

1008

N DAVIS DR

ARLINGTON, TX 76012

BLDG SIZE
4,511 SF

LAND SIZE
31,028 SF (0.71 AC)

JAKE NEAL
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DAVIS BRIN
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210-373-7774

FOR SALE



1008 N DAVIS DR

**1008 N
DAVIS DRIVE**
Arlington, Texas
76012

**OFFICE
BUILDING**
Multi-Tenant or
Single Tenant
Built in 1979

4,511 BUILDING SF
for 1 Story with
multiple private
offices (Suite 100,
Suite 120+)

**31,028 SF
(0.71 AC)**
Total Lot Size

**21 SURFACE
PARKING
SPACES**
Ample on-site
parking with
4.6/1000 ratio

**TARRANT
COUNTY**
Northwest Central
Arlington Submarket

**OFFICE
COMMERCIAL
ZONING (OC)**
City of Arlington,
TX Jurisdiction

**ARLINGTON
ISD SCHOOL
DISTRICT**
Neighboring Uses:
Professional Office,
Institutional, Retail

**N DAVIS DR
CORRIDOR**
9140-8 APN

THE EXISTING FLOORPLAN

MULTI-TENANT CONFIGURATION
with flexible suite options

ESTABLISHED HISTORY
of professional and medical office tenancy

SINGLE-STORY LAYOUT
well suited for medical, legal or professional services users

VALUE-ADD POTENTIAL
upside through renovation, lease-up, or repositioning

OC ZONING
directly supports existing and target tenant profile

OVERSIZED 0.71 AC
lot with ample on-site surface parking



LOCAL AMENITIES



W RANDOL MILL RD

N DAVIS DR



N FIELDER RD

1008
N DAVIS DR



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THE LOCATION

DFW AIRPORT

183

1.6 MILES*
from I-30/ Davis
Drive Exchange

1.4 MILES*
from UT Arlington

DALLAS

1.8 MILES*
from the AT&T Stadium
(Dallas Cowboys)

2.4 MILES*
from Globe Life Field
(Texas Rangers)

FORT WORTH

I-30

SIX FLAGS

AT&T STADIUM

ARLINGTON

GLOBE LIFE
FIELD

UT ARLINGTON

I-20

3.0 MILES*
from Six Flags
Over Texas

11.1 MILES*
from DFW
International
Airport

TYPICAL PERMITTED USES

General business and administrative offices

Medical and dental offices

Legal, accounting, insurance, and financial services

Professional and consulting services

Institutional and civic uses

Limited personal services



Note: Verify exact permitted use table directly with City of Arlington Planning & Development Services (817-459-6500) prior to any leasing, purchase, or repositioning decision.

THE OPPORTUNITY



OVERVIEW

This single-story, multi-tenant office building is located in Northwest Central Arlington on a 0.71-acre site and has historically served professional and medical office users. Its flexible suite layout and established location create opportunities for both owner-users and investors seeking a well-positioned office asset.

DISTRICT PURPOSE

The property's OC (Office Commercial) zoning supports a variety of professional, medical, and institutional office uses while serving as a transition between residential areas and commercial corridors. The district encourages office-oriented development and limits more intensive retail and industrial activities.

INVESTMENT SUMMARY

The property benefits from a central Arlington location with convenient access to I-30, DFW Airport, and major employment centers. Combined with its flexible multi-tenant configuration and potential for lease-up or renovation, the asset offers attractive repositioning and value-add potential.

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