

WALMART
SUPERCENTER

MonarchDental

N COLLINS ST

Walgreens

E RANDOL MILL RD

Mobil

AFRIKA FIESTA
FOOD MARKET

6

VANDERGRIF SURG

STADIUM 700 APTS
PLANTATION PLACE APTS

BUILDING 1
1002-1006 N. COLLINS ST.

BEER GARDEN

BUILDING 2
1010 N. COLLINS ST.

ROOSEVELT

NCEC LP - Arlington

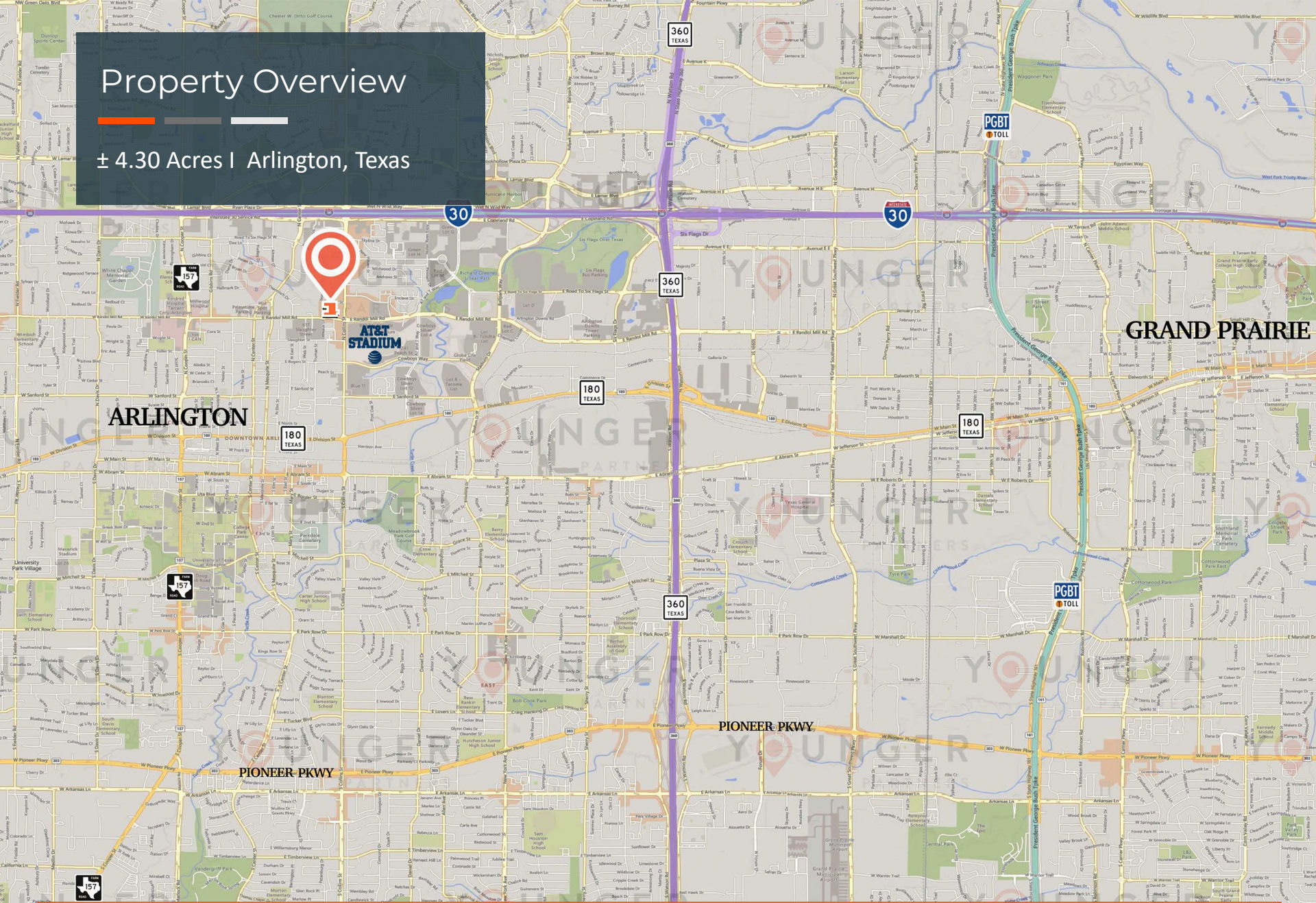
± 4.30 ACRES OF LAND WITH
2 RETAIL BUILDINGS
TOTALING ± 27,000 SF

1002-1006 N COLLINS ST | 1010 N COLLINS ST
NWQ COLLINS ST & RANDOL MILL RD
ARLINGTON | TARRANT COUNTY | TEXAS



Property Overview

± 4.30 Acres | Arlington, Texas

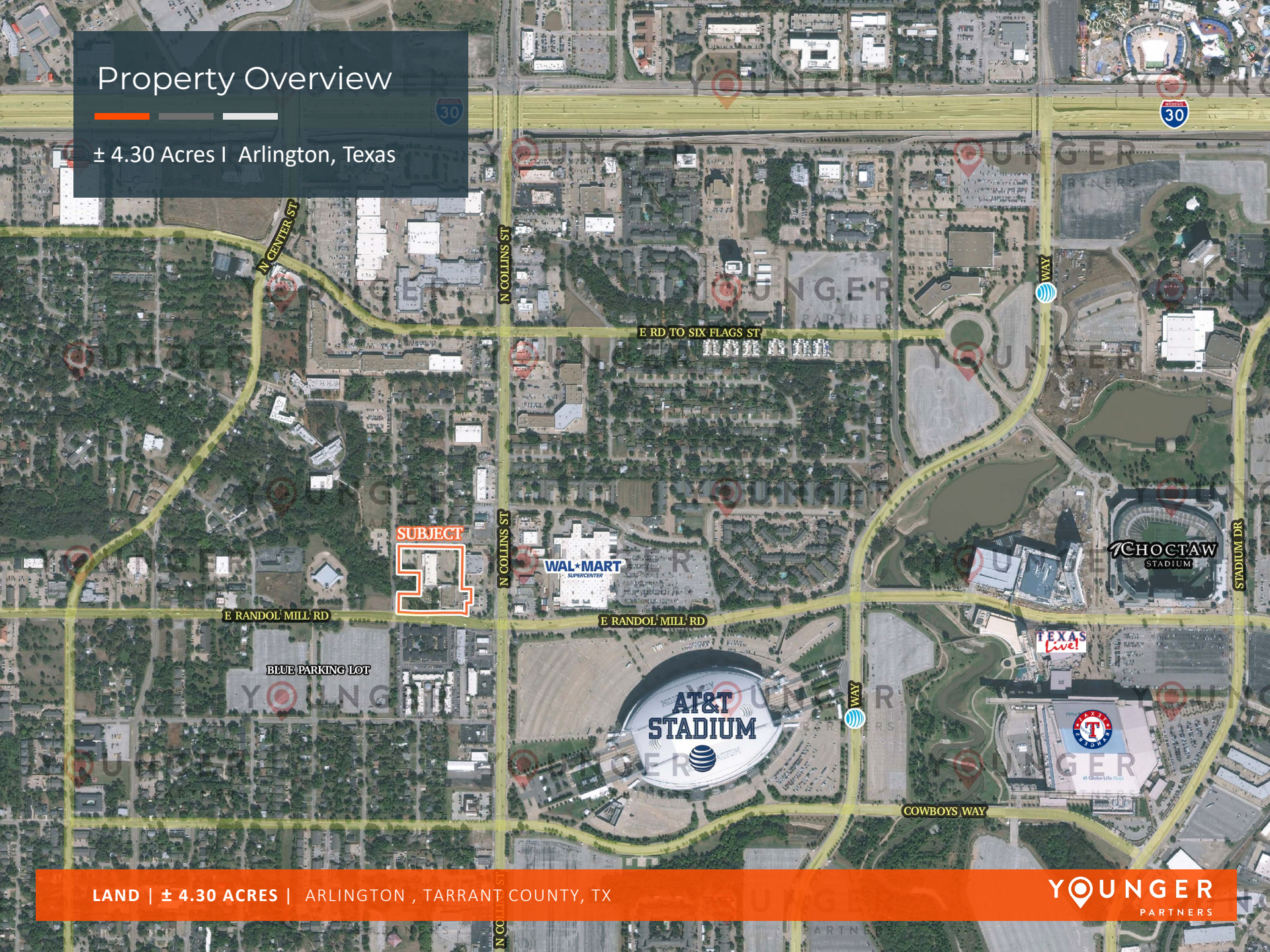


LAND | ± 4.30 ACRES | ARLINGTON, TARRANT COUNTY, TX

YOUNGER
PARTNERS

Property Overview

± 4.30 Acres | Arlington, Texas



LAND | ± 4.30 ACRES | ARLINGTON, TARRANT COUNTY, TX

YOUNGER
PARTNERS

NCEC L.P.

± 4.30 Acres | ± 27,000 SF - Retail

LOCATION

NWQ E. Randol Mill Rd. & N. Collins St. | Arlington, TX 76011

- “Building 1” – 1002-1006 N. Collins St. (12,427 sf)
- “Building 2” – 1010 N. Collins St. (14,669 sf)

INITIAL OFFERING

