



1.69 +/- Acres Commercial Land For Sale

1100 W Randol Mill | Arlington, TX



FOR SALE 1.69 +/- ACRES (73,821 +/- SF)

- Ideal site for medical office - surrounded by medical uses and very close to Arlington Memorial Hospital
- Other potential uses included office, retail, daycare
- Vacant parcel, previously building demolished, no flood, relatively flat
- Approximately 500' of frontage on busy W Randol Mill Rd.
- Surrounded by medical uses and less than 1/4 mile to Texas Health / Arlington Memorial Hospital
- Just 1.5 miles to Dallas Cowboys / AT&T Stadium and Texas Rangers / Globe Life Field and booming Arlington Entertainment District.

Zoning Property was put in a PD originally that was specific to a building that has been demolished. It will have to be rezoned - most office / medical office / retail purposes expected to be agreeable to city of Arlington. Property is located outside of Arlington's Short Term Rental Zone.

Traffic counts 2,878 vpd on Nathan Lowe
visible to over 35,000 vpd on Matlock Rd.

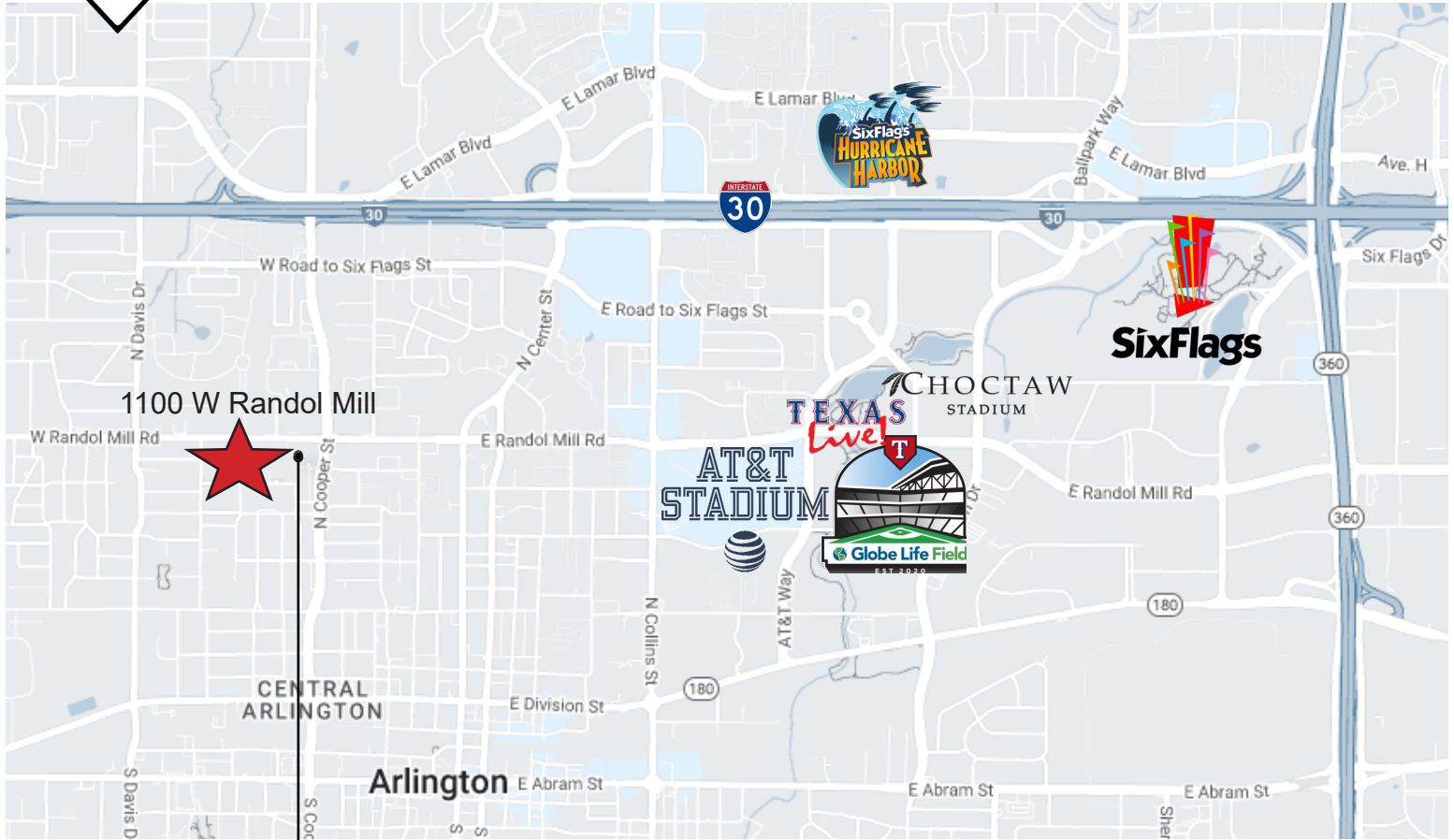
Demographics	1 mile	3 miles	5 miles
Population	14,679	121,897	286,327
Avg Household Income	\$59,677	\$71,762	\$74,434

