



RANDOL MILL WEST | 1608-1664 W RANDOL MILL RD, ARLINGTON, TX 76012

Features

Located at the foot of one of Arlington's premier residential neighborhoods. Newly renovated property is adjacent to a Tom Thumb anchored center with T-Mobile, Starbucks and Pet Supermarket. Quick access to IH-30. High traffic counts and excellent demographics. randolmillwest.com

FOR LEASE

TOTAL SF: 39,333
AVAILABLE SF: 19,785
MIN CONTIGUOUS SF: 1,425
MAX CONTIGUOUS SF: 11,575
CONTACT FOR MORE INFORMATION
NEGOTIABLE
NNN: \$4.68 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2026	1 MILE	3 MILE	5 MILE
W Randol Mill Road	26,133 VPD	Total Population		14,100	106,810	293,539
N Fielder Road	41,534 VPD	Total Households		5,640	44,359	115,975
		Average Household Income		\$107,261	\$94,904	\$100,305
		Total Daytime Population		12,738	114,088	297,238

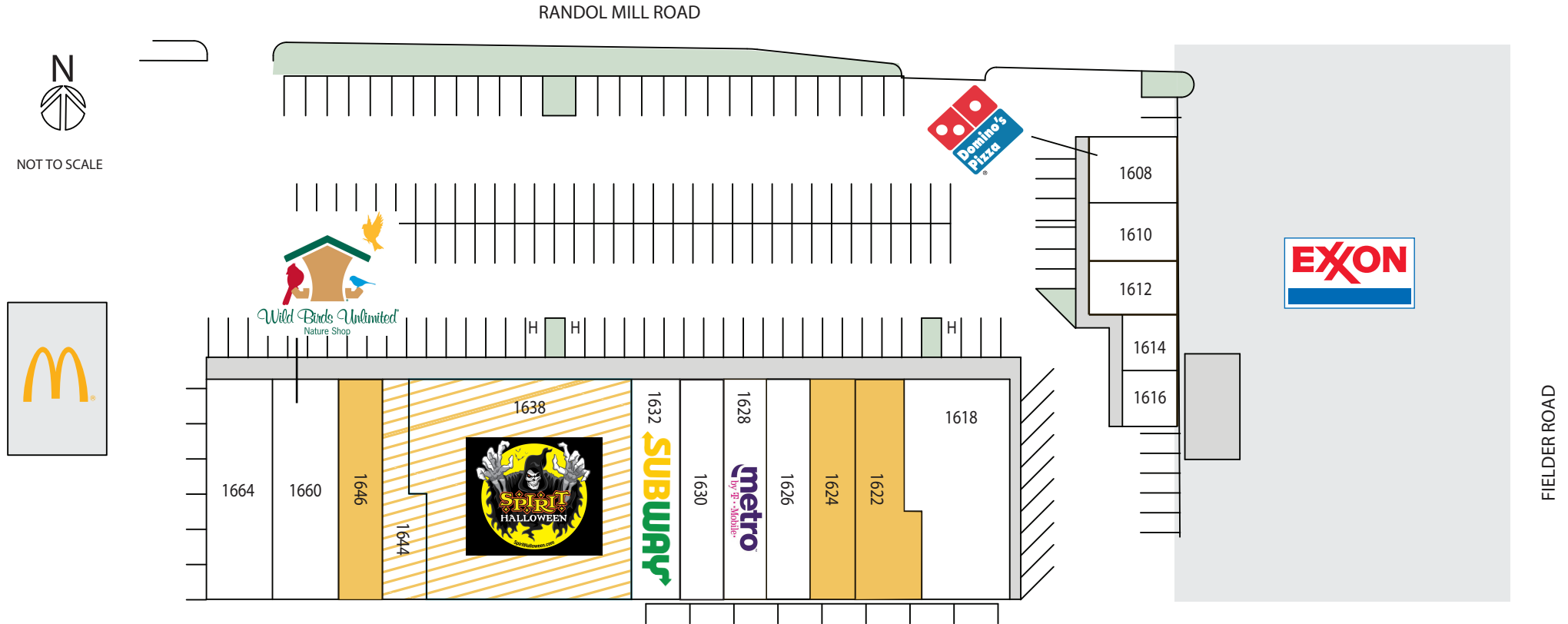
Area Retailers & Businesses



Lynn Van Amburgh
 Senior Vice President | Director of
 Portfolio Leasing
 214.720.6645
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George Sweda
 Associate
 214.954.0600
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Available Space

