



The Woodmont Company



Six Flags Mall ARLINGTON, TEXAS

EXECUTIVE SUMMARY:

- » Address: 2911 East Division Street ▪ Arlington, TX 76011 » Year Built: 1970
- » Price: \$8,500,000 / \$23.37 per SF » Property GLA : 363,665 SF » Land Acres : 25.57 acres

PROPERTY DESCRIPTION:

Six Flags Mall is a single story, enclosed regional mall located at the intersection of State Highway 360 and State Highway 180 in the city of Arlington, Texas. The in-line portion of the mall and former JCPenney's building (a multi-tenant mix included in this offering) were recently foreclosed upon by the lender and are being offered for sale, independently of the remaining anchor spaces Sears and Macy's (both vacant) which are owned by others and also available for purchase from their respective ownerships. The portion of the mall to be sold is approximately 363,665 square feet of gross leasable area and is situated on approximately 25.57 acres of land.

Constructed in 1970 the addition of the Dillard's department store was added in 1990 and again expanded with the addition of Cinemark Movie Theater in 1997. The total gross leasable area of the entire mall is approximately 975,732 square feet and is situated on approximately 81.10 acres of land.

The Mall is prominently located in between the Dallas/Fort Worth Metroplex and provides excellent access to major thoroughfares connecting the site to all areas throughout this region. Traffic counts along Highway 360 are roughly 95,000 vpd with East Division Street reporting approximately 20,000 vpd. In 2009 a completed reconfiguration of the intersection of Highway 360 and East Division Street has further enhanced accessibility to this site. The immediate surrounding area is primarily industrial and located to the west is the Great Southwest Industrial Park containing over 77 million square feet of industrial space. Also located less than one mile is Arlington's entertainment district which includes: The Ballpark, Six Flags Amusement Park, Hurricane Harbor, and the new Dallas Cowboys stadium that was opened in 2009. Six Flags Mall is perfectly situated to a specific retail/entertainment type use and/or the redevelopment into an alternative use that would capitalize upon the area dynamics.

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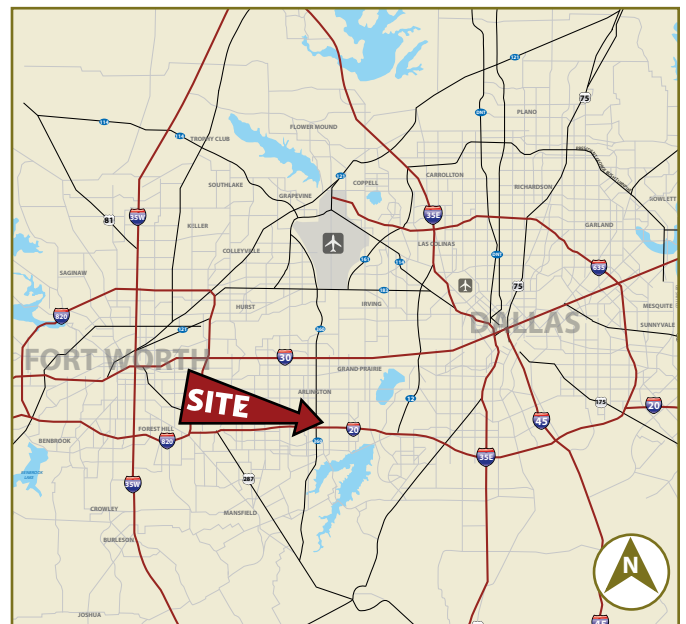
DALLAS | FORT WORTH | HOUSTON

Building solid relationships one location at a time...



DAILY TRAFFIC COUNTS

» East Division Street	20,000
» U.S Highway 360	90,000



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