



MEDICAL CITY ARLINGTON

MATLOCK ROAD



Susser Bank Building

3030 Matlock Road, Arlington, Tx 76014

1 Building | 2 Stories | 60,181 Square Feet | 90% Occupied | 4 Tenants
Medical, Owner Occupant or Office Opportunity | DFW MSA Infill



Confidentiality Statement & Disclaimer

The information contained in this package is furnished solely for the purpose of review by a prospective purchaser of Susser Bank Building – 3030 Matlock Road, Arlington, Texas ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Stream Realty Partners, L.P., Property Owner or any of their respective affiliates ("Stream"). The information contained in this package is from sources deemed reliable, but is not guaranteed by Stream or Owner in any way and is subject to change in price, corrections, errors and omissions, prior sale, or withdrawal without notice.

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Information On Brokerage Services >

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Property Description

Address:	3030 Matlock Road, Arlington, Texas 76015
Building Size:	60,181 Square Feet
Common Area Factor:	10.5%
Average Floor Plate:	30,090
Tenants / Vacancies:	4 / 1
Land Area:	2.83 Acres
Building Height:	2 Stories
Year Built / Renovated:	2001 / 2022
Parking:	5.3/1,000 Ratio (w/ 75 Covered Spaces)
Zoning:	PD – Planned Development for all “O” uses

Executive Summary

Stream Realty Partners is pleased to present for sale the Susser Bank Building (the “Property”), a Dallas / Fort Worth MSA infill located, mid-rise office building comprised of 60,181 square feet at 3030 Matlock Road in Arlington, Texas. The Property is currently 90% occupied by 4 tenants with ownership occupying approximately 80% of the building.

The Property is strategically located in the S. Arlington office submarket with unparalleled access to the US Interstate I-20 corridor. The building features a highly functional floor plan, great arterial access, efficient site access and provides for up to 5.3:1,000 parking density with surface and below-grade covered spaces. 3030 Matlock is surrounded by a diverse labor pool and is immediately adjacent to the Medical City Arlington hospital campus, allowing for a medical office repositioning strategy upon Susser vacating the asset, an owner-occupant scenario or a conventional office building repositioning.

Investment Highlights



Infill Location

Irreplaceable asset in the heart of Dallas / Fort Worth metro area, the 4th largest MSA in the United States.



Multiple Value-Add Strategies

Given strong location attributes, the Property lends itself to multiple repositioning strategies, including, medical office, conventional office and owner occupant scenarios.



Discount to Replacement

Construction costs for replacement would exceed \$450 / SF.



Land Constraint

Land scarcity within micro- and sub-market.



Limited Occupancy Costs

The interior of the building contains a mixture of Class A & B office finishes and the exterior of the building contains mature landscaping and below building covered parking.



Limited CapEx

The building’s roof was replaced in 2014 and all new HVAC units were added in 2022, limiting future ownership’s capital expenditures.



Access & Proximity to Thoroughfares

The Property is located along Matlock Road and less than 1 mile from Interstate 20, which provides east / west access to the majority of the Dallas MSA.



Medical Concentration

The Property is centrally located near several hospital system campuses including Medical City Arlington and USMD Hospital at Arlington, amongst additional healthcare campuses along the I-20 corridor. Along with the 2 in place medical oriented tenants, and hospital proximity, the building is primed for a medical office user or repositioning to a medical office concentration.



Building Parking

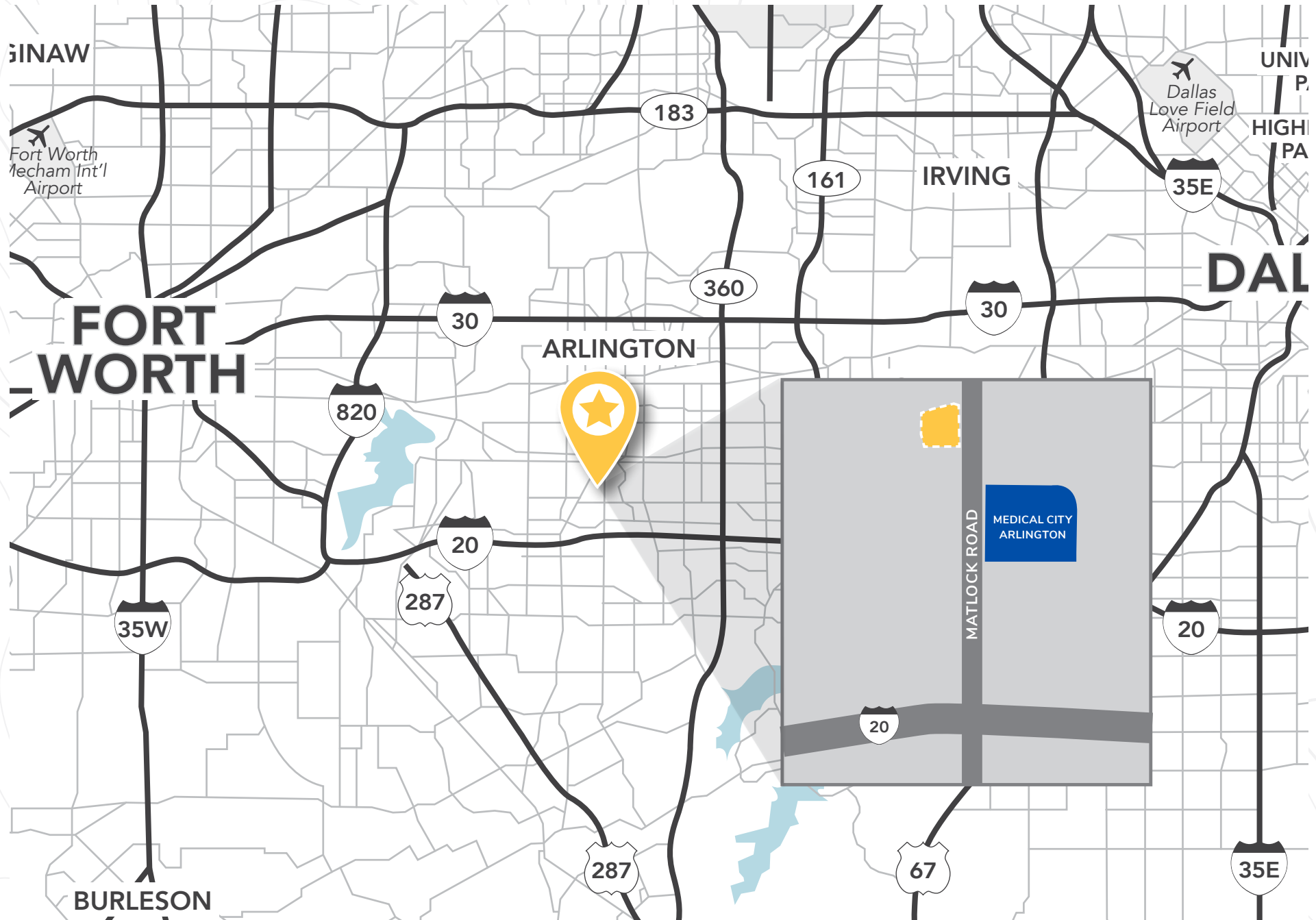
There is more than adequate parking at the building including covered parking and surface parking that meets and exceeds the municipal requirements for both general office and medical office uses.



