



# 3100 E Randol Mill Rd Arlington, TX 76011

INDUSTRIAL INVESTMENT SALE ★ SINGLE TENANT ★ NNN

3100 E RANDOL MILL RD ARLINGTON, TX 76011

[LanCarteCRE.com](http://LanCarteCRE.com)



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# Executive Summary

INVESTMENT SUMMARY & HIGHLIGHTS

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GROSS LEASABLE AREA **30,000 SF**

OFFERING PRICE **\$4,000,000**

PRICE/SF **\$133.33**

CAP RATE **5.03%**

NOI **\$201,000**

LOT SIZE **2.05 AC**

YEAR BUILT **1962**

RENEWAL OPTIONS **Two (2) Five (5) Year**

ZONING **IM**

## DIRECTLY NEXT TO HWY 360 I-30, AND GEORGE BUSH TURNPIKE

0.7 miles for State Highway 360, 1.5 miles from President George Bush Turnpike, and 2 Miles from the intersection of President George Bush Turnpike and I-30.

## QUICK ACCESS TO DFW INTERNATIONAL AIRPORT

Only 10 Miles via Hwy 360 and 8.9 Miles via Hwy 161 from Dallas Fort Worth International Airport, the third busiest airport in the world by aircraft movements. 24 Major Cargo Hubs are served from DFW International with total cargo tonnage of 774,034 US tons of cargo in 2023.

## DIRECTLY IN-BETWEEN DALLAS AND FORT WORTH

This property is conveniently located off Interstate 30, the main highway connecting Downtown Dallas and Downtown Fort Worth. It is just 17 miles from Dallas City Center and 19 miles from Fort Worth City Center.

## ACCESSIBILITY EASE FOR TENANTS

Central Location and close proximity to all ends of the DFW metroplex and skilled labor work force makes this property extremely functional for Tenant.

# Property Details

ASSET SUMMARY

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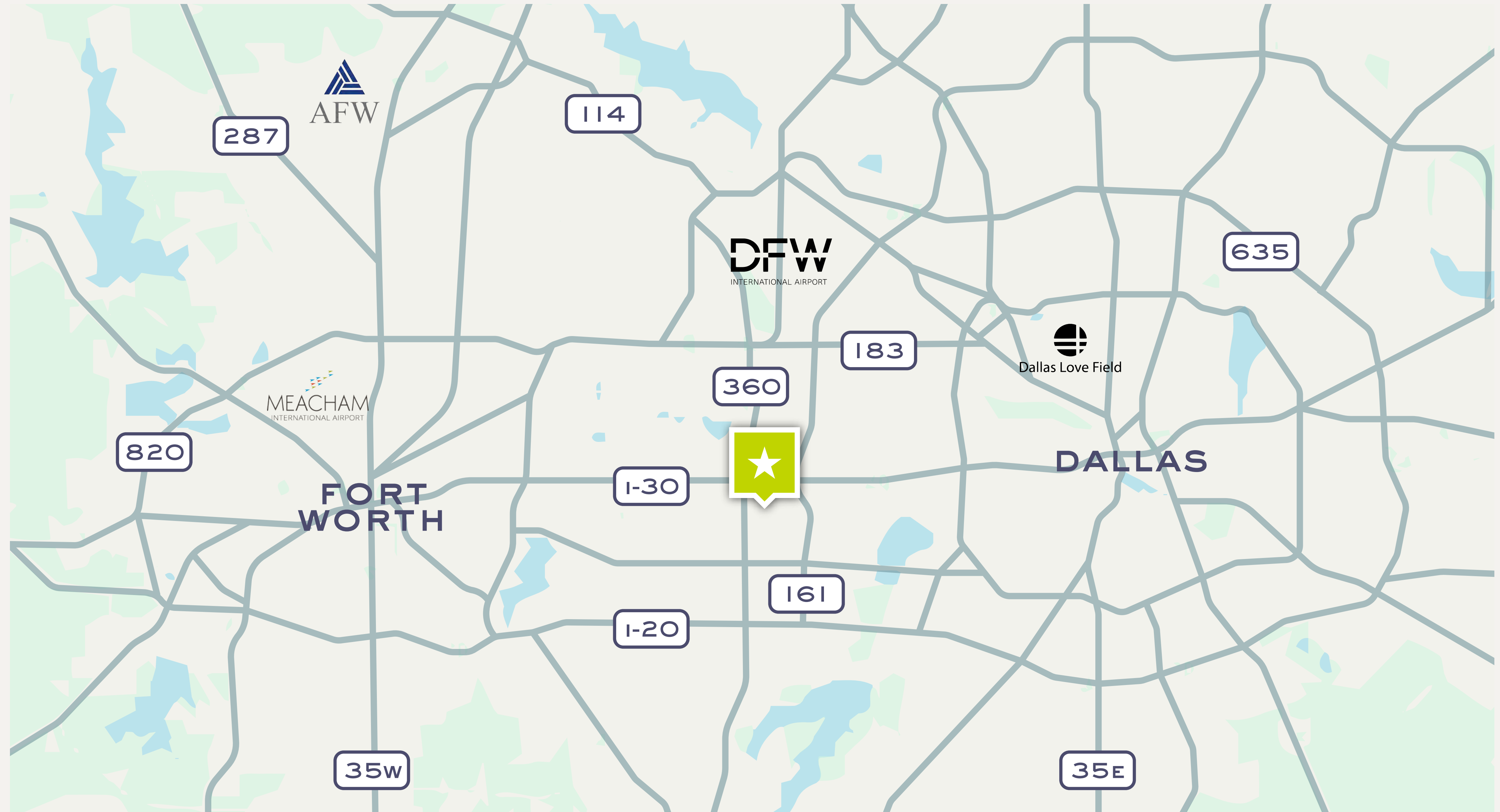


