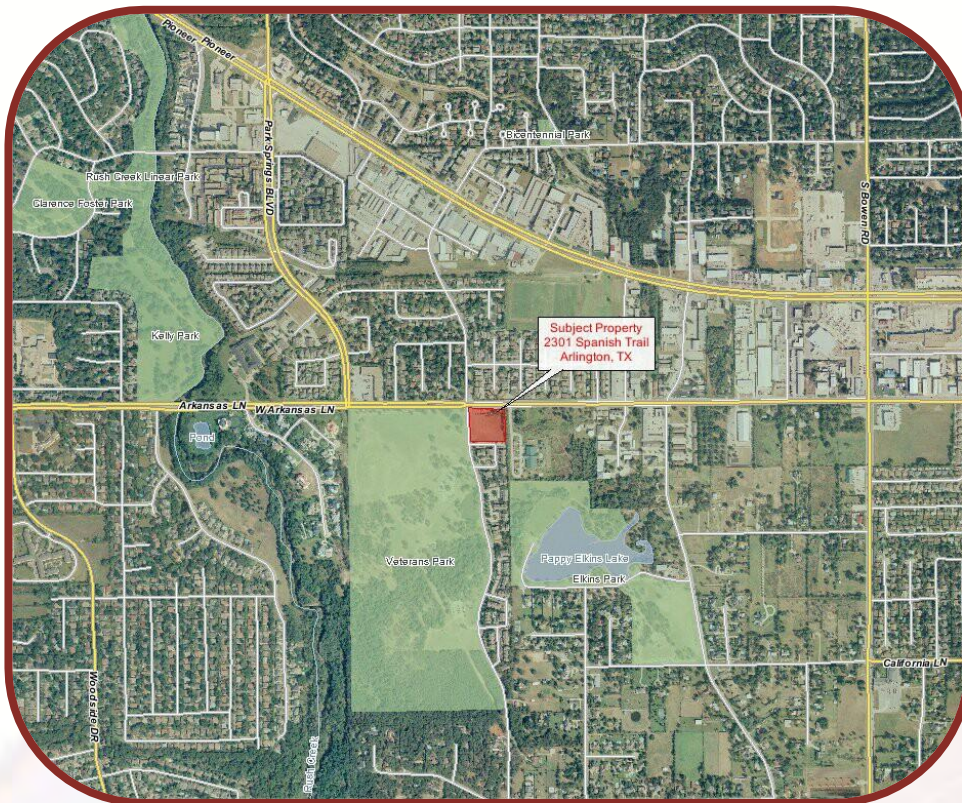




## FOR SALE – SPANISH TRAIL 2.65 ACRES

2301 SPANISH TRAIL  
ARLINGTON, TX 76016



**SALES PRICE \$475,000 / (\$4.11 PER SF)**

### PRESENTED BY:

**BRANSON BLACKBURN**

ASSOCIATE

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DIRECT 817.635.1014

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MANAGING DIRECTOR

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# PROPERTY OVERVIEW

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SPANISH TRAIL 2.65 ACRES  
2301 SPANISH TRAIL  
ARLINGTON, TX 76016



# PROPERTY OVERVIEW

## HIGHLIGHTS

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- Located directly across from Veterans Park
- Within a few miles of new Cowboys Stadium
- Four way lighted intersection
- Utilities available and ready to go

## MARKET DESCRIPTION

---

This property is located in Central to Southwest Arlington; directly across the street from one of the City of Arlington's nicest community parks, Veterans Park. This property is just a few miles from the new Dallas Cowboys Stadium. Arlington, Texas has a population of 365,000 and is centrally located between Dallas and Ft. Worth. Arlington boasts a workforce of 2 million people and is home to the University of Texas at Arlington, a 30,000-student school with a prestigious engineering college. Major corporations like General Motors and National Semiconductor Wafer Plant call Arlington home and Arlington's independent school district provides students with outstanding education. Named after Robert E. Lee's home, Arlington is known as the entertainment capital of Texas because of its Six Flags Over Texas amusement park and Hurricane Harbor Water Park. Its 82 parks, including the 1,300 acre River Legacy and convenient access to Dallas-Ft. Worth make it a world class city. (Source: CityTownInfo.com)

## PROPERTY DESCRIPTION

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This tract is highly visible and at the hard southeast corner of Spanish Trail and Arkansas Lane. There is a four way light at the corner as well. This is a perfect setting for a garden office complex, assisted living facility, or early childhood education facility.





# PROPERTY OVERVIEW

## Location Information

Parcel Number:	TAD 02930501
County:	Tarrant
Legal Description:	Spring Park Estates Addition Blk 2 Lot A
Zoning:	CS Community Service
Intersection:	Arkansas

## Property Information

Property Depth:	655	Property Frontage:	652
Acres:	2.65	Total Property SF:	115,434
Parcel Shape:	Square	Topography:	Flat

## Mechanical Information

Water City Served:	Yes	Water Line Size:	8"
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Water Lines Run both West and North of the Property

Sewer Available:	Yes	Sewer Line Size:	8"
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Sewer Lines Run West of the Property



# PROPERTY MAPS

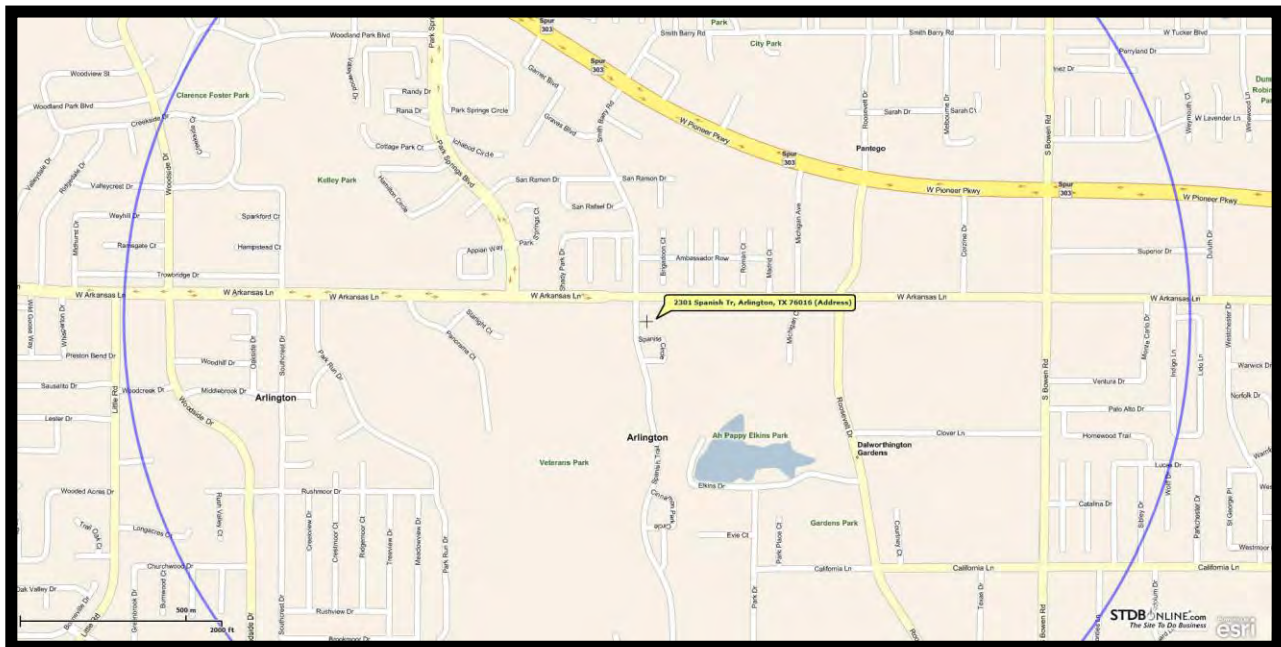
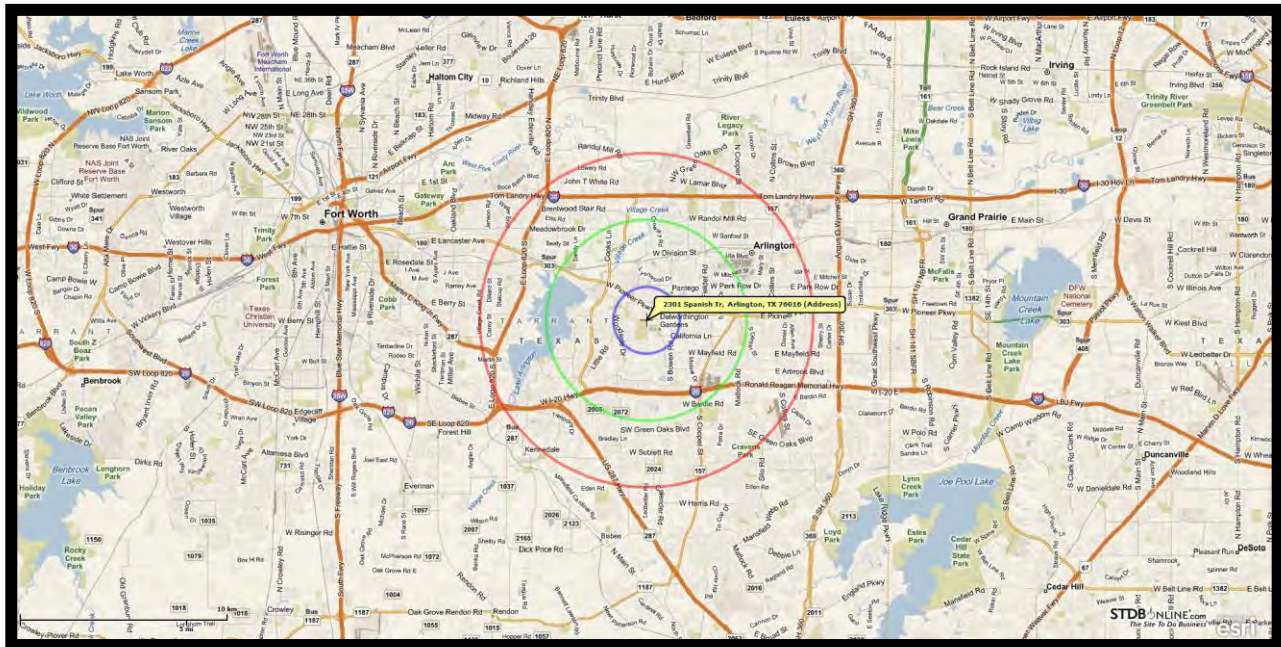
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SPANISH TRAIL 2.65 ACRES  
2301 SPANISH TRAIL  
ARLINGTON, TX 76016



# PROPERTY MAPS

## LOCATION MAPS



[www.ncptexas.com](http://www.ncptexas.com)