For Sale \$775,000 (approximately \$10.50/sf)



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Arlington Memorial Hospital, a part of Texas Health Resources System is a full-service acute-care medical center with 369 beds.

Just west of Texas Health Arlington Memorial Hospital and surrounded by many medical offices and 1.5 miles from the Arlington Entertainment District including AT&T Stadium (Dallas Cowboys Football), Globe Life Field (Texas Rangers Baseball), Texas Live!, Six Flags over Texas, Hurricane Harbor, Choctaw Stadium and much more.

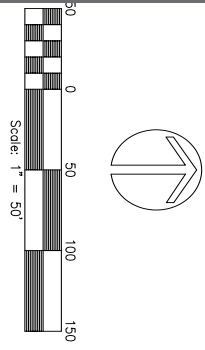
LANDMARKCOMMERCIAL

Brian Scott, CCIM

817.721.6009 cell | bscott@landmk.com | landmk.com

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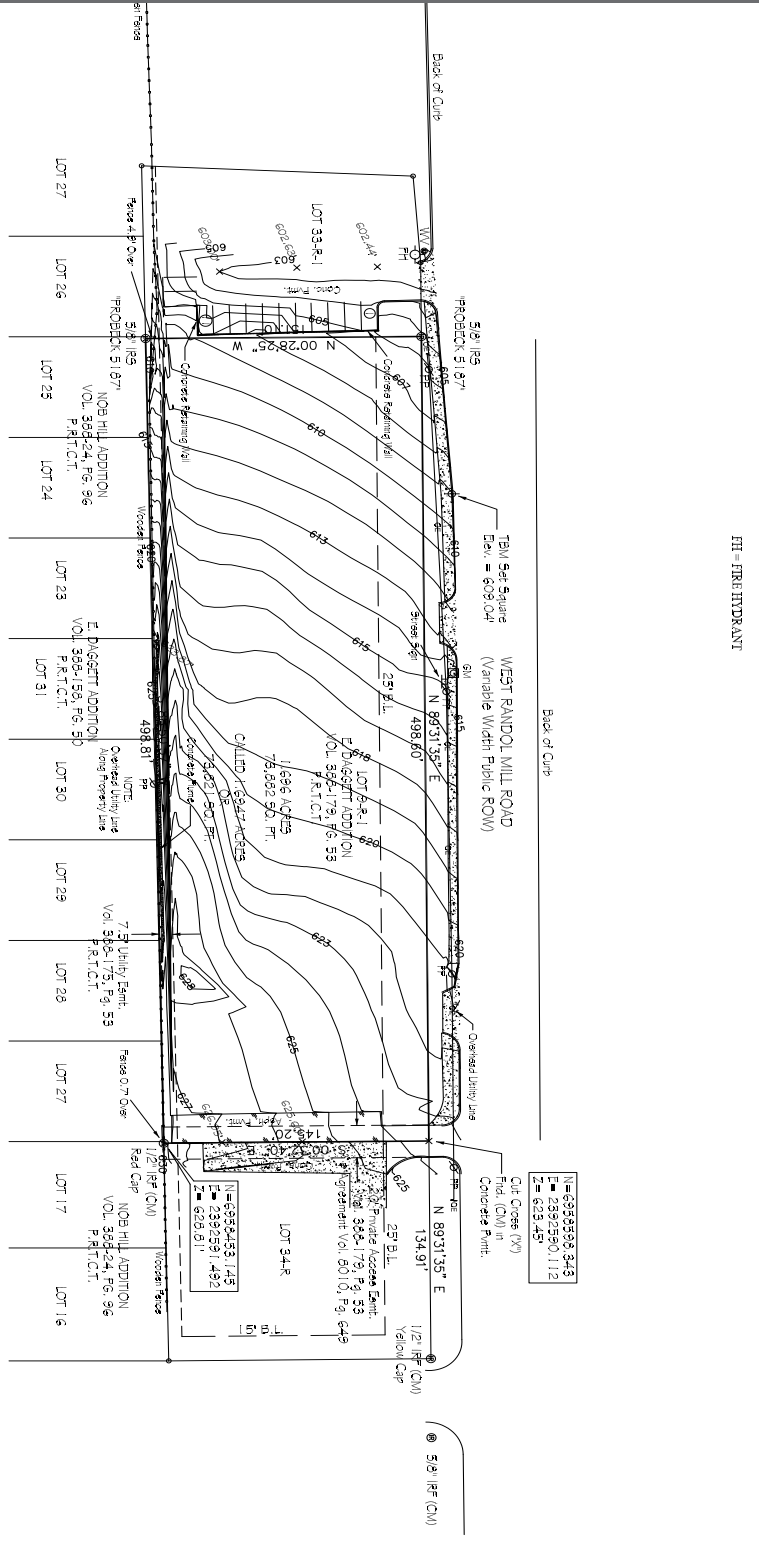


