434	\$956,058	\$2,795,223
Total Apparel	\$3,962	\$57,213	\$168,127
Women's Apparel	1,397	20,527	59,967
Men's Apparel	742	11,055	32,531
Girl's Apparel	342	4,708	13,834
Boy's Apparel	263	3,558	10,540
Infant Apparel	248	3,417	10,034
Footwear	970	13,948	41,221
Total Entertainment & Hobbies	\$9,016	\$133,673	\$386,787
Entertainment	1,404	16,438	50,789
Audio & Visual Equipment/Service	2,424	35,724	102,077
Reading Materials	59	1,059	3,052
Pets, Toys, & Hobbies	1,257	19,891	57,314
Personal Items	3,872	60,561	173,555
Total Food and Alcohol	\$18,592	\$274,514	\$798,352
Food At Home	9,815	145,129	428,252
Food Away From Home	7,644	112,439	322,357
Alcoholic Beverages	1,133	16,946	47,743
Total Household	\$8,839	\$137,165	\$404,897
House Maintenance & Repair	1,136	23,032	75,135
Household Equip & Furnishings	3,798	56,379	164,646
Household Operations	2,915	43,126	124,172
Housing Costs	991	14,628	40,943

Consumer Spending Report

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2021 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$18,327	\$265,315	\$778,900
Vehicle Purchases	9,278	134,357	398,950
Gasoline	5,313	76,369	222,626
Vehicle Expenses	211	3,130	9,973
Transportation	1,334	19,306	55,118
Automotive Repair & Maintenance	2,192	32,153	92,235
Total Health Care	\$2,379	\$39,086	\$115,200
Medical Services	1,389	22,303	65,634
Prescription Drugs	710	12,223	36,274
Medical Supplies	281	4,560	13,292
Total Education/Day Care	\$3,318	\$49,093	\$142,960
Education	2,112	31,338	92,759
Fees & Admissions	1,206	17,755	50,201