[www.kwctexas.com](http://www.kwctexas.com)

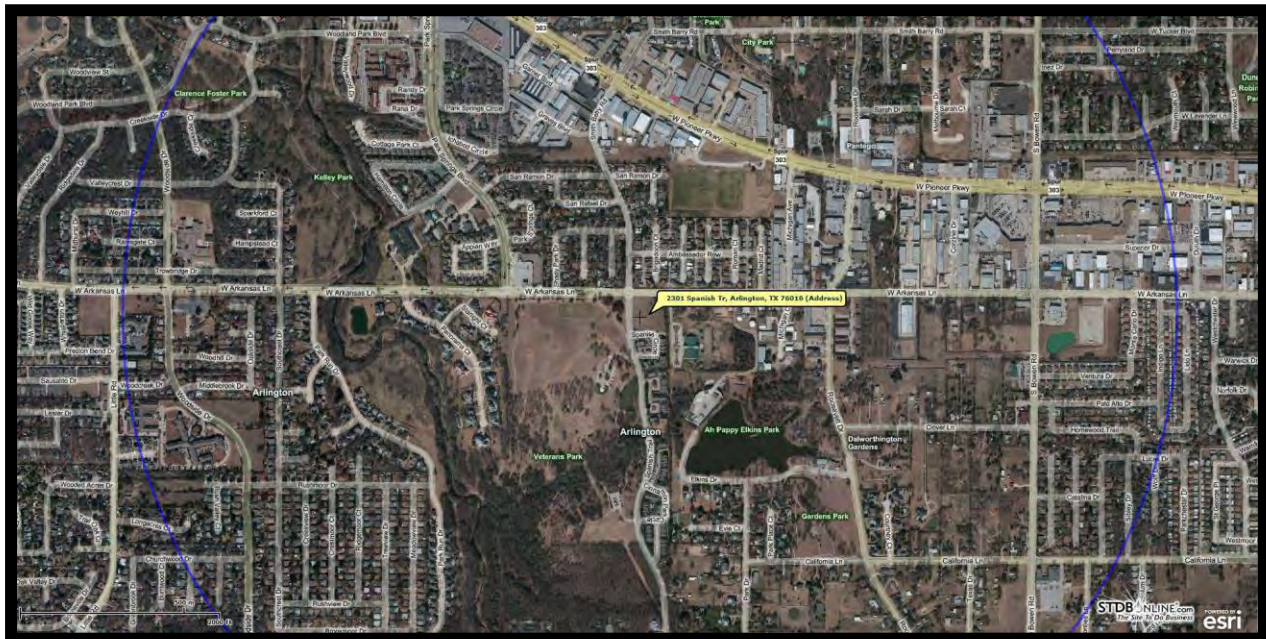
The information contained herein was obtained from sources believed reliable; however KW Commercial McClure Partners and Noble Crest Property Group make no guarantees, warranties or representations as to the completeness or accurateness thereof. The information submitted is subject to errors, omissions, changes of price or condition; prior to sale or lease, or withdraw without notice. Any projections, assumptions or estimates are for illustration purposes only. Recipients should conduct their own investigation.





# PROPERTY MAPS

## AERIAL MAPS







## PROPERTY DATA

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SPANISH TRAIL 2.65 ACRES  
2301 SPANISH TRAIL  
ARLINGTON, TX 76016



# PROPERTY DATA

## ZONING MAP



# ARTICLE VIII

## NONRESIDENTIAL ZONING DISTRICT REGULATIONS

### Section 8-100 Office ("O"), Neighborhood ("NS"), Local ("LS"), and Community ("CS") Service Districts

#### A. Purpose and Intent.

The purpose of Office, Neighborhood, Local, and Community Service Districts is to provide the necessary shopping, services, professional offices, recreation, and institutional facilities that are required and supported by the surrounding neighborhood and community. Land Use categories include:

- "O" - Office Services
- "NS" - Neighborhood Services
- "LS" - Local Services
- "CS" - Community Services

#### B. Permitted Uses.

The following uses are permitted within the Office, Neighborhood, Local, and Community Service Districts:

Residential Land Use Categories	O	NS	LS	CS
Single Family				
Secondary Living Unit				
Accessory Swimming Pool, Private				
Duplex				
Rowhouse				
Townhouse				
Condominium				
Multi-Family (Apartment)				
Boarding/Fraternity/Sorority House, or Private Dorm				
Family Home				
Foster Family Home				
Foster Group Home				
Live Work Unit				
Manufactured Housing (permitted in MH)				
Nursing Home				P
Personal Care Facility (seven or more residents)				





Personal Care Facility (six or fewer residents)				
Supervised Living Facility				P
Trailer Camp or Park				
Animal Production				
Crop Production	P	P		P
Stables, Private				
<b>P = Permitted, ( ) = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section 8-100 (I) Conditions</b>				

<b>Recreation and Lodging Land Use Categories</b>	<b>O</b>	<b>NS</b>	<b>LS</b>	<b>CS</b>
Bed and Breakfast Inn	SUP, C1, C6	SUP, C1, C6	P	
Full Service Hotel (Amend Ord 08-032, 5/6/08)				C5
Limited Service Hotel (Amend Ord 08-032, 5/6/08)				SUP, C5
Residence Hotel (Amend Ord 08-032, 5/6/08)				SUP, C5
Bar				
Night Club (See Section 12-200)				SUP, C5
Teen Club (See Section 12-300)				C5
Sexually Oriented Business (See City Code)				
Banquet Hall			C21	C21
Wedding Chapel			C21	C21
Bingo Parlor				C21
Bowling Alley				C21
Billiards				C21
Indoor Theatre			C21	C21
Skating Rink				C21
Gun Range (Indoor)				SUP
Recreation, Inside (other than listed)			C21	C21
Public Park, Playground, or Golf Course	P	P	P	P
Country Club with Golf Course	P	P	P	P
Gun Club, Skeet, or Target Range, Outdoor				
Horse or Auto Racing				
Yacht Club or Marina	C1	C1	P	P
Recreation, Outside (other than listed)				
<b>P = Permitted, ( ) = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section 8-100 (I) Conditions</b>				

Commercial and Retail Land Use Categories	O	NS	LS	CS
Catering Service		C1, C14	P	P
Cleaning Laundry		C1	P	P
Copy Center		C1	P	P
Offices	C16	C14	P	P
Restaurant		C1, C14, C32	P	P
Sidewalk Café			P	P
Farmers Market				
Nursery, Garden Shop or Plant Sales				C16, C17
Building and Landscape Materials & Lumber Sales				C16
Antique Shop		C1	P	P
Second Hand Goods Store			P	P
Open Air Vending				
Pawn Shop				
Rental Store		C1	P	P
Retail Gun Sales				P
Boat Accessory Sales, Rental and Service				P
Specialty Paraphernalia Sales				P
General Retail Store, Other Than Listed		C1	P	P
Large Scale Retail 100,000 square ft. and greater (See Section 12-1100)				C5
Large Scale Retail 50,000 - 99,999 square ft. (See Section 12-1100)				C5
Tattoo Parlor				P
Massage Therapy		C1	P	P
Personal Household Services, Other Than Listed		C1	P	P
Alcohol Sales		C1, C30	C31	C31
Package Liquor Store				
Auto Parts and Accessory Sales		C1	P	P
Auto Service				C11, C12
Auto Repair, Minor				
Auto Repair Garage, Major				
Gasoline Sales			C28	C10, C11, C12
Car Wash				C11
Motor Vehicle Rental				C8, C11
Motor Vehicle Sales				
Parking, Commercial				SUP
Veterinary Clinic	C1, C18, C19, C20	C1, C18, C19, C20	C18	C18
Kennel, Commercial				
Stables, Commercial				
Radio or TV Station Recording Studio			P	P

Bailbond Service				P
Building Maintenance Service and Sales				
Swimming Pool, Spa and Accessory Sales & Service			P	P
Heavy Machinery & Equipment (rental/sales/service)				
Cleaners, Commercial				
Custom and Craft Work			C2, C22	C2, C22
Wholesale Supply Business				C3
Commercial, Other Than Listed				
<b>P = Permitted, ( ) = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section 8-100 (I) Conditions</b>				

<b>Industrial Land Use Categories</b>	<b>O</b>	<b>NS</b>	<b>LS</b>	<b>CS</b>
Asphalt or Concrete Batch Plant				
Cold Storage Plant				
Livestock Sales/Shipping Facilities				
Distribution Center				
Food Processing				C2
Recycling Collection Center				C24
High Impact Use				
Manufacturing, Light				
Manufacturing, Heavy				
Mini-warehouse				SUP, C23
Warehouse				
Contractors Plant, Shop, and Storage Yard				
Outside Storage				
Wrecker Service				C7
Salvage or Reclamation of Products (outdoors)				
Salvage or Reclamation of Products (indoors)				
Gas drilling (Amend Ord 07-071, 10/23/07)	SUP	SUP	SUP	SUP
<b>P = Permitted, ( ) = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section 8-100 (I) Conditions</b>				

<b>Institutional Land Use Categories</b>	<b>O</b>	<b>NS</b>	<b>LS</b>	<b>CS</b>
Church	P	P	P	P
Day Care	C1, C9	C1, C9	P	P
Public or Private School	P	P	P	P
College, University, or Seminary	SUP	SUP		P
Business School		C1	P	P
Trade School				
Government Facility	P	P	P	P
Museum or Art Gallery	C1	C1	P	P
Philanthropic Institution, Other Than Listed	SUP, C1	SUP, C1	P	P
Private Club, Lodge, or Fraternal Organization	C1	C1	P	P



Hospital				P
Medical or Scientific Research Lab				SUP
Hospital, Psychiatric				SUP
Mortuary or Funeral Chapel				P
Cemetery	SUP	SUP, C1		P
Emergency Shelter				
Foster Home				
Women's Shelter	C1	C1		P
Halfway House				SUP
Prison				
<b>P = Permitted, ( ) = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section 8-100 (I) Conditions</b>				