- LEGEND**
- CCM - CONTROLLING MONUMENT
 - IR.F - IRON REBAR FOUND
 - IR.S - 6" IRON REBAR SUR WITH AN ORANGE PLASTIC CAP STAMPED PROBECK 5187
 - BL - BUILDING LINE
 - PP - POWER/UTILITY POLE
 - WT - WATER VALVE
 - FH - FIRE HYDRANT

SURVEYOR'S STATEMENT

I, Larry A. Probeck, a Registered Professional Land Surveyor licensed by the State of Texas, do hereby certify that I have prepared this survey from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision.

LARRY A. PROBECK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5187



FLOOD STATEMENT: According to the Federal Emergency Management Administration (FEMA) Flood Insurance Rate Map No. 4849C0555K, with an effective Revised Date of Revised 09-25-09, this property lies within Zone X an area designated to be outside the designated 100-Year Flood plain. This Flood Statement shall not create liability on the part of the surveyor.

ADDITIONAL NOTES:

THE BASIS OF BEARING: The Basis of Bearing for this plat is based on the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Texas North Central Zone 4302.

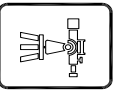
SURVEYOR:
PROBECK LAND SURVEYORS
P.O. BOX 550695
DALLAS, TEXAS 75355-0695
(214) 548-5349 OFFICE
(214) 548-5192 FAX
TARRANT COUNTY, TEXAS 76109

BOUNDARY & TOPOGRAPHIC SURVEY
LOT 9-R-1, E. DAGGETT ADDITION
BEING 1.696 ACRES OUT OF THE
E. DAGGETT SURVEY ~ ABSTRACT NO. 430
CITY OF ARLINGTON ~ TARRANT COUNTY, TEXAS

BOUNDARY & TOPOGRAPHIC SURVEY
1.696 ACRES OUT OF THE
E. DAGGETT SURVEY, ABSTRACT NO. 462
ARLINGTON, TARRANT COUNTY, TEXAS

