

FOR LEASE

Medical Office Center

306 E Randol Mill Rd | Arlington, TX 76063



SPACE AVAILABLE

2,029 SF

PRICING INFORMATION

CONTACT BROKER

LOCATION

SEQ W Randoll Mill & N Mesquite St

TRAFFIC GENERATORS



- Medical/Office space available immediately
- Centrally located within DFW Metroplex - Be anywhere in 20-30 minutes
- Located in well developed retail and residential corridor
- One mile south of Interstate 30 and one mile west of Texas Health Arlington Memorial Hospital
- Notable area attractions are AT&T Stadium, Globe Life Park, Texas Live, UTA Campus, Six Flags, Hurricane Harbor & The Parks Mall

DEMOGRAPHICS*	1 MILE	3 MILE	5 MILE
Population	16,340	134,022	281,336
Employees	19,431	75,842	150,311
Average HH Income	\$50,784	\$68,417	\$72,249
2023-2028 Annual Growth Rate	1.4%	1.1%	1.0%

Traffic Count
*CoStar 2023
18,998 VPD @ E Randol Mill Rd & Thannisch Dr



Sean Kim | Zach Boatwright

817.803.3287

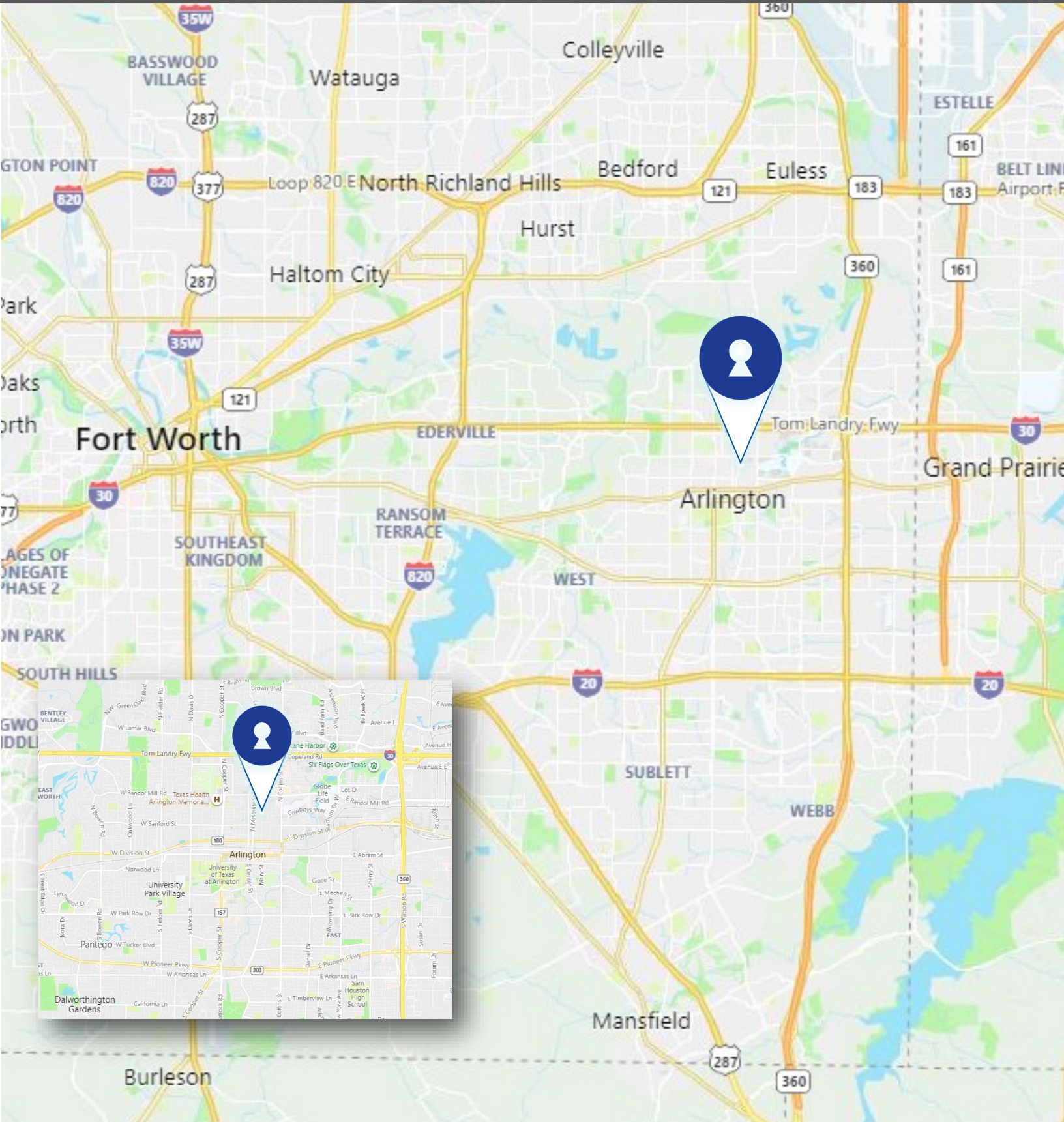
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The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.