<b>Infrastructure Land Use Categories</b>	<b>O</b>	<b>NS</b>	<b>LS</b>	<b>CS</b>
Airport, Heliport, or Landing Field	SUP	SUP	SUP	SUP
Electric Utility Substation		SUP		P
Railroad Yard, Shop, or Roundhouse				
Transit Passenger Shelter	P	P	P	P
Transit Passenger Terminal				SUP
Utility Lines, Towers, or Metering Station	P	P	P	P
Utility Installation, Other Than Listed				SUP
Wireless Telecommunications Facilities (See Section 12-800)	C5	C5	C5	C5
<b>Temporary Land Use Categories</b>	<b>O</b>	<b>NS</b>	<b>LS</b>	<b>CS</b>
Temporary Asphalt or Concrete Batch Plant	SE	SE	SE	SE
Temporary Carnival, Circus, or Amusement Ride		SE, C25	SE, C25	SE, C25
Temporary Construction Field Office	C26, C27	C26, C27	C26, C27	C26, C27
Temporary Construction Storage Yard	C26, C27	C26, C27	C26, C27	C26, C27
Temporary Real Estate Sales Office				
Temporary Sand or Gravel Extraction	SE	SE	SE	SE
<b>Accessory Land Use Categories</b>	<b>O</b>	<b>NS</b>	<b>LS</b>	<b>CS</b>
Accessory Building				
Accessory Caretakers Quarters	P	P	P	P
Accessory Community Center, Private				
Accessory Garage Apartment				
Accessory Garage, Private	C13	C13	C13	C13
Accessory Outside Display and Sales		C4, C15	C4, C15	C4, C15
Accessory Outside Storage				C4, C15, C29
Customarily Incidental (As Determined by Building Official)	P	P	P	P
<b>P = Permitted, ( ) = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section 8-100 (I) Conditions</b>				

**C. General Regulations. See Article XI for additional standards.**

<b>General Regulations</b>	<b>O</b>	<b>NS</b>	<b>LS</b>	<b>CS</b>
Minimum lot area	NA	5,000 sq ft	10,000 sq ft	15,000 sq ft
Maximum lot area	NA	NA	NA	NA
Minimum lot width	NA	NA	NA	NA
Minimum lot depth	NA	NA	NA	NA
Maximum lot density	NA	NA	NA	NA
Maximum lot coverage	NA	NA	NA	NA
Maximum building height (no residential adjacency/proximity)	NA	NA	NA	NA
Maximum building height (residential adjacency/proximity)	Sec. 11-1100	Sec. 11-1100	Sec. 11-1100	Sec. 11-1100
Minimum front yard setback (freeway or frontage road)	20'	20'	20'	20'
Minimum front yard setback (all other streets)	10'	10'	10'	10'
Minimum Interior Side Building Setback (abutting residential zoning)	30'	30'	30'	30'
Minimum Interior Side Building Setback (not abutting residential zoning)	0'	0'	0'	0'
Minimum Rear Building Setback (abutting residential zoning)	30'	30'	30'	30'
Minimum Rear Building Setback (not abutting residential zoning)	0'	0'	0'	0'

**D. Residential Adjacency Standards. See Article XIII.**

**E. Landscape and Screening Standards. See Article XIV.**

**F. Off-street Parking and Loading. See Article XV.**

**G. Sign standards. See Article XVI.**

**H. Property Zoned "PD-CA" or Adjacent to "PD-CA" Zoning. See Sections 9-300 and 12-900.**

**I. Conditions.**

1. When residential adjacency exists, a site plan shall be required.

2. No single tenant space in an existing building shall exceed 5,000 square feet.
3. No single tenant space in an existing building shall exceed 10,000 square feet.
4. Limited to no more than 5% of building area containing the main use.
5. See Article XII for special standards.
6. Cooking facilities for individual guest rooms are not permitted, and individual guest occupancy is limited to no more than one month in any three (3) month period.
7. No more than two (2) wreckers shall be stored on-premise and on-premise storage of towed vehicles is not permitted.
8. The types of vehicles for rent shall be limited to passenger cars and/or 3/4 ton pick-up trucks. The number of parking spaces reserved for rental vehicles shall not exceed twenty (20) spaces.
9. When residential adjacency exists, building entrance and access shall be oriented away from residential uses on local streets unless no other access is possible. No vehicle stacking shall be permitted on public streets.
10. Service bays for repairs, installations, or service are limited to two (2) and are only permitted with a minimum of six (6) gasoline delivery pumps.
11. All service bays facing a public street or a residential zoning district shall be screened to a height of at least eight feet.
12. Spray painting or body work is not permitted. Dismantling, remanufacturing and re-building are not permitted. Service bay areas for repairs and or installations shall not exceed 20% of the gross floor area of the primary use.
13. For use by a business owner or manager, and not intended for customers or storage. Vehicle storage is limited to not more than five (5) motor vehicles.







# Traffic Count Profile

Prepared by Kenneth Wimberly

**Spanish Trail**  
**2301 Spanish Tr, Arlington, TX 76016**  
**Ring: 10 miles radius**

**Latitude: 32.706238**  
**Longitude: -97.161766**

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.06	W Arkansas Ln	Madrid Ct (0.16 miles E)	2007	13,982
0.09	Spanish Trl	Arkansas Ln (0.04 miles S)	2004	2,740
0.10	W Arkansas Ln	Shady Park Dr (0.08 miles W)	2000	13,276
0.16	Spanish Trl	Spanish Cir (0.08 miles N)	2004	2,730
0.29	Park Springs Blvd	Arkansas Ln (0.04 miles S)	2007	9,102
0.34	Michigan Ave	W Pioneer Pkwy (0.07 miles N)	1999	1,180
0.35	Roosevelt Dr	W Arkansas Ln (0.1 miles N)	1999	5,170
0.36	W Pioneer Pkwy	Show Place Cir (0.06 miles NW)	2007	11,458
0.40	Roosevelt Dr	W Pioneer Pkwy (0.1 miles N)	1995	11,000
0.42	Smith Barry Rd	W Pioneer Pkwy (0.03 miles NE)	2004	3,070
0.51	Smith Barry Rd	Marathon St (0.02 miles SW)	2004	2,760
0.52	W Arkansas Ln	Panorama Ct (0.05 miles E)	2004	17,210
0.58	W Arkansas Ln	Corzine Dr (0.01 miles W)	2000	9,842
0.59	California Ln	Roosevelt Dr (0.05 miles E)	1999	1,400
0.59	W Pioneer Pkwy	Tierce Blvd (0.02 miles SE)	2004	46,720
0.62	Meadowview Dr	Brookmoor Dr (0.16 miles S)	2004	410
0.64	Park Springs Blvd	Park Springs Cir (0.02 miles S)	2004	10,070
0.65	Smith Barry Rd	Roosevelt Dr (0.03 miles E)	2004	2,070
0.65	Wagonwheel Trl	la Costa Ct (0.04 miles S)	2004	1,320
0.66	California Ln	Courtney Ct (0.01 miles W)	1999	4,370
0.69	Sieber Dr	Sunset Ln (0.05 miles S)	2004	1,870
0.69	W Arkansas Ln	S Bowen Rd (0.04 miles E)	2004	15,880
0.71	Woodland Park Blvd	Valleywood Dr (0.1 miles W)	2004	3,870
0.72	W Pioneer Pkwy	S Bowen Rd (0.05 miles E)	2000	23,651
0.72	Park Springs Blvd	W Pioneer Pkwy (0.06 miles N)	2000	15,677
0.73	Ridgemoor Ct	Rushview Dr (0.06 miles S)	1999	110
0.73	S Bowen Rd	Ventura Dr (0.06 miles S)	2000	5,437
0.73	S Bowen Rd	W Arkansas Ln (0.04 miles S)	2004	25,600
0.75	S Bowen Rd	Superior Dr (0.05 miles S)	2004	24,350
0.78	S Bowen Rd	W Pioneer Pkwy (0.03 miles S)	2004	22,820

**Data Note:**The Traffic Profile displays up to 25 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2010 to 1963. Just over 66% of the counts were taken between 2001 and 2010 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** © 2010 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

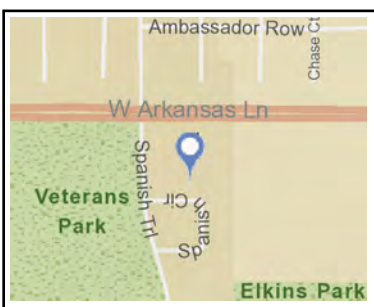
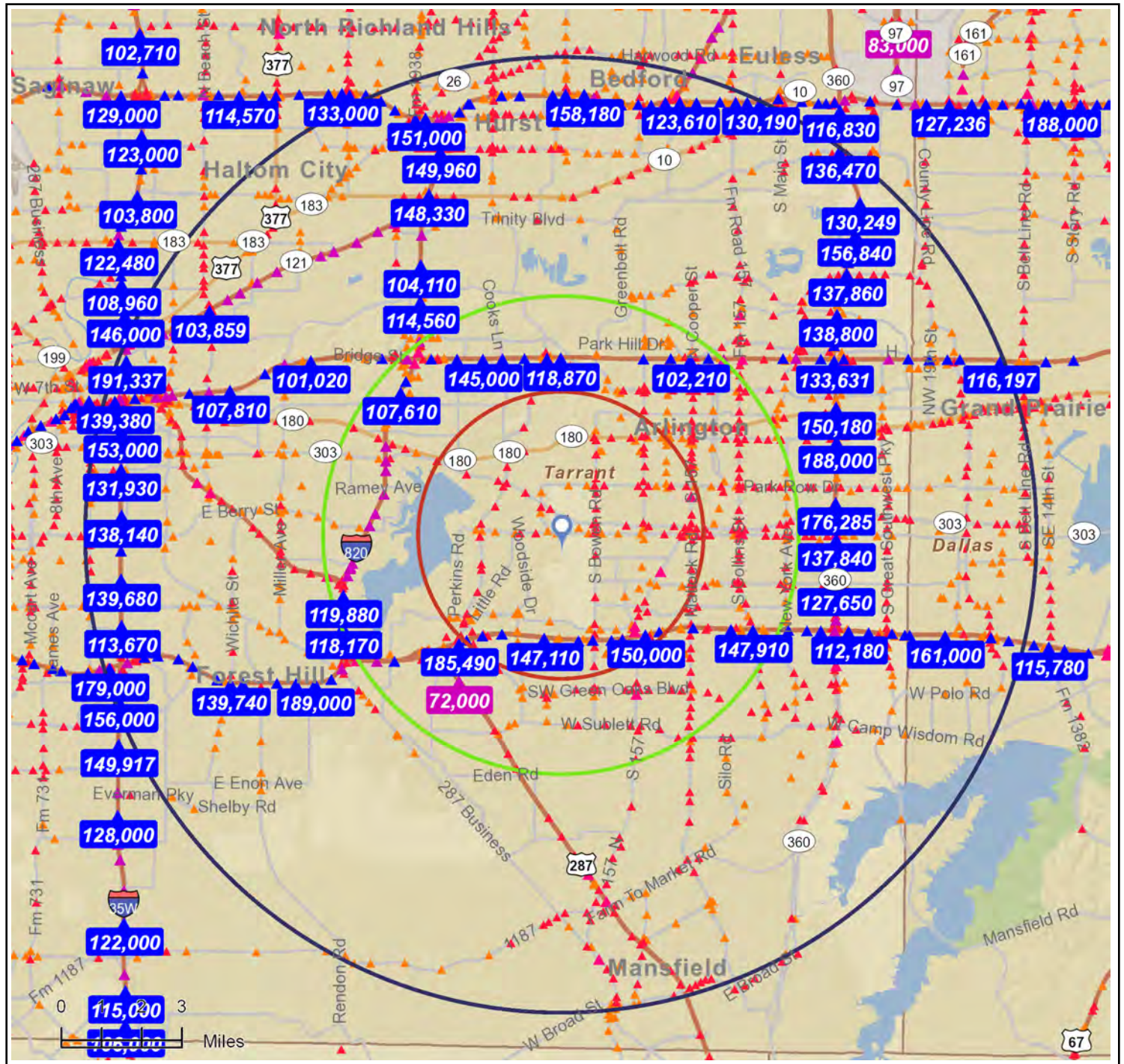


