

AVAILABLE

**2108 E RANDOL MILL RD
Arlington, Texas 76011**

**For Sale/
Lease**

***“Investor, User
or Tenant
Opportunity”***

**Located in
Arlington’s
Entertainment
District**

**For Additional
Information
contact:**



PROPERTY HIGHLIGHTS

- ±14,525 RSF Single Story
- \$1,295,000 Asking Sales Price
- \$12.00 PSF Plus E & J for Lease
- Near AT&T Stadium / Texas Live!
- Easy access to SH 360, I-20, & I-30
- New Roof in 2015
- New HVAC in 2017
- Restrooms updated
- 82 parking spaces
- Event Parking Income

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BLGCRE LLC
A licensed Texas Real Estate Broker

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INTRODUCTION

BLGCRE has been retained as the exclusive marketing advisor for the disposition of 2108 E Randol Mill Road , Arlington, TX 76011. A ±14,525 SF office building within Arlington's exquisite Entertainment District. Perfect investor, user, or tenant opportunity. Event Parking income.



OVERVIEW

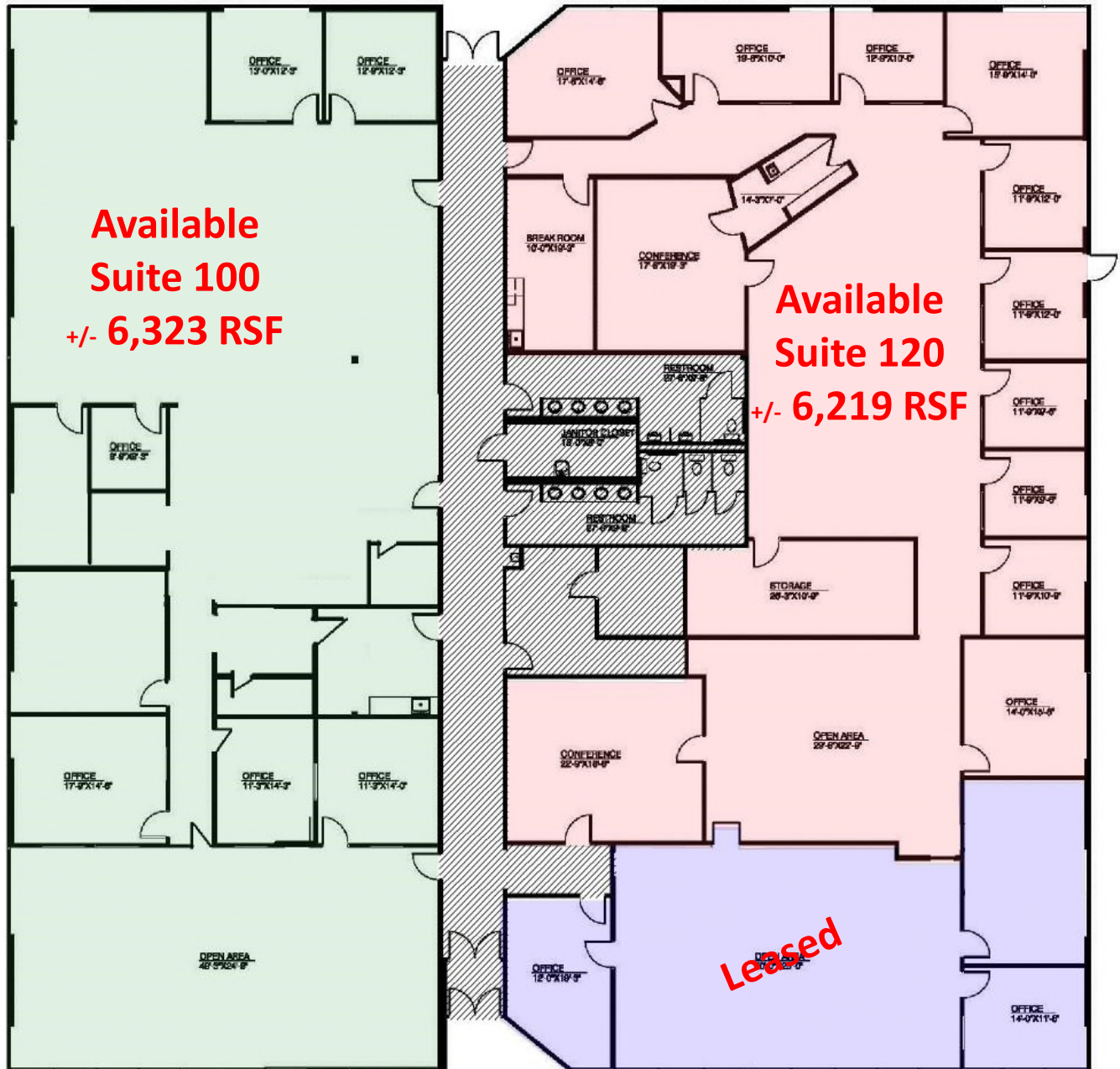
2108 E Randol Mill Road represents a unique opportunity to acquire an office building located in the heart of Arlington's Entertainment and Restaurant District. Just to the West of AT&T Stadium, Globe Life Park, and Six Flags Over Texas, the building features exceptional visibility and traffic exposure. Approximately 82 total parking spaces, event parking income, and space flexibility.