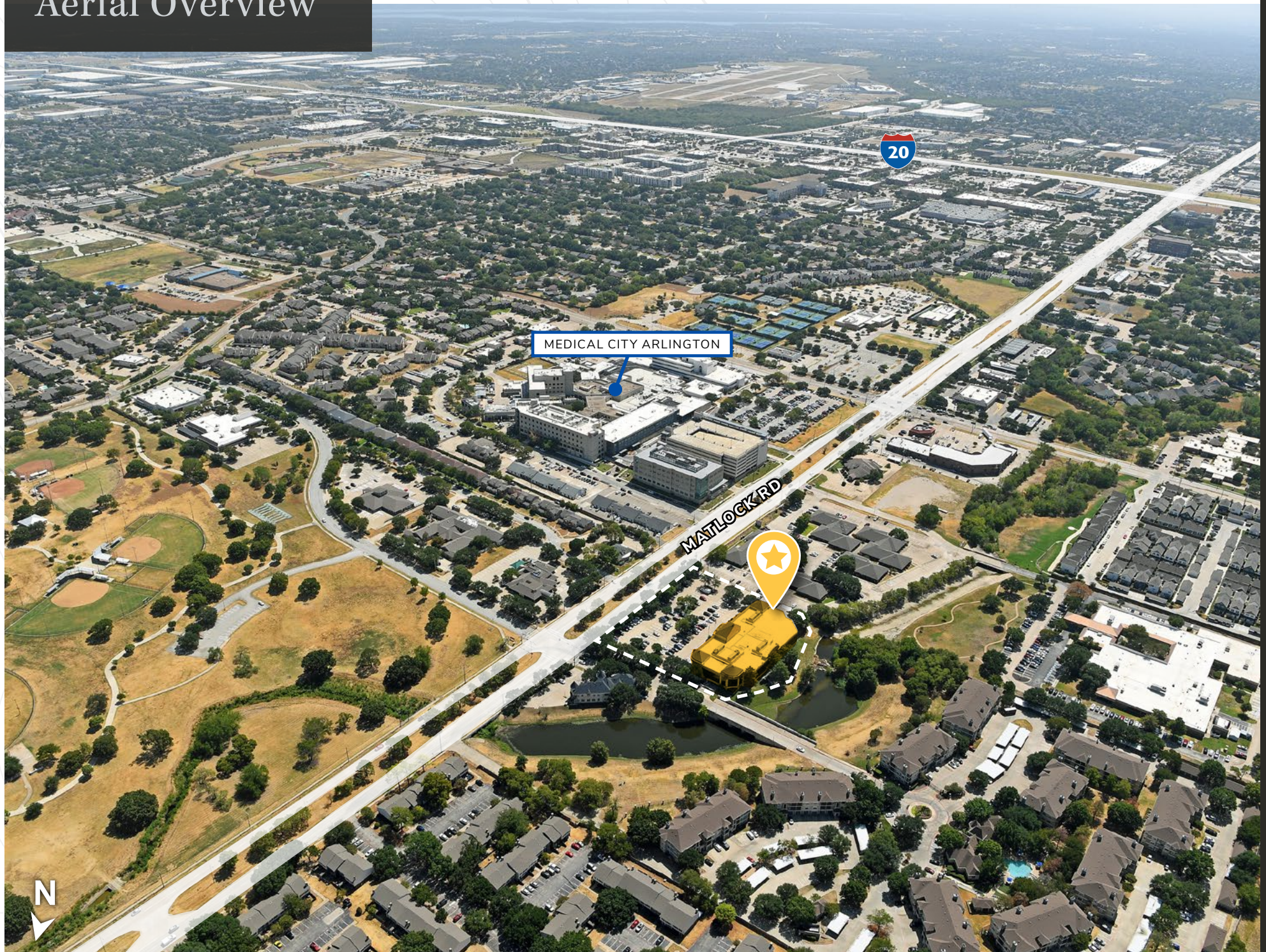
Building Functionality

The current layout of the building would accommodate either an individual user or multiple users given the common areas, internal corridors and restroom placement as well as multiple stairwells and elevators.