Please contact one of the below team members for pricing.

- Davis Willoughby – davis.willoughby@youngerpartners.com
- Renzo Cella – renzo.cella@youngerpartners.com
- John St. Clair – john.stclair@youngerpartners.com

HIGHLIGHTS

- **Traffic Count:** Randol Mill Rd (E/W): ± 14,092 VPD
- **Traffic Count:** Collins St (N/S): ± 31,524 VPD
- **Frontage on Randol Mill Rd:** ± 379 ft
- Great value add/redevelopment opportunity
- Property has grandfathered multi-family zoning
- **Building 1** – 133 surface parking (4.37/1000 sf)
- **Building 2** – 95 surface parking (1.98/1000 sf)

APPROXIMATE DISTANCE FROM



AT&T
Stadium
0.12 Miles



Interstate
30
0.67 Miles



Texas
Live!
0.84 Miles



Globe Life
Field
0.96 Miles



DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile	5 Mile
TOTAL EST. POP.	13,736	54,005	127,965	276,817
AVG. HH INCOME	\$66,770	\$76,095	\$81,988	\$86,718
TOTAL HH EXPENDITURE	\$277 M	\$12.4 B	\$3.06 B	\$6.85 B

NCEC L.P.

± 4.30 Acres | ± 27,000 SF - Retail



Building 1

1002-1006 N COLLINS | 12,427 SF

HIGHLIGHTS

- **Submarket:** North Arlington
- **Tenancy:** Multi
- **Year Built:** 1971
- **Year Renovated:** 2005
- **GLA:** 12,427 SF
- **Stories:** 1
- **Parcels:** 41483529
- **Tenants:** AT&T (3,551 SF), Ella B's Restaurant (500 SF)
- **Building Amenities:** dedicated turn lane, signalized intersection
- **Traffic:** 14,092 VPD on E Randol Mill Rd (2022), 31,524 VPD on N Collins St (2022)
- **Frontage:** 192' on E Randol Mill, N Collins with 3 curb cuts
- **Parking:** 133 available (surface); Ratio 4.37/1,000 SF
- **Walk Score:** Very Walkable (76)



Building 2

1010 N COLLINS | 14,669 SF

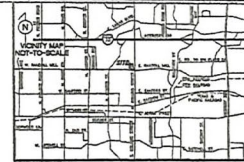
HIGHLIGHTS

- **Submarket:** North Arlington
- **Tenancy:** Single
- **Year Built:** 1971
- **Year Renovated:** 2005
- **RBA:** 14,669 SF
- **Stories:** 1
- **Parcels:** 41535626
- **Tenant:** 1010 Collins Entertainment Venue
- **Traffic:** 14,092 VPD on E Randol Mill Rd (2022),
31,524 VPD on N Collins St (2022)
- **Parking:** 95 available (surface); Ratio 1.98/1,000 SF
- **Walk Score:** Very Walkable (74)

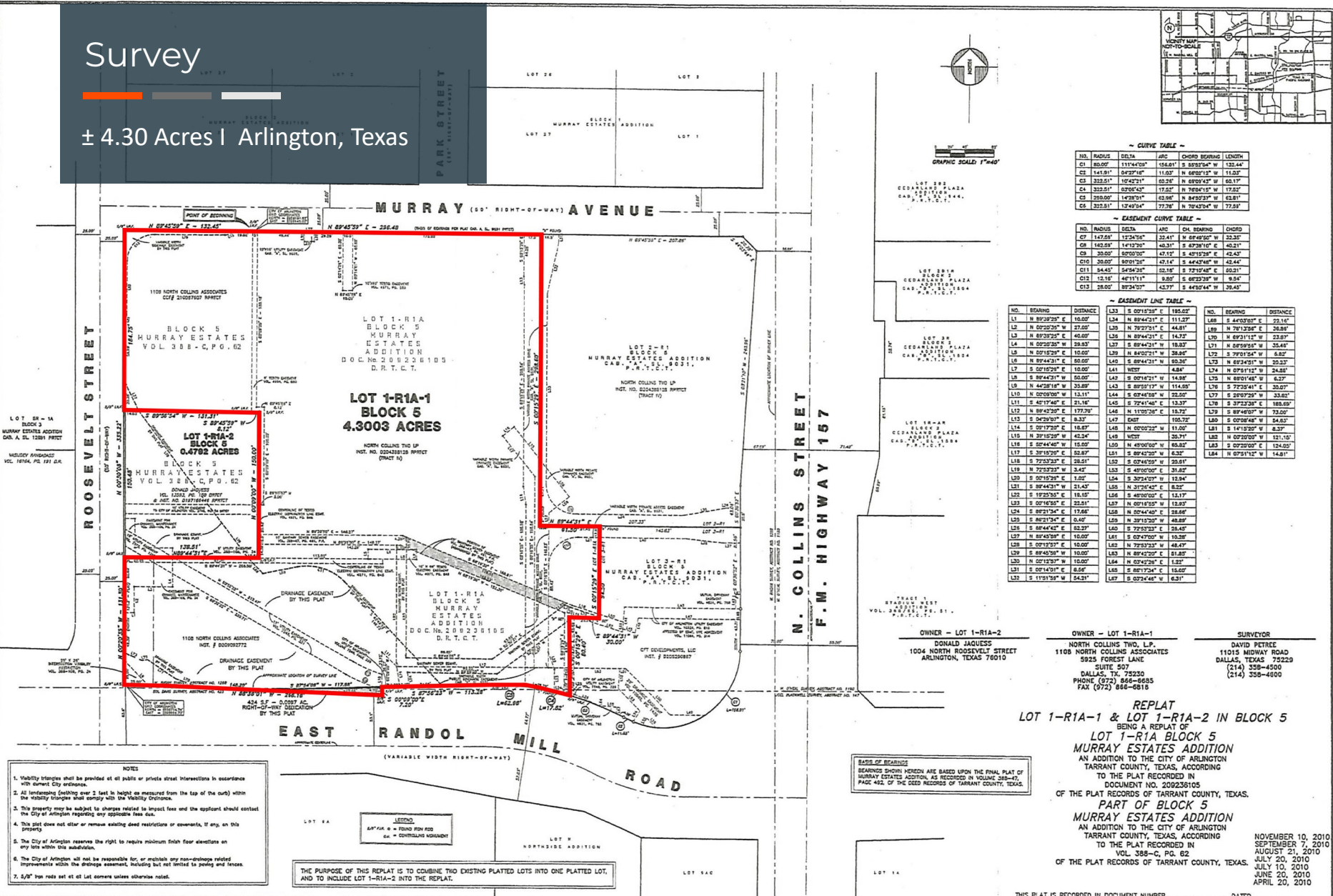


Survey

± 4.30 Acres | Arlington, Texas



GRAPHIC SCALE 1"=40'



~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	65.00'	114°24'00"	168.81'	S 89°24'00" W	132.44'
C2	145.91'	04°32'16"	11.02'	N 89°02'16" W	11.02'
C3	332.51'	10°42'21"	62.26'	N 89°04'33" W	62.17'
C4	332.51'	89°20'43"	17.22'	N 79°24'15" W	17.22'
C5	332.51'	14°20'04"	63.90'	N 89°20'04" W	62.81'
C6	332.51'	12°43'04"	77.78'	N 79°43'04" W	77.59'

~ EASEMENT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C8	142.50'	14°42'30"	46.31'	S 89°24'00" E	42.51'
C9	30.00'	89°20'00"	47.11'	S 89°19'59" E	42.42'
C10	30.00'	89°01'26"	47.11'	S 89°43'48" E	42.44'
C11	84.45'	24°54'28"	52.18'	S 77°19'48" E	52.01'
C12	12.16'	4°11'11"	8.82'	S 89°23'38" E	8.84'
C13	28.00'	89°24'00"	43.37'	S 89°24'04" W	39.45'

~ EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N 89°24'00" E	10.00'	L33	E 09°12'30" E	195.02'
L2	N 02°02'30" W	27.00'	L34	N 89°42'31" E	111.22'
L3	N 89°23'21" E	40.00'	L35	N 79°27'31" E	44.81'
L4	N 02°02'30" W	29.43'	L36	N 89°24'21" E	14.33'
L5	N 02°15'28" E	10.00'	L37	N 89°42'31" W	18.82'
L6	N 89°44'31" E	86.00'	L38	N 84°02'21" W	28.84'
L7	S 02°02'30" E	10.00'	L39	N 89°44'31" W	82.20'
L8	S 89°44'31" W	50.00'	L40	N 89°44'31" W	82.20'
L9	N 42°18'18" W	33.89'	L41	N 89°44'31" W	82.20'
L10	N 02°02'30" W	25.11'	L42	S 09°12'30" E	143.88'
L11	S 42°17'40" E	23.16'	L43	S 89°19'17" W	114.59'
L12	N 89°42'30" E	179.72'	L44	S 02°46'58" W	22.20'
L13	S 02°02'30" E	10.00'	L45	S 72°41'40" E	13.32'
L14	S 02°02'30" E	10.00'	L46	N 11°02'28" E	15.72'
L15	N 89°42'30" E	8.33'	L47	E 04°07'00" E	105.72'
L16	S 02°02'30" E	10.00'	L48	N 09°02'22" W	8.33'
L17	S 39°15'30" E	52.87'	L49	N 89°02'30" E	30.37'
L18	S 72°32'32" E	25.11'	L50	S 02°02'30" E	10.00'
L19	N 72°32'32" W	3.42'	L51	S 89°42'30" W	6.32'
L20	S 02°15'28" E	1.02'	L52	S 02°02'30" E	10.00'
L21	S 89°44'31" W	21.45'	L53	S 49°00'00" E	31.82'
L22	S 19°27'30" E	18.10'	L54	S 30°34'00" W	12.84'
L23	S 02°16'20" E	25.51'	L55	N 31°36'40" E	6.32'
L24	S 89°21'34" E	17.66'	L56	S 49°00'00" E	15.17'
L25	S 89°21'34" E	3.00'	L57	N 09°16'50" W	12.82'
L26	S 89°44'31" E	32.27'	L58	N 50°44'40" E	28.66'
L27	N 89°45'58" E	10.00'	L59	N 29°12'30" W	48.89'
L28	S 02°02'30" E	10.00'	L60	S 72°32'32" W	28.40'
L29	S 89°44'31" W	10.00'	L61	S 02°47'00" W	10.20'
L30	S 02°02'30" E	10.00'	L62	N 79°27'31" W	48.47'
L31	S 89°44'31" W	10.00'	L63	N 89°24'21" E	81.80'
L32	S 02°16'20" E	8.66'	L64	N 02°46'58" E	1.22'
L33	S 11°01'28" W	54.31'	L65	S 89°12'24" E	15.62'
			L66	S 02°46'58" W	6.31'

OWNER - LOT 1-1A-2
DONALD JAQUESS
1004 NORTH COLLINS STREET
ARLINGTON, TEXAS 76010

OWNER - LOT 1-1A-1
NORTH COLLINS TWO LP,
1108 NORTH COLLINS ASSOCIATES
5923 FOREST LANE
SUITE 507
DALLAS, TX, 75230
PHONE (972) 866-8685
FAX (972) 866-6050

SURVEYOR
DAVID RETTIE
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4200
(214) 358-4600

REPLAT
LOT 1-1A-1 & LOT 1-1A-2 IN BLOCK 5
BEING A REPLAT OF
LOT 1-1A BLOCK 5
MURRAY ESTATES ADDITION
AN ADDITION TO THE CITY OF ARLINGTON
TARRANT COUNTY, TEXAS, ACCORDING
TO THE PLAT RECORDED IN
DOCUMENT NO. 209238105
OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.
**PART OF BLOCK 5
MURRAY ESTATES ADDITION**
AN ADDITION TO THE CITY OF ARLINGTON
TARRANT COUNTY, TEXAS, ACCORDING
TO THE PLAT RECORDED IN
VOL. 388-C, PG. 62
OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

NOVEMBER 10, 2010
SEPTEMBER 7, 2010
AUGUST 21, 2010
JULY 20, 2010
JULY 10, 2010
JUNE 20, 2010
APRIL 29, 2010

THIS PLAT IS RECORDED IN DOCUMENT NUMBER _____ DATED _____

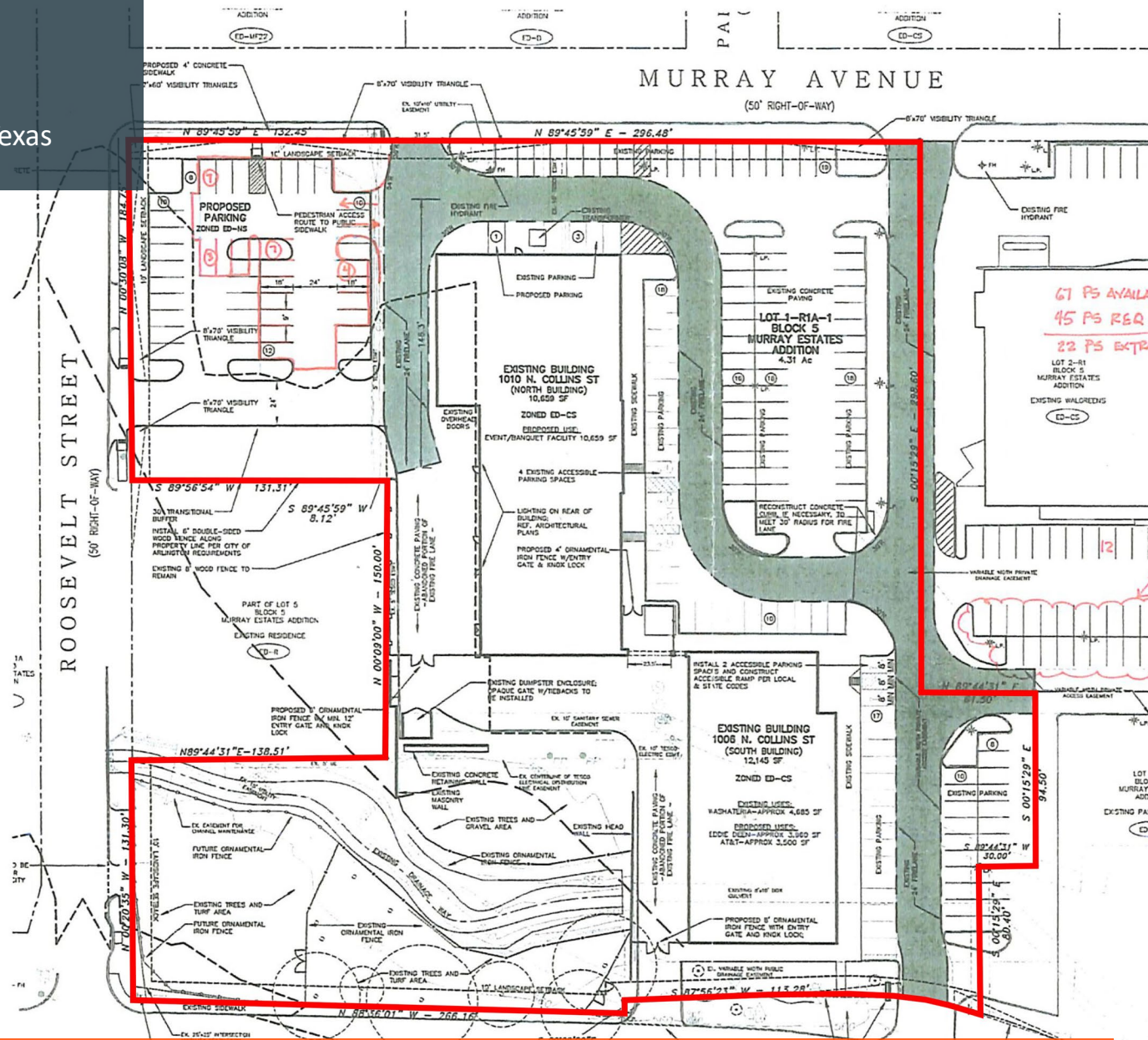
- NOTES
1. Visibility triangles shall be provided at all public or private street intersections in accordance with current City Ordinance.
 2. All landscaping (including ever & leafy) in height as measured from the top of the curb) within the visibility triangles shall comply with the Visibility Ordinance.
 3. This property may be subject to charges related to impact fees and the applicant should contact the City of Arlington regarding any applicable fees due.
 4. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
 5. The City of Arlington reserves the right to require minimum finish floor elevations on any lots within this subdivision.
 6. The City of Arlington will not be responsible for, or prohibit any non-drainage related improvements within the drainage easement, including but not limited to paving and fences.
 7. 5/8" Pin nails set at Lot corners unless otherwise noted.

THE PURPOSE OF THIS REPLAT IS TO COMBINE TWO EXISTING PLATTED LOTS INTO ONE PLATTED LOT, AND TO INCLUDE LOT 1-1A-2 INTO THE REPLAT.



Plat

± 4.30 Acres | Arlington, Texas



02 Planning\2472-00-03 Site Plan.dwg, 5/27/2010 3:15:26 PM, NIP AutoCAD p.c3

PLAT | ± 4.30 ACRES | ARLINGTON, TARRANT COUNTY, TX



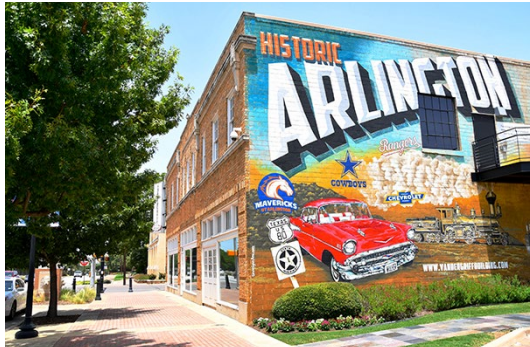
(VARIABLE WIDTH RIGHT-OF-WAY)



Market Overview

A THRIVING HUB OF INNOVATION AND DISTINCT CHARM

- Conveniently located between Dallas and Fort Worth, Arlington offers a dynamic and thriving metropolis blending modernity and tradition.
- Home to iconic landmarks like AT&T Stadium and Globe Life Field, Arlington's passion for sports and entertainment is undeniable.
- With world-class attractions such as Six Flags Over Texas and Hurricane Harbor, Arlington is a prime destination for families seeking thrilling adventures.
- Arlington's strategic location and commitment to economic growth have transformed it into a hub of innovation and progress, attracting diverse industries and investors.
- Despite its rapid development, Arlington's strong sense of community endures, showcased through numerous festivals, cultural events, and community initiatives that foster a true sense of belonging.
- With a robust education system, bustling business landscape, and a wide array of recreational opportunities, Arlington stands tall as a city on the rise, embracing its heritage while forging ahead into an exciting future.



Meet the Team



Davis Willoughby
ASSOCIATE



Renzo Cella
SENIOR ASSOCIATE



John St. Clair
EXECUTIVE VICE PRESIDENT

Changing the **Game** for Land Services



The Statistics
in 2023

56+

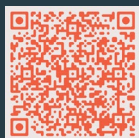
In Total Sales

\$94M

Land Transactions

939+

Acres Sold



DAVIS WILLOUGHBY

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RENZO CELLA

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JOHN ST. CLAIR

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Younger Partners Dallas, LLC



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.

Younger Partners, Dallas, LLC	9001486	214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Moody Younger	420370	moody.younger@youngerpartners.com
Designated Broker of Firm	License No.	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0