# Traffic Count Map

Prepared by Kenneth Wimberly

Spanish Trail  
2301 Spanish Tr, Arlington, TX 76016  
Ring: 3, 5, 10 Miles

Latitude: 32.706238  
Longitude: -97.161766



**Average Daily Traffic Volume**

- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day





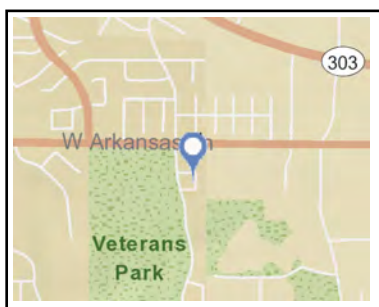


# Traffic Count Map - Close Up

Prepared by Kenneth Wimberly

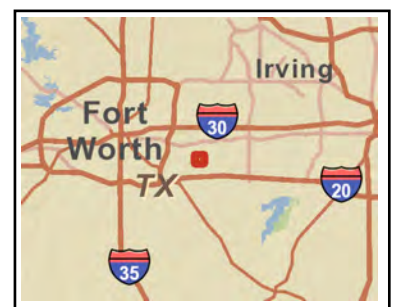
Spanish Trail  
2301 Spanish Tr, Arlington, TX 76016  
Ring: 3, 5, 10 Miles

Latitude: 32.706238  
Longitude: -97.161766



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day







# DEMOGRAPHIC ANALYSIS

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SPANISH TRAIL 2.65 ACRES  
2301 SPANISH TRAIL  
ARLINGTON, TX 76016



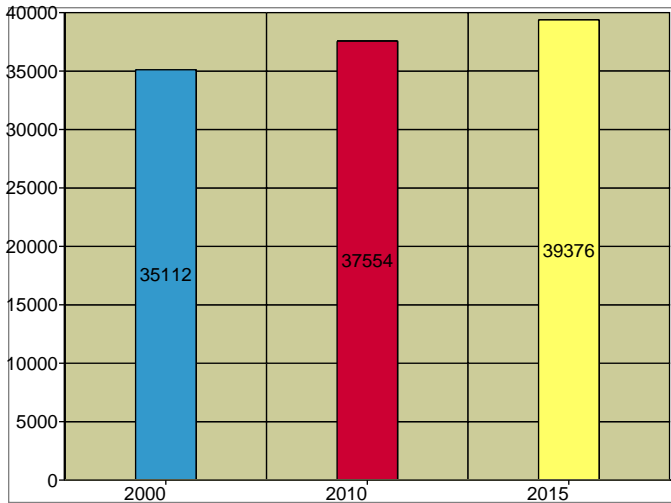
# Graphic Profile

Prepared by Kenneth Wimberly

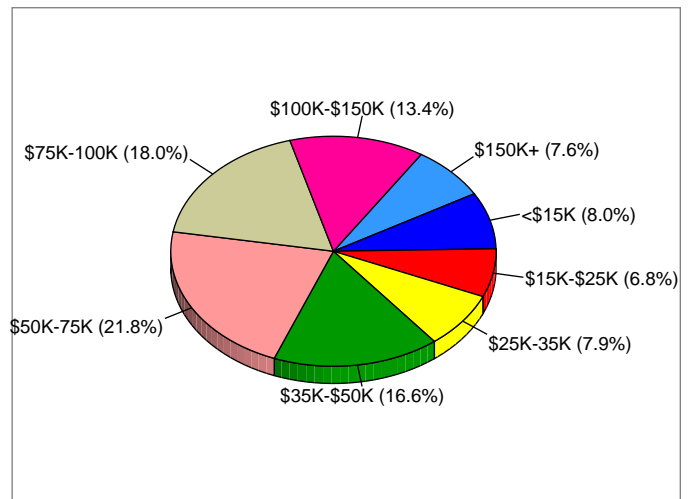
**Spanish Trail**  
2301 Spanish Tr, Arlington, TX 76016  
Ring: 3 miles radius

Latitude: 32.706238  
Longitude: -97.161766

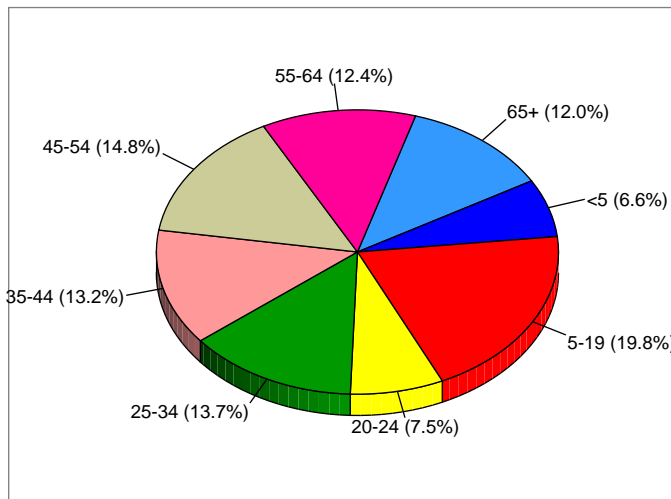
**Households**



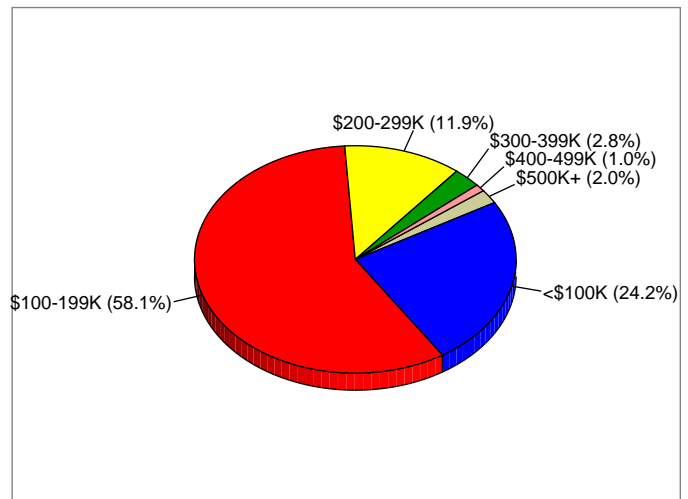
**2010 Households by Income**



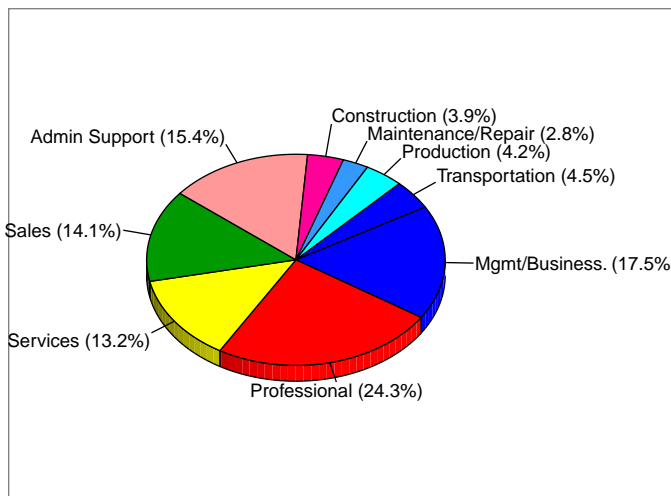
**2010 Population by Age**



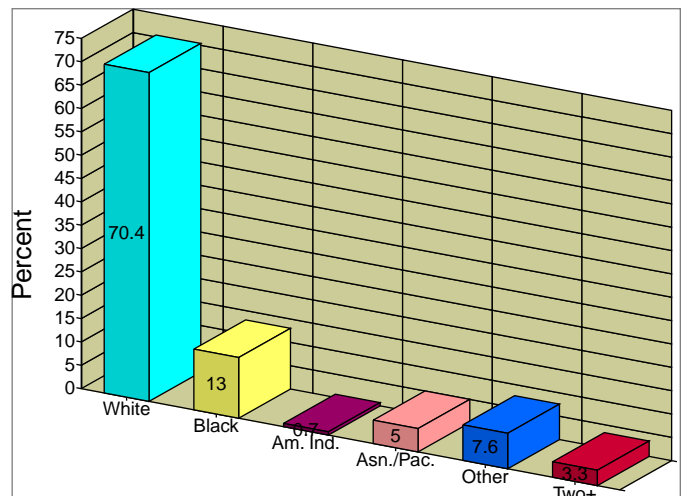
**2010 Owner Occupied HUs by Value**



**2010 Employed 16+ by Occupation**



**2010 Population by Race**



2010 Percent Hispanic Origin: 17.6%



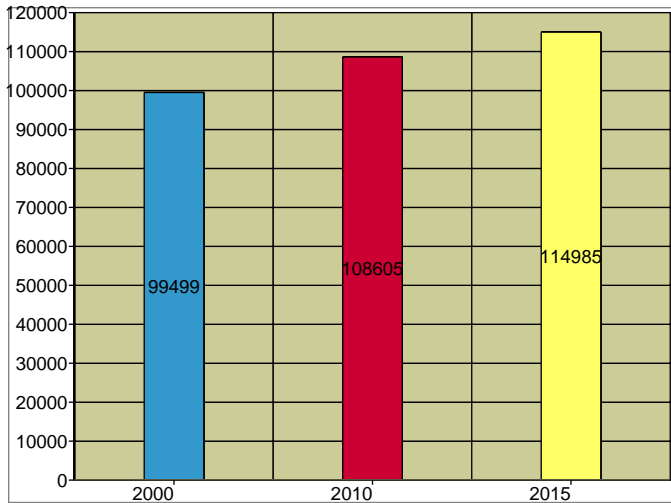
# Graphic Profile

Prepared by Kenneth Wimberly

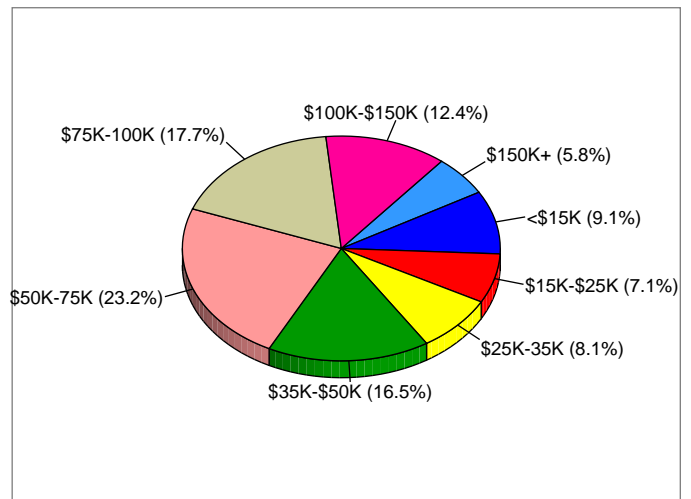
**Spanish Trail**  
**2301 Spanish Tr, Arlington, TX 76016**  
**Ring: 5 miles radius**

