

FORMER EL TORO

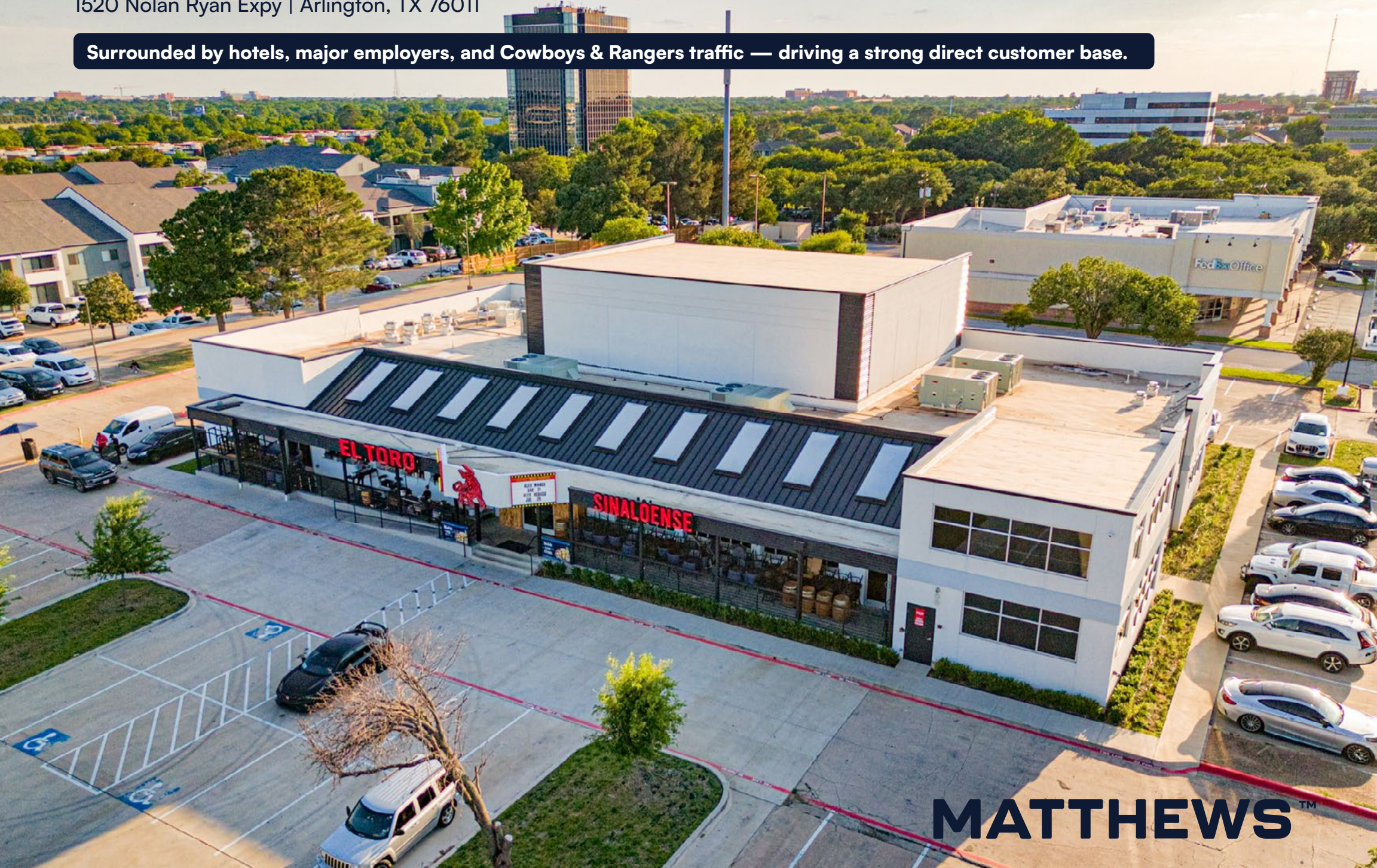
2nd-Gen Restaurant/Bar Available for Sale | Lease

1520 Nolan Ryan Expy | Arlington, TX 76011

Retail Sale | Lease Opportunity

Leasing Brochure

Surrounded by hotels, major employers, and Cowboys & Rangers traffic — driving a strong direct customer base.



MATTHEWS™

Exclusively Listed By



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MATTHEWS™



Globe Life Field (Rangers)
±0.5 Miles Away
±3 Million Annual Visitors

AT&T Stadium (Cowboys)
±0.7 Miles Away
±4 Million Annual Visitors



±129,800 VPD

Project Scope

Contact Broker for List Price

1520 Nolan Ryan Expy

Arlington, TX 76011

2024

Last Renovated

±16,640 SF

Building SF

Investment Highlights

- High Profile 2nd Gen Restaurant + Bar Available for Sale or Lease
- The subject property sits with prime frontage and visibility on I-30 which sees nearly 130,000 VPD and is one of THE main highway corridors connecting Dallas and Fort Worth
- The Property is situated less than 1-mile away from AT&T Stadium, Globe Life Field, Six Flags over Texas, and Hurricane Harbor, which collectively see over 10 million Visitors Annually
- Significant daytime and nighttime traffic, driven by sports venues, hotels, tourism, healthcare, and nearby employers
- Dense surrounding residential base with numerous nearby apartment communities
- Space also ideal for Medical Users, Entertainment Venues, or more Traditional Retail Uses



