Plaza at the Parks 1100 & 1118 W Arbrook Blvd, Arlington, TX 76015



For Lease | *Call for Pricings*

TEXAS LEGACY REALTY

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PROPERTY HIGHLIGHT

1100 & 1118 W Arbrook Blvd offer a high-exposure commercial opportunity in one of Arlington's most active and fast-growing retail corridors. Located just minutes from I-20, SH-360, and the US-287 interchange, these properties deliver exceptional regional access and strong daily traffic. Ideal for retail, medical, office, service, and restaurant users seeking a strategic location with long-term growth potential.

Positioned near major anchors such as The Parks Mall at Arlington, Costco, Walmart Supercenter, and numerous national QSR and dine-in brands, this area attracts a steady stream of shoppers, families, and professionals throughout the day. The immediate trade area continues to see significant development, high residential density, and strong average household incomes, making this corridor a highly competitive and sought-after submarket.

Prime Arlington Location	Situated on a high-traffic corridor with exceptional visibility along W Arbrook Blvd.
Excellent Accessibility	Minutes from I-20, SH-360, and US-287, providing easy access for local traffic.
Strong Retail & Commercial Node	Surrounded by major anchors including The Parks Mall at Arlington, Costco, and Walmart Supercenter.
High Traffic Counts	Captures consistent daily exposure from shoppers, professionals, and families.
Flexible Commercial Space	Ideal for retail, restaurants, medical, office, or service-oriented businesses.

VISITATION OVERVIEW

1100 & 1118 W Arbrook Blvd, Arlington, TX

Est. # of Visits	1.9 M
Est. # of Visitors	768.2K
Avg. Visits / Customers	2.43
Avg. Dwell Time	46 Minutes
Visit YOY	+6.7%

May 1, 2024 - April 30, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

AREA RETAILERS



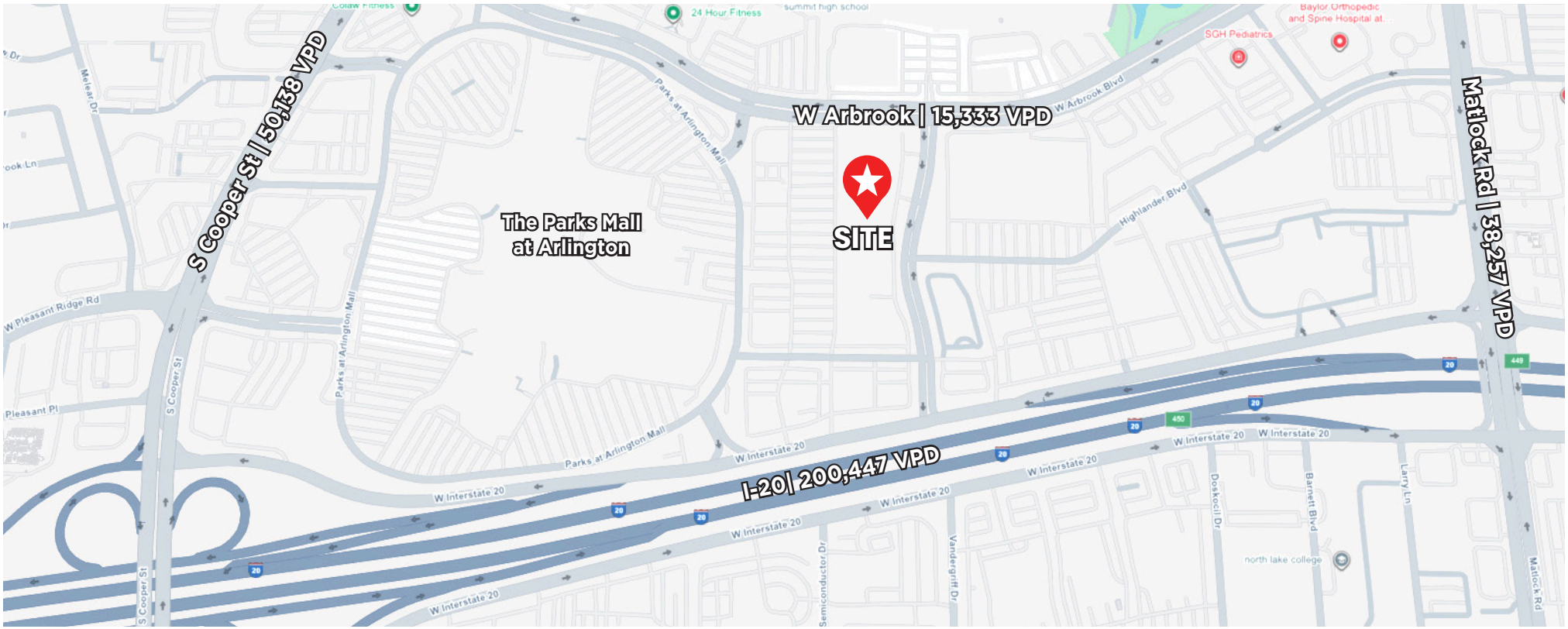
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DEMOGRAPHICS	1 Miles	5 Miles	10 Miles
2024 Population (Pop.)	10,220	343,020	898,000
2024 Households (HH)	3,835	118,741	314,036
2024 Avg. HH Income	$73,844	$85,071	$86,805
5-Yr. Pop. Growth (Total %)	5.08%	5.22%	4.90%

