

VACANT FREESTANDING BUILDING FOR SALE

4201 Interway Pl, Arlington, TX 76018

MATTHEWS™



William Carr

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Property Highlights

- **Built:** 1993 / 2022
- **Zoning:** "IM" Industrial Manufacturing (very forgiving zoning with lots of use flexibility) → [Permitted Uses Chart](#)
- **High Traffic & Visibility:** Situated directly off Interstate 20 with excellent frontage along a major regional thoroughfare and close proximity to The Parks Mall at Arlington & Arlington Highlands
- **Dense and Growing Market:** Located in the **Dallas–Fort Worth–Arlington MSA**, the **4th largest U.S. metro economy**, with strong population and employment growth supporting ongoing demand for healthcare services
- **Ample Parking & Large Lot Size:** 132 spaces (~8 per 1,000 SF) on a generous 2.46-acre site, supporting high occupancy and patient volumes or the possibility of redeveloping the site for the same or different use
- **Turn-Key Medical Fit-Out:** Fully built-out exam rooms, offices, waiting areas and medical support spaces — minimizing tenant improvement costs for successor users
- **Proximity to Key Medical Nodes:** Close to Medical City Arlington, USMD Hospital and other health providers — reinforcing medical ecosystem synergy



Additional Listing Contacts

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Building GLA:
±16,590 SF

Lot Size:
±2.46 AC

±165,000 VPD (I-20)
±11,000 VPD (Central St)

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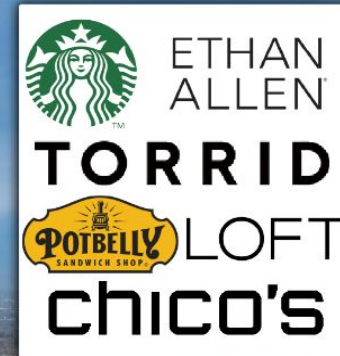
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Vacant Freestanding
Building - FOR SALE

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± 165,000 VPD



Subject Property

UNCLE JULIO'S
MEXICAN
from Scratch



Vacant Freestanding
Building - FOR SALE

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4201 Interway Pl
Arlington, TX 76018