Nearby Retailers

Walmart
Supercenter

Chick-fil-A

THE HOME
DEPOT

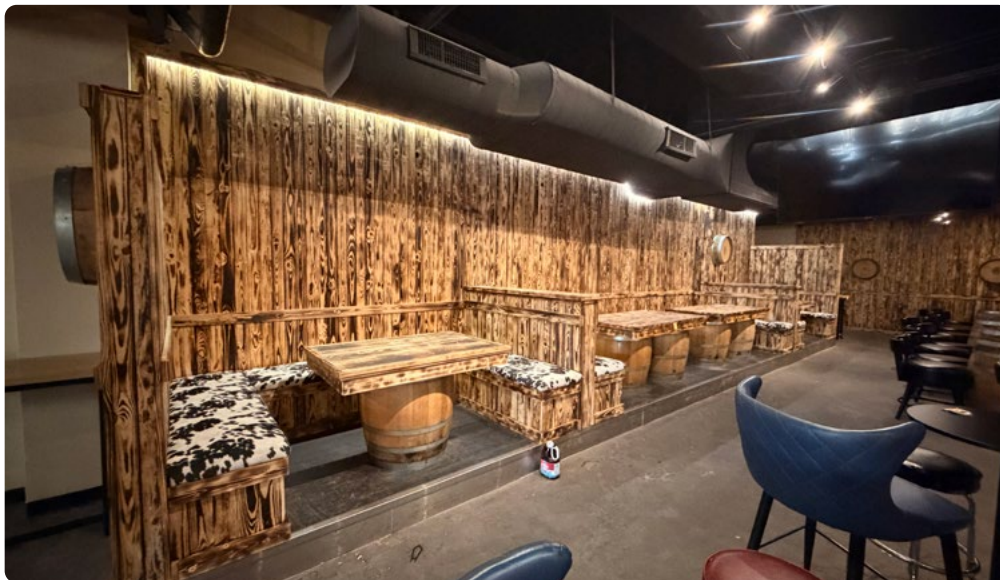
sam's club

BEST
BUY

LOWE'S

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	117,962	292,438	1,072,291
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	47,570	112,990	392,681
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$78,962	\$81,521	\$95,505

Interior Photos





 **Texas Rangers**
Golf Club


Biltmore Apartments
222 Units


FITNESS NATION



Brown Blvd ± 166,800 VPD


Huntington Meadow
250 Units



Nichols Junior High
726 Students


Creek At Brookhollow
376 Units


Stone Canyon
584 Units


Aspen Court
140 Units


Walmart


Amp at the Grid
445 Units




Peach Elementary
977 Students


6elevan Lamar
200 Units




Residences on Lamar
482 Units

HAWAIIAN BROS
ISLAND GRILL

TOWNEPLACE SUITES
BY MARriott

SPRINGHILL SUITES
BY MARriott


Builders FirstSource



CAVA

Subject Property

SixFlags HURRICANE HARBOR


SONIC


Hampton


Hilton


aloft
HOTELS


Hilton Garden Inn


Steak 'n Shake

± 129,800 VPD



± 147,200 VPD

360




Comfort Inn & Suites




LA FITNESS
DRURY HOTELS




Arlington Oaks
202 Units




Hatchkins BARBEQUE


ARLINGTON MUSEUM OF ART


Six Flags OVER TEXAS

Lincoln Square






urbanAir


Walmart Supercenter


AT&T STADIUM


ARLINGTON CONVENTION CENTER

CAE


Globe Life Field


meyer


Texas Health Arlington Memorial Hospital
369 Beds

Google Earth

+ Texas Health Arlington Memorial Hospital
±369 Beds

Allstate

COURTYARD
Marriott

Arlington Oaks
±202 Units

Lincoln Square
Burlington PET SMART Michaels ROSS DRESS FOR LESS ULTA BEAUTY STUDIO MOVIE GRILL Bath & Body Works chico's

the Y

±100-200 Employees
Globe Life
American Income Division

Subject Property

THE HOME DEPOT
LAIFITNESS
DRURY HOTELS

Chick-fil-A BUENO Taco Bueno HOOTERS TRUIST MINT denistry & orthodontics

PAPPADEAUX
SEAFOOD KITCHEN

±37 Employees
Texas Health Resources

Champions Park
The Social House CAVA salata pure barre URBAN BIRD

INTERSTATE
30

± 129,800 VPD

E Copeland Rd

ARLINGTON, TX

397,742

Total Population

\$75,171

Median HH Income

146,132

of Households

206,123

Employed Population

33.6%

% Bachelor's Degree



Local Market Overview

Arlington, Texas, positioned between Dallas and Fort Worth, benefits from sustained population growth and a diverse economic base that supports long-term real estate demand. The city has evolved into a major destination for entertainment, education, and employment, drawing both residents and visitors. Strong population inflows are supported by relatively attainable housing compared to nearby metros, while median household incomes remain competitive within the broader Dallas-Fort Worth (DFW) region. The presence of major attractions and institutional anchors contributes to consistent daytime and evening population activity, supporting a wide range of commercial property types.

The surrounding area offers a balanced mix of suburban livability and urban accessibility, making it attractive for both families and young professionals. Arlington's central location within the DFW Metroplex allows residents and businesses to access two of Texas' largest employment hubs within a short commute. Continued investment in infrastructure, entertainment districts, and mixed-use developments has enhanced the city's profile as a regional destination. These factors collectively position Arlington as a stable and growing market with strong fundamentals for long-term real estate investment.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	110,509	277,826	1,037,682
2025 Population	117,962	292,438	1,072,291
2030 Population Projection	124,583	307,553	1,120,536
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	44,344	107,261	380,279
2025 Households	47,570	112,990	392,681
2030 Household Projection	50,353	118,995	410,975
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$78,962	\$81,521	\$95,505

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This Leasing Package contains select information pertaining to the business and affairs of 1520 Nolan Ryan Expy | Arlington, TX 76011 ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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.

11-2-2015



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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date