



RETAIL SPACE FOR LEASE

LANDMARK VILLAGE SHOPPING CENTER
2301 NORTH COLLINS STREET
ARLINGTON, TX 76011

PROPERTY OVERVIEW

LANDMARK VILLAGE SHOPPING CENTER
2301 NORTH COLLINS STREET
ARLINGTON, TX 76011



- » PRIME LOCATION ON N. COLLINS ST.
- » HIGH TRAFFIC AREA
- » EASY INGRESS/EGRESS

- » 1 MILE NORTH OF I-30
- » JUNIOR ANCHOR RETAIL SPACE AVAILABLE
- » SECOND FLOOR SPACE AVAILABLE

± 5.9 AC

LAND SIZE

± 71,915 SF

BUILDING SF

±526-±4,885 SF

AVAILABLE SPACE

1985

YEAR BUILT

SITE PLAN

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SUITE	TENANT	SQUARE FEET
100-102	Collins Wash and Dry	2,200
104	Vape Shop	1,700
106	Hair Brading	1,800
108	Sunshine Clothing	1,300
110	Silk touch Spa	1,205
112	Urban Tattoo	3,300
114	Navy	980
116	Jewelry Store	1,278
118	Medical	1,650
120-122	Available	2,988
124-126	Available	4,885
128	H & R Block	1,976
150-160	Fitness Nation	25,108
170	Chiggin' Munk	4,062
190	Starfield Wine and Beer	2,500

SUITE	TENANT	SQUARE FEET
210	Hair 2 U	2,958
220	Available	1,626
230	Sunshine Clothing	3,130
236	Available	865
238	AA Meeting Room	1,128
240	Available	526
250-260	Hair Salon	910
270	Available	1,737



AREA DEMOGRAPHICS

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2026 Population

1 MILES	20,906
3 MILES	87,739
5 MILES	281,251



2026 Households

1 MILES	11,087
3 MILES	40,124
5 MILES	113,398



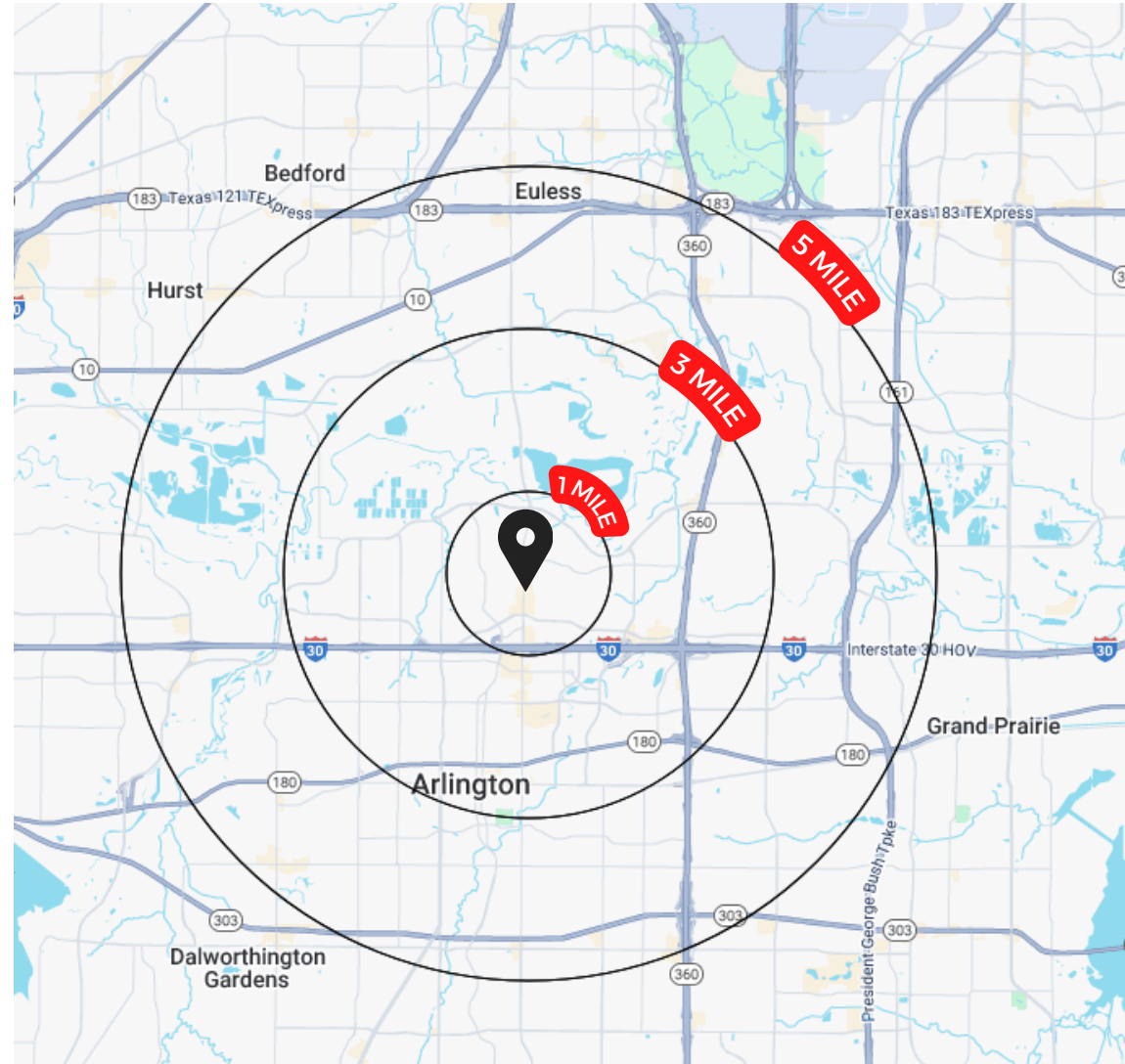
2026 Avg HH Income

1 MILES	\$95,195
3 MILES	\$107,741
5 MILES	\$96,954



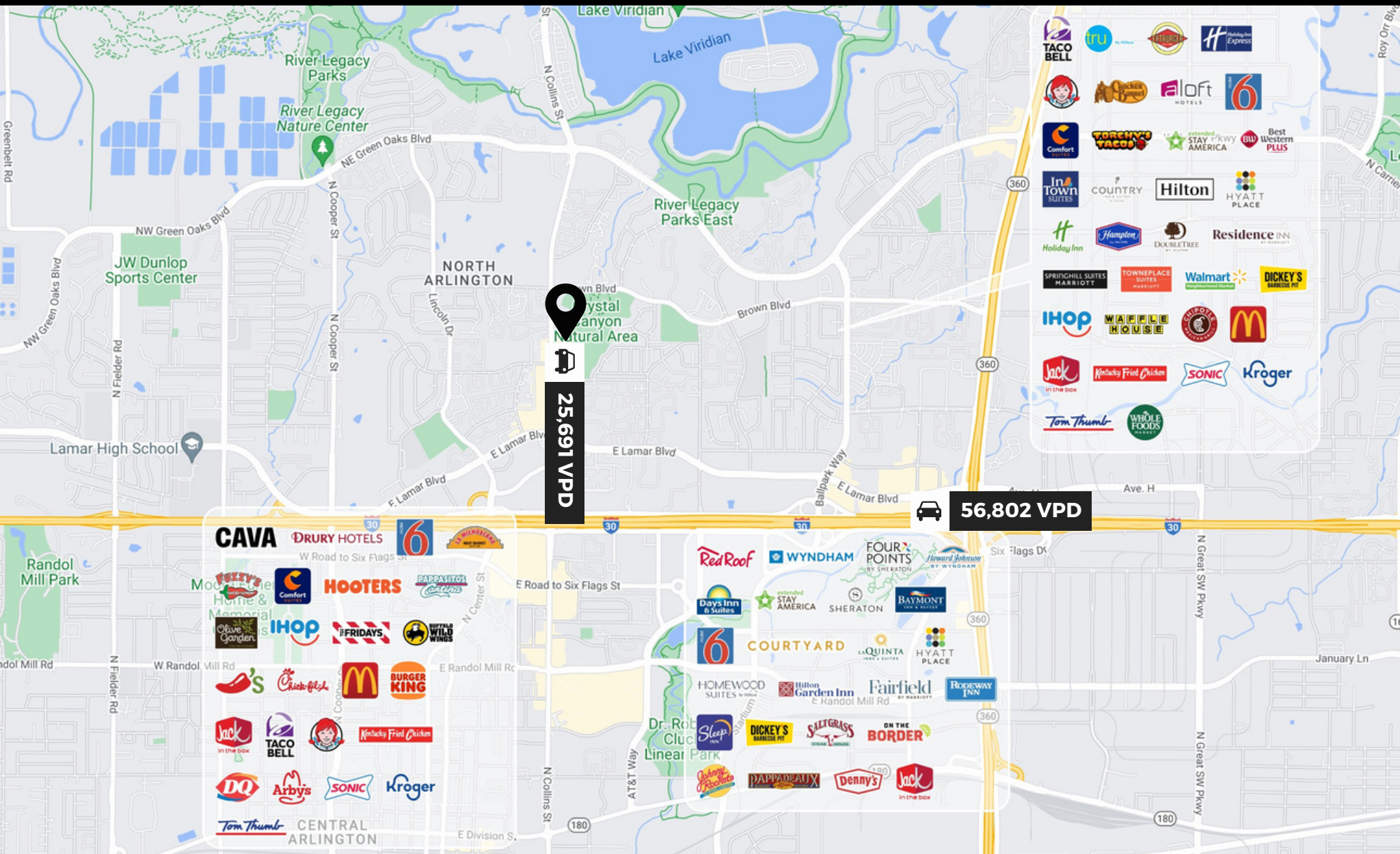
2026 Daytime Employees

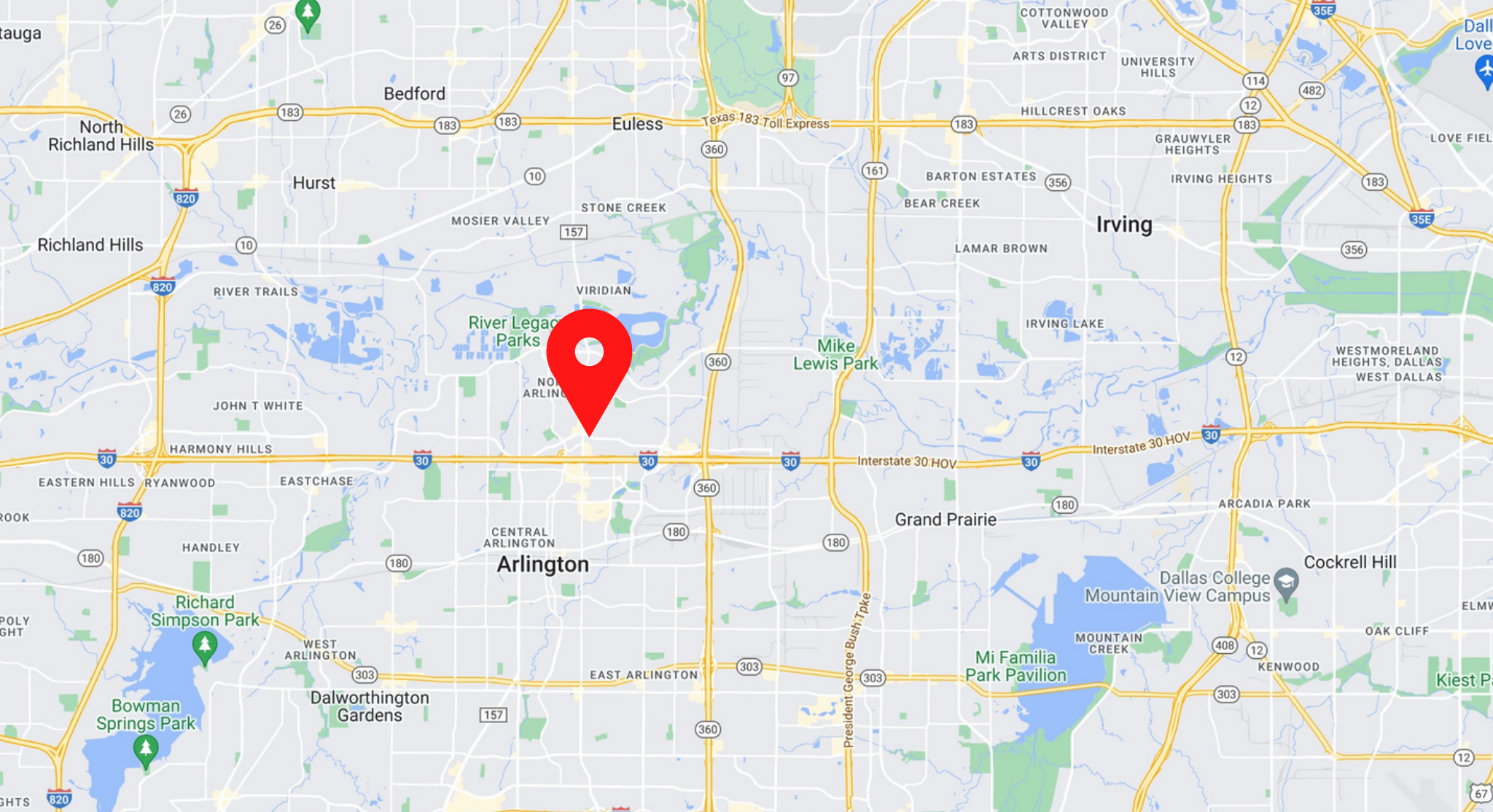
1 MILES	10,188
3 MILES	68,154
5 MILES	146,122



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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