

Offer Price - \$6,200,000



PIONEER PLAZA

1112-1194 W PIONEER PARKWAY
ARLINGTON, TEXAS 76013



PIONEER PLAZA, ARLINGTON, TEXAS 76013

PROPERTY INFORMATION



Address	1112-1194 W Pioneer Parkway Arlington, Texas 75013
Location	Hard Corner of West Pioneer Parkway and South Davis Drive
Property Type	7 Building Multi-Tenant Garden Office Park
Building RSF	66,000 +/-
Buildings	7 Single Story Buildings
Lot Size	6.238 Acres
Building Occupancy	62,700 RSF / 95%
Parking Ratio	5 : 1,000
Tenant Count	44 Tenants
Additional Land	Lot 8-A, .77 AC, Zoned C-2



INVESTMENT HIGHLIGHTS

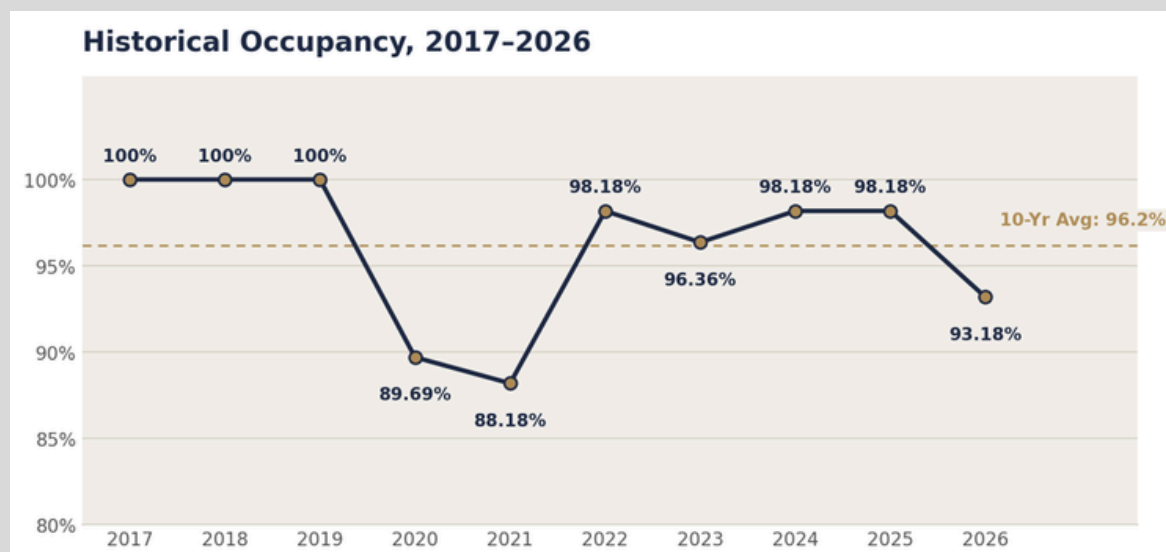


Pioneer Plaza is a 66,000-square-foot, garden-style office park in Arlington, Texas, comprised of small-suite, single-story commercial buildings. The asset combines durable historical occupancy, a low-intensity landlord responsibility profile, well diversified rent roll, and a clearly identifiable path to increased income through the burn-off of below-market in-place rents — presenting a compelling opportunity for a new owner.

66,000 SF Total Size	96.2% 10-yr Avg. historical Occupancy '17-'26	\$16.00/SF Current Market Rent	+23.1% 5-Yr Historical Rent Growth
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Strong, Stable Historical Occupancy

- **96.2% average occupancy** across 2017–2026 rent rolls, never falling below approximately 88% in any period.
- Sustained performance reflects durable tenant demand for the park's suite sizes and use mix.
- Results held steady through changing market conditions — not dependent on a single strong period to carry the average.



Embedded Upside: Below-Market In-Place Rents

- Current market rent for the property is \$16.00/SF.
- 36% of the leases rolling between 2027 & 2029 are below market.
- Resetting them to market as they renew between 2027 and 2029 is projected to increase the property's annual rent by approximately \$21,850 by 2029.
- Upside is grounded in the existing, contractual rollover schedule — not speculative re-leasing assumptions.
- The site includes shovel-ready land available for future park expansion or a build-to-suit development.

INVESTMENT HIGHLIGHTS



Low Landlord Responsibility

- Tenants are responsible for the maintenance and condition of their own suite interiors, paying for and managing their own electricity services, HVAC repairs and maintenance, and proportionate share of water, sewage and trash removal.
- Landlord responsibility is effectively limited to **roof structure, landscaping, and parking areas**.
- The modified net lease structure keeps operating expenses predictable and limits exposure to unplanned capital outlays — a meaningfully lower operating cost and responsibility profile than typical multi-tenant office or retail assets.

Minimal Downtime on Vacancies

- Standardized suite layouts mean turnover rarely requires significant reconfiguration.
- Downtime is typically limited to light refresh work — paint, flooring, minor cosmetic repair — rather than costly reconfigurations.
- **Turnover downtime runs well below general market norms**, allowing new leases to commence quickly and limiting income disruption.

Consistent, Multi-Year Rent Growth

- Weighted-average rental rate has grown steadily over the past decade: **\$11.69 (2017) → \$12.06 (2018) → \$11.87 (2019) → \$12.12 (2020) → \$12.90 (2021) → \$13.32 (2022) → \$13.67 (2023) → \$14.33 (2024) → \$14.77 (2025) → \$14.85 (2026)** — an increase of roughly +27% over ten years.
- The effective rental rate increased from a **2020 low of \$9.00/SF** to a **2026 high of \$17.00/SF**.
- Combined with the embedded mark-to-market mechanism above, this track record supports continued, real revenue growth going forward.

SITE PLAN



W. PIONEER PARKWAY (SPUR 303)

130' RIGHT-OF-WAY

S. DAVIS DRIVE
70' RIGHT-OF-WAY



LOT 8-A

DEVELOPMENT SITE · 0.77 AC
READY TO BE DEVELOPED

\$255,000

SITE PLAN

PIONEER PLAZA

1112-1194 W. Pioneer Parkway
Arlington, Texas

7.5495 AC · 328,858 SF · Zoned NCN
Per ALTA/ACSM survey, 02/02/2016

40 FT





EXAMPLE OF TENANT SPACE



EXAMPLE OF TENANT ENSUITE RESTROOM



PIONEER PLAZA



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