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Tom Thumb

Master Planned Community

- Approximately 5,000 Single Family Homes Ranging from \$300k to \$5MM
- Approximately 1,400 Multi-family Units
- 300,000 SF of Commercial Space

Also Includes:

- Viridian Elementary School
- Viridian Lake Club

Logos in this section: Conoco, Potbelly, Whole Foods, Pei Wei, Wells Fargo, Starbucks, Bank of America, Nothing Bundt Cakes, Blaze Pizza, Walmart, MooYah, Pie Five, La Madeleine, Urban Bricks, Orangetheory, Tokyo Joe's, Tiff's Treats, Don Davis, D-R Horton, America's Builder, Six Flags Hurricane Harbor, QT, 7-Eleven, Dickey's Barbecue Pit, Sonic, Rio Mambo, Ashley Furniture HomeStore, Bell Helicopter.

Vertical Text: N Collins St

Logos in this section: Interstate 30, Olive Garden, The Fridays, Studio Movie Grill, PetSmart, Stein Mart, Cane's, Panda Express, PlainsCapital Bank, Jack in the Box, Babe's, Grease Monkey, Chick-fil-A, Pappadeaux Seafood Kitchen, Pappasitos Cantina, Hooters, Panera Bread, Walmart, AT&T Stadium, Texas Rangers, Texas Live!, Six Flags, Humperdinks, 360 Texas, 180 Texas, QT, 7-Eleven.

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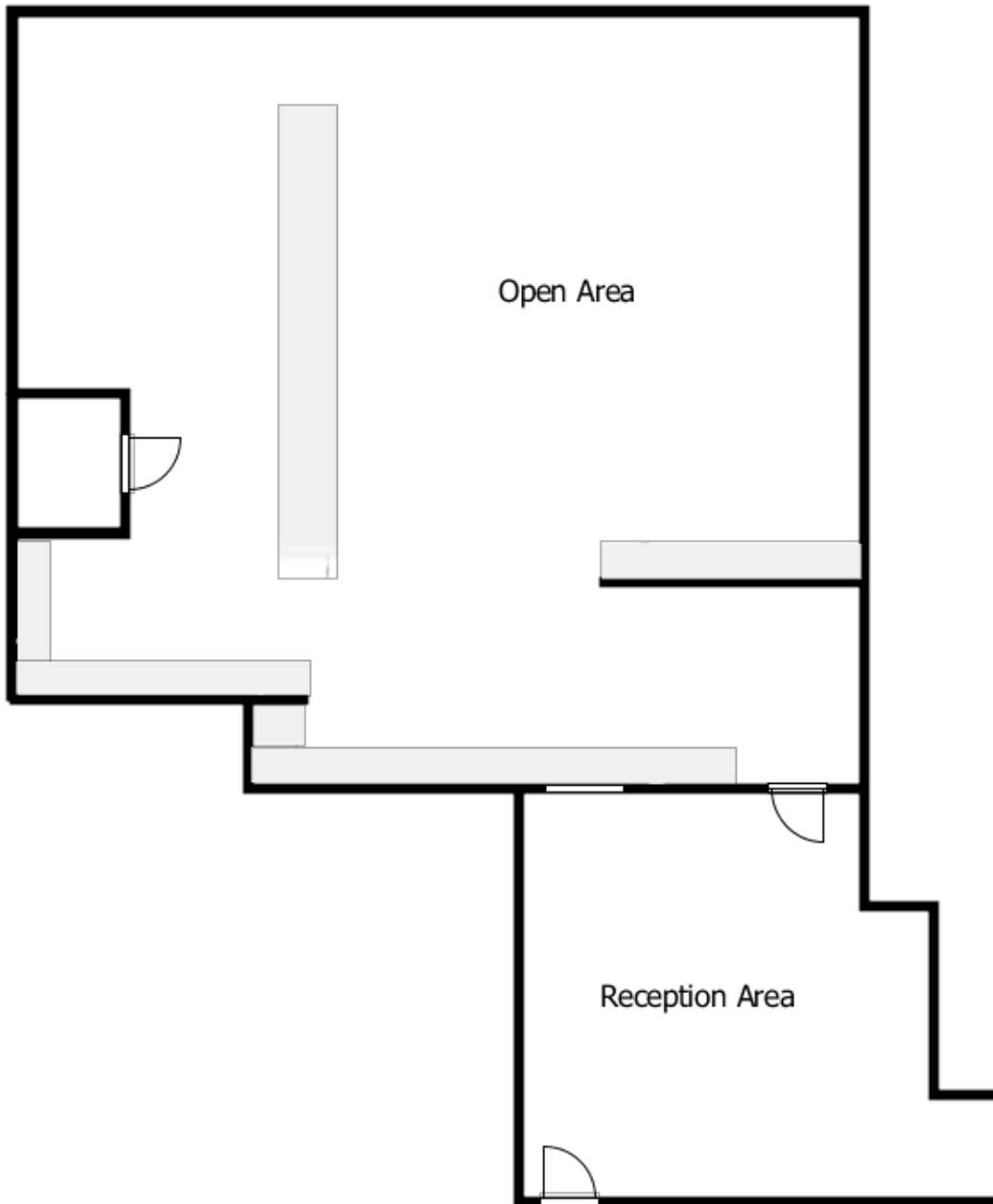