amazon



CANALES
FURNITURE

Matlock Rd ± 38,257 VPD

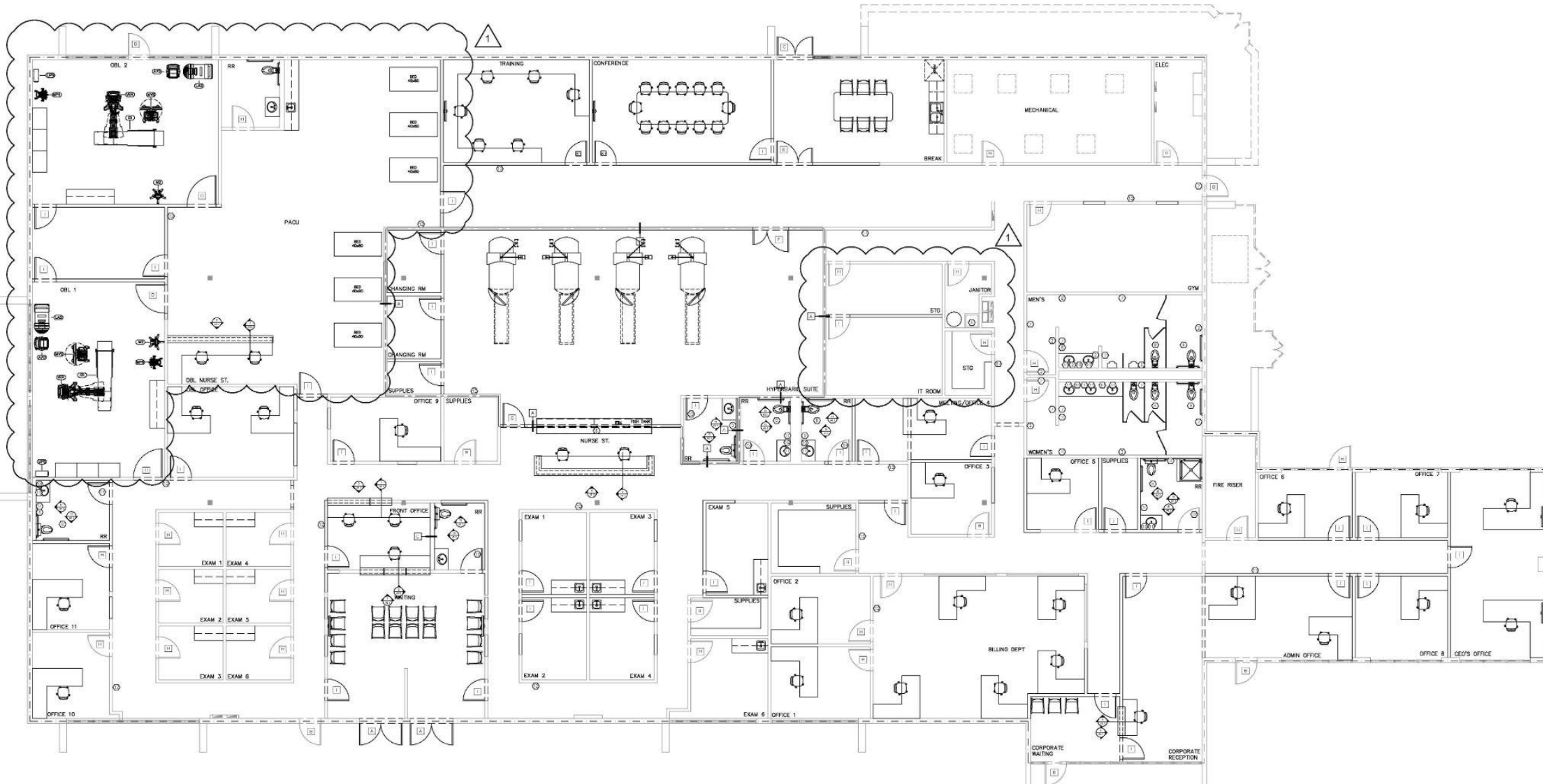
UNCLE JULIO'S
MEXICAN
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Subject Property