TRAFFIC COUNTS	
I-20	200,447 VPD
S Cooper St	50,138 VPD
W Arbrook Blvd	15,333 VPD
Matlock Rd	38,257 VPD



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AERIAL MAP



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SITE 1 | 1118 W ARBROOK BLVD

GLA	216,072 SF
Year Built	1995
Lot Size	18.34 Acres
Leaseable Space	#1102-A: 8,637 SF
	#1108-100: 6,494 SF
	#: 33,351 SF

NEIGHBORING RETAILERS

IHOP, Cheeky Monkeys, Sam Moon, Harbor Freight Quality Tools Lowest Prices, Uptown Cheapskate, Sola Salons, Car-Toys A better way to go., USA Beauty Supply, Wild Bills HobbyTown, KPOT Hot Pot & Barbecue, verizon, Outback Steakhouse, DFW MRI, Hallmark, Comedy Club Dinner & Show, Palace Furniture





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SITE MAP



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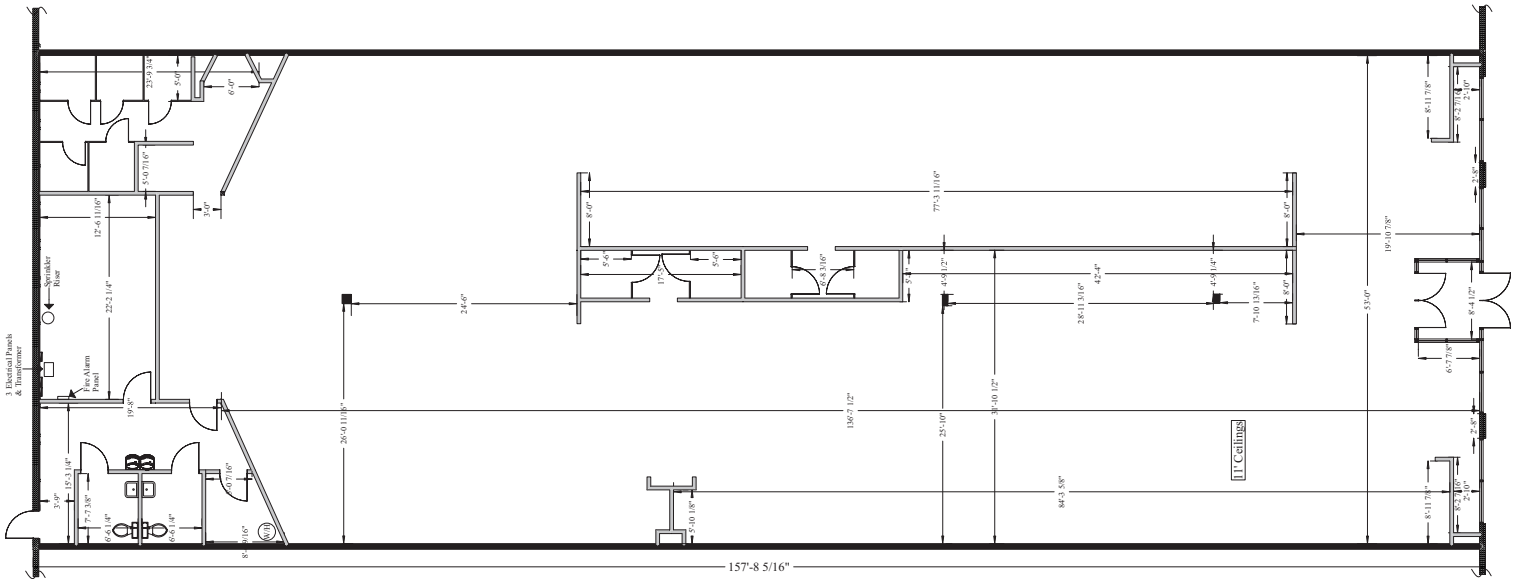
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2-10-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jou Cho	770697	jay.cho@txlegacyrealty.com	(469)878-1654
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____