



FIELDER PLAZA | 1701 W RANDOL MILL RD, ARLINGTON, TX 76012

Features

Fielder Plaza is a 157,575 SF landmark neighborhood newly remodeled center located on the northwest corner of N Fielder Road and W Randol Mill Road. Strong tenant mix includes Tom Thumb, CVS, Starbucks and Pet Supermarket.

- Less than 1 mile from Arlington Memorial Hospital (227 beds)
- Easy access to IH 30
- Over 21,000 SF of new leases signed since 2020 remodel
- 4 elementary and 2 high schools within 1 mile
- Close proximity to University of Texas at Arlington
- Strong Daytime Population

FOR LEASE

TOTAL SF: 157,797
AVAILABLE SF: 16,110
MIN CONTIGUOUS SF: 1,362
MAX CONTIGUOUS SF: 5,258
CONTACT FOR MORE INFORMATION
NNN: \$5.04 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
W Randol Mill Road	26,133 VPD	Total Population		13,083	104,401	286,447
N Fielder Road	40,324 VPD	Total Households		5,160	42,539	110,848
		Average Household Income		\$99,456	\$87,733	\$91,903
		Total Daytime Population		11,535	115,239	296,446

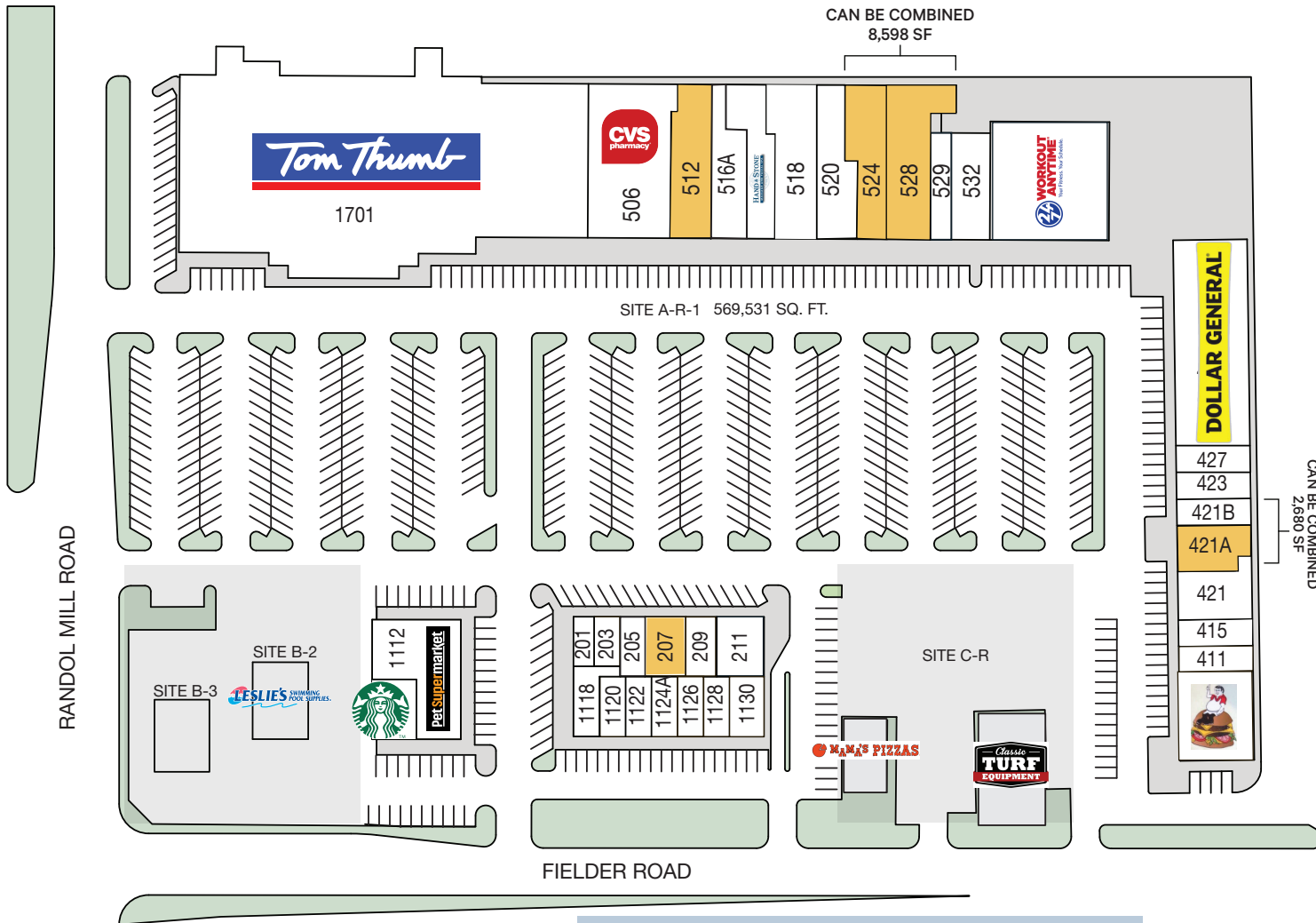
Area Retailers & Businesses



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FIELDER PLAZA | 201-1701 FIELDER NORTH PLAZA, ARLINGTON, TX 76012



Current Tenants

1110	Starbucks	2,000 sf
1112	Pet Supermarket	6,000 sf
1118	Little Caesars	1,200 sf
201	Hudson's Barber Shop	800 sf
203	Pristine Water	800 sf
205	Beautyland by Hannah	1,000 sf
209	Madu's Threading	1,250 sf
211	Paymore	2,000 sf
1120	Edible Arrangements	1,000 sf
1122	Oaks Cleaners	1,000 sf
1124A	Fielder Postal Center	1,265 sf
1126	OH Massage	1,000 sf
1128	Alterations by Rose	1,000 sf
1130	Batteries Plus	1,700 sf
405	Al's Hamburgers	4,464 sf
411	Stretch Lab	1,260 sf
415	Val-U Cleaners	1,969 sf
421	Elara Caring	3,617 sf
421B	Total Wireless by Verizon	1,318 sf
423	Sukothai Restaurant	1,218 sf
427	Bombay Bazaar	1,180 sf
453	Dollar General	11,251 sf
506	CVS/Pharmacy	8,640 sf
516	Hand & Stone Massage and Facial Spa	5,000 sf
516A	Daiza Nail Lounge	3,311 sf
518	La Bendicion	3,534 sf
520	Green Oaks Physical Therapy	3,820 sf
529	Bombay Bazaar	4,795 sf
532	Tandoor India Restaurant	2,295 sf
542	Workout Anytime	10,000 sf
1701	Tom Thumb	52,000 sf

Available Space

207	1,735 sf	512	4,415 sf
421-A	1,362 sf	524	5,258 sf
		528	3,340 sf



NOT TO SCALE



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.

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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Buyer/Tenant/Seller/Landlord Initials

Date

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