Location Overview



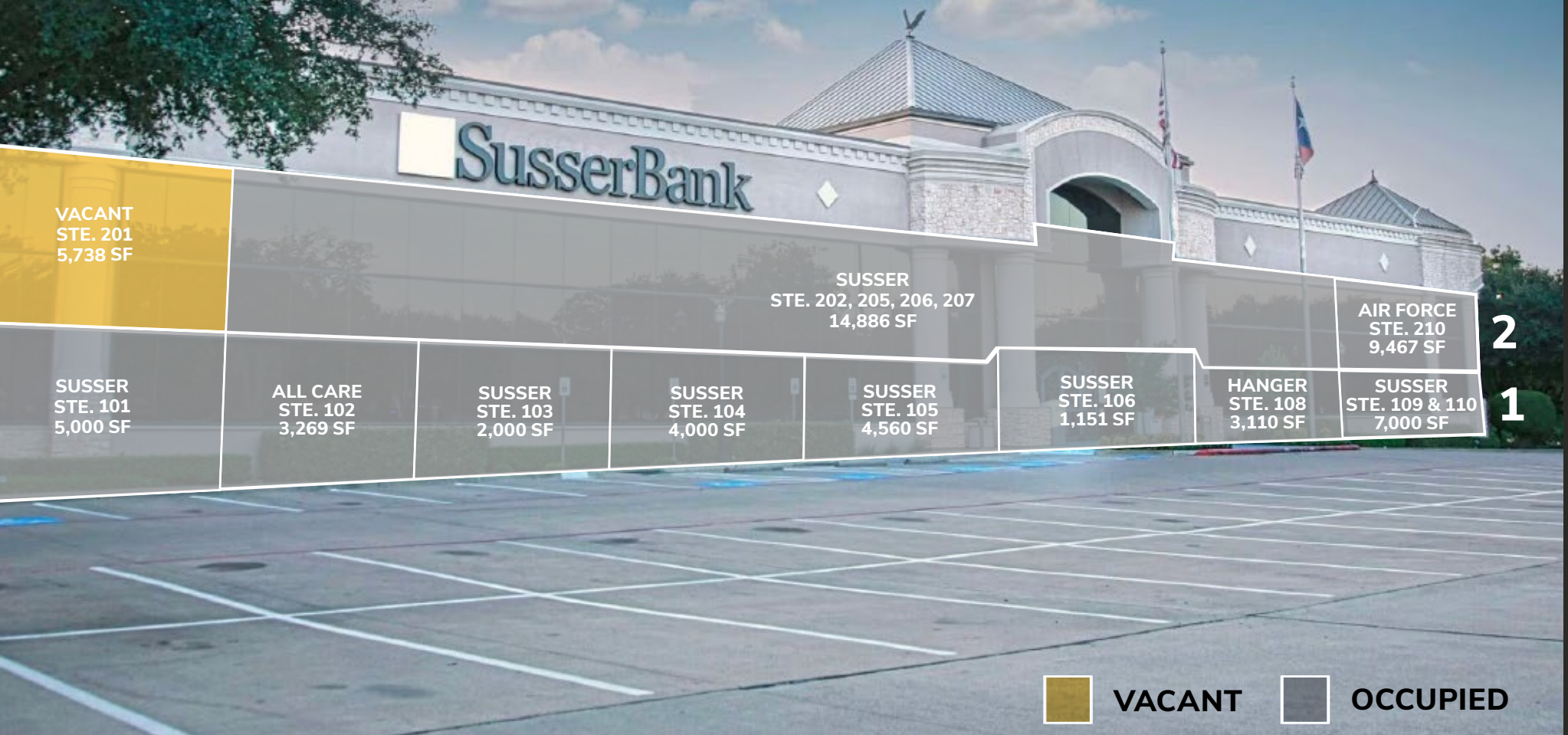
Aerial Overview



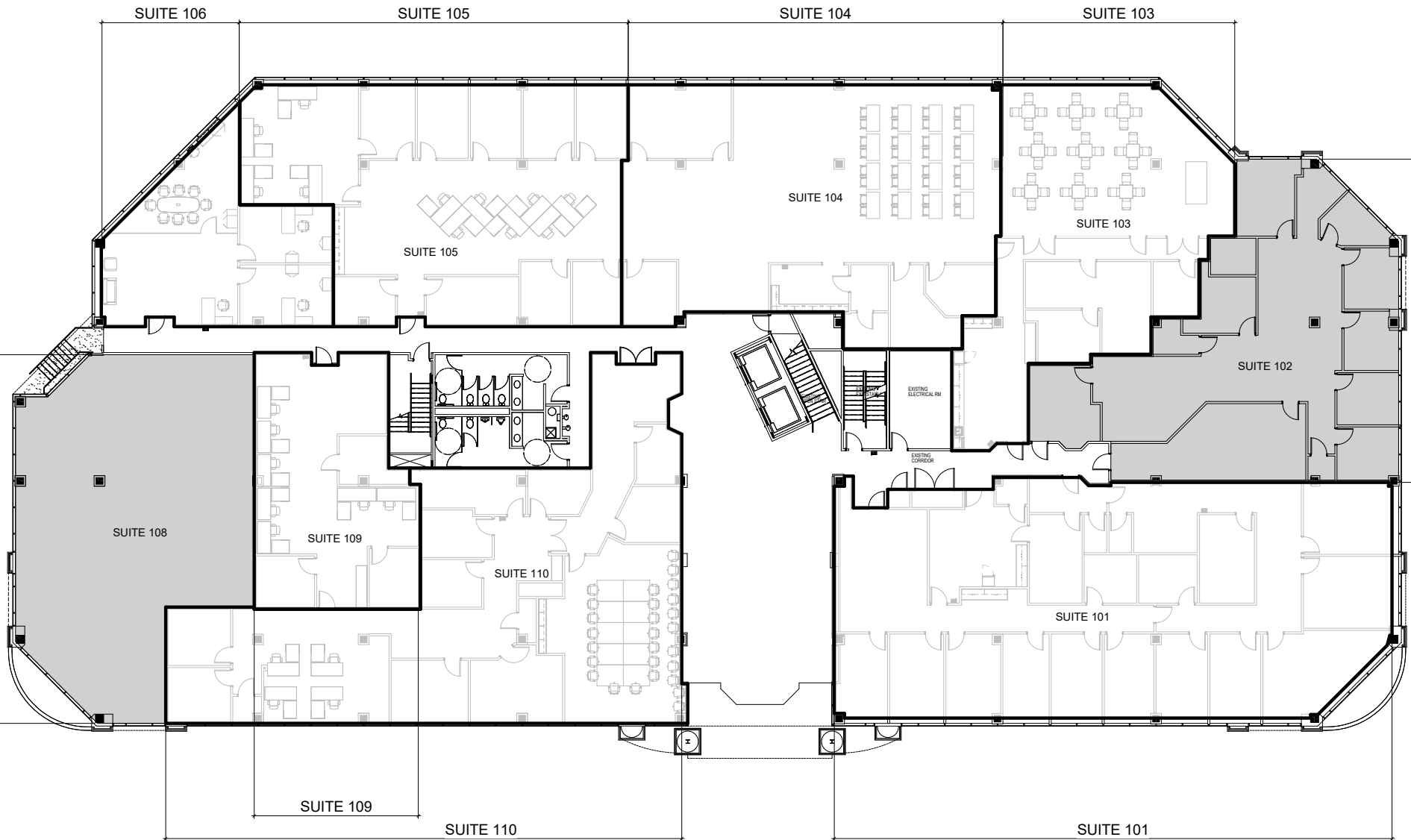
Site Plan Overview



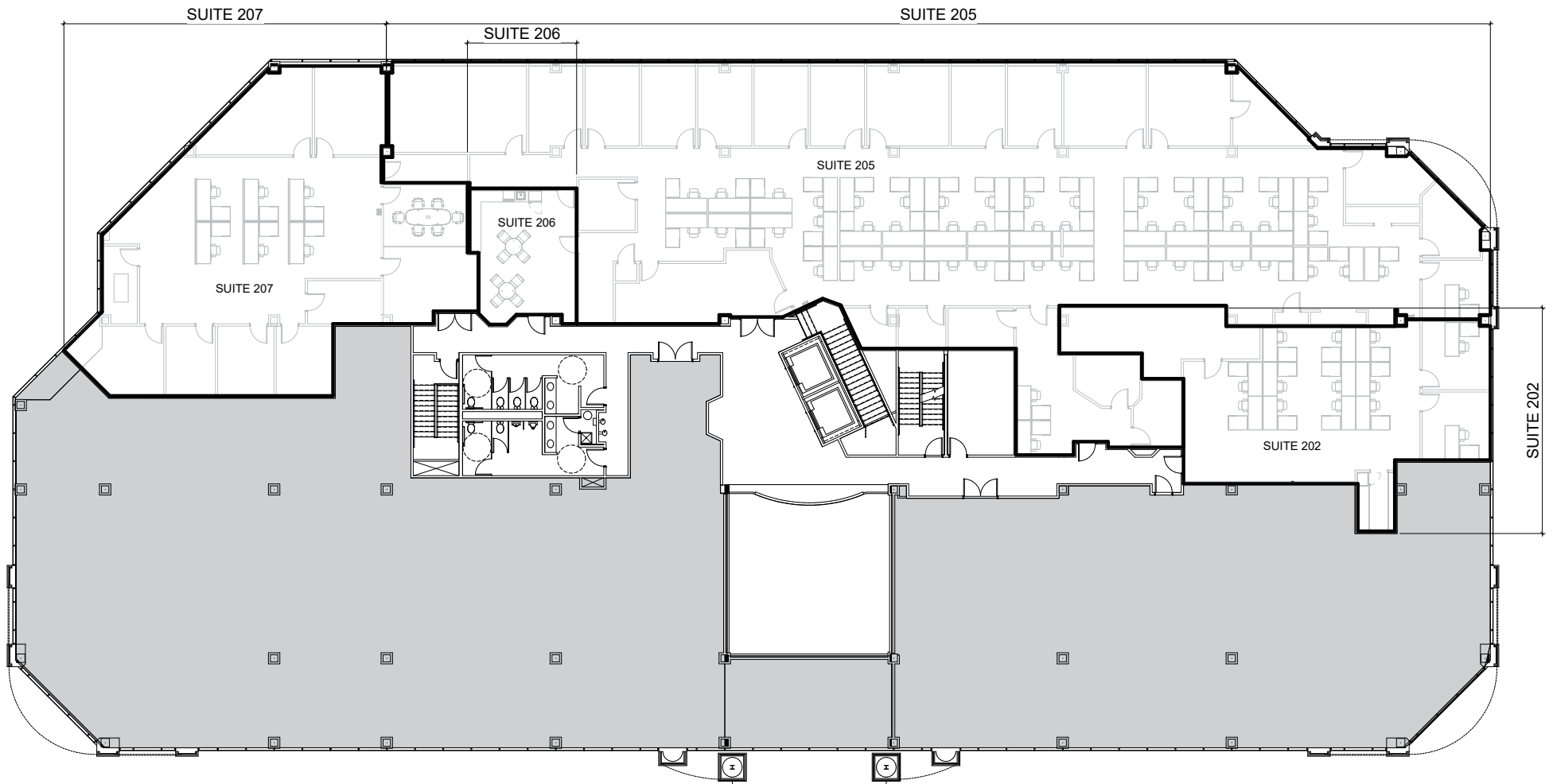
Stacking Plan



Floorplans



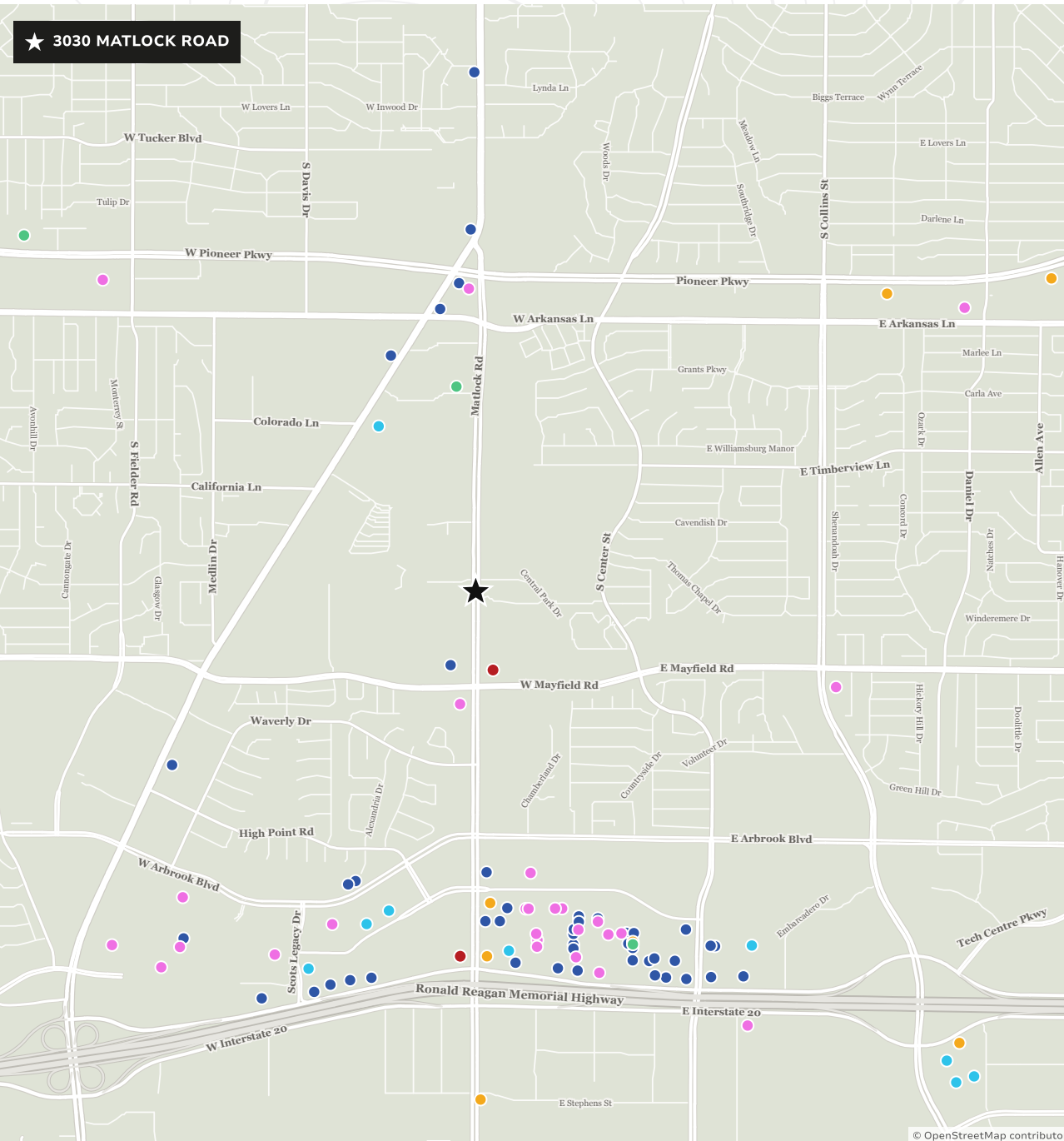
First Floor



Second Floor

Local Amenities

★ 3030 MATLOCK ROAD



DINING

Abuelo's
Andalous Mediterranean
BJ's Restaurant
Black Dog Pizza
Bone Daddy's
Boomerjack's Grill & Bar
Breakfast and Much More
Chick-fil-A
Chicken Salad Chick
Chuy's
Cold Stone Creamery
Dave & Buster's
Dog Haus Biergarten
Egg Bar
Freebirds
Genghis Grill
Gloria's
Golden Chick
Golden Corral
In-N-Out Burger
Indian Grill
Jason's Deli
Jimmy John's
Kincaid's Hamburgers
McAlister's Deli
McDonald's
Mercado Juarez
On The Border
P.F. Chang's
Piranha Killer Ramen
Pluckers Wing Bar
Popeyes
Potbelly
Red Robin
Rudy's Bar-B-Q
Saltgrass Steak House
Smallcakes
Starbucks
Steak 'n Shake
Tiba Grill
Torchy's Tacos
Waffle House
Walk-On's
Wendy's
Whataburger
Wingstop

MEDICAL

Medical City Arlington campus
USMD Hospital at Arlington campus

BANKING

Wells Fargo
Frost Bank
Truist
PlainsCapital Bank
Chase Bank
Bank of America
Navy Federal CU

FITNESS

Orangetheory Fitness
TexasFITT
Cover All Bases

HOTELS

Courtyard by Marriott
Residence Inn
La Quinta Inn & Suites
Quality Inn
Hilton Garden Inn
Homewood Suites
Hampton Inn & Suites
Fairfield Inn & Suites
InTown Suites

RETAIL & OTHER

The Parks Mall
Barnes & Noble
Bath & Body Works
Burlington
Costco
CVS Pharmacy
David's Bridal
Duluth Trading Co.
Ethan Allen
Famous Footwear
Fiesta Mart
Five Below
Half Price Books
Kirkland's
Kroger
Lane Bryant
Lowe's
Macy's
Michaels
Old Navy
PetSmart
Rally House
The Container Store
Ulta Beauty
Walgreens
World Market



The Place To Work

“Best State For Business:
15 Consecutive Years”

- Chief Executive Magazine

#5

Largest economy in the
U.S. by total GDP
(Dallas-Ft. Worth Metro)

#1

Metro area in the nation
for job growth in 2025
(U.S. Bureau of
Labor Statistics, 2025)

#2

Population growth in 2025
of any U.S. Metro Area
(U.S. Census Bureau)

1

Fortune 10
companies

100.5

Cost of
doing business
(U.S. average: 100.00)

0%

State and local
income tax

Dallas / Fort Worth Economic Overview



The Place To Live

8.5M

Total residents
in 2025
(U.S. Census Bureau)

11.2M

Projected
2050 population
(TX Demographic Center)

1.4M

Projected new residents
from 2020- 2030
(TX Demographic Center)

#1

City for head quarter
relocations
(Site Selection Magazine)

202

New residents
moving to DFW daily
(U.S. Census Bureau)

\$100K

Median household income in DFW
(Esri, 2026)



Cost Of Living Index 2026

(U.S. average is 100)



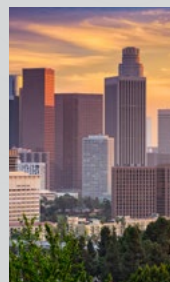
DALLAS

96



CHICAGO

107



LOS ANGELES

146



BOSTON

152



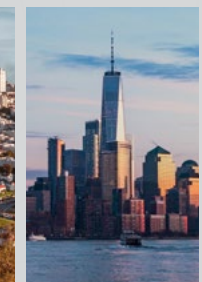
SEATTLE

150



SAN FRANCISCO

180



NEW YORK

238

 Excellent Airport Access

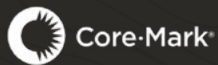
DFW  Dallas Love Field

105M⁺ **270⁺**

Passengers per year Non-stop destinations

 Notable Relocations

FISHER INVESTMENTS[®]



KFC

FRONTIER 

McLaren 

SAMSUNG

E-SPACE

 **EQUITON[®]**

Public Storage

Dallas / Fort Worth Economic Overview



Largest Concentration Of Headquarters

10,000⁺

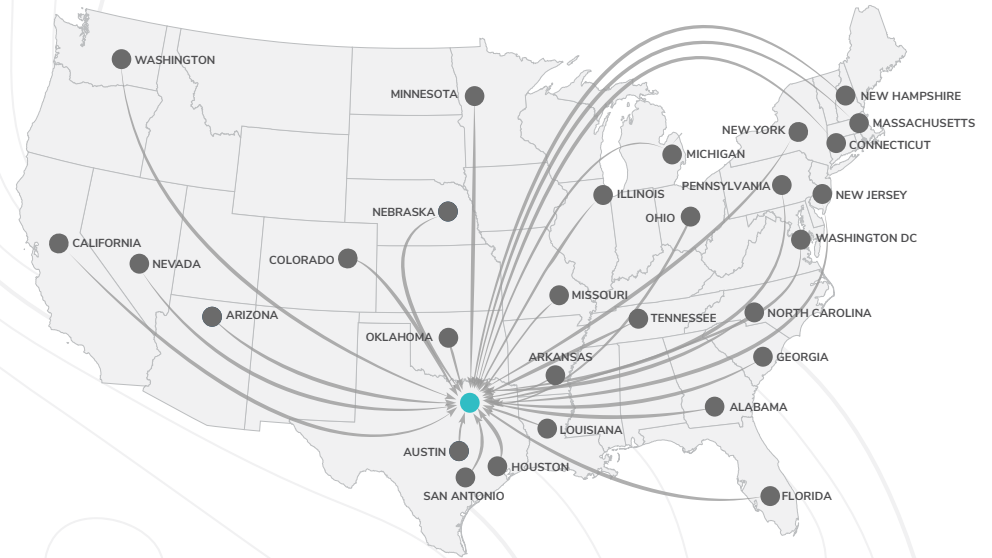
Corporate headquarters located in DFW

24

Fortune 500 headquarters located in DFW

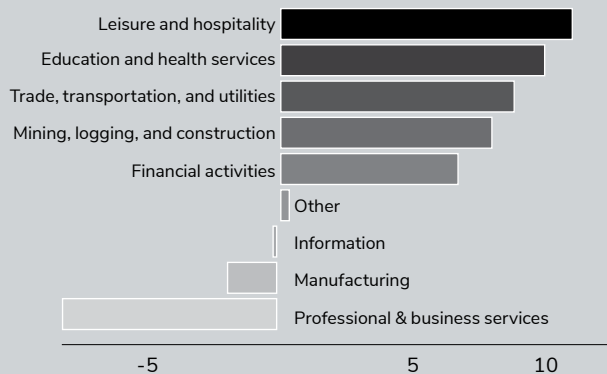
7

Global 500 companies
(Dallas Regional Economic Development Guide)