1622	2,103 sf
1624	2,500 sf
1638*	11,575 sf
1644*	2,000 sf
1646	1,425 sf

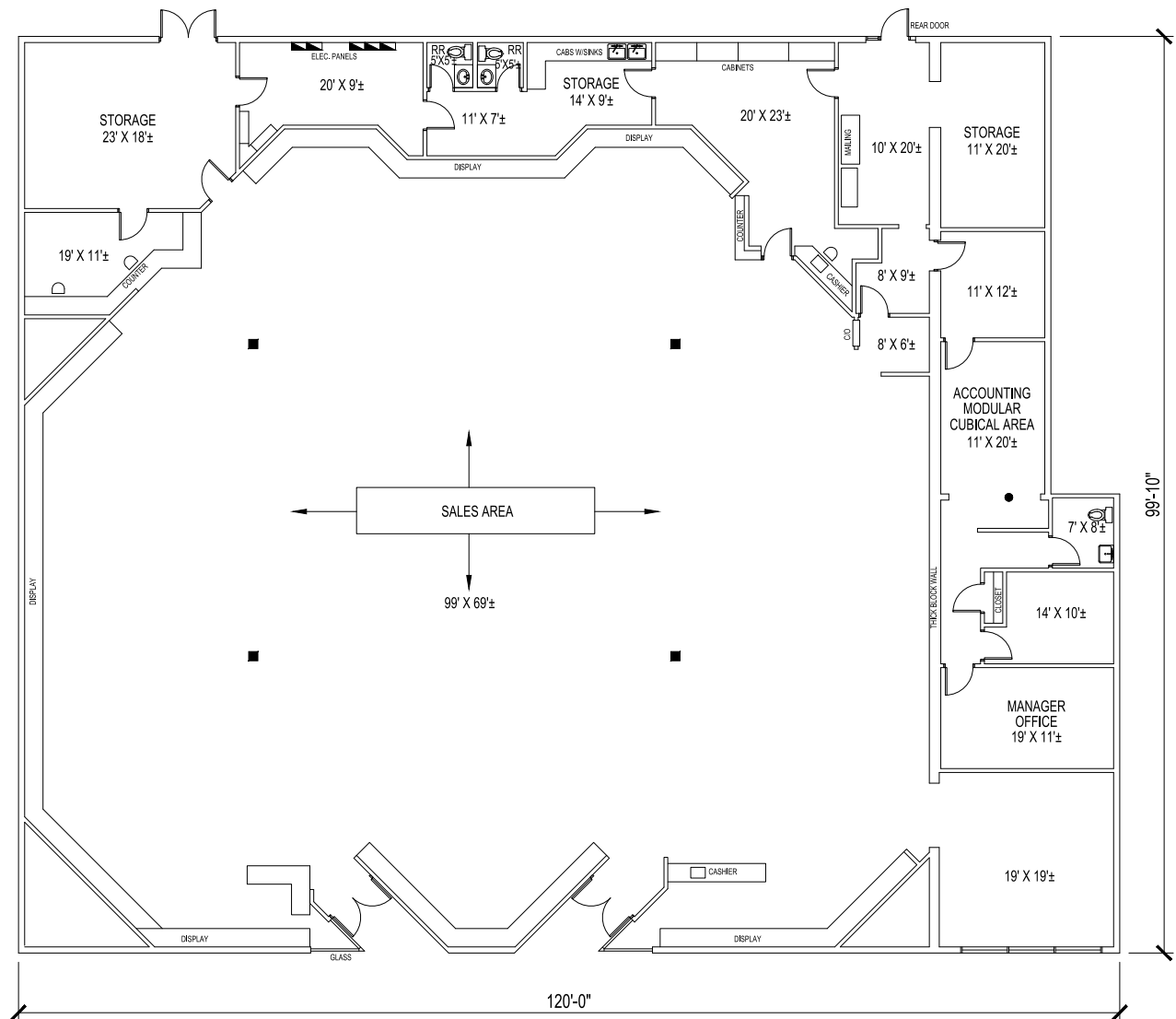
*Occupied but Available

Current Tenants

1608	Domino's Pizza	1,280 sf	1628	Metro by T-Mobile	1,825 sf
1610	Randol Donuts	920 sf	1632	Subway	1,700 sf
1612	Quality Tax Service	975 sf	1630	Arlington Duplicate Bridge Club	1,975 sf
1614	Cut Hut	550 sf	1638	Spirit Halloween	11,575 sf
1616	CNT Computer Repair	696 sf	1644	Bond Cleaners	2,000 sf
1618	TX Black Belt Academy	3,897 sf	1660	Wild Birds Unlimited	2,500 sf
	North Arlington		1664	Fusion Nail	2,500 sf
1626	Divine Floral & Gifts	2,500 sf			

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BUILDING PLAN - 11,575 S.F.
1638W-RANDOL MILL RD.
ARLINGTON, TX
 Revised: 4/14/22

