

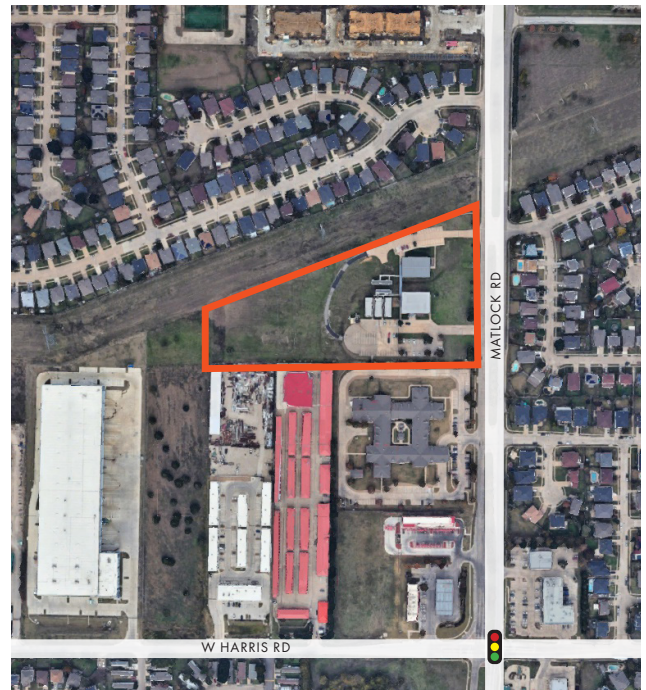
RELIGIOUS/EDUCATIONAL PROPERTY FOR LEASE

7000 MATLOCK ROAD, ARLINGTON, TX 76002

DESCRIPTION

With 13,532± total SF sitting on 9.94± acres of land, the property consists of five permanent structures: two main buildings and three portables. The portables are not included in the pricing or total square footage. The facility consists of an auditorium, administrative and staff offices, educational/multi-purpose rooms, a kitchen, and a fellowship hall.

- **Lease Base Rent | Negotiable**
- Zoning: GC | General Commercial
- Approximately 143 paved parking spots on site
- Located in close proximity to Kenneth Davis Elementary School and Matlock Place Health & Rehabilitation Center
- The neighborhood make-up is a mix of single-family residential and neighborhood retail



FOR MORE INFORMATION, PLEASE CONTACT:

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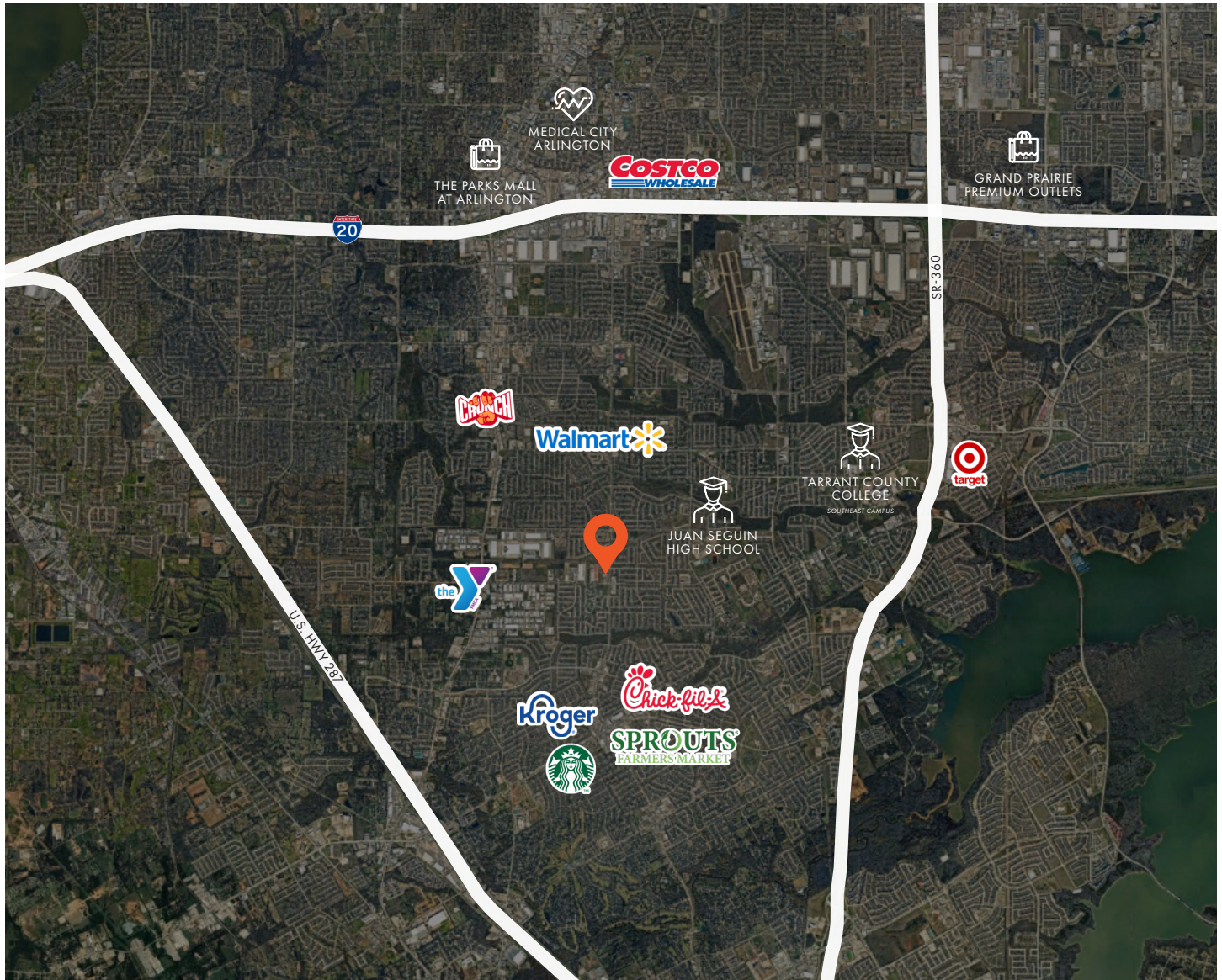
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AREA MAP



LOCATION

The subject property is located in South Arlington, located adjacent to Matlock Place Health & Rehabilitation and surrounded by single family residential property. This location has good access to major thoroughfares in the area, as well as lots of retail properties and schools. Dallas Fort Worth International Airport is approximately 20 miles north of the property.