GROSS LEASEABLE AREA	30,000 SF
YEAR BUILT	1962
LOT SIZE	2.05 AC
LOADING	Five (5) DH One (1) Ramp
CONSTRUCTION	Masonry
POWER	Heavy Power
PARKING	51 spaces
HVAC	New Office HVAC
CLEAR HEIGHT	17'
OFFICE SQUARE FOOTAGE	13,250 SF

# Property Details

LOCATION MAP

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# Property Details

INTERIOR OFFICE PHOTOS

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# Property Details

EXTERIOR WAREHOUSE PHOTOS

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## Texas stands out as a magnet for both residents and businesses, fueled by its favorable economic environment.

### KEY HIGHLIGHTS INCLUDE

#### TAX ADVANTAGES

No corporate or personal income tax, coupled with low land and energy costs, translate to lower operating expenses for businesses and a more affordable living for employees.

#### BUSINESS ENVIRONMENT

Recognized as the best state for business by Chief Executive Magazine for 18 consecutive years, Texas offers an unparalleled ecosystem for business success.

#### EDUCATION EXCELLENCE

Texas boasts the highest number of Tier One Public Universities in the nation, with a significant increase in rankings over the past 13 years, reflecting a commitment to educational excellence.

#### EXPONENTIAL GROWTH

Texas leads state-to-state migration, with over 102,000 individuals relocating from California in 2022 alone, contributing to the state's lowest outmigration rate.

#### POPULATION GROWTH

U-Haul identifies Texas as the top growth state, witnessing the largest gain in one-way truck rentals for three consecutive years, indicating sustained population influx.

Texas is as a premier destination for businesses and individuals alike, offering a combination of tax advantages, economic opportunities, and educational excellence that sets it apart as the top choice for growth and prosperity.

# Market Overview

NORTH TEXAS

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**Situated centrally within a four-hour flight to either coast, the Dallas-Fort Worth region is renowned for its exceptional quality of life and economic opportunities.**

## PRIME LOCATION

Strategically located with easy access to both coasts, making it an ideal hub for business, living, and investment.

## METRO SIZE

Ranked as the fourth-largest metro area in the U.S., with a projected population expected to reach 11.2 million by 2045, indicating sustained growth and economic vibrancy.

## JOB GROWTH

The Dallas-Fort Worth region experienced robust job growth in 2023, with a net gain of 139,700 jobs, solidifying its position as a leading job market and economic powerhouse.

The Dallas-Fort Worth region offers unparalleled advantages as a thriving economic center and desirable place to live, work, and invest, making it a top choice for individuals and businesses seeking growth and opportunity.



# Tenant Overview

TENANT PROFILE

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## Weldon Contractors 30,000 SF

Weldon Services is known for providing exceptional mechanical, electrical, and plumbing (MEP) services across Dallas and Fort Worth, consisting of decades of expertise and a strong client base across DFW.

In late 2024 Upchurch Services, LLC, a portfolio company of Broadwing Capital, a private equity firm located in Dallas, Texas, acquired Weldon Services. The strategic acquisition allows Upchurch Services, LLC to enter the highly sought-after Dallas/Fort Worth Metropolitan Statistical Area (MSA), expanding their market presence and service capabilities. This acquisition provides Upchurch with an important foothold in the Dallas/Fort Worth MSA, one of the fastest-growing metropolitan areas in the country. The region offers significant opportunities for expansion in commercial and residential markets, and the addition of Weldon Services' capabilities further strengthens Upchurch's service offerings in mechanical and electrical contracting.

[weldon-contractors.com](http://weldon-contractors.com)

# Disclaimer

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The Property is being offered for sale in an “as-is, where-is” condition and the Seller or the Representative make no representations or warranties as the accuracy of the information contained in this Investment Offering. The enclosed materials included highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither of enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with LanCarte Commercial as a “Registered Potential Investor” or as “Buyer’s Representative” for an identified “Registered Potential Investor”. The use of this Investment Offering and the information proved herein is subject to terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this Investment Offering.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. They contain selected information regarding the Property and do not purport to be all inclusive or to contain all of the information which a prospective investor may need to conduct its due diligence. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty,

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The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property

has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Representative or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Representative; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Representative or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to LanCarte Commercial.

The Seller will be responsible for any commission due to the Representative in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Representative must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.



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*Relentlessly Pursuing What Matters*

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