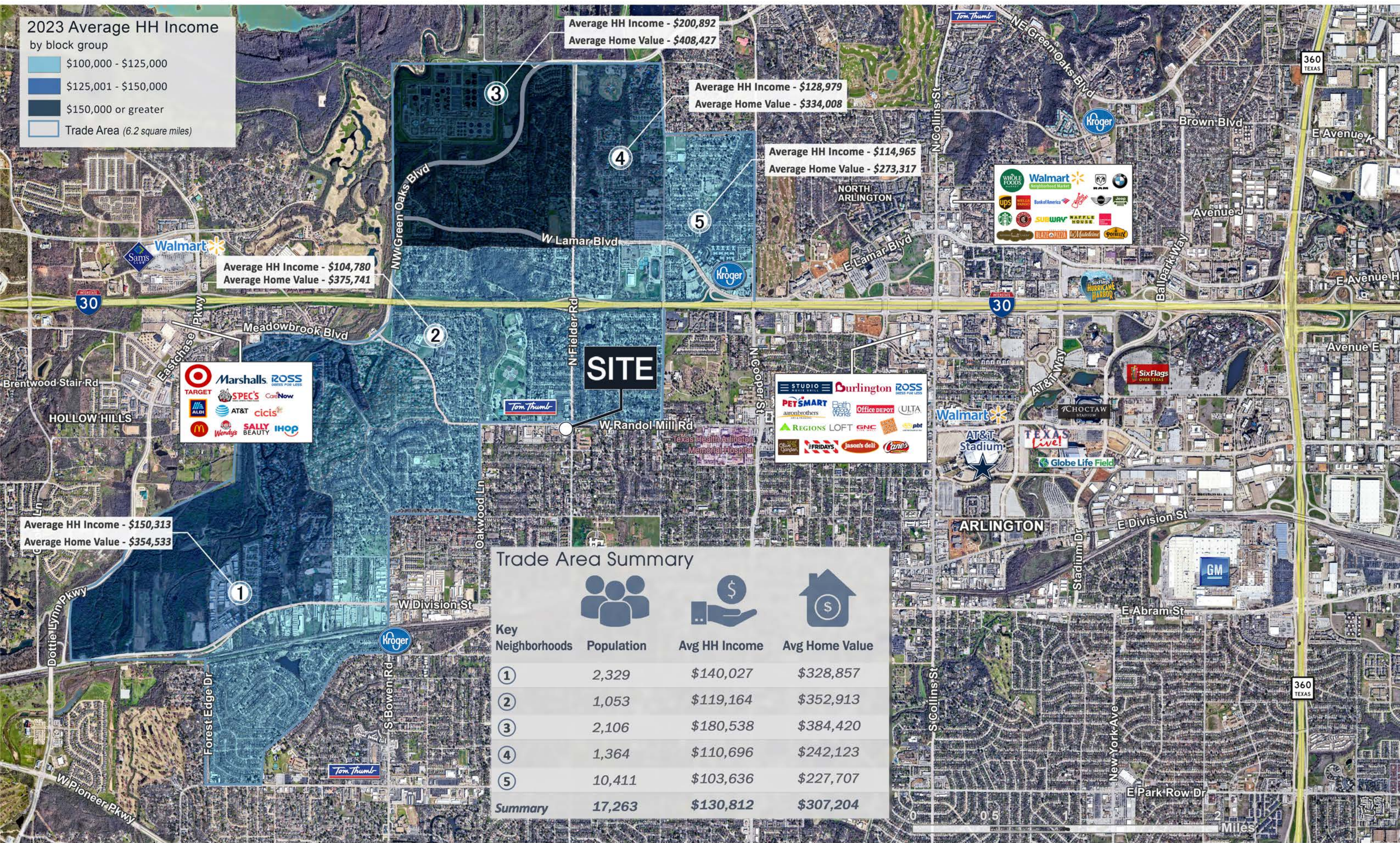
2023 Average HH Income
by block group

\$100,000 - \$125,000

\$125,001 - \$150,000

\$150,000 or greater

Trade Area (6.2 square miles)



Average HH Income - \$200,892
Average Home Value - \$408,427

Average HH Income - \$128,979
Average Home Value - \$334,008

Average HH Income - \$114,965
Average Home Value - \$273,317

Average HH Income - \$104,780
Average Home Value - \$375,741

Average HH Income - \$150,313
Average Home Value - \$354,533

Trade Area Summary

Key Neighborhoods	 Population	 Avg HH Income	 Avg Home Value
①	2,329	\$140,027	\$328,857
②	1,053	\$119,164	\$352,913
③	2,106	\$180,538	\$384,420
④	1,364	\$110,696	\$242,123
⑤	10,411	\$103,636	\$227,707
Summary	17,263	\$130,812	\$307,204

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.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

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.

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.

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

Lynn Van Amburgh

Sales Agent/Associate's Name

402795

License No.

292229

License No.

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License No.

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License No.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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