**Latitude: 32.706238**  
**Longitude: -97.161766**

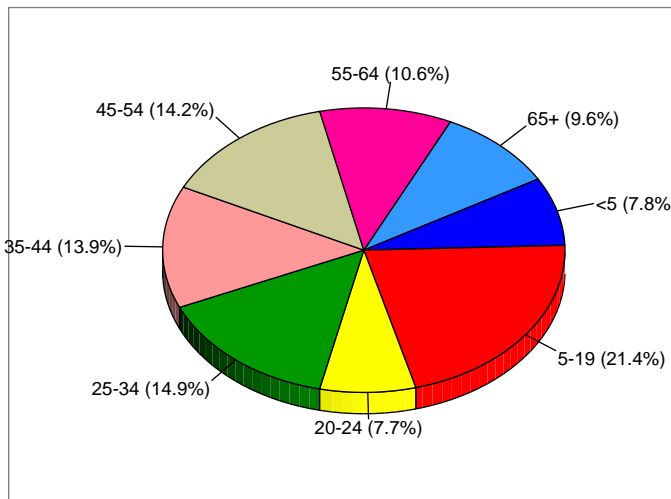
**Households**



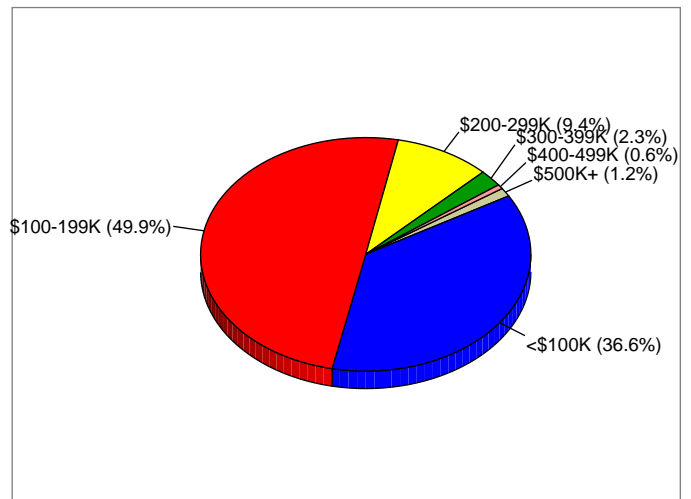
**2010 Households by Income**



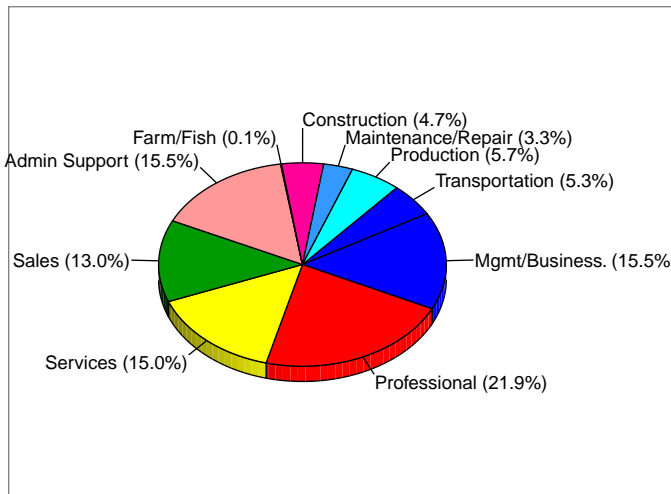
**2010 Population by Age**



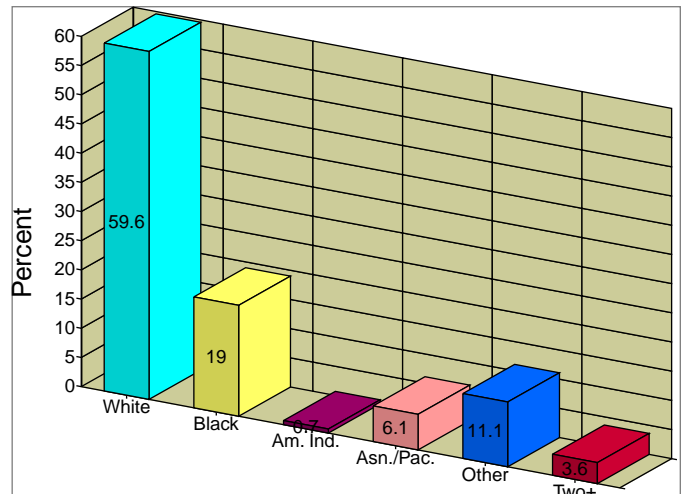
**2010 Owner Occupied HUs by Value**



**2010 Employed 16+ by Occupation**



**2010 Population by Race**



2010 Percent Hispanic Origin: 23.8%



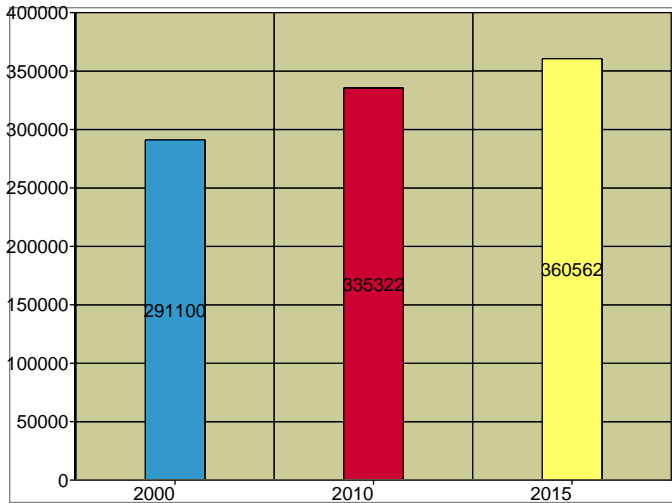
# Graphic Profile

Prepared by Kenneth Wimberly

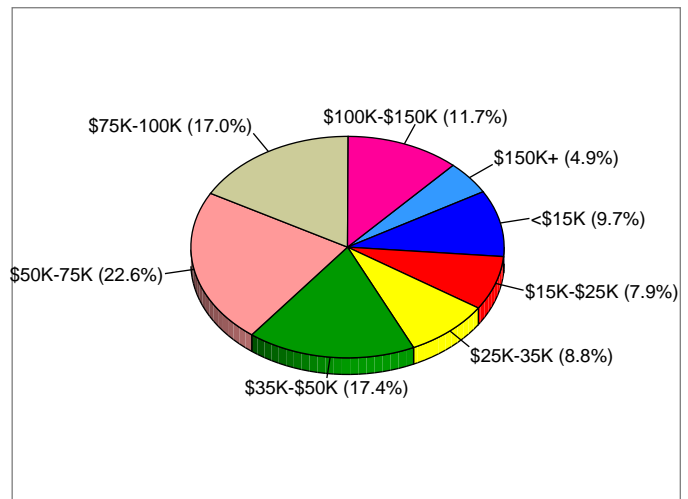
**Spanish Trail**  
2301 Spanish Tr, Arlington, TX 76016  
Ring: 10 miles radius

Latitude: 32.706238  
Longitude: -97.161766

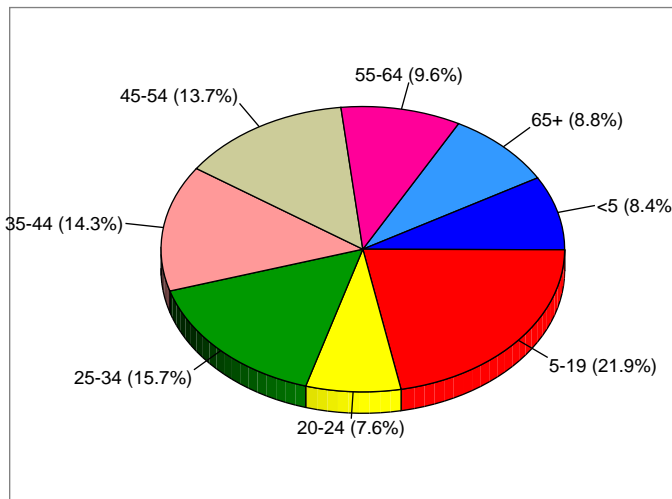
**Households**



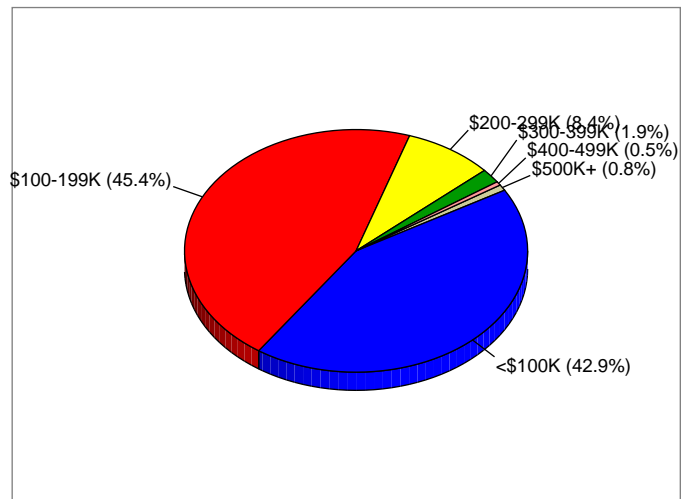
**2010 Households by Income**



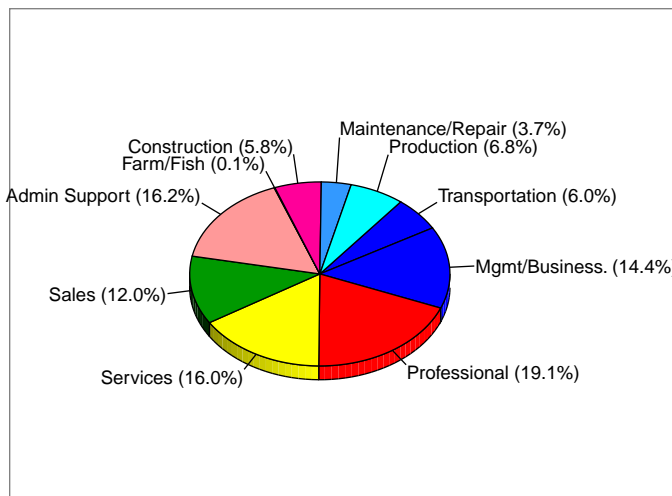
**2010 Population by Age**



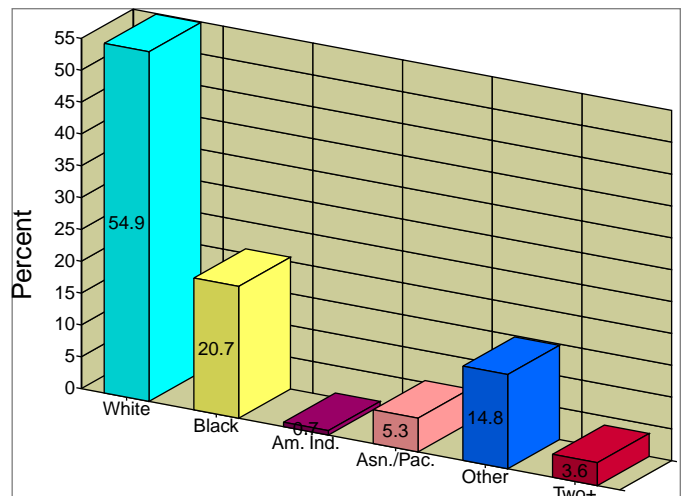
**2010 Owner Occupied HUs by Value**



**2010 Employed 16+ by Occupation**



**2010 Population by Race**



2010 Percent Hispanic Origin: 30.2%





**Spanish Trail**  
2301 Spanish Tr, Arlington, TX 76016  
Ring: 3 miles radius

**Latitude: 32.706238**  
**Longitude: -97.161766**

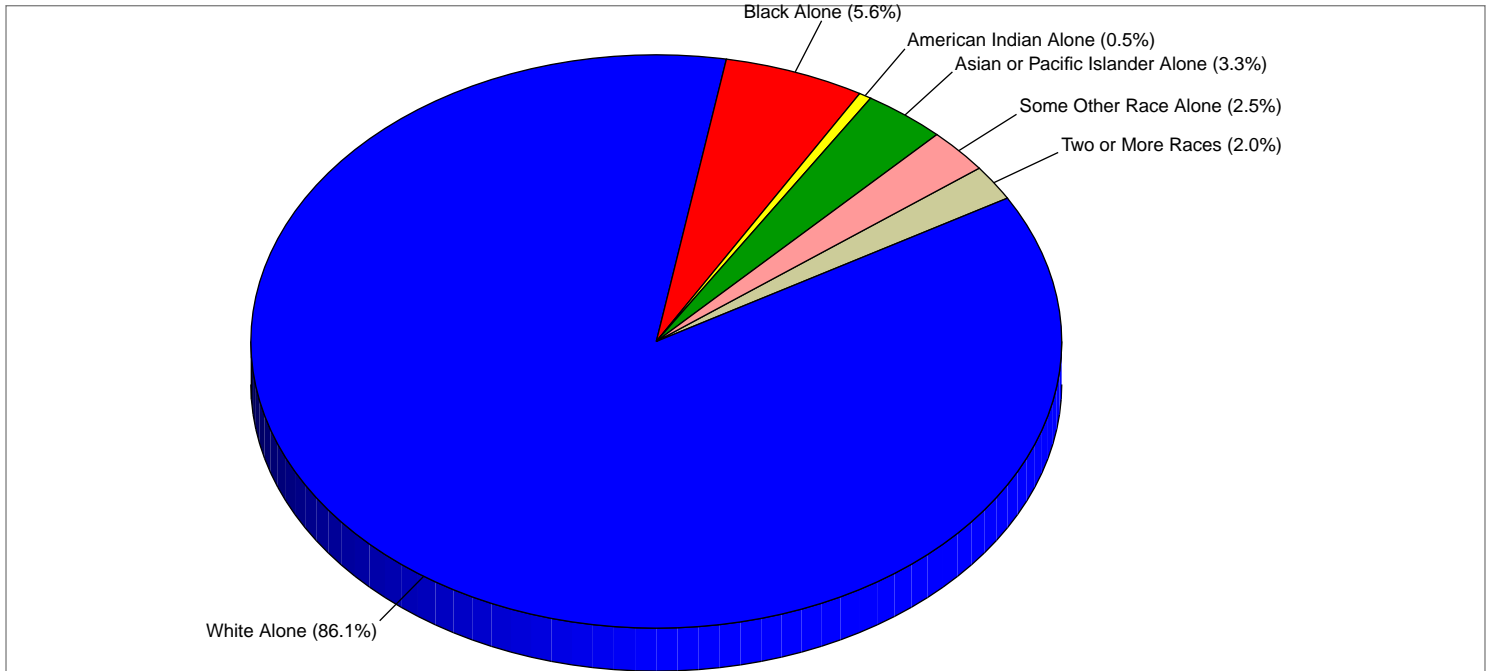




Spanish Trail  
2301 Spanish Tr, Arlington, TX 76016  
Ring: 3 miles radius

Latitude: 32.706238  
Longitude: -97.161766

**2010 Population 50+ by Race**



Hispanic Origin 50+ (Any Race)

7.9%

**2010 Net Worth by Age of Householder**

**Number of Households**

	55-64	65-74	75+
Total	6,795	3,906	2,967
<\$15,000	472	239	285
\$15,000 - \$34,999	301	94	90
\$35,000 - \$49,999	262	45	67
\$50,000 - \$99,999	486	486	287
\$100,000 - \$149,999	361	229	282
\$150,000 - \$249,999	777	259	374
\$250,000 - \$499,999	1,041	1,026	572
\$500,000+	3,095	1,528	1,010
Median Net Worth	\$400,084	\$359,055	\$276,099
Average Net Worth	\$1,075,650	\$1,008,687	\$702,528

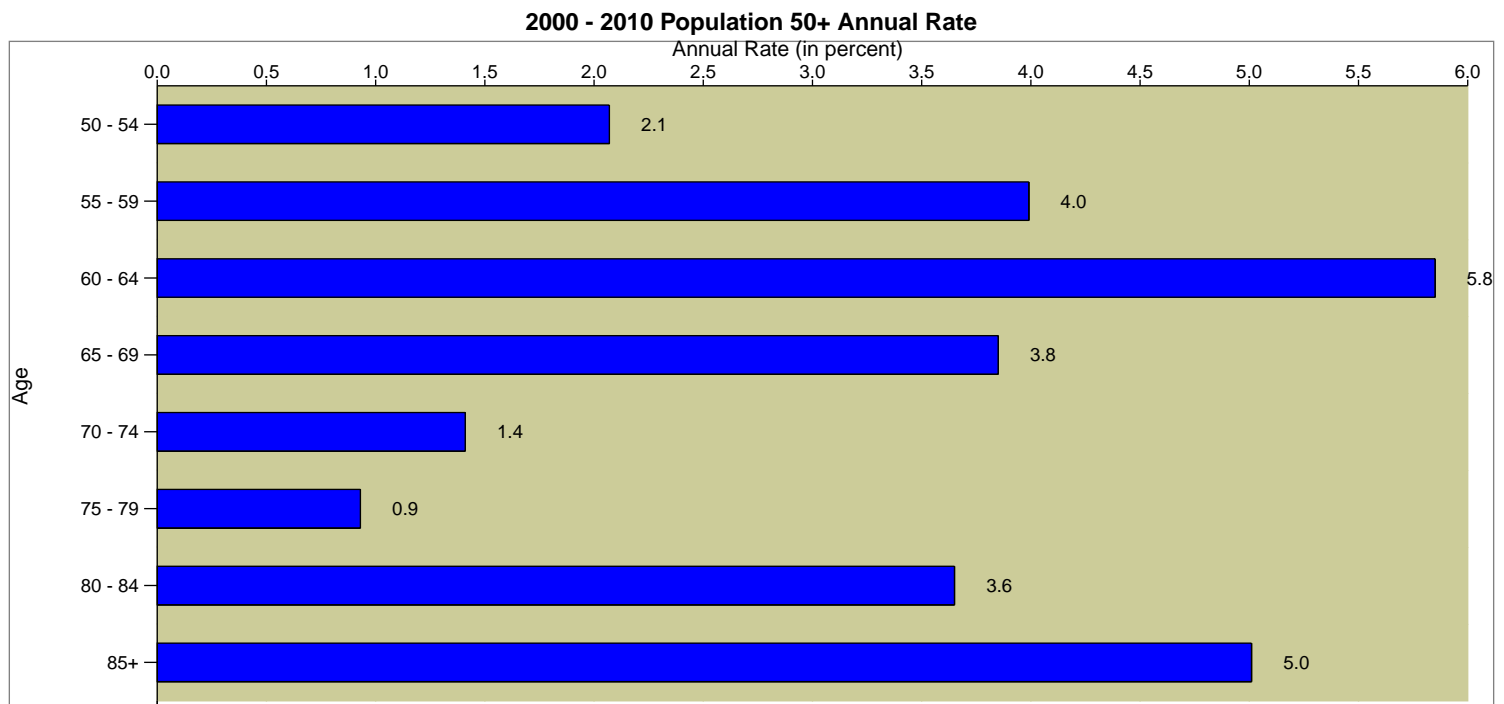
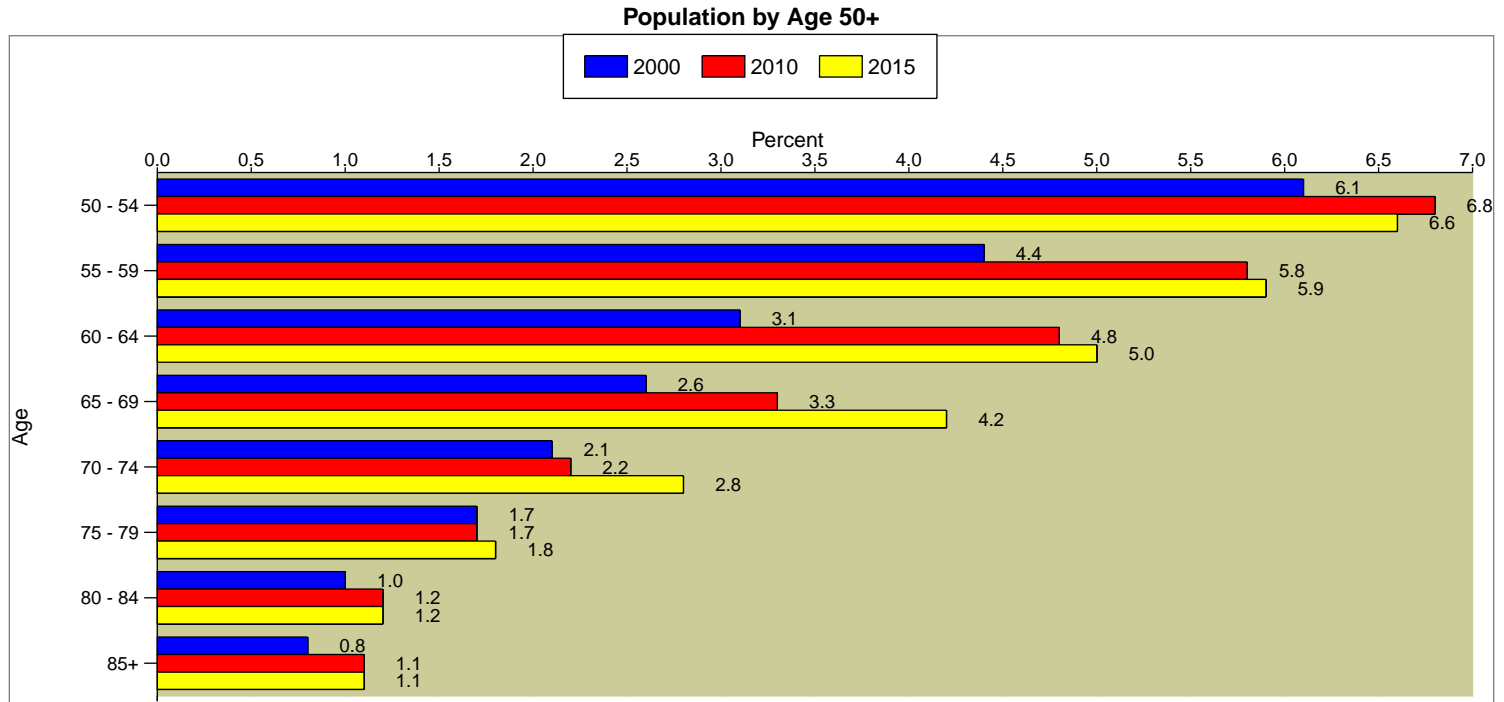
**Data Note:** Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board. Detail may not sum to totals due to rounding.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