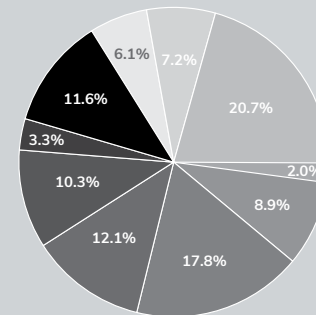
Employment & Industry

Over-the-years net change for private industry super-sector employment in the Dallas Metropolitan area



Source: U.S. Bureau of Labor Statistics

DFW Industry Diversification



20.7% Trade, Transportation, Utilities

17.8% Professional Business & Services

12.1% Education & Health Services

11.6% Government

10.3% Leisure and Hospitality

8.9% Financial Activities

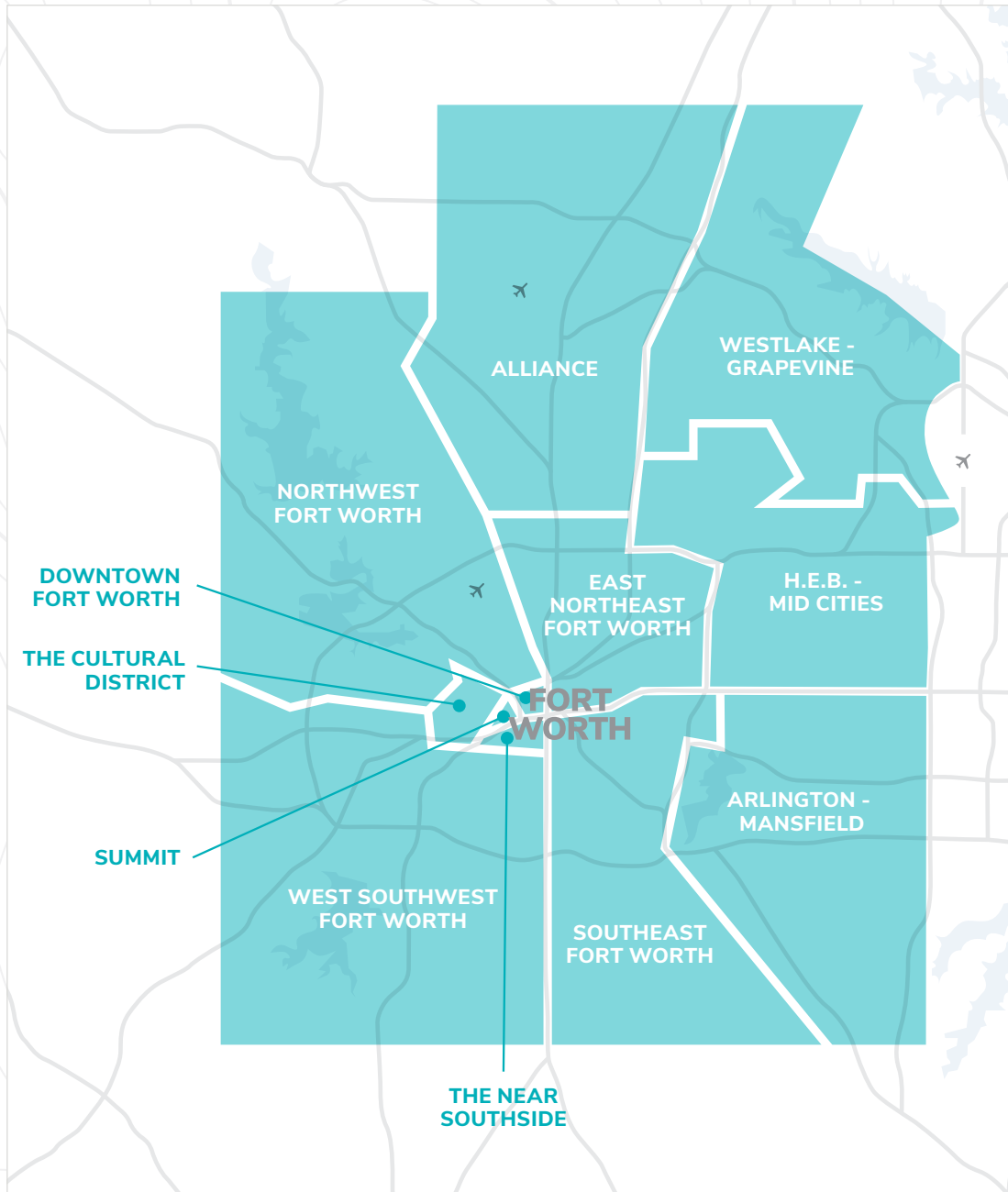
7.2% Manufacturing

6.1% Mining, Logging, Construction

3.3% Other

2.0% Information

Fort Worth Office Market Overview



- The Fort Worth office market recorded 81,389 square feet of positive direct net absorption during the second quarter of 2026, marking the fourth consecutive quarter of positive absorption. Year to date, the market has absorbed 103,973 square feet, driven almost entirely by sustained demand for Class A office product. Class A properties accounted for 78,548 square feet of positive absorption during the quarter and have now generated 130,018 square feet of positive absorption year to date, while Class B performance remained essentially flat, posting 2,841 square feet of positive absorption for the quarter and negative (26,081) square feet year to date.
- Continued tenant demand translated into another quarter of declining vacancy. Overall direct vacancy fell 45 basis points to 12.22%, percent, the lowest level recorded since before the pandemic. Class A vacancy compressed further to 8.81%, percent, highlighting the continued scarcity of high quality space throughout the market, while Class B vacancy increased modestly to 16.09% percent as tenants continued to migrate into newer, amenity rich buildings. The difference in performance between Class A and Class B properties continues to widen, highlighting Fort Worth's ongoing flight to quality trend.
- Leasing activity remained concentrated within the market's highest performing submarkets, with tenants continuing to prioritize quality, location, and amenities over cost savings. Demand remained strongest for Class A product throughout the Fort Worth CBD, West/Southwest Fort Worth, and Westlake/Grapevine, where limited availability continues to place downward pressure on vacancy. Many occupiers continue to renew or relocate into best in class space as opportunities become available, reinforcing Fort Worth's ongoing flight to quality trend.
- Looking ahead, Fort Worth's office fundamentals remain among the strongest in the Metroplex. The limited office development pipeline should continue tightening market conditions and support additional vacancy compression. Asking rental rates are expected to remain on an upward trajectory as demand continues to outpace new supply. The market also continues to benefit from Fort Worth's position as one of the nation's fastest growing and most affordable major metropolitan areas.

Fort Worth Office Market Overview

41,623,675 SF

Total Rentable SF

81,389 SF

Q2 Direct Net Absorption

12.22%

Direct Vacancy



Buildings with Direct Big Blocks

10 100k SF Contiguous

16 50k SF Contiguous

26 25k SF Contiguous

89 5k SF Contiguous

Market Statistics

Asset Classification	Inventory		Leasing Statistics				Sublease Statistics		
	# Bldgs	Total RBA	Direct Vacant SF	Direct Vacant %	Q2 Direct Absorption	(YTD) Net Absorption	Sublease Vacant SF	Sublease Vacant %	(QTR) Sublease Net Absorption
A	107	22,090,249	1,945,664	8.81%	78,548	130,018	369,525	1.67%	(8,430)
B	238	19,533,426	3,142,188	16.09%	2,841	(26,081)	281,950	1.44%	(4,945)
TOTAL	345	41,623,675	5,087,852	12.22%	81,389	103,937	651,475	1.57%	(13,375)

Submarket Breakdown

Asset Classification	Inventory		Leasing Statistics				Sublease Statistics		
	# Bldgs	Total RBA	Direct Vacant SF	Direct Vacant %	Q2 Direct Net Absorption	(YTD) Net Absorption	Sublease Vacant SF	Sublease Vacant %	(QTR) Sublease Net Absorption
Alliance	23	3,082,164	362,917	11.77%	(7,875)	(117,274)	238,913	7.75%	-
Arlington/Mansfield	60	5,723,190	1,003,064	17.53%	(6,451)	(12,851)	14,908	0.26%	-
East Northeast Fort Worth	25	2,897,556	771,316	26.62%	1,547	573	-	0.00%	-
Fort Worth CBD	34	8,365,755	712,504	8.52%	77,670	110,616	35,395	0.42%	(10,319)
HEB/Mid-Cities	44	3,977,247	634,889	15.96%	(30,172)	(31,700)	207,585	5.22%	1,261
Near Southside	8	298,681	11,762	3.94%	6,031	1,936	-	0.00%	4,095
Northwest Fort Worth	3	229,702	13,393	5.83%	(1,849)	(4,267)	-	0.00%	-
Southeast Fort Worth	6	869,236	127,005	14.61%	(6,515)	2,196	-	0.00%	-
Summit	10	1,001,214	23,443	2.34%	7,227	26,122	-	0.00%	2,032
The Cultural District	13	824,251	54,967	6.67%	(10,931)	(7,577)	10,545	1.28%	(6,613)
The River District	2	41,543	605	1.46%	837	837	-	0.00%	-
The Stockyards	2	82,000	9,763	11.91%	(3,366)	(3,366)	-	0.00%	-
West Southwest Fort Worth	55	5,258,530	482,005	9.17%	31,134	67,841	35,360	0.67%	(2,987)
Westlake/Grapevine	60	8,972,606	880,219	9.81%	24,102	70,851	108,769	1.21%	(844)
TOTAL	345	41,623,675	5,087,852	12.22%	81,389	103,937	651,475	1.57%	(13,375)

Notable Deals

Building	Tenant	SF Leased	Details
301 Commerce St	Apex Captial	61,944	Renewal
777 Main St	Northstar Energy	10,707	New Lease

Development Pipeline

- Crescent Fort Worth West
- Westside Village
- The Van Zandt

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Terms & Conditions

OFFERING:

Seller is seeking prospective purchase offers for its fee simple interest in
Susser Bank -
3030 Matlock Road, Arlington, TX

TERMS:

All cash on an as-is, where-is basis.

SUBMIT OFFER TO:

Jamie Jennings

214.267.0452

Wills Bauer

214.560.2993

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COMPANY INFORMATION:

Please provide a complete acquisition history/resume.

PROPERTY TOURS:

Please contact the Investment Sales team to schedule a property tour.


STREAM
www.streamrealty.com