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FLOOR PLAN

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Arlington

With a population of more than 365,000 spread across 100 square miles, Arlington is the largest "mid" city in America ranked 49th overall and the 7th largest city in Texas.

Regional Access

Arlington is in the center of the action. Located precisely between Dallas and Fort Worth, Arlington businesses and residences enjoy convenient access to both cities.

Transportation

Intersected by two major interstates, Arlington is only 8 miles from DFW International Airport, providing access to non-stop flights to over 200 destinations. Arlington is also home to the Arlington Municipal Airport.

World-Class Entertainment

Home of the Dallas Cowboys, the Texas Rangers, Six Flags Over Texas, and Texas Live! Arlington is the entertainment hub of the region. Recent host to the Super Bowl, NBA Final Four, College Football National Championship, and The Country Music Awards.

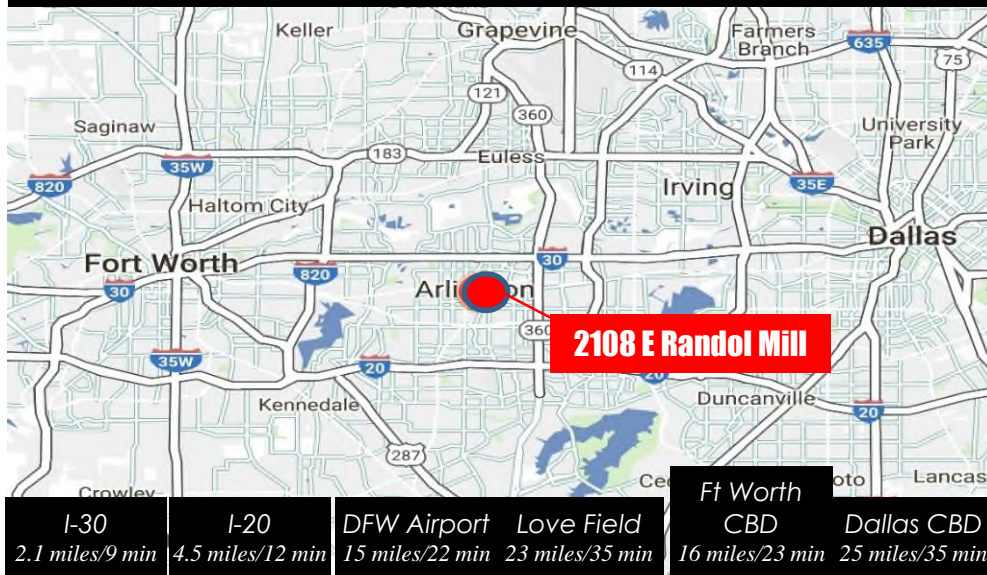
Educational Assets

The University of Texas at Arlington, with over 34,000 students, is a growing research powerhouse, conducting cutting edge research in aerospace, manufacturing, medical sciences, nursing and general engineering.

Corporate Neighbors

Arlington is home to major corporate industries including: GM Plant, Bell Helicopter, Triumph Aerospace, Summit Racing, Americredit Financial Services, DR Horton, and Texas Health Resources.

Accessibility



Corporate Neighbors



University of Texas at Arlington



The University of Texas at Arlington—approximately five miles from the 500 E. Border campus—is a growing research powerhouse with more than 51,000 students in campus-based and online degree programs represent about 100 countries and pursue more than 180 bachelor's, master's, and doctoral degrees in a broad range of disciplines. More than 60 percent of the University's 190,000 alumni live in North Texas and contribute to our annual economic impact of \$12.8 billion in the region.

- U.S. News & World Report ranks UT Arlington fifth among national universities for undergraduate diversity.
- According to Military Times, UT Arlington ranks NO. 36 on the 2015 "Best for Vets: Colleges" list.
- UT Arlington is one of the 50 most popular U.S. colleges and universities for international students based on data from the Institute of International Education's 2013 Open Doors Report.

INFORMATION ON BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagent from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and , in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly; 2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; 3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and 4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEE'S PRESENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker's records:

Date: _____
OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE