



## **Prime Commercial Property Arlington, TX**

### **For Sale**

**Address:** 1221 E. Division Street (SH 180), Arlington, TX

**Location:** East of Collins St. & west of Ball Park Way on the north side of Division Street

**Land Size:** 4.2948+/- Acres (187,082+/- SF as per TAD)

**Building Size:** 13,756+/- SF

**Zoning:** EDO-CC Entertainment District Overlay-Community Commercial

**Price:** \$6.3 Million

**Comments:** Land has frontage on E. Division Street, AT&T Way, & Sanford Street

Property is just west of the new Texas Ranger Baseball Stadium and just south of AT&T Stadium which is the home to the Dallas Cowboys Football Team

Presently there is a building which was previously used as a funeral home. It could Be converted to a number of different uses.

Land lends itself to a myriad of commercial uses including a hotel, a bank, An entertainment venue, an event center, a retail shopping center, a restaurant, etc

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E SANFORD ST

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EDO-RM-12

Entertainment Overlay

EAIS1

TIP #5 Entertainment District

1221

AT&T WAY

EDDIVISION ST



1501

1507

1511

1501

EDO-CC

Dr. Rol

E SANFORD ST