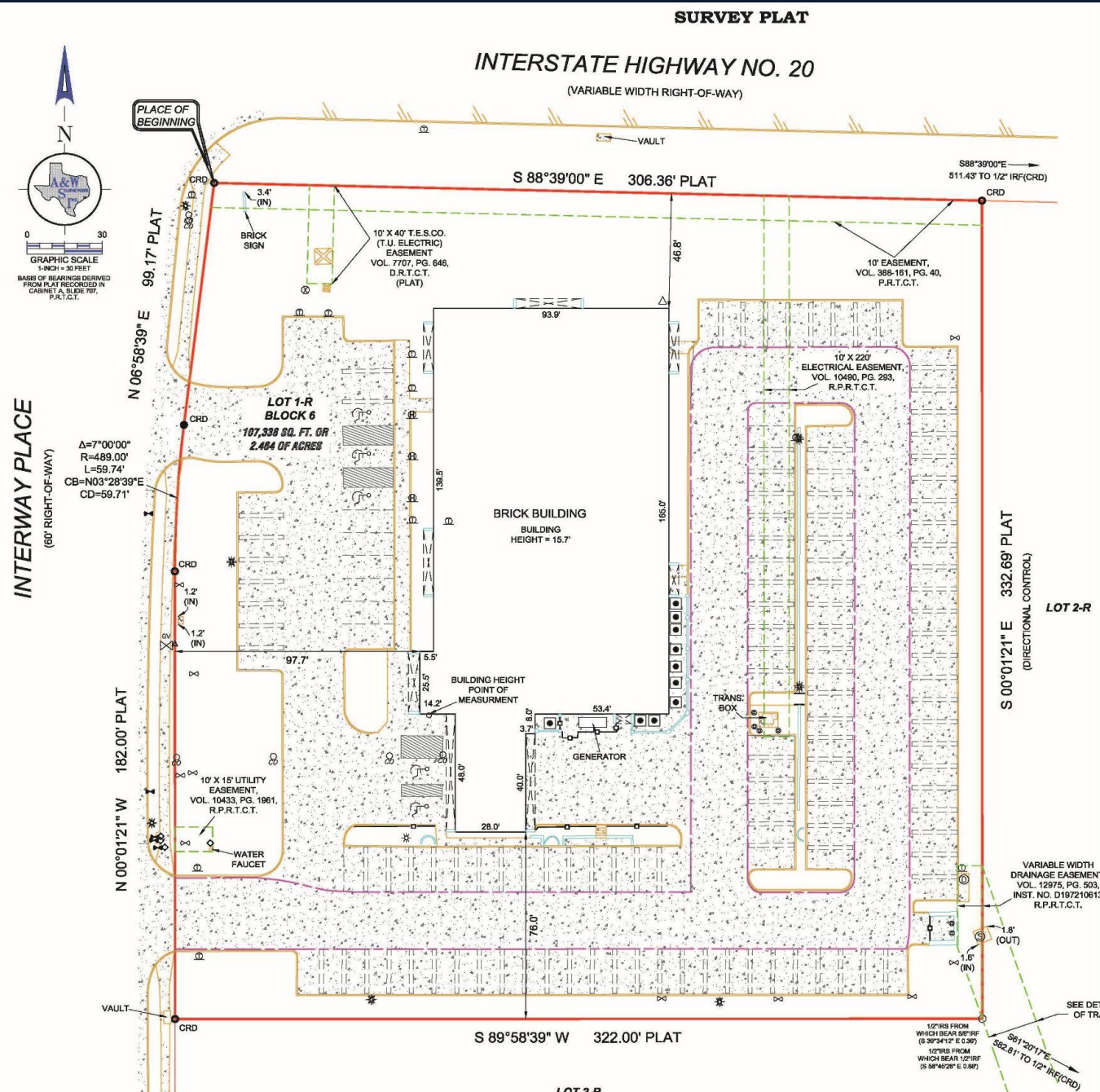
± 165,000 VPD



FLOOR PLAN



SURVEY



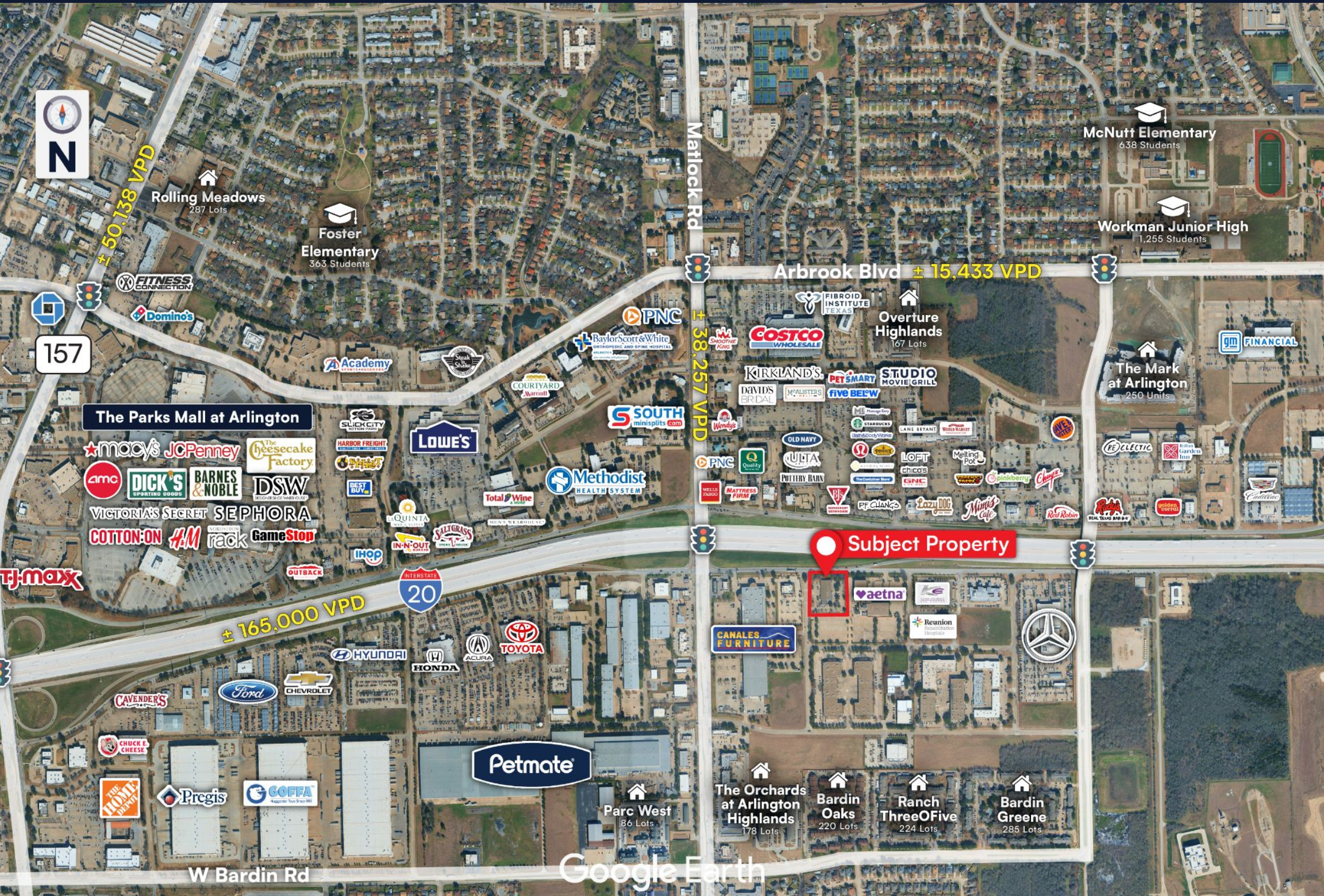
NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
CRD = Corner of Record Dignity

LEGEND									
● 1/2" IR BOUND	⊙ 3/4" BOUND	⊙ TELE. BOX	⊙ BOLLARD POST	⊙ UTILITY POLE	⊙ OVERHEAD UTILITY LINE	⊙ COVERED AREA	⊙ CONCRETE	⊙ BUILDING LINE	⊙
⊙ 1/2" IR SET	⊙ X-BIT	⊙ CABLE BOX	⊙ LIGHT POLE	⊙ WATER METER	⊙ GUY WIRE ANCHOR	⊙ ASPHALT	⊙ DRAVEL	⊙ EASEMENT	⊙
⊙ 5/8" IR FOUND	⊙ 1" IR FOUND	⊙ ELECTRIC BOX	⊙ SAN. INK. M.S.	⊙ SAN. METER	⊙ BARBED WIRE FENCE	⊙ FIRE LINE STRIPS	⊙ BRICK	⊙ BOUNDARY	⊙
⊙ 3/4" IR FOUND	⊙ 1 1/2" IR FOUND	⊙ BRICK COLUMN	⊙ REGISTRATION VALVE	⊙ A.C. F.D.	⊙ IR-EDGE	⊙ BRICK, RET. WALL	⊙ STONE	⊙ HARBOR LINE	⊙
⊙ 1" IR FOUND	⊙ POINT FOR CORNER	⊙ STONE CURB	⊙ 4" IR VENT	⊙ TRANS. BOX	⊙ CHAINING LINE	⊙ STONE, RET. WALL	⊙ STONE	⊙ FENCING LINE	⊙
⊙ 1 1/2" IR FOUND	⊙ CON. MONUMENT	⊙ STORM DRAIN M.S.	⊙ FIRE HYDRANT	⊙ WOOD FENCE	⊙ COR. RET. WALL	⊙ BUILDING WALL	⊙ TILE	⊙ HANDICAP TRACED	⊙
⊙ 2" IR FOUND	⊙ SAN. SEW. CO.	⊙ 2" IR VENT	⊙ POOL EQUIP.	⊙ PIPE RAIL FENCE	⊙ NO FENCING	⊙	⊙	⊙	⊙

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Arlington, TX Local Market Overview

Arlington, Texas is a well-established commercial submarket within the Dallas–Fort Worth Metroplex, benefiting from its central location between Dallas and Fort Worth and direct access to major transportation corridors including Interstate 20, Interstate 30, and State Highway 360. The city’s economy is anchored by large-scale employment drivers such as **General Motors’ Arlington Assembly Plant, the University of Texas at Arlington**, and a significant entertainment and tourism presence led by **AT&T Stadium, Globe Life Field, and Six Flags Over Texas**. These demand drivers support consistent activity across multiple commercial asset classes, particularly retail, hospitality, and industrial, while providing long-term economic stability for investors.

