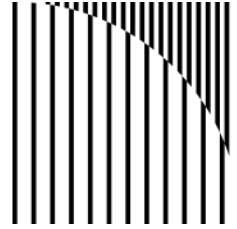


1841 W Division St Arlington, TX

For Sale: Showroom, Office, Warehouses and Land



Lee Owen
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lee.owen@compass.com

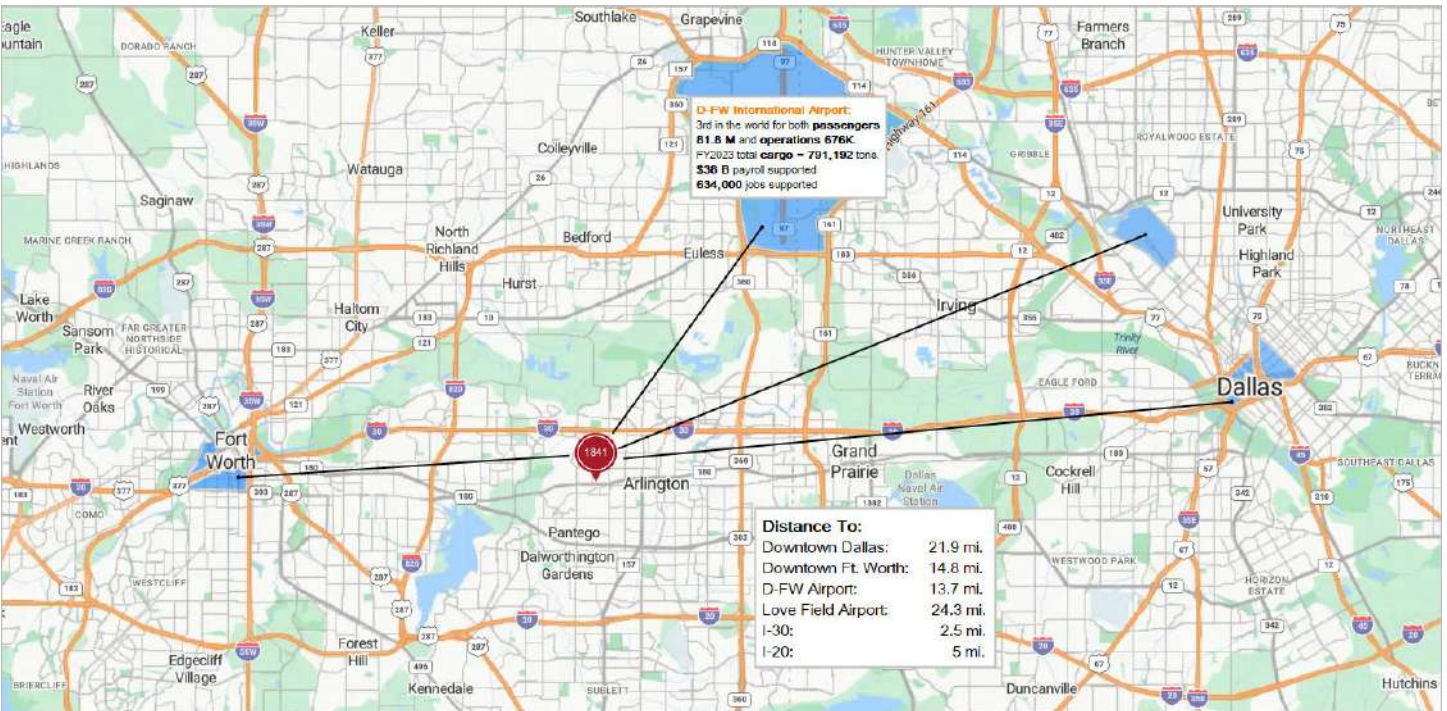
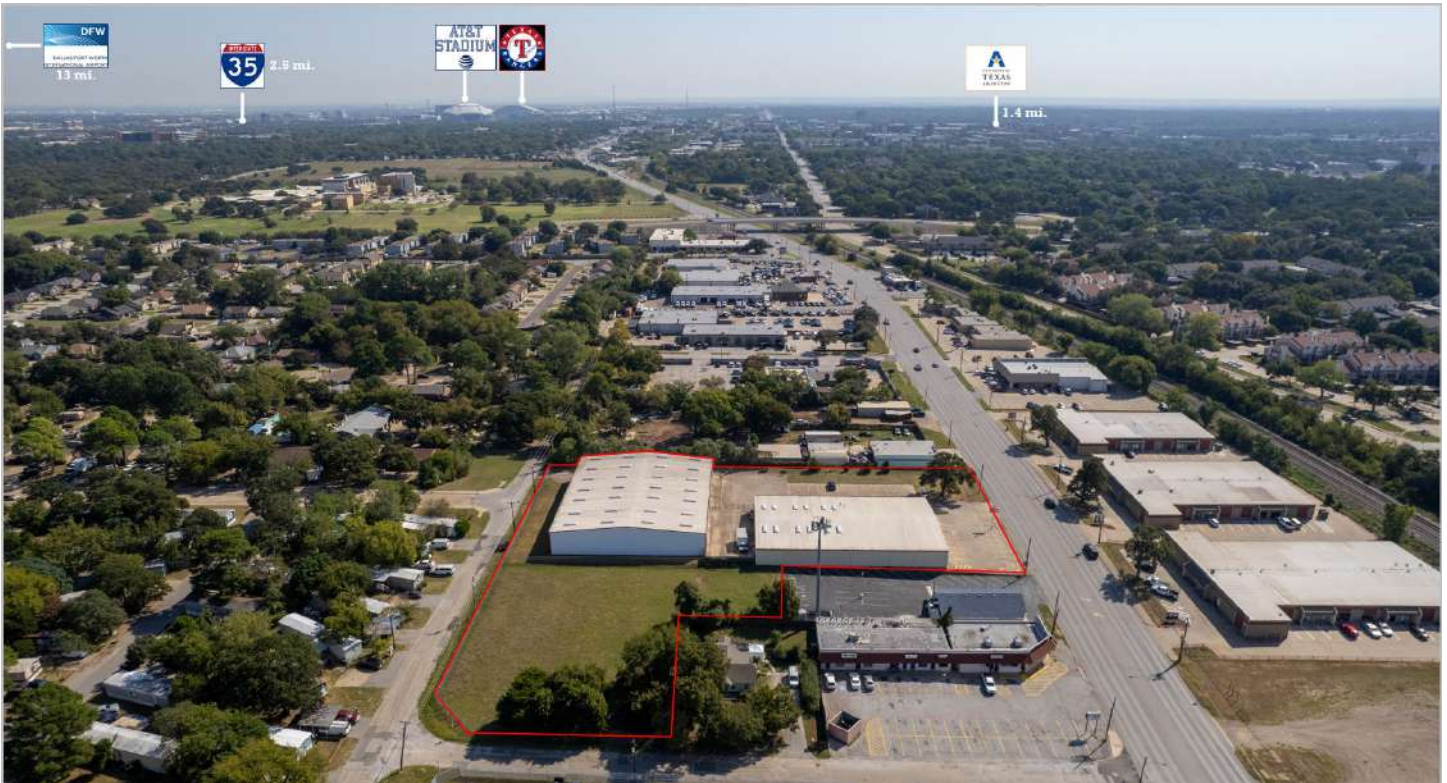
Eric Walsh
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Arlington, Texas

