

# Property Summary

1100 Orchard Drive Ste A, Arlington, TX 76012

FOR LEASE

## PROPERTY DESCRIPTION

Presenting a second-gen medical space at 1100 Orchard Drive, Ste A, Arlington, TX, 76012, featuring 6 patient rooms. This turnkey facility is thoughtfully designed for medical practitioners, offering exam rooms, waiting areas, and administrative spaces. Located in a thriving commercial area, this space provides an excellent opportunity for medical professionals to establish or expand their practice. With existing infrastructure tailored to medical needs, this space is ready to accommodate your healthcare services with ease and efficiency. Don't miss the chance to elevate your medical practice in this prime location.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

|                |                               |
|----------------|-------------------------------|
| Lease Rate:    | \$17.00 - 19.00 SF/yr (Gross) |
| Available SF:  | 2,700 SF                      |
| Building Size: | 5,107 SF                      |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 174       | 1,618     | 4,707    |
| Total Population  | 506       | 4,580     | 12,579   |
| Average HH Income | \$50,319  | \$55,810  | \$66,263 |

Judy Ratsamy Saldana  
817.915.2825  
judy@engvest.com

Julie Du  
469.360.4474  
julie@engvest.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# Additional Photos

1100 Orchard Drive Ste A, Arlington, TX 76012

FOR LEASE



Judy Ratsamy Saldana

817.915.2825

judy@engvest.com

Julie Du

469.360.4474

julie@engvest.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# Location Map

1100 Orchard Drive Ste A, Arlington, TX 76012

FOR LEASE



Judy Ratsamy Saldana  
817.915.2825  
judy@engvest.com

Julie Du  
469.360.4474  
julie@engvest.com

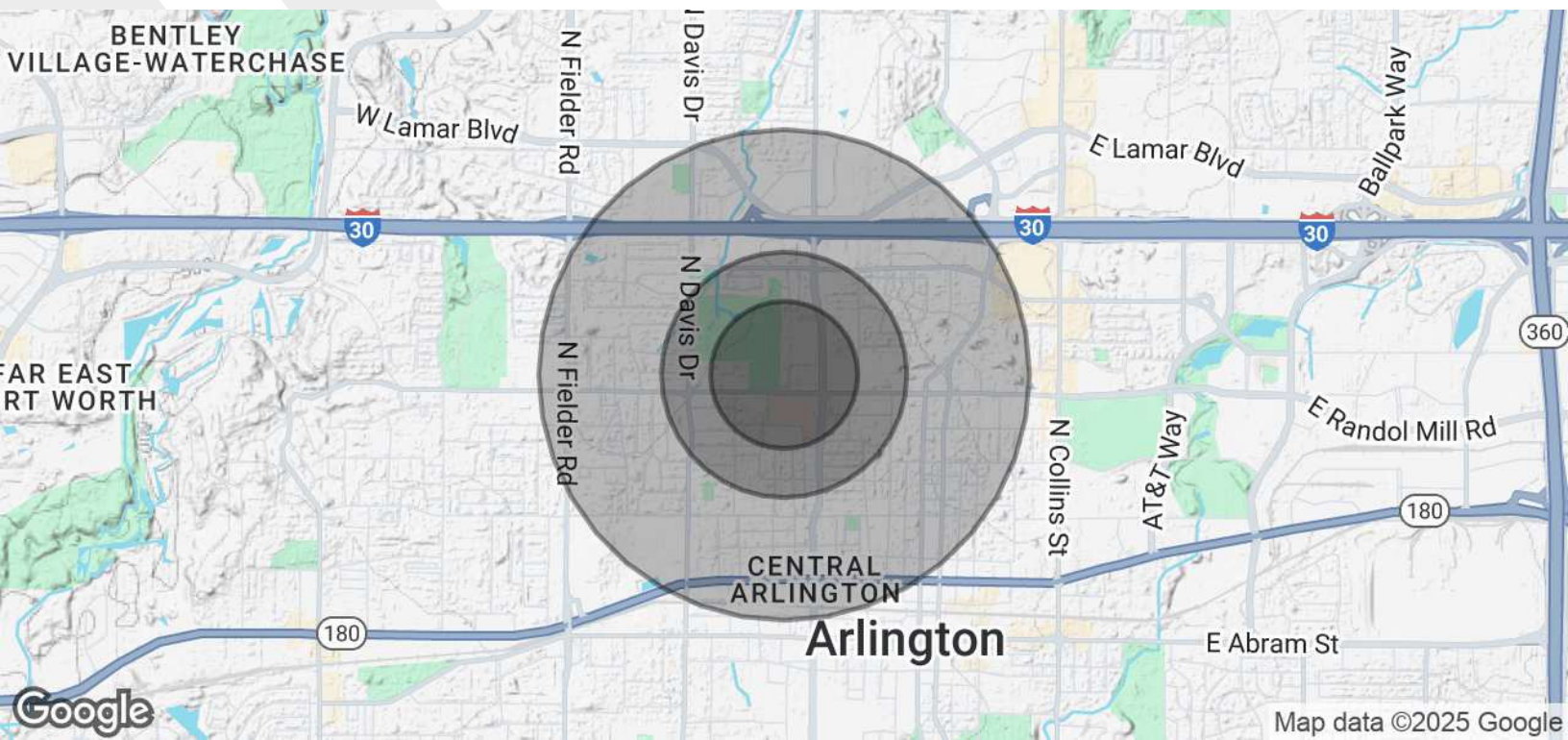


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# Demographics Map & Report

1100 Orchard Drive Ste A, Arlington, TX 76012

FOR LEASE



| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 506       | 4,580     | 12,579 |
| Average Age          | 34        | 35        | 38     |
| Average Age (Male)   | 33        | 34        | 37     |
| Average Age (Female) | 35        | 36        | 39     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 174       | 1,618     | 4,707     |
| # of Persons per HH | 2.9       | 2.8       | 2.7       |
| Average HH Income   | \$50,319  | \$55,810  | \$66,263  |
| Average House Value | \$281,384 | \$286,449 | \$281,702 |

Demographics data derived from AlphaMap

Judy Ratsamy Saldana

817.915.2825

judy@engvest.com

Julie Du

469.360.4474

julie@engvest.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



## 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.*

2-10-2025



### 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.

|                                                                    |                   |                         |                     |
|--------------------------------------------------------------------|-------------------|-------------------------|---------------------|
| <b>eXp Commercial</b>                                              | -                 | -                       | <b>855.450.0324</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.       | Email                   | Phone               |
| -                                                                  | -                 | -                       | -                   |
| Designated Broker of Firm                                          | License No.       | Email                   | Phone               |
| -                                                                  | -                 | -                       | -                   |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.       | Email                   | Phone               |
| <b>Judy Ratsamy Saldana</b>                                        | <b>TX #635411</b> | <b>judy@engvest.com</b> | <b>817.915.2825</b> |
| Sales Agent/Associate's Name                                       | License No.       | Email                   | Phone               |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date