

FOR SALE

APPROX. .68 AC

2700 Matlock Rd Arlington, TX 76015



OFFERING SUMMARY

Sale Price:	\$399,900
Lot Size:	0.68 Acres
Zoning:	OC (Office Commercial - City of Arlington)
Market:	Dallas-Fort Worth
Submarket:	Arlington
Utilities:	Available to site
Topography:	Level

PROPERTY OVERVIEW

Discover an exceptional investment and office development opportunity in the thriving Arlington sub-market. This site is just half a mile north of Medical City Arlington, a leading healthcare facility providing top-tier medical services. With proximity to major employment centers such as General Motors, the University of Texas at Arlington, and Texas Health Resources, and numerous others, the location benefits from a strong economic base. Excellent connectivity via I-20 ensures easy access to the broader DFW metroplex, making this a strategic choice for investors seeking growth and stability in a vibrant, well-connected community. Prospective buyers and their representatives are responsible for conducting their own due diligence, which includes consulting with city authorities, confirming access to utilities, and zoning confirmation. This information is not to be considered a substitute for professional guidance and independent verification.

PROPERTY HIGHLIGHTS

- Approximately .68 acres
- Office Commercial (OC) zoning, City of Arlington
- Survey available
- Surrounded by medical service providers
- Located 1-1/2 miles north of I-20
- Property website: <https://buildout.com/website/2700matlockrd>

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087

Jose Duarte, CCIM
972 885 8180



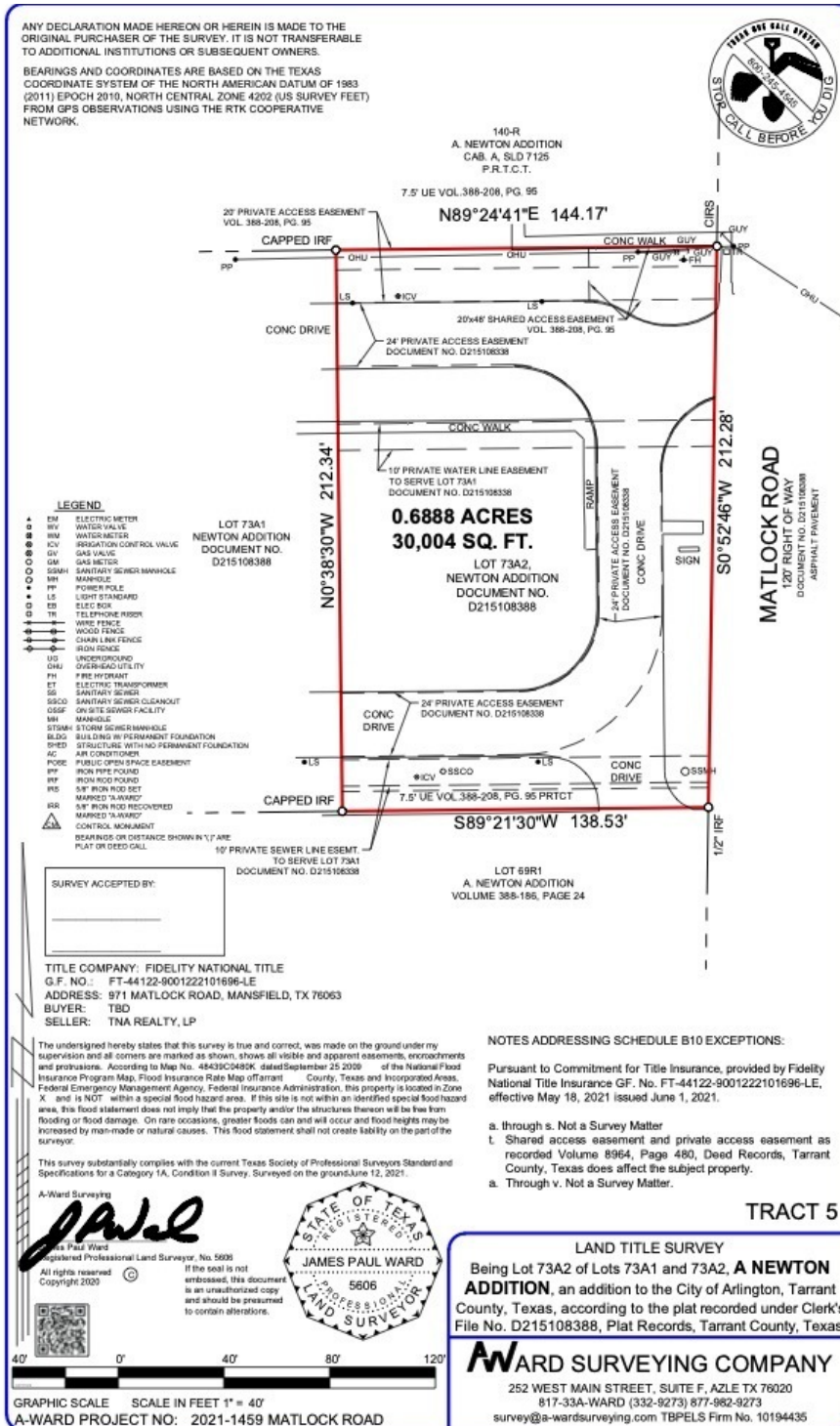
**COLDWELL BANKER
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JIM STEWART, REALTORS®

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Conceptual Floor Plan

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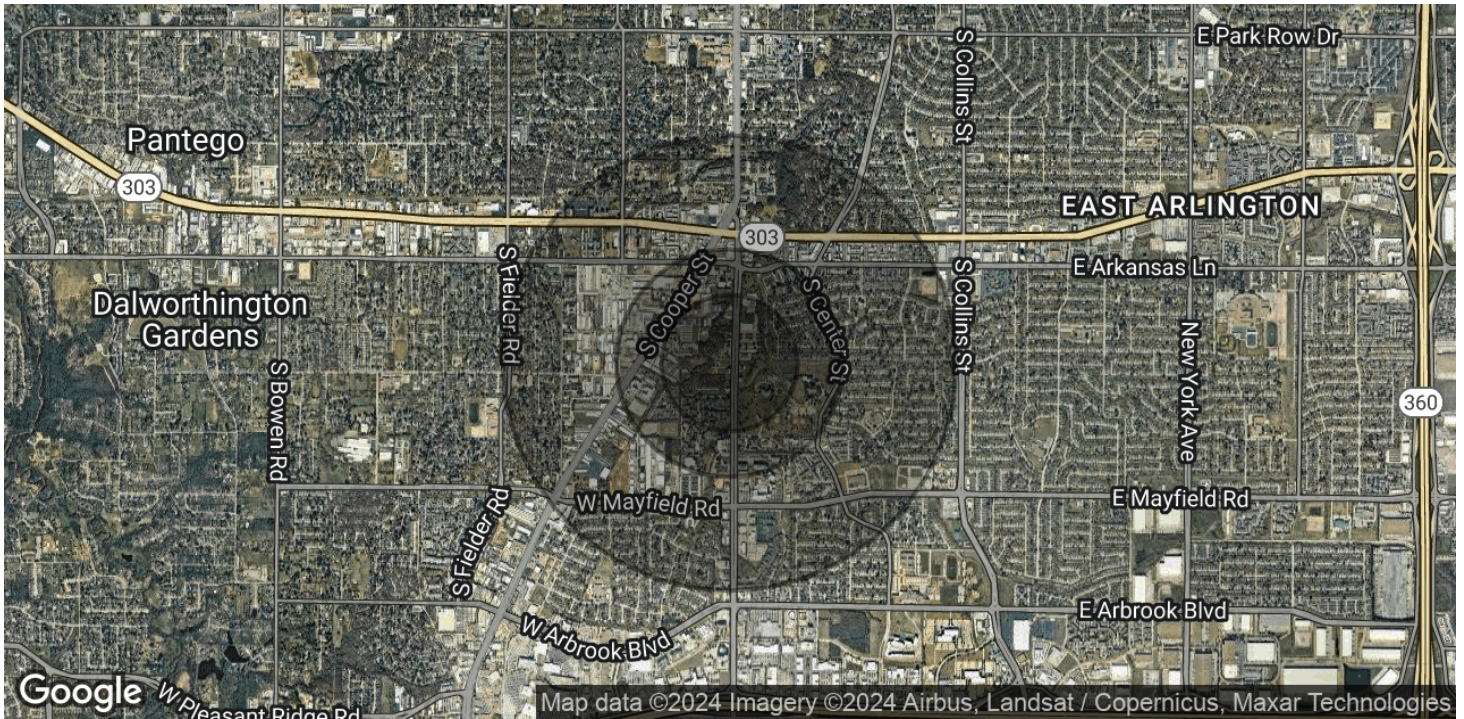


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	536	2,234	19,064
Average Age	32	33	36
Average Age (Male)	31	32	35
Average Age (Female)	32	34	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	219	834	6,994
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$92,667	\$80,077	\$72,971
Average House Value	\$216,481	\$304,855	\$304,021

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

Coldwell Banker Apex Realtors	590914		(972)783-1919
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	323729	lori@cbapex.com	(972)783-1919
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Angela Harwell	681213	a.harwell@orioncrg.com	(214)578-0087
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

IABS 1-0 Date