

FOR SALE

N. ARLINGTON OFFICE CAMPUS

📍 2660 & 2670 E LAMAR BLVD, ARLINGTON, TX 76013



Zang | Adams
REAL ESTATE

JAMIE ADAMS
KELSI COUTURE

817.235.4535
817.688.9492

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kelsi@zangadams.com

QUICK FACTS



+/- 46,800 SF
Total Square Feet



+/- 3.2 AC
Lot Size



\$5.347M (\$114/SF)
Sale Price

HIGHLIGHTS

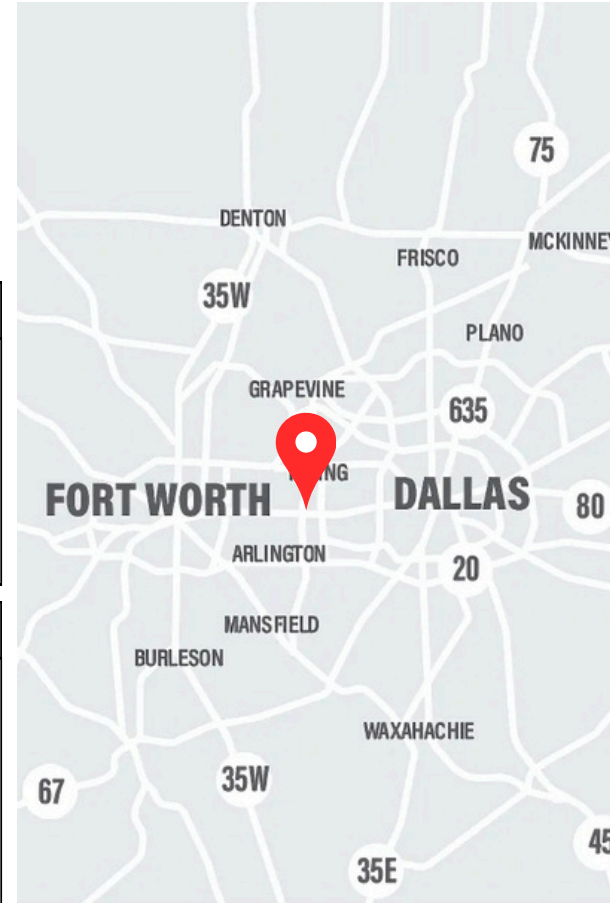
- Great Southwest Owner-User Office Campus For Sale
- 45k+ SF of Office Space (2 Bldg) Connected by a Large Courtyard
- Bus/Trolley Access to Nearby Hotels, Restaurants & Attractions

2670 (East Bldg):

- 25,000 SF + 1,800 SF reinforced basement (storm shelter)
- Main reception, multiple meeting rooms, two training rooms
- Large restrooms + two kitchens/breakrooms
- Mix of private offices & modular work areas
- Focus group room with one-way mirror
- 81 parking spaces

2660 (West Bldg):

- 20,000 SF across two floors
- Dedicated delivery driveway + loading door
- 2,000 SF workroom/mailroom connected to loading access
- New computer room, upgraded electrical, new backup generator
- Spacious offices, modular work areas, kitchens & restrooms
- 59 parking spaces