Light-Industrial zoning, located in the heart of D-FW



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Property information

Gross Building Area: 35,000 SF (per TAD)

Building A: 15,000 SF

Building B: 20,000 SF

Total Land Area: 2.65 acres (per TAD)

Improved: 80,000 SF

Unimproved: 35,424 SF

Parking: 32 marked spaces

HVAC Area: 8,021 SF (+/-)

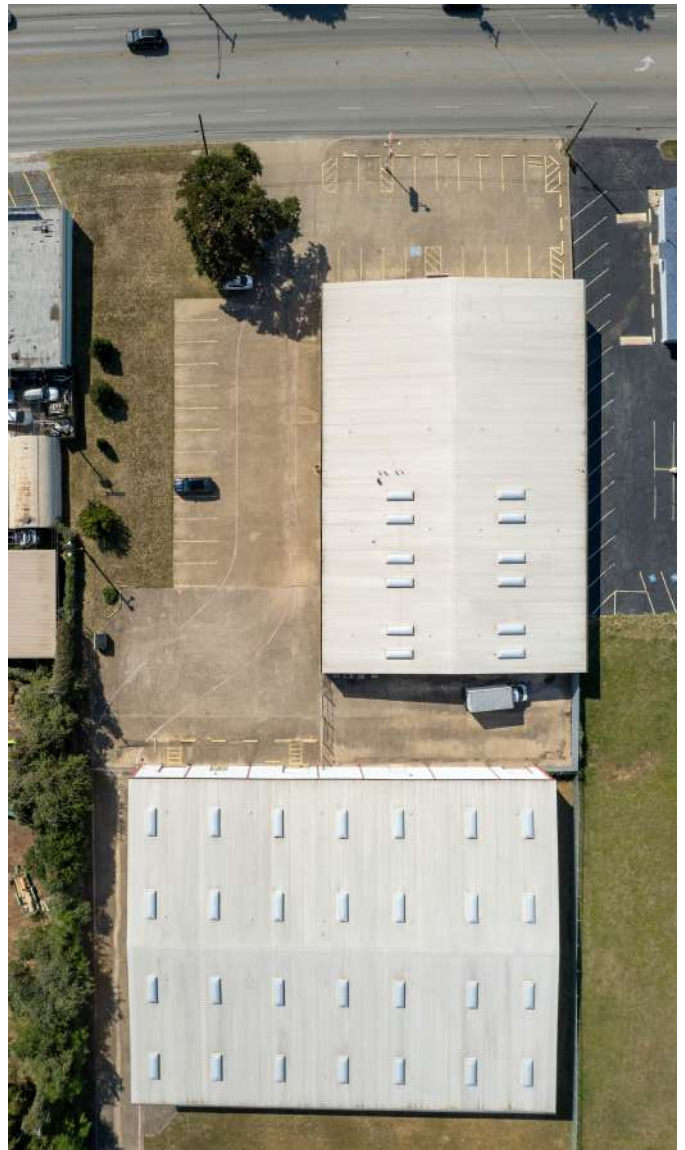
Total Grade Level Doors: 7 (10' x 10')

Ceiling Heights:

Building A: 9' drop & 15' storage

Building B: 17' to 21'

Zoning: LI - Light Industrial



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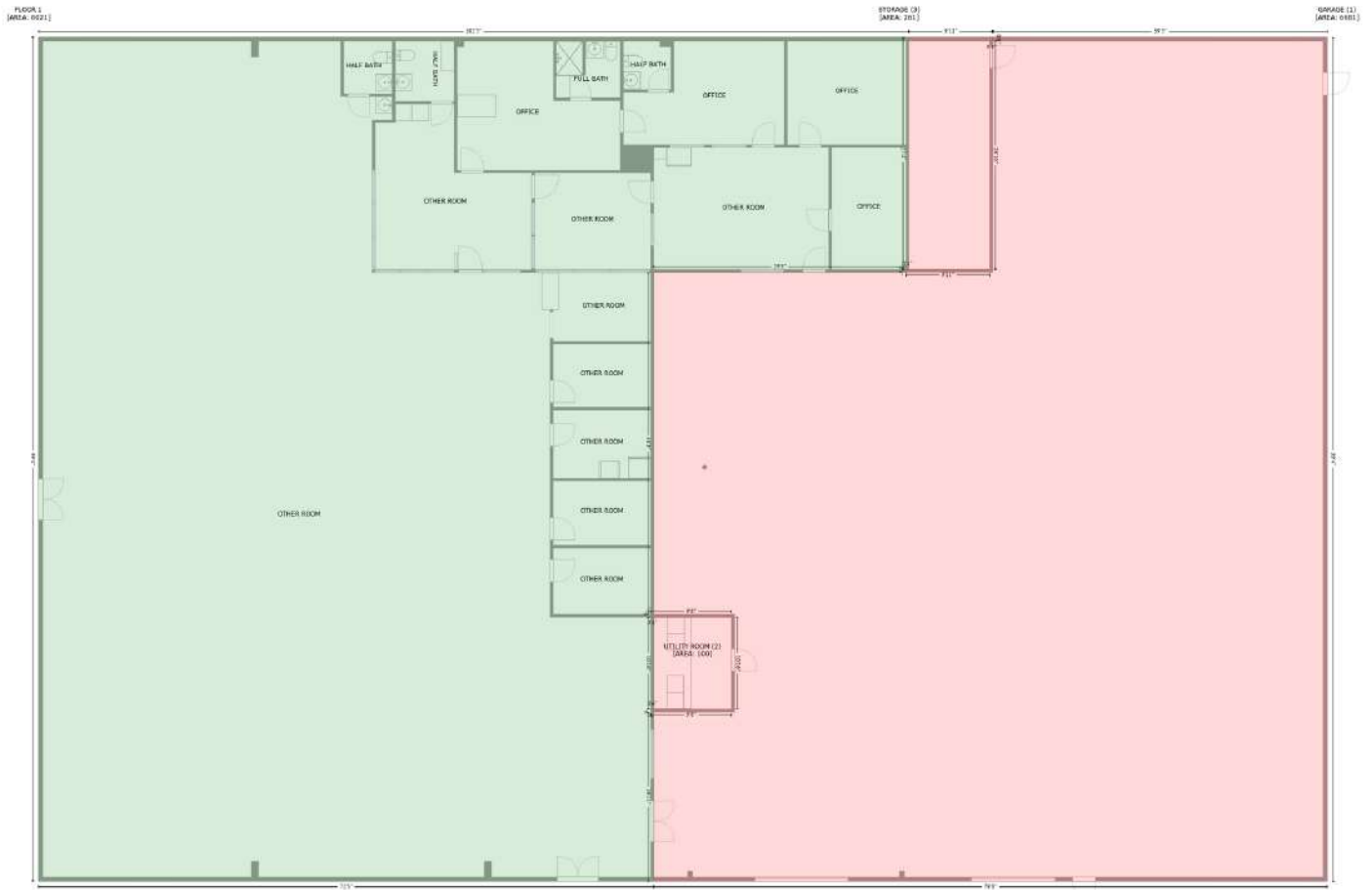
Building A: 15,000 SF

