

# Plaza at the Parks

1100 & 1118 W Arbrook Blvd, Arlington, TX 76015



For Lease | Call for Pricings

**TEXAS LEGACY**  
REALTY

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**PROPERTY HIGHLIGHT**

1100 & 1118 W Arbrook Blvd offer a high-exposure commercial opportunity in one of Arlington’s most active and fast-growing retail corridors. Located just minutes from I-20, SH-360, and the US-287 interchange, these properties deliver exceptional regional access and strong daily traffic. Ideal for retail, medical, office, service, and restaurant users seeking a strategic location with long-term growth potential.

Positioned near major anchors such as The Parks Mall at Arlington, Costco, Walmart Supercenter, and numerous national QSR and dine-in brands, this area attracts a steady stream of shoppers, families, and professionals throughout the day. The immediate trade area continues to see significant development, high residential density, and strong average household incomes, making this corridor a highly competitive and sought-after submarket.

**VISITATION OVERVIEW**

1100 & 1118 W Arbrook Blvd, Arlington, TX

Est. # of Visits	1.9 M
Est. # of Visitors	768.2K
Avg. Visits / Customers	2.43
Avg. Dwell Time	46 Minutes
Visit YOY	+6.7%

May 1, 2024 - April 30, 2025  
 Data provided by Placer Labs Inc. (www.placer.ai)

Prime Arlington Location

Situated on a high-traffic corridor with exceptional visibility along W Arbrook Blvd.

Excellent Accessibility

Minutes from I-20, SH-360, and US-287, providing easy access for local traffic.

Strong Retail & Commercial Node

Surrounded by major anchors including The Parks Mall at Arlington, Costco, and Walmart Supercenter.

High Traffic Counts

Captures consistent daily exposure from shoppers, professionals, and families.

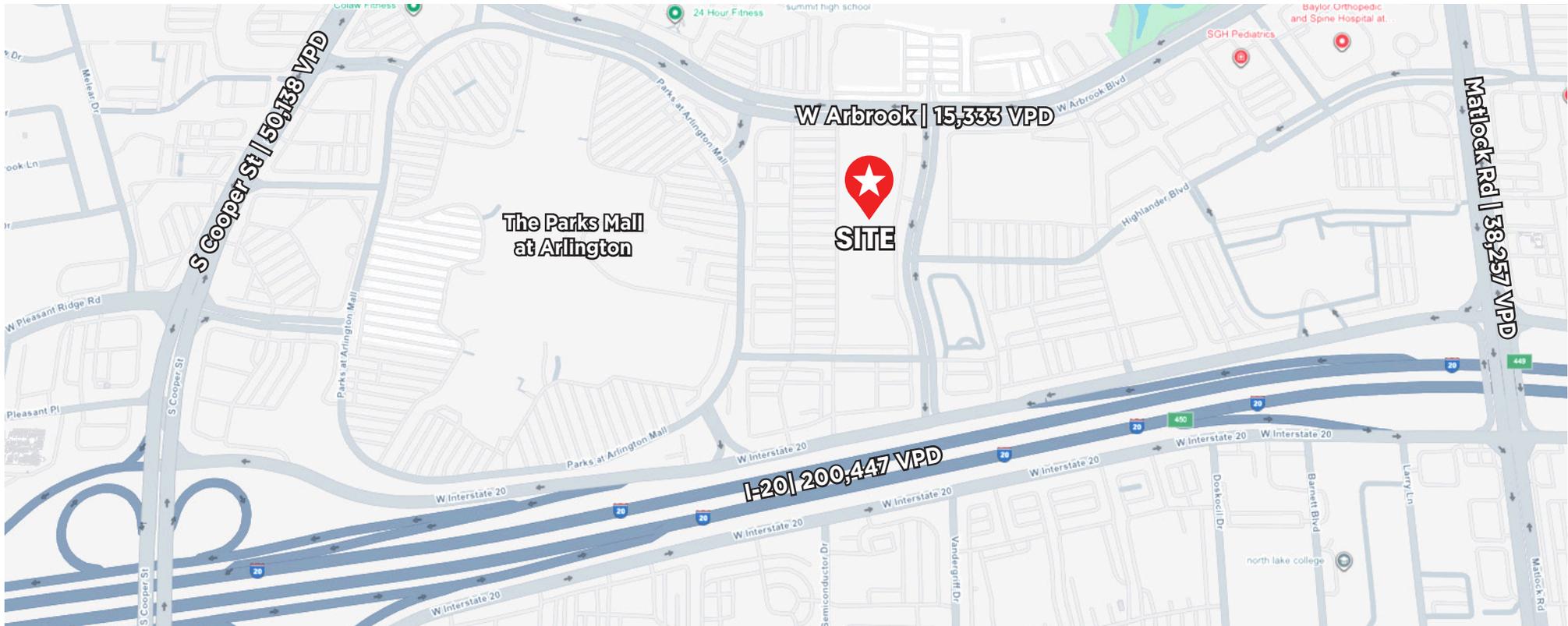
Flexible Commercial Space

Ideal for retail, restaurants, medical, office, or service-oriented businesses.