**Spanish Trail**  
2301 Spanish Tr, Arlington, TX 76016  
Ring: 5 miles radius

**Latitude: 32.706238**  
**Longitude: -97.161766**

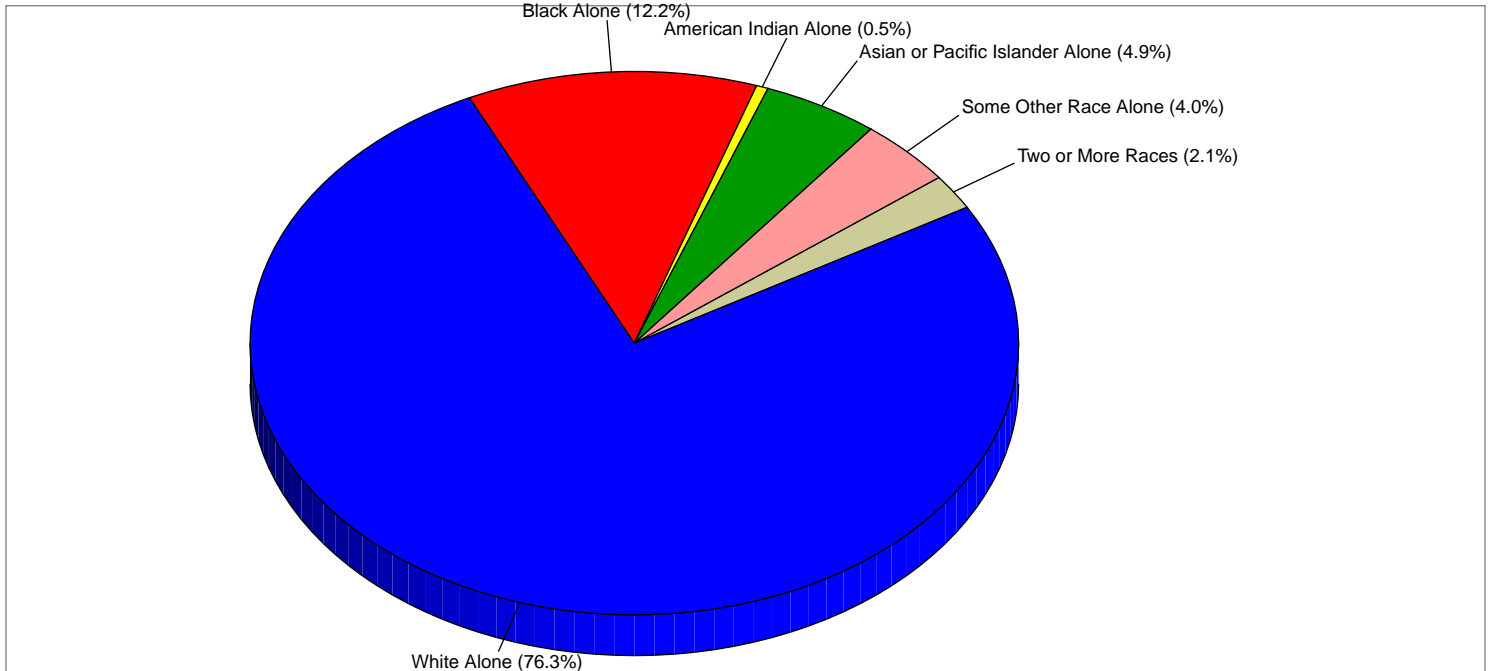




Spanish Trail  
2301 Spanish Tr, Arlington, TX 76016  
Ring: 5 miles radius

Latitude: 32.706238  
Longitude: -97.161766

**2010 Population 50+ by Race**



Hispanic Origin 50+ (Any Race)

11.0%

**2010 Net Worth by Age of Householder**

**Number of Households**

	55-64	65-74	75+
Total	17,767	9,485	7,022
<\$15,000	1,922	797	757
\$15,000 - \$34,999	857	374	251
\$35,000 - \$49,999	753	153	188
\$50,000 - \$99,999	1,522	1,245	722
\$100,000 - \$149,999	1,050	704	654
\$150,000 - \$249,999	1,860	730	950
\$250,000 - \$499,999	2,897	2,192	1,367
\$500,000+	6,906	3,290	2,133
Median Net Worth	\$303,795	\$304,350	\$248,337
Average Net Worth	\$936,073	\$902,618	\$642,883

**Data Note:** Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board. Detail may not sum to totals due to rounding.

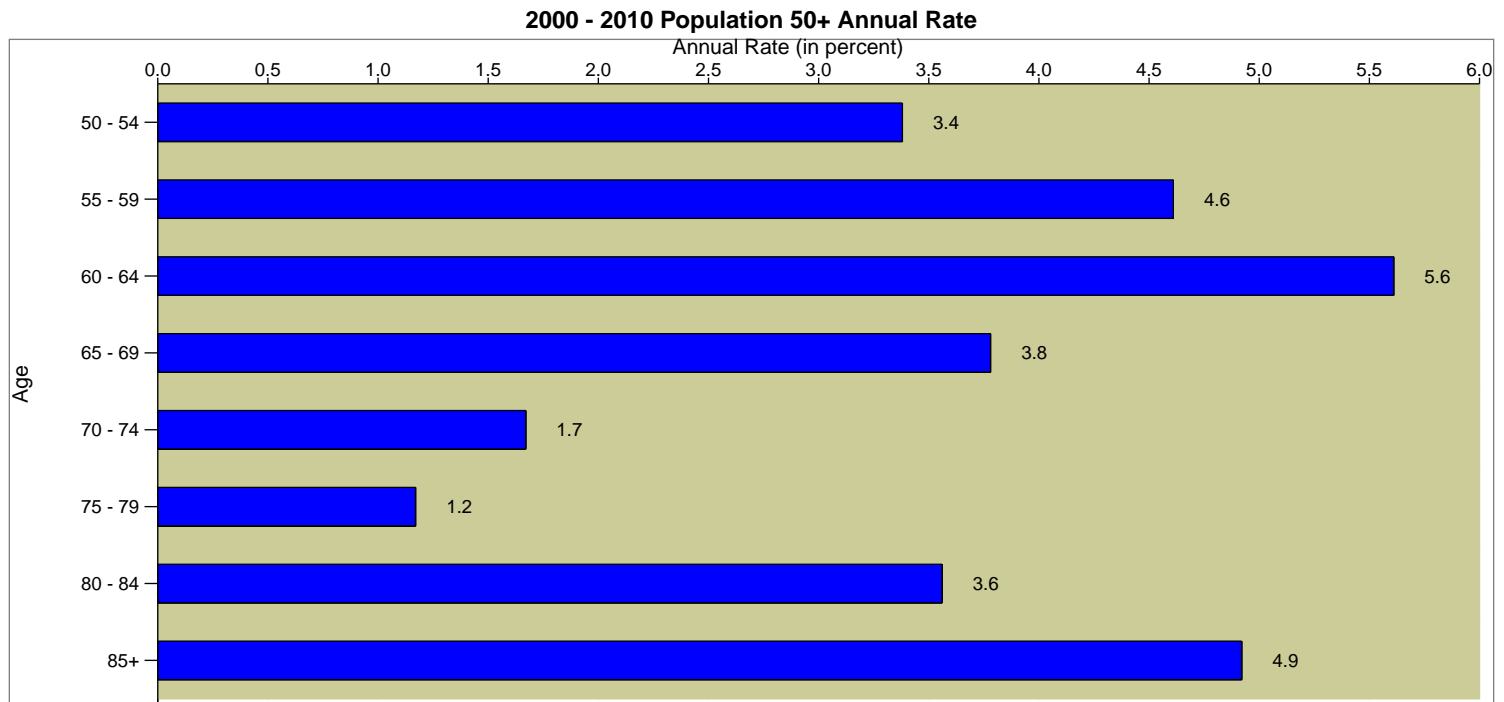
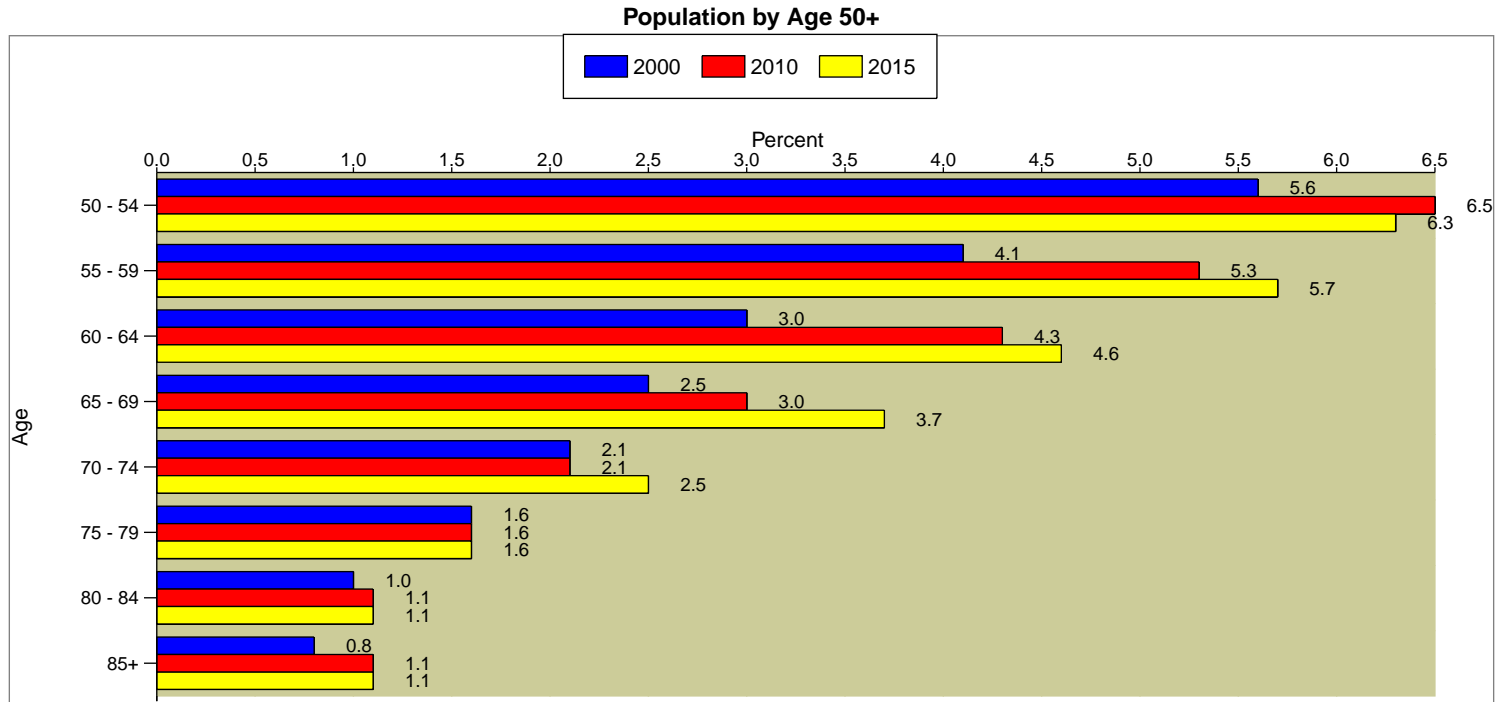
**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.