The industrial sector in Arlington remains one of the most competitive segments, supported by regional logistics growth and proximity to DFW International Airport and key distribution routes. While vacancy has increased modestly in line with broader Metroplex trends, Arlington continues to attract tenants seeking infill locations with efficient access to population centers. The retail market is heavily influenced by tourism, institutional demand, and surrounding residential density, with experiential and service-oriented retail performing better than traditional soft-goods formats. Retail centers near entertainment districts and major arterial roads benefit from strong traffic counts and regional visitation, contributing to durable tenant demand.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	133,494	357,837	871,561
Five-Year Projection	140,064	375,816	912,023
2020 Census	134,054	355,229	854,826
Growth Current Year-Five-Year	1.0%	1.0%	0.9%
Growth 2020-Current Year	-01%	0.2%	0.5%
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	45,547	122,062	305,333
Five-Year Projection	47,812	128,296	319,922
2020 Census	45,865	121,339	299,797
Growth Current Year-Five-Year	1.0%	1.0%	1.0%
Growth 2020-Current Year	0.5%	0.8%	12%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	80,445	85,039	87,499



DALLAS-FORT WORTH, TX

Dallas/Fort Worth Economic Overview

Dallas–Fort Worth is one of the fastest-growing and most dynamic metropolitan economies in the United States, with a gross domestic product among the top five of all U.S. metro areas. The DFW economy has expanded significantly over recent years, reflecting strong population influx and business relocations that boost labor market strength and overall output. The region's diverse economic base includes leading sectors such as finance, technology, telecommunications, healthcare, transportation, logistics, and manufacturing, supported by a large concentration of corporate headquarters and major employers. Continued in-migration from both domestic and international sources has underpinned labor force growth, making DFW a central hub for talent and corporate expansion within the Sun Belt.

Despite some moderation in headline employment growth at times, the labor market remains robust relative to national averages, with sustained job creation across multiple sectors and a stable unemployment rate near historical lows. Earnings growth has generally outpaced broader benchmarks, supporting consumer spending and service sector demand. Infrastructure assets—most notably Dallas/Fort Worth International Airport, one of the world's busiest hubs, and extensive interstate and rail networks—continue to reinforce the region's role as a logistics and trade powerhouse. Corporate relocations and expansions, including advanced manufacturing and tech investments, further highlight DFW's ability to attract capital and diversify its economic profile.



Dallas–Fort Worth features one of the most expansive and diversified **shopping and entertainment ecosystems** in the country, serving both a large resident population and significant visitor volume. The region is home to nationally recognized retail destinations such as Galleria Dallas, NorthPark Center, Stonebriar Centre, and Grapevine Mills, which combine high-performing national retailers with dining and experiential offerings. These centers are supported by strong household growth, above-average incomes, and continued in-migration, sustaining consistent consumer spending. Open-air lifestyle centers and mixed-use developments have also expanded throughout the Metroplex, reflecting evolving preferences for walkable environments that integrate retail, restaurants, and entertainment.

The **entertainment landscape** further strengthens DFW's retail fundamentals, with major attractions concentrated across Dallas, Fort Worth, Arlington, and surrounding suburbs. High-profile venues including AT&T Stadium, Globe Life Field, American Airlines Center, Dickies Arena, and Texas Live! generate year-round tourism and regional traffic, driving spillover demand for surrounding retail and hospitality uses. Theme parks, museums, performing arts districts, and large-scale event venues contribute to a diversified entertainment base that supports both weekday and weekend activity. Together, DFW's shopping and entertainment districts benefit from scale, accessibility, and sustained population growth, reinforcing the region's position as a premier destination for experiential retail and consumer-oriented commercial investment.





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.

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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

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **4201 Interway Pl, Arlington, TX 76018** ("Property"). It has been prepared by Matthews. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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TX Disclaimer Andrew Fagundo, Michael Moreno and Rahul Chhajer (In conjunction with Matthews™, a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

APOLLO OM TEMPLATE SECTION

[TX Leasing OM Template](#)