**AREA RETAILERS**



DEMOGRAPHICS	1 Miles	5 Miles	10 Miles	TRAFFIC COUNTS	
2024 Population (Pop.)	10,220	343,020	898,000	I-20	200,447 VPD
2024 Households (HH)	3,835	118,741	314,036	S Cooper St	50,138 VPD
2024 Avg. HH Income	\$73,844	\$85,071	\$86,805	W Arbrook Blvd	15,333 VPD
5-Yr. Pop. Growth (Total %)	5.08%	5.22%	4.90%	Matlock Rd	38,257 VPD





PROPERTY OVERVIEW

BUILDING TYPE	Retail
PROPERTY SIZE	235,183 SF
LEASE RATE	Call for pricings



SITE 1 | 1118 W ARBROOK BLVD

GLA	216,072 SF
Year Built	1995
Lot Size	18.34 Acres
Leaseable Space	
#1102-A: 8,637 SF	#: 1,000 SF
#1104: 16,392 SF	#1108-100: 6,494 SF

NEIGHBORING RETAILERS



SITE 2 | 1118 W ARBROOK BLVD

GLA	19,111 SF
Year Built	1994
Lot Size	2.34 Acres
Leaseable Space	6,259 SF



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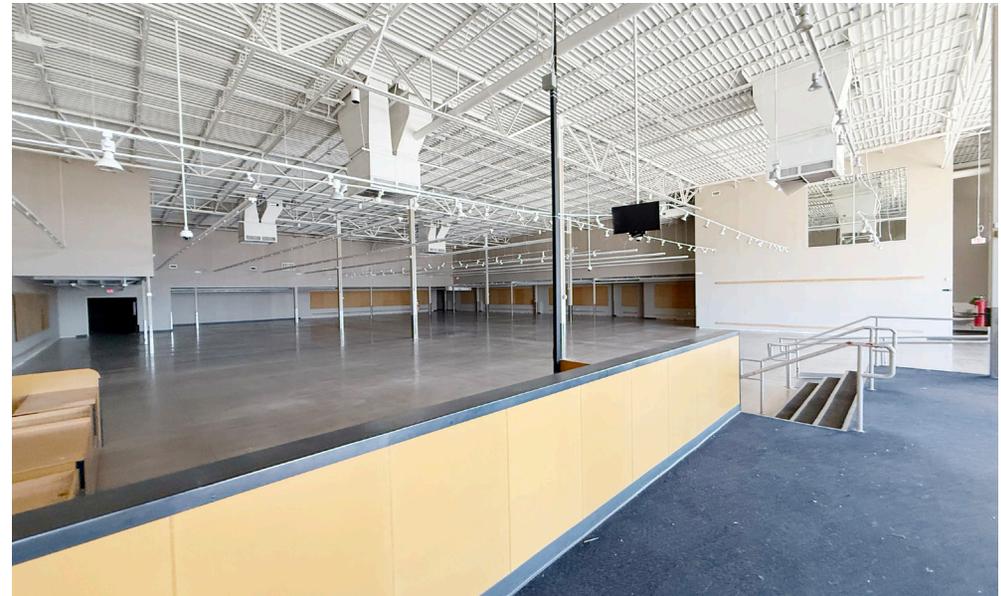
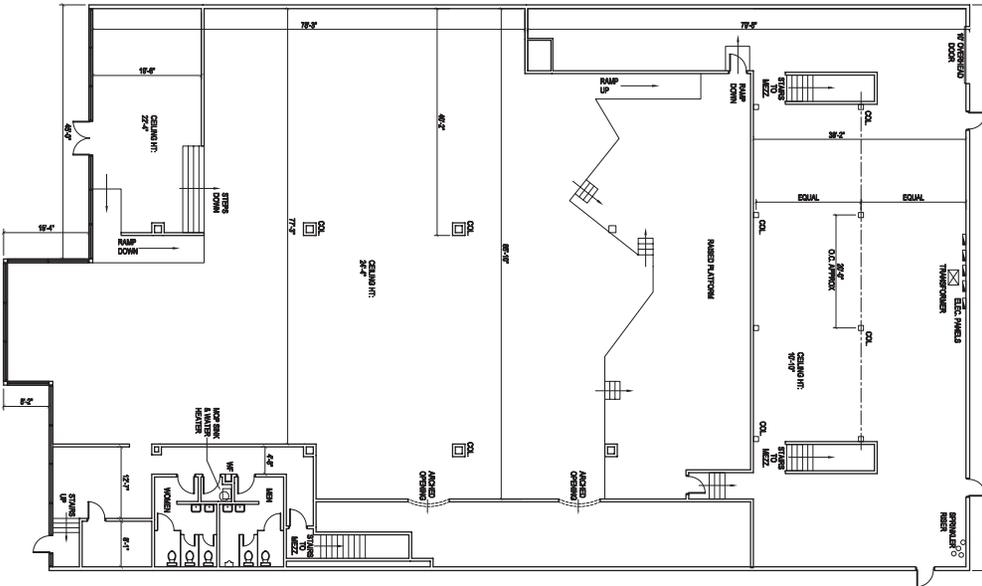


SITE 1 | Availability





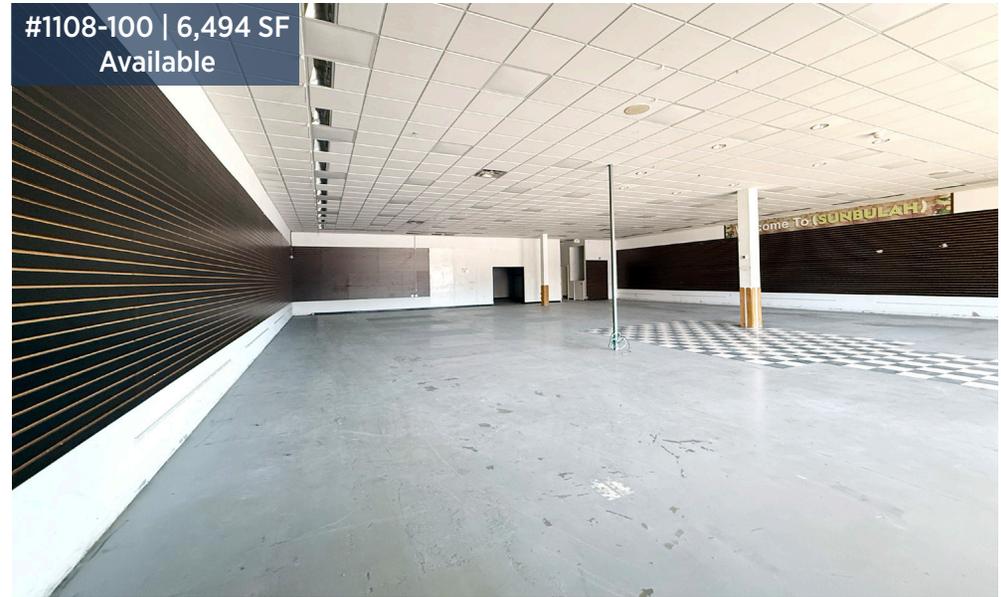
#1104 | 16,392 SF  
Available



#1108-100 | 6,494 SF Available



#1108-100 | 6,494 SF Available



1,000 SF Available



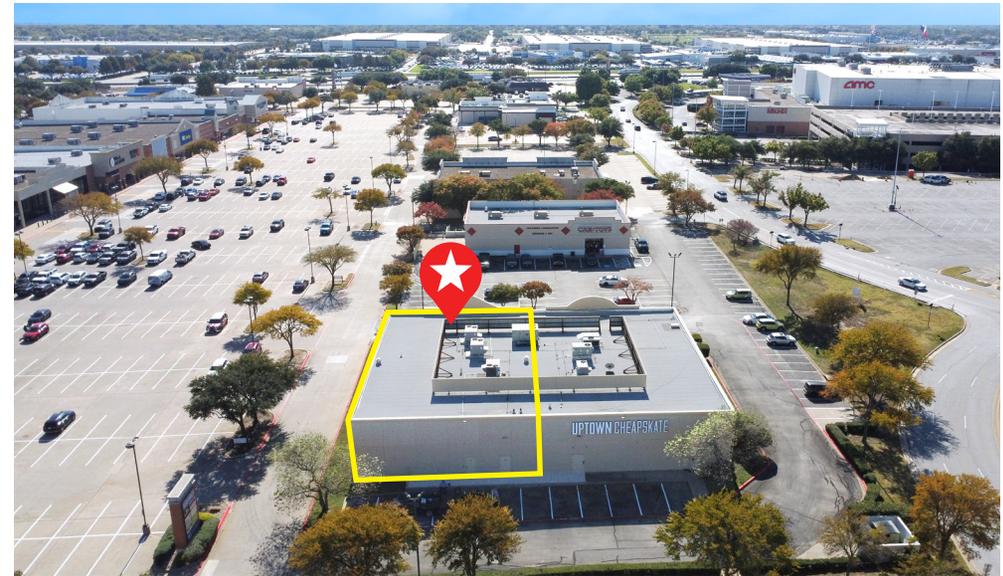
1,000 SF Available

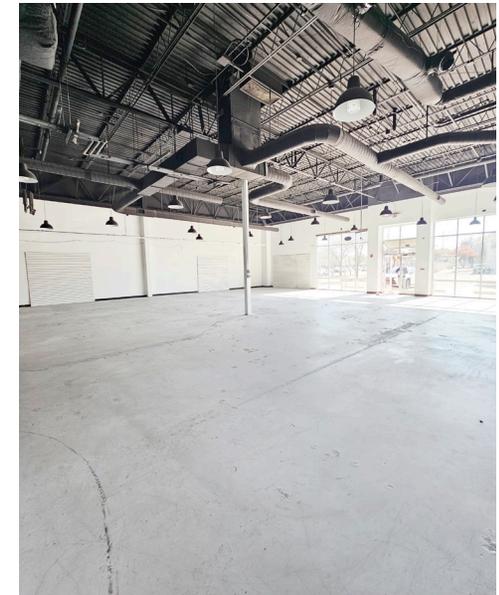
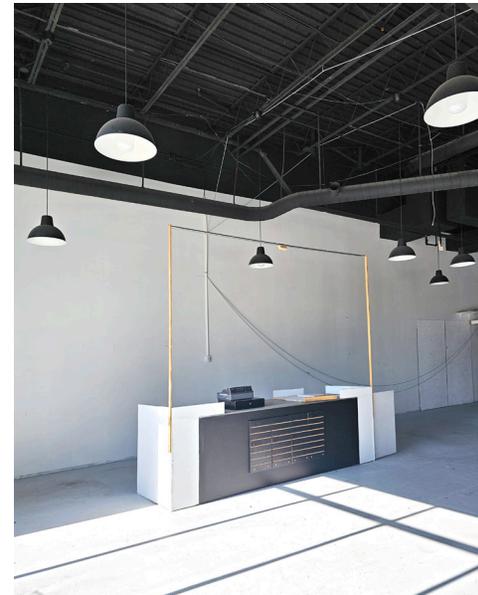
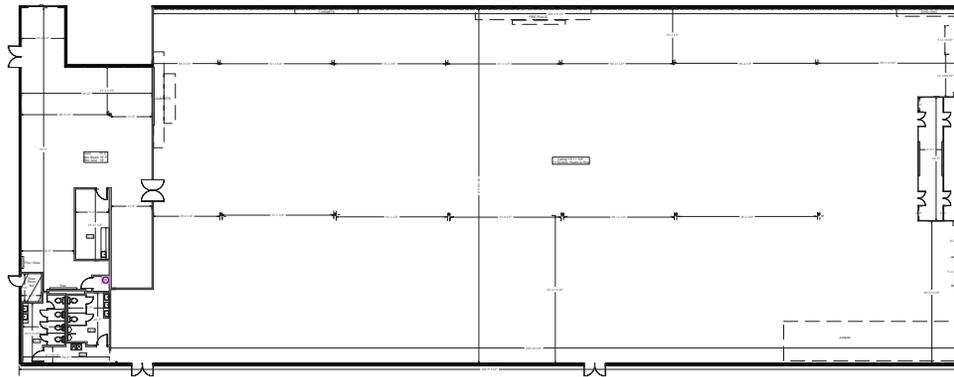


**SITE 2 | 1118 W ARBROOK BLVD**

GLA	19,111 SF
Year Built	1994
Lot Size	2.34 Acres
Leaseable Space	6,259 SF

1118 W Arbrook Blvd offers high-visibility retail space in a busy Arlington corridor near The Parks Mall. With strong traffic, easy access, and a solid mix of surrounding national tenants, it's an ideal spot for retailers or service businesses looking to grow.







# 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.

### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

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Jou Cho	770697	jay.cho@txlegacyrealty.com	(469)878-1654
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date