**Spanish Trail**  
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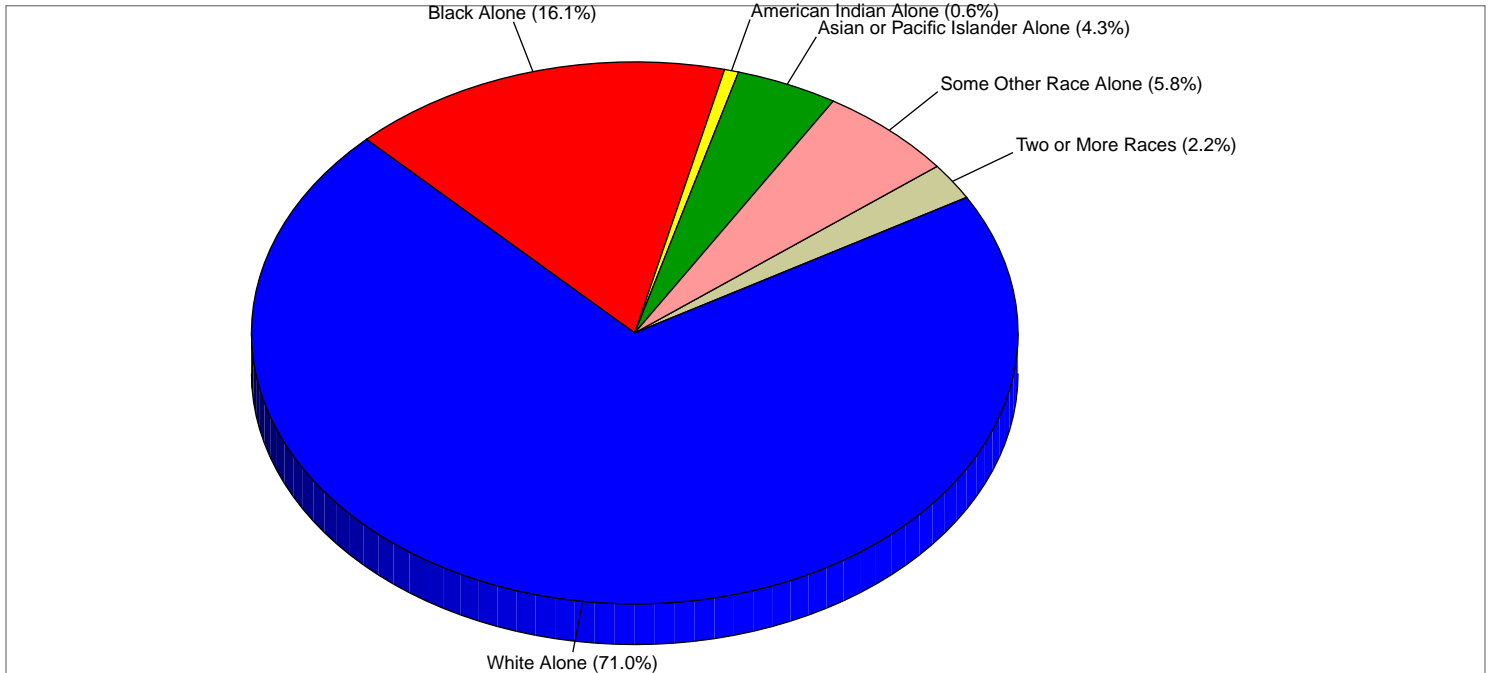




**Spanish Trail**  
**2301 Spanish Tr, Arlington, TX 76016**  
**Ring: 10 miles radius**

**Latitude: 32.706238**  
**Longitude: -97.161766**

**2010 Population 50+ by Race**



**2010 Net Worth by Age of Householder**

**Number of Households**

	55-64	65-74	75+
Total	50,704	27,587	20,563
<\$15,000	6,895	3,438	2,518
\$15,000 - \$34,999	2,982	1,346	815
\$35,000 - \$49,999	2,672	577	630
\$50,000 - \$99,999	5,071	3,922	2,257
\$100,000 - \$149,999	3,322	1,986	1,991
\$150,000 - \$249,999	5,648	2,514	3,034
\$250,000 - \$499,999	7,965	5,720	3,965
\$500,000+	16,149	8,084	5,353
Median Net Worth	\$221,391	\$250,247	\$209,168
Average Net Worth	\$786,912	\$776,915	\$571,543

**Data Note:** Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board. Detail may not sum to totals due to rounding.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



## BROKERAGE DETAILS

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SPANISH TRAIL 2.65 ACRES  
2301 SPANISH TRAIL  
ARLINGTON, TX 76016



Partial List of  
Transaction Clients

American Eagle Builders  
Arlington Vision Care  
Braswell Custom Homes  
D L Rogers Corporation  
Frost National Bank  
Gra-Son Land  
Haddock Interests, Inc.  
Hardway Classic Cars  
Intercon Environmental  
James R. Harris Company  
Barham Interests, Inc.  
Jeff Williams Custom Homes  
M R Development  
Makens Company  
MEDC  
Montclair Properties, Inc.  
Nationwide Construction  
Newport Properties  
Pella Windows  
QuikTrip  
Realty Capital Corporation  
RF Installations, Inc.  
Rosewood Custom Homes  
Sandlin Custom Homes  
SAXA, Inc.  
Sienna Land Development  
Sunchase Holdings  
Texas Star, Inc.  
Victory Communications  
Corporation  
XTO Energy

## Kenneth F. Wimberly

serves as Managing Director for KW Commercial (Noble Crest Property Group), specializing in investment sales with a strong background in land sales, lot sales and acquisition, syndications, site selection, bank REO's, and buyer/tenant representation. His clients include commercial developers, residential developers, homebuilders, banks, and private investors.

Prior to joining KW Commercial, Wimberly served as a Senior Advisor at Sperry Van Ness. He is founder and president of a real estate investment firm, Noble Crest Capital, Inc. (NCC), and previously served as an agent for Ritter and Associates Real Estate, specializing in land sales. Wimberly served his country as an aircrew member flying aboard EP-3E aircraft as a CTR (cryptologist technician – Morse code) for the United States Navy, stationed in Misawa, Japan. He has also worked in the insurance/investment field and has held the Series 6, Series 7, and Series 63 investment licenses and the Group I insurance license. He received his CCIM designation in 2010 and is currently pursuing his ALC (Accredited Land Counselor) designation.

Wimberly is a member of the Greater Fort Worth Association of Realtors, the Texas Association of Realtors, and the Society of Commercial Realtors. Additionally, he served as the 2008 Chairman of the Board of Directors for the Society of Commercial Realtors in Fort Worth. He currently serves on the RCA/Governing Council of the Texas Association of Realtors.

He is active in his community and volunteers his time as a "Big" in the Big Brothers/Big Sisters program. He has two children, Knox, age 6 and Grace, age 8.



For Detailed Information Contact:

### **Ken Wimberly, CCIM**

Managing Director  
Office: 682.233.0424  
Mobile: 817.269.2487  
Ken.Wimberly@kwctexas.com

#### **Boards & Commissions**

Society of Commercial Realtors  
*President – 2008*  
*Board Member – 2005 - 2009*

Texas Association of Realtors  
*Gov. Council – 2009-Present*  
*Land Use Council – 2008*

Big Brothers/Big Sisters  
*"BIG" to Koby Smith since 2003*







## INFORMATION ABOUT BROKERAGE SERVICES

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*Broker asks that you acknowledge receipt of this information about brokerage services for the broker's records.*

Property: 2301 Spanish Trail, Arlington, TX 76011

In this transaction, KW Commercial is:



agent for Seller or Landlord only;



agent for Buyer or Tenant only or;



an intermediary

Seller or Landlord

Date

Buyer or Tenant

Date