8,021 SF office & showroom

15' clear height

(2x) 10'x10' Grade level doors

Concrete construction



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Building A



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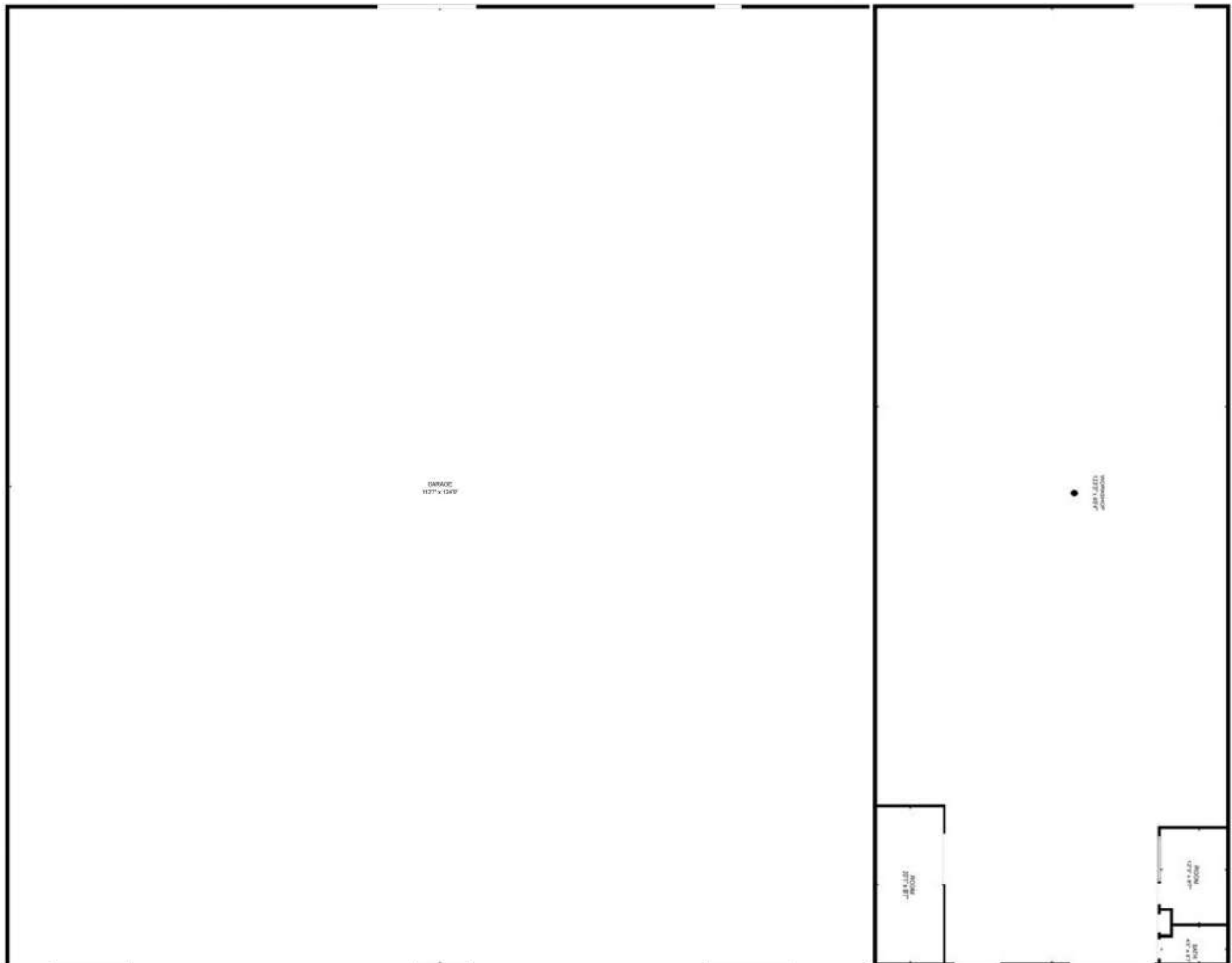
Building B: 20,000 SF

17' to 21' Clear height

Restroom

Water & Gas

Metal construction



Building B



Property Photos



Secure storage between buildings



Large concrete parking area is in great condition



The adjacent extra land is securely fenced



Mezzanine storage in the showroom warehouse



Arlington by the numbers:



BEST LARGE AIRPORT
in North America for
Customer Satisfaction

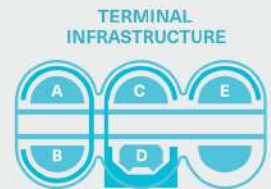


LIKE A CITY - DFW has its own

- Zip code
- City designation
- Police
- Fire and Emergency Medical Departments



DFW COVERS
MORE THAN
26.9
SQ. MILES
Larger than Manhattan



3rd
in the world
for **passengers**
81.8M - Airports Council International (ACI) 2023

79.7M
Passengers
FY2023

28 PASSENGER AIRLINES
DOMESTIC: **12**
FOREIGN FLAG: **16**
20 CARGO AIRLINES

171 GATES
7 TOTAL RUNWAYS

6,095 TONS
of recycled materials

195 TONS
of used cooking oil recycled

624K+ TONS
of construction and demolition waste **diverted** from landfills
FY2023

3rd
in the world
for **operations**
680K - ACI 2023

676K
Operations
FY2023

68
INTERNATIONAL DESTINATIONS

ECONOMIC IMPACT

\$38 Billion Payroll Supported

634,000 Jobs Supported

\$24 Billion Visitor Spending

Tax Revenue

State: **\$3 Billion** | Local: **\$2 Billion**

Largest Carbon Neutral Airport in the world
First Carbon Neutral Airport in North America

TOTAL CARGO

791,192
U.S. TONS
FY2023

190
DOMESTIC DESTINATIONS
Every major city in the continental United States can be accessed within
FOUR HOURS

APPROXIMATELY 2,000
DFW AIRPORT BOARD EMPLOYEES

ON-AIRPORT EMPLOYEES: **APPROXIMATELY 60,000**

FY2023: October 1, 2022 - September 30, 2023

Updated August 2024

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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:
 - 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.

Compass RE Texas, LLC	9006927	keith.newman@compass.com	214-814-8100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith D. Newman	484652	keith.newman@compass.com	214-814-8100
Designated Broker of Firm	License No.	Email	Phone
Brenda Sims	660479	brenda.sims@compass.com	817.522.3250
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Walsh	549435	eric.walsh@compass.com	817.312.9586
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date