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RETAIL AERIAL



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COMPASS
COMMERCIAL

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PROPERTY AERIAL



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PROPERTY PHOTOS



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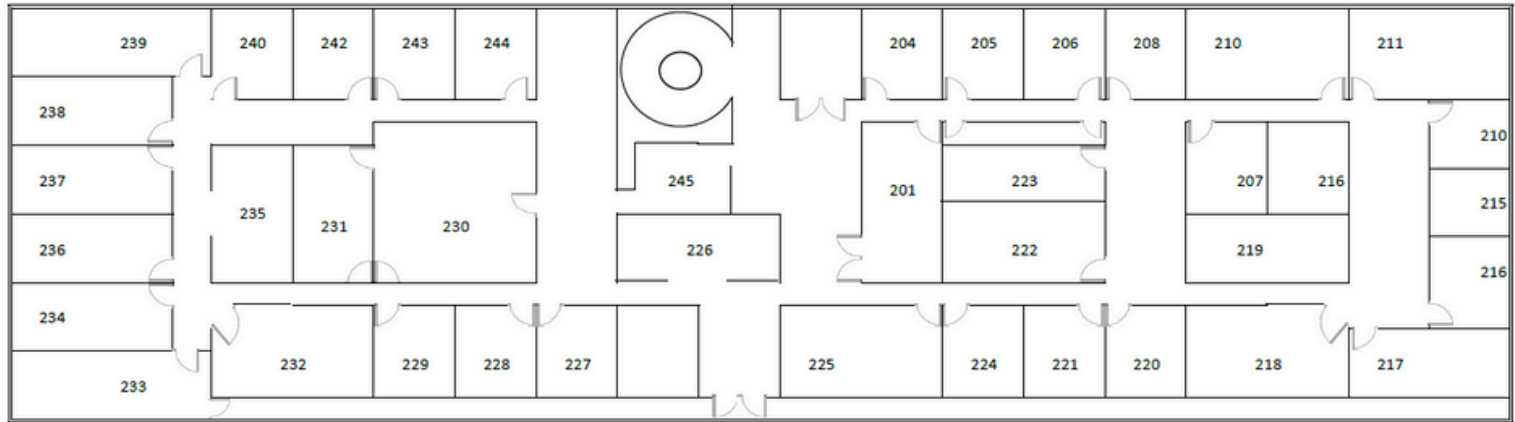
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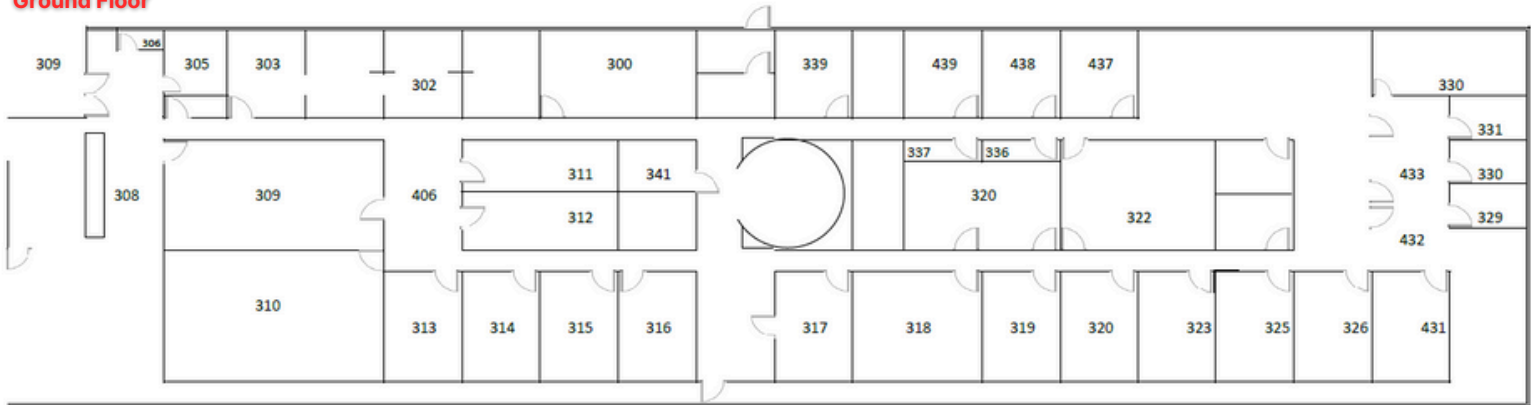
Ground Floor



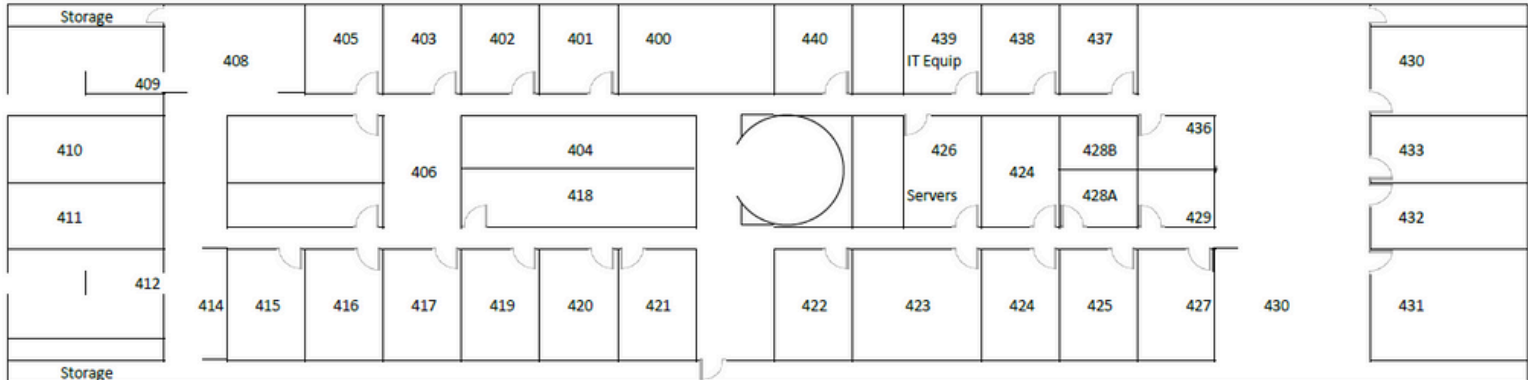
Floor 2



Ground Floor



Floor 2



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	5,696		109,547		285,514	
2024 Estimate	5,505		104,513		274,158	
2020 Census	5,951		100,564		268,756	
Growth 2024 - 2029	3.47%		4.82%		4.14%	
Growth 2020 - 2024	-7.49%		3.93%		2.01%	
2024 Population by Hispanic Origin	1,359		44,402		121,042	
2024 Population	5,505		104,513		274,158	
White	1,579	28.68%	29,251	27.99%	83,434	30.43%
Black	2,452	44.54%	30,834	29.50%	64,096	23.38%
Am. Indian & Alaskan	35	0.64%	1,112	1.06%	2,726	0.99%
Asian	211	3.83%	3,939	3.77%	17,346	6.33%
Hawaiian & Pacific Island	9	0.16%	143	0.14%	655	0.24%
Other	1,219	22.14%	39,235	37.54%	105,900	38.63%
U.S. Armed Forces	6		78		170	
Households						
2029 Projection	2,792		44,842		107,450	
2024 Estimate	2,693		42,702		102,963	
2020 Census	2,896		41,162		100,970	
Growth 2024 - 2029	3.68%		5.01%		4.36%	
Growth 2020 - 2024	-7.01%		3.74%		1.97%	
Owner Occupied	678	25.18%	12,562	29.42%	37,574	36.49%
Renter Occupied	2,015	74.82%	30,141	70.58%	65,389	63.51%
2024 Households by HH Income						
Income: <\$25,000	375	13.93%	7,783	18.23%	20,502	19.91%
Income: \$25,000 - \$50,000	949	35.25%	13,669	32.01%	30,387	29.51%
Income: \$50,000 - \$75,000	604	22.44%	8,387	19.64%	19,728	19.16%
Income: \$75,000 - \$100,000	339	12.59%	5,411	12.67%	12,186	11.84%
Income: \$100,000 - \$125,000	183	6.80%	3,069	7.19%	7,592	7.37%
Income: \$125,000 - \$150,000	56	2.08%	1,409	3.30%	4,594	4.46%
Income: \$150,000 - \$200,000	52	1.93%	1,306	3.06%	3,385	3.29%
Income: \$200,000+	134	4.98%	1,667	3.90%	4,590	4.46%
2024 Avg Household Income	\$70,188		\$68,190		\$70,070	
2024 Med Household Income	\$50,753		\$49,809		\$50,697	

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.



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Compass RE Texas, LLC	9006927	keith.newman@compass.com	(214)214-8100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith D Newman	0484652	keith.newman@compass.com	(214)214-8100
Designated Broker of Firm	License No.	Email	Phone
Brenda Sims	0660479	brenda.sims@compass.com	(817)706-5542
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jamie Adams	03568381	jamie@jamieadams.com	(817)235-4535
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov