



## 1155 W ARBROOK BLVD | 1155 W ARBROOK BLVD, ARLINGTON, TX 76015

### Features

- Available For Lease | 1,863 SF Endcap Space
- 1.13 AC Land For Sale situated in high traffic corridor.
- Located within Arlington's primary retail corridor.
- Well positioned just east of the signalized intersection of W Arbrook Blvd & S Cooper St.
- Adjacent to The Parks at Arlington, a dominant regional shopping destination featuring over 1.5M SF of retail and dining.
- 3.5 miles away from University of Texas at Arlington (UTA)- providing access to a population of 40,000+ students and faculty.
- Ample on-site parking for customers and employees.

### FOR LEASE & SALE

AVAILABLE SF: 1,863

CONTACT FOR MORE INFORMATION

| Traffic Counts      |            | Demographics             | YEAR: 2026 | 1 MILE   | 3 MILE    | 5 MILE    |
|---------------------|------------|--------------------------|------------|----------|-----------|-----------|
| W Arbrook Boulevard | 15,433 VPD | Total Population         |            | 11,850   | 124,580   | 340,756   |
| S Cooper Street     | 50,138 VPD | Total Households         |            | 4,777    | 46,037    | 121,779   |
|                     |            | Total Daytime Population |            | 21,744   | 124,454   | 306,388   |
|                     |            | Average HH Income        |            | \$94,748 | \$106,953 | \$105,520 |

### Area Retailers & Businesses



THE PARKS MALL AT  
ARLINGTON

**Tomas Llano**  
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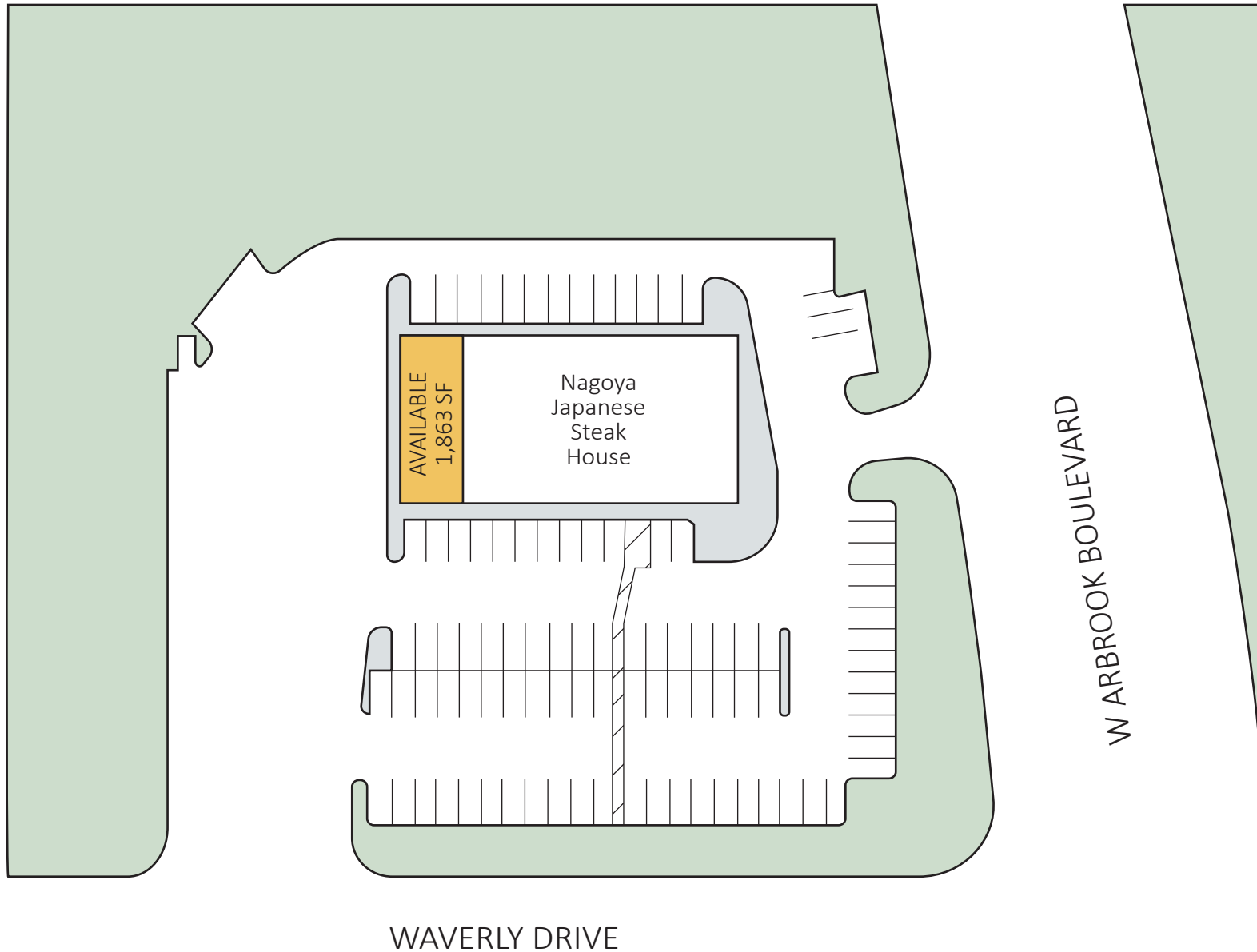
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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

**weitzman®**

# SOUTH ARLINGTON NEIGHBORHOOD RETAIL | 1155 W ARBROOK BLVD, ARLINGTON, TX 76015







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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.

## WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

**Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:**

- (i) the broker's duties and responsibilities to you and your obligations under the agreement;**
- and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.**

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- 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;
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Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

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