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PHOTOS



AUDITORIUM EXTERIOR



CAMPUS WALKWAY



CLASSROOM BUILDING



PORTABLES



PORTABLES



PARKING LOT

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PHOTOS



CAFETERIA



CLASSROOM



CHECK-IN AREA



MULTI-PURPOSE ROOM



OFFICE



OFFICE

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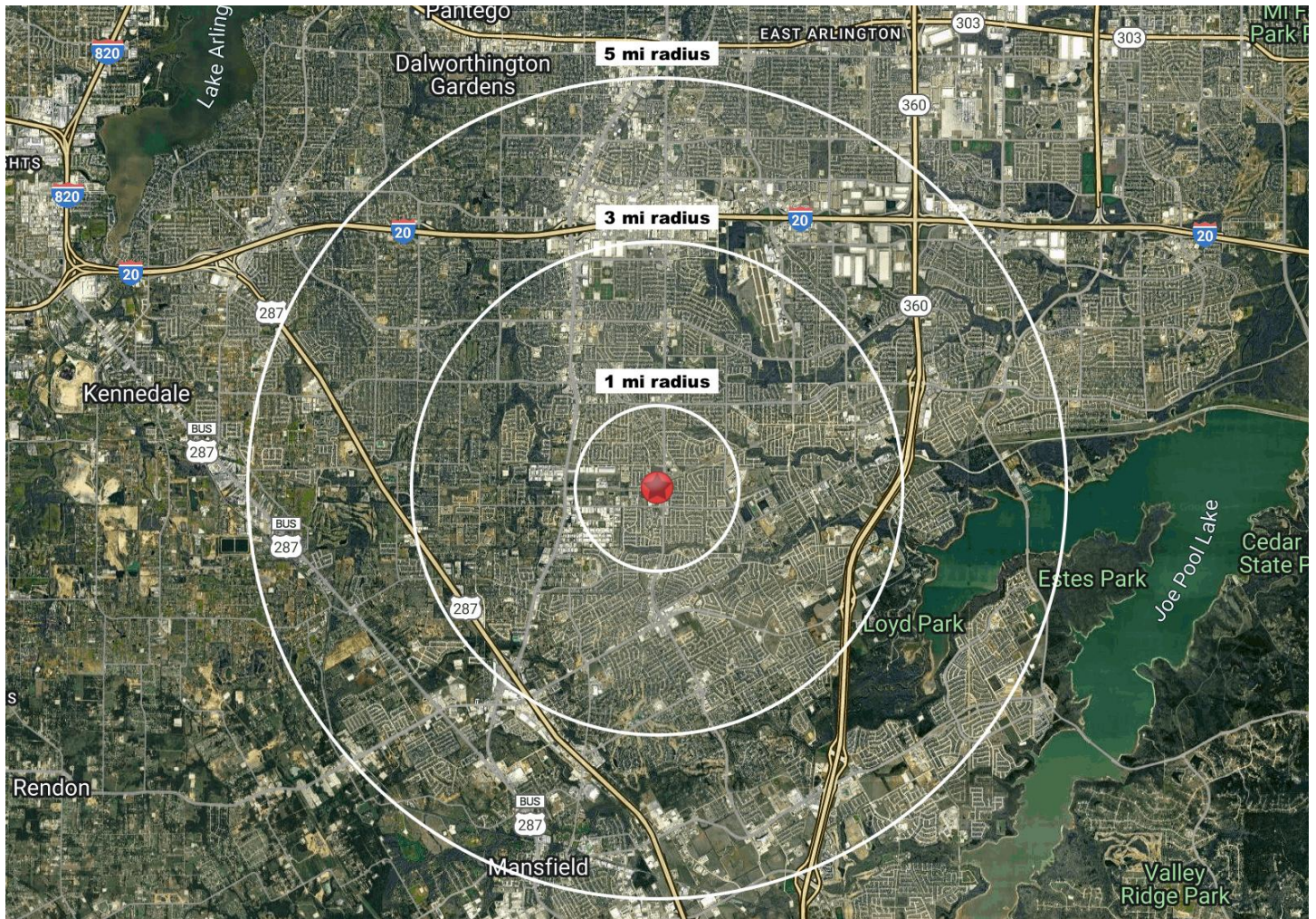
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DEMOGRAPHICS



1 MILE RADIUS

	18,453 ESTIMATED POPULATION 2023
	18,806 (+0.4%) PROJECTED POPULATION 2028
	\$240,363 MEDIAN HOME VALUE 2023
	\$123,085 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	128,619 ESTIMATED POPULATION 2023
	134,178 (+0.9%) PROJECTED POPULATION 2028
	\$261,585 MEDIAN HOME VALUE 2023
	\$133,599 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	273,676 ESTIMATED POPULATION 2023
	289,205 (+1.1%) PROJECTED POPULATION 2028
	\$273,790 MEDIAN HOME VALUE 2023
	\$132,032 AVG HOUSEHOLD INCOME

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