



707 Highlander Blvd
Land Lease Available For Sale
Arlington, Texas



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1703 N Peyco Dr. Arlington Texas 76001

Land Lease Available For Sale | Arlington, Texas

Commercial Land Lease available

Property Details:

- +/- 4.3318 Acres available (Land Lease) For Sale
- Zoned GC– “General Commercial” by City of Arlington
- Long Term Lease to Baylor Orthopedic & Spine Hospital–
80,000 SF+- Specialty Hospital Building –YOC 2009
- Located in the Arlington Highlands Medical/Shopping Area
- Located in the Heart of Dallas/Fort Worth Metroplex
- Great Steady Long Term Income in Place
- Call for more details

LISTING AGENTS:

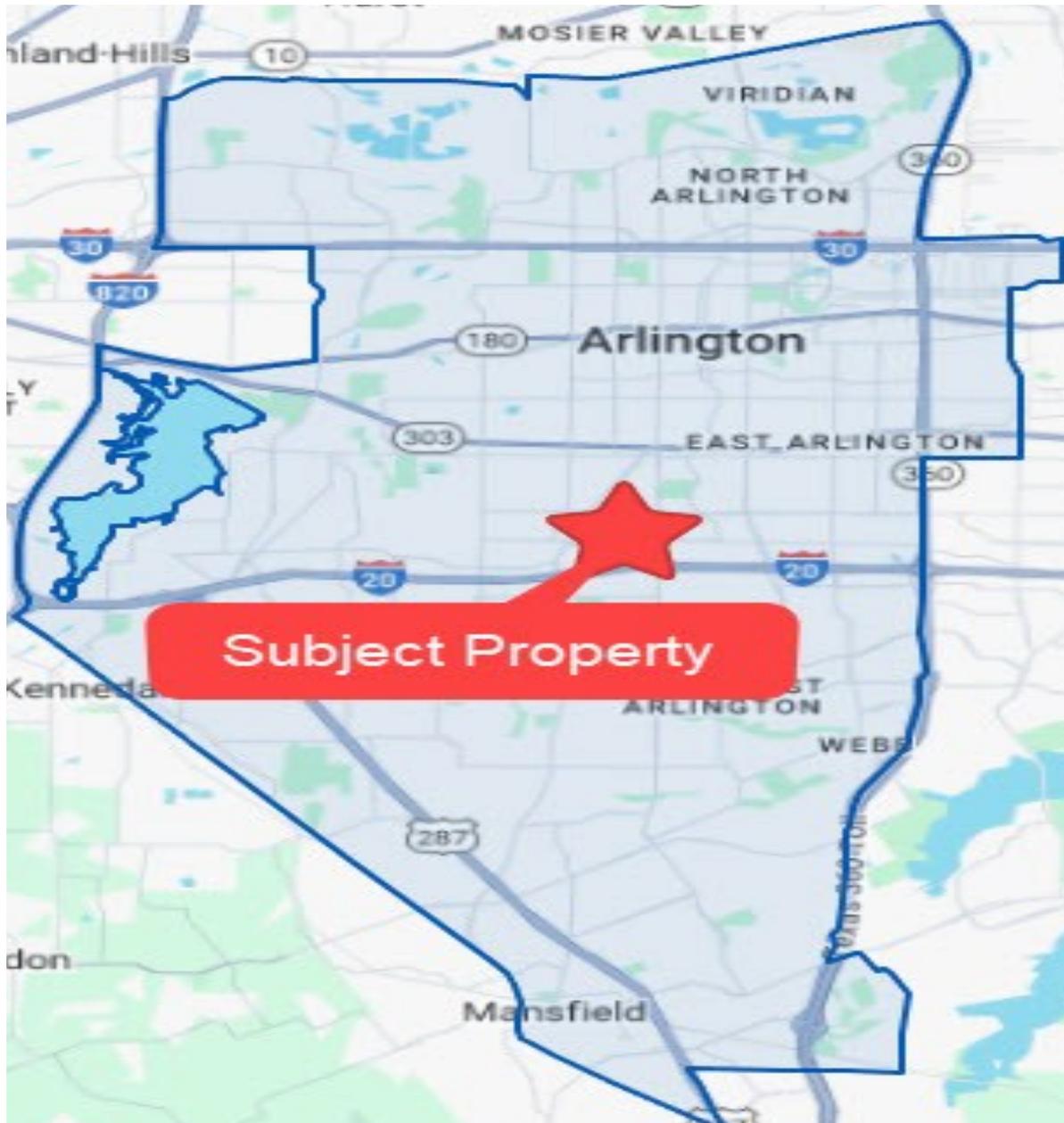
Jordan Foster, CCIM, MBA
jfoster@peycosouthwest.com