PROBECK LAND SURVEYORS
P.O. BOX 550695 ~ DALLAS, TEXAS 75355-0695
OFFICE (214) 548-5349 ~ FAX (214) 348-1149

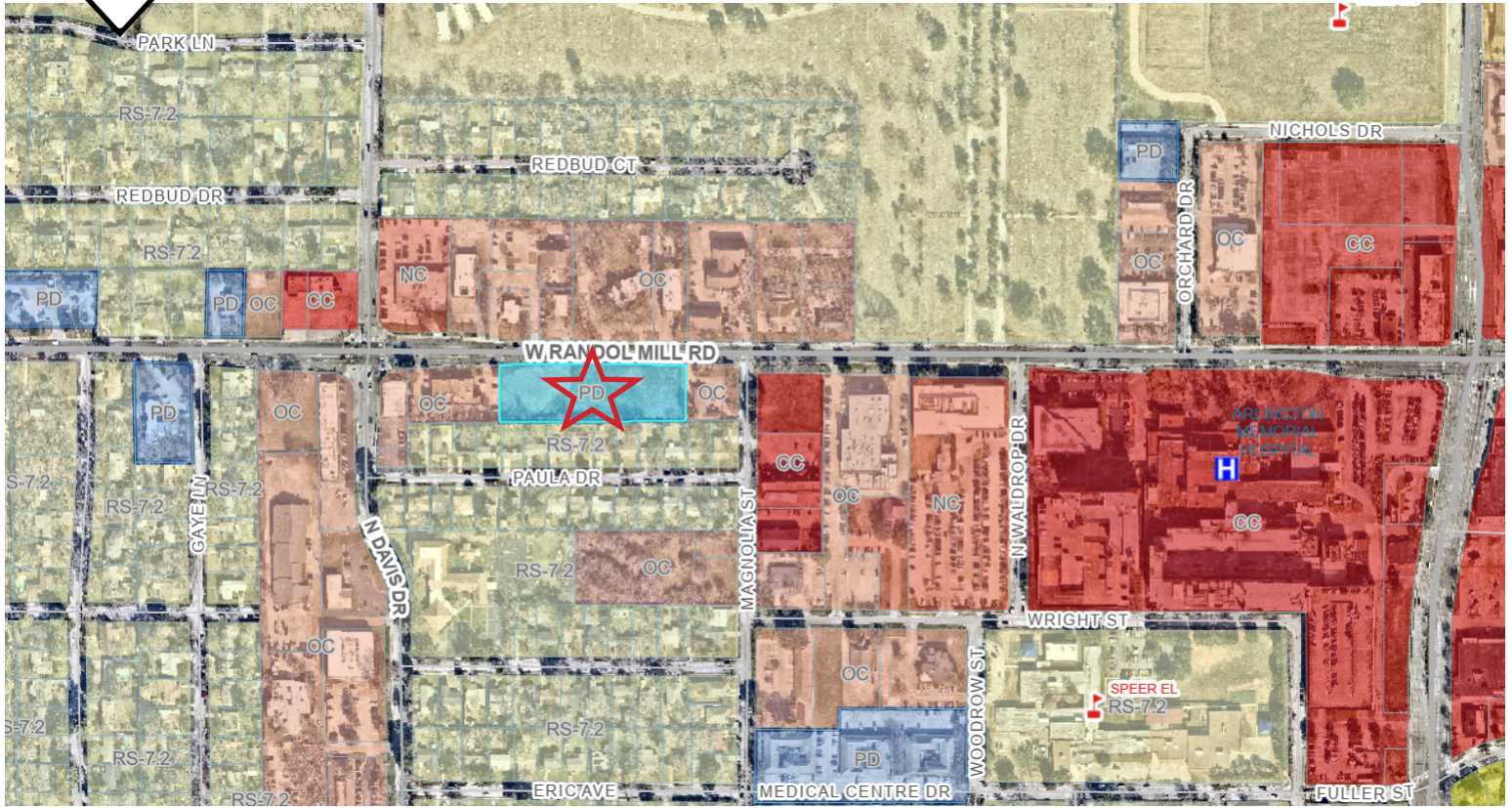
**BOUNDARY ~ COMMERCIAL
HOME BUILDING ~ PLATTING
TITLES ~ CONSTRUCTION**



DATE PLAT WAS MADE	03/22/2013
FIELD DATE	03/22/2013
COMPILED DATE	03/22/2013
DRAWING DATE	03/22/2013
DRAWN BY	DAVID CHAMBERS
CHECKED BY	DAVID CHAMBERS
SCALE	AS SHOWN
TITLE	BOUNDARY & TOPOGRAPHIC SURVEY
SHEET NO.	1
TOTAL SHEETS	1
PROJECT NO.	1303000000
DRAWING NO.	1303000000
SHEET OF	1

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Zoning - property is zoned PD (planned development) for a single purpose and that building was demolished. The property will have to be rezoned.

Prevalent zoning in surrounding area are:

OC | OFFICE COMMERCIAL: Intended to provide areas primarily for high-quality office development and selected retail uses that serve community and citywide needs.

NC | NEIGHBORHOOD COMMERCIAL: Intended to provide sites for businesses serving the daily needs of nearby residential areas and for small-scale offices.

CC | COMMUNITY COMMERCIAL: Established to provide sites for community and regional retail shopping centers containing a wide variety of commercial establishments including retail stores and businesses selling home furnishings, apparel, durable goods, and specialty items; restaurants; commercial recreation; and business, personal, and financial services.

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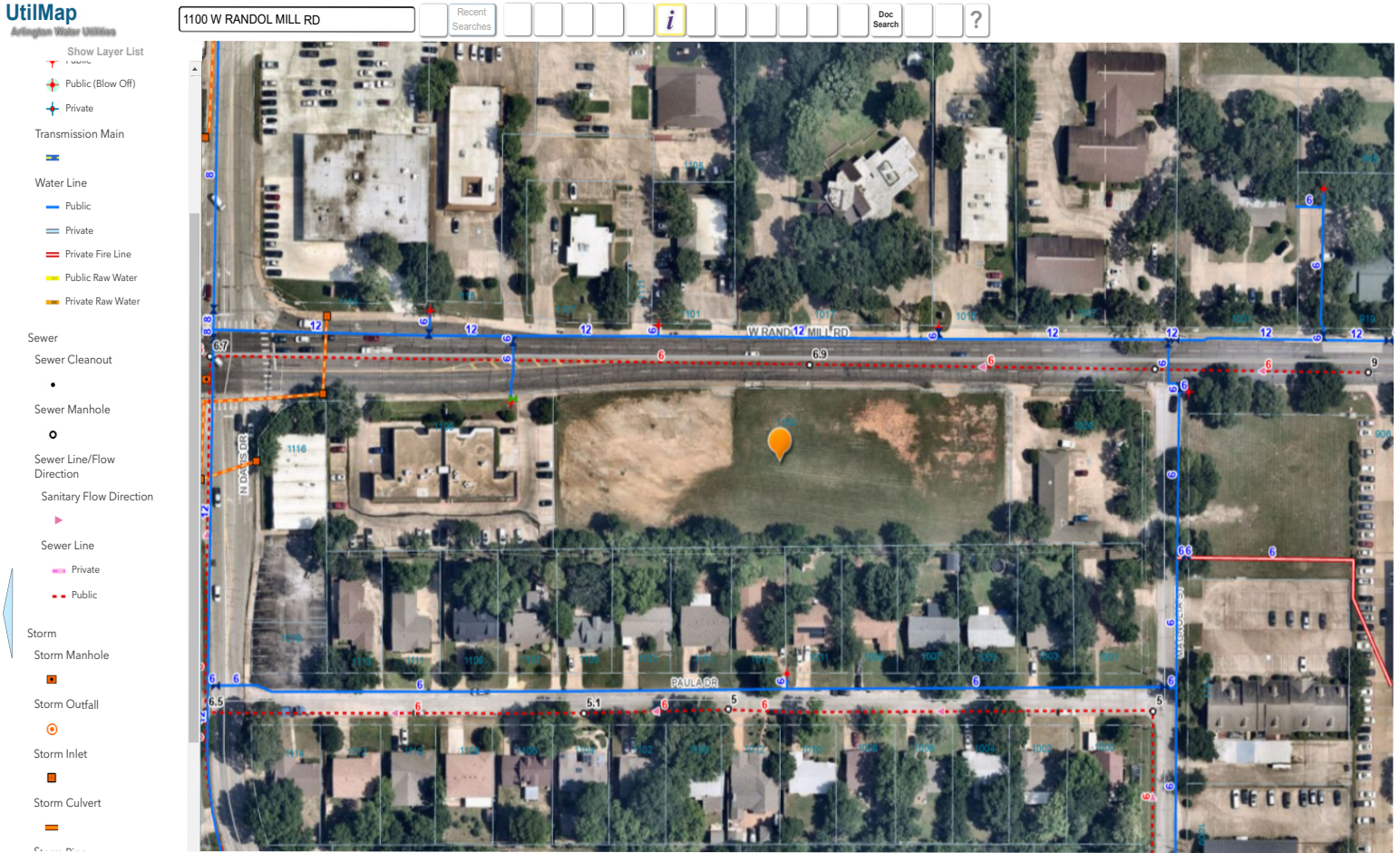
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Utilities at site or along Randol Mill - 12" water line, 6" sewer line



Tarrant Appraisal District Information

ID 05665507

Legal Description: E. DAGGETT ADDITION Lot 9R01 plat 388-179-53

Land Acres: 1.6899

Land SF: 73,616 (73,821 SF by survey, included)



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Brian Scott, CCIM is the owner and principal broker for Landmark Commercial. He has been a full time commercial broker and investor based in the Dallas / Fort Worth market since 1989.

Brian Scott holds the CCIM, Certified Commercial Investment Member, designation. He earned his MBA and his Bachelors Degree in Industrial Engineering degree from Texas Tech University.



DISCLAIMER:

Although Landmark Commercial (Landmark USA Commercial, LLC) I has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. Landmark Commercial shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Offerings and Site plans subject to change and withdrawal at any time.

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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:
 - 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.

Landmark USA Commercial, LLC	0507303	bscott@landmk.com	817-721-6009
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Scott	0407332	bscott@landmk.com	817-721-6009
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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