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SUITE #	SF	FEATURES
500	1,000	Reception Area & Large Open Area

Suite 500



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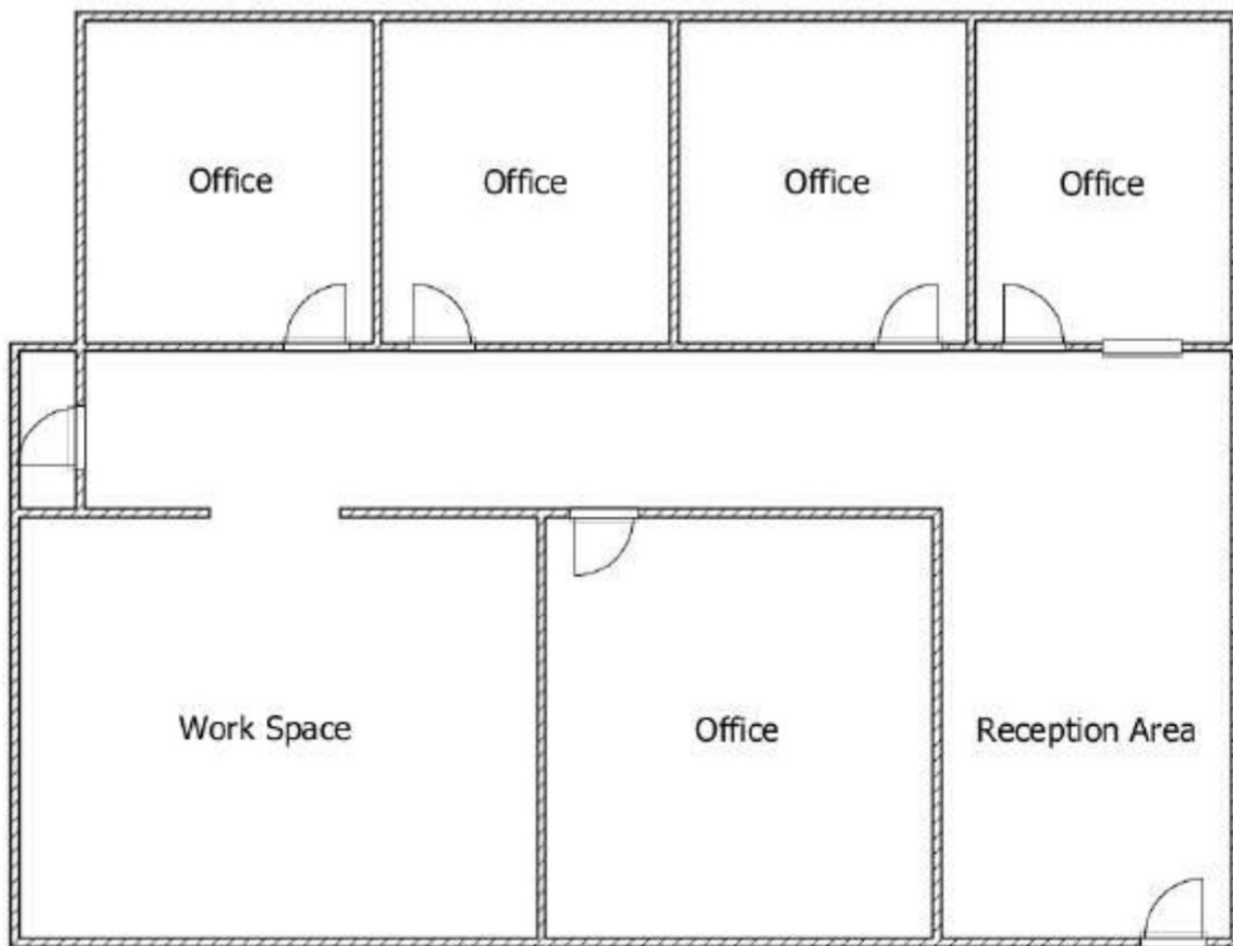
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SUITE #	SF	FEATURES
700	1,029	Recently Renovated Multi-Office Medical Suite

Suite 700



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Information On Brokerage Services



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.

2-10-2025



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

Vision Commercial RE DFW LLC	9006752	info@visioncommercial.com	817-803-3287
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817-803-3287
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

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