Jim Maibach, CPM
jmaibach@peycosouthwest.com

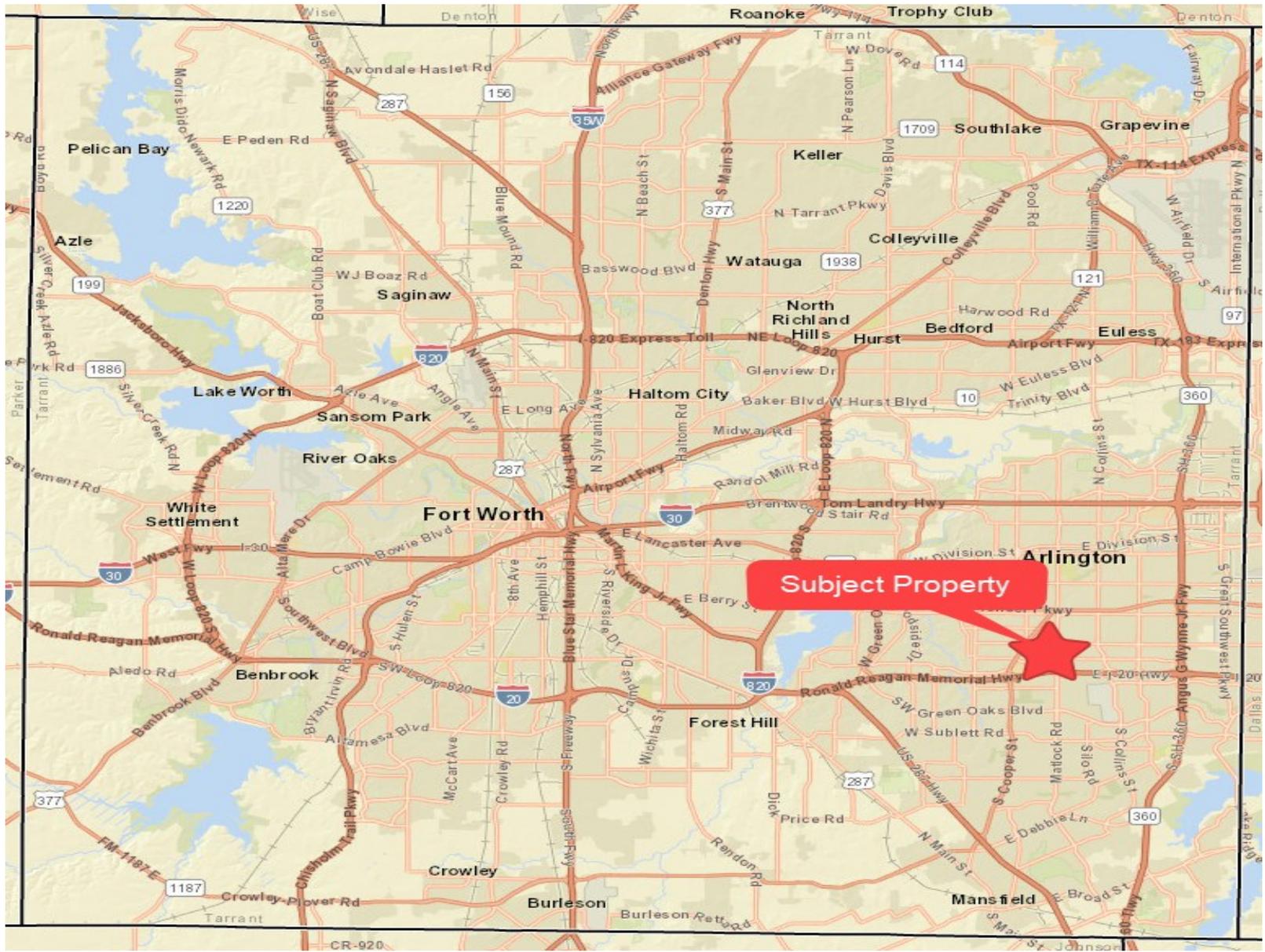
Cole Carter
ccarter@peycosouthwest.com



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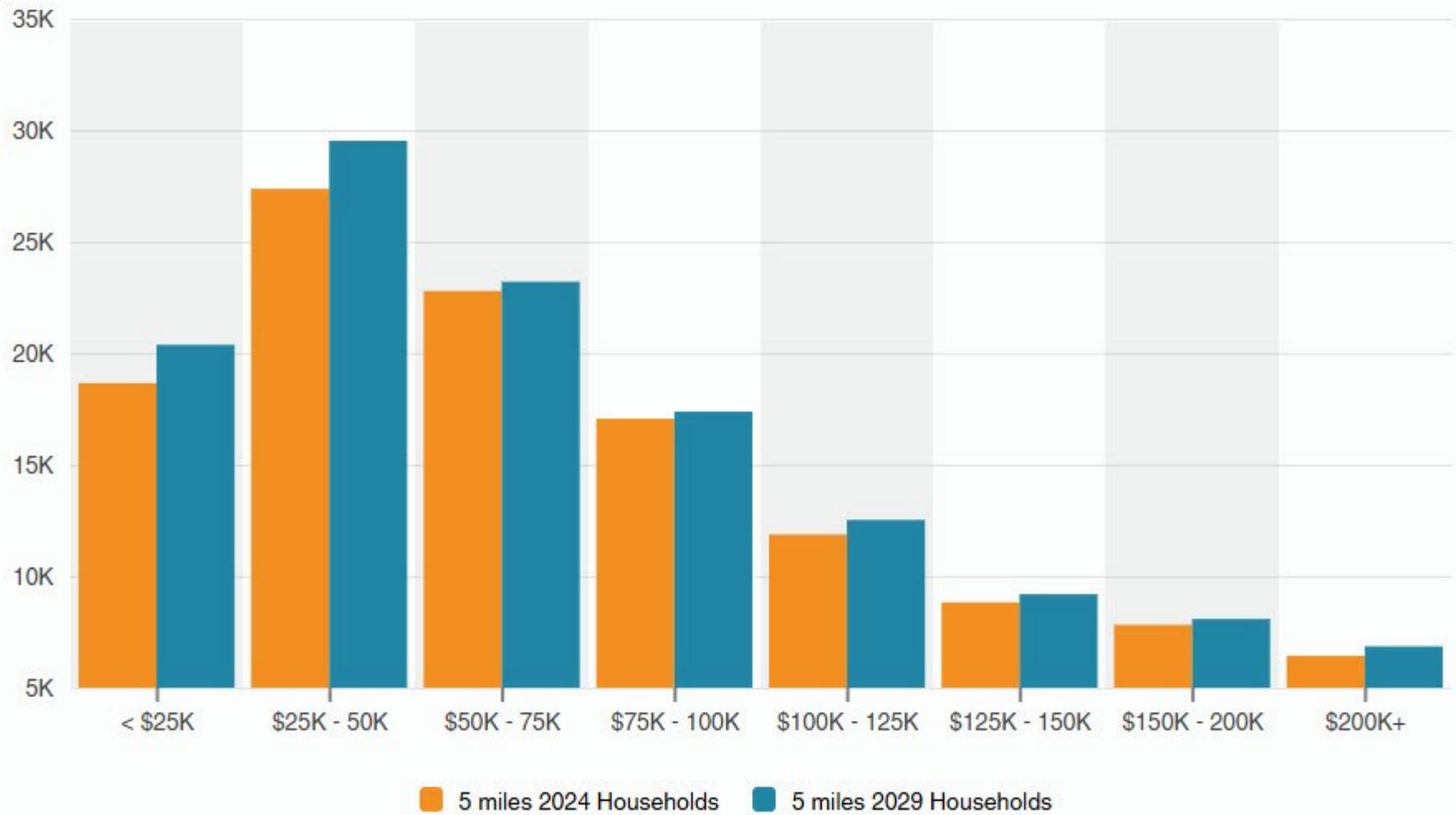


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Household Income



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Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
W Arbrook Blvd	High Point Rd SW	21,093	2025
W Arbrook Blvd	Chamberland Dr E	15,532	2025
Winslow Dr	Westminister Ct S	1,554	2018
Waverly Dr	Swafford St SE	2,124	2025
Matlock Rd	W I- 20 SW	38,223	2018
Hudson Dr	Melville Dr S	182	2025
Matlock Rd	Waverly Dr S	39,579	2025
I- 20 W	Barnett Blvd SE	8,577	2025
Winslow Dr	Fairfax Ct S	910	2025
Matlock Road	I- 20 W N	36,849	2025



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2024 FFIEC Geocode Census Report

Address: Selected Tract
MSA: 23104 - FORT WORTH-ARLINGTON-GRAPEVINE, TX
State: 48 -
County: 439 - TARRANT COUNTY
Tract Code: 1115.25

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2024 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$101,800
2024 Estimated Tract Median Family Income	\$91,640
2020 Tract Median Family Income	\$74,401
Tract Median Family Income %	90.02
Tract Population	6425
Owner-Occupied Units	1062
1- to 4- Family Units	1723

Census Income Information

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$82,649
2024 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$101,800
% below Poverty Line	11.85
Tract Median Family Income %	90.02
2020 Tract Median Family Income	\$74,401
2024 Estimated Tract Median Family Income	\$91,640
2020 Tract Median Household Income	\$62,292

Census Population Information

Tract Population	6425
Number of Families	1301
Number of Households	1976

Census Housing Information

Total Housing Units	2107
1- to 4- Family Units	1723
Median House Age (Years)	40
Owner-Occupied Units	1062
Renter Occupied Units	914
Owner Occupied 1- to 4- Family Units	1062
Inside Principal City?	YES
Vacant Units	131



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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.

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.

Peyco Southwest Realty Inc	480436	jmaibach@peycosouthwest.com	817-467-6803
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Maibach	0375882	jmaibach@peycosouthwest.com	817-467-6803
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov