Matlock Park Place

4515 & 4519 Matlock Rd · Arlington, TX 76018 · I-20 & Matlock Rd (Exit 450)

FOR LEASE



Move-in incentives negotiable on qualifying leases

Incentives depend on the suite, the use and the lease term. Ask leasing what is available. **Full co-op commission paid to procuring brokers.**

Suite	Size	Space	Asking rate	Incentives
Suite 101	1,313 SF	2nd gen barber Occupied month-to-month; available with notice	$1.50/SF/mo + NNN ($18.00/yr)	Negotiable
Suite 125	1,102 SF	Matlock frontage	$2.10/SF/mo + NNN ($25.20/yr)	Negotiable
Suite 133	1,014 SF	Matlock frontage	$2.10/SF/mo + NNN ($25.20/yr)	Negotiable
Suite 139	1,109 SF	2nd gen	$1.50/SF/mo + NNN ($18.00/yr)	Negotiable
Suite 141	1,202 SF	2nd gen	$1.50/SF/mo + NNN ($18.00/yr)	Negotiable
Suite 143	1,189 SF	1st gen	$1.50/SF/mo + NNN ($18.00/yr)	Negotiable

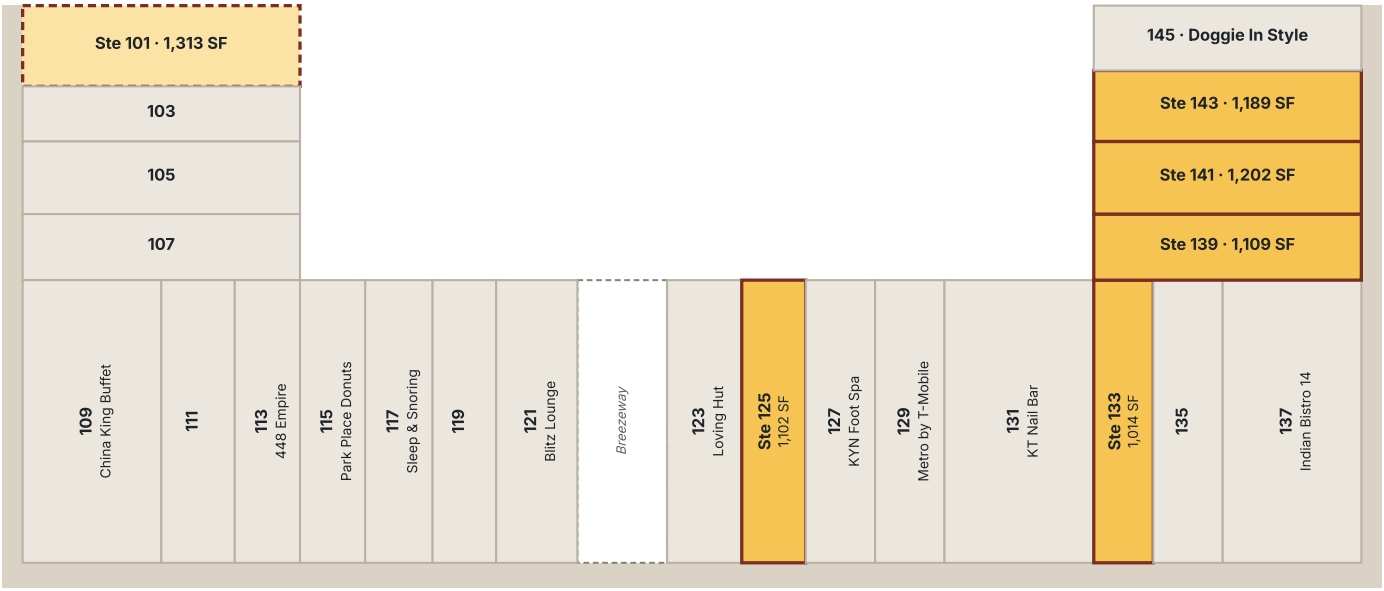
Suites 133, 139, 141 and 143 adjoin and can be combined for up to 4,514 SF. NNN est. $10.50/SF/yr (2025 figure, confirm with leasing).

- Storefronts face Matlock Road, a major north–south route connecting to I-20 (Exit 450)
- 177 parking spaces on site
- Pylon sign on Matlock Road plus building signage
- **44,642** vehicles/day on Matlock Rd at I-20 (TxDOT AADT, 2025)
- **193,320** vehicles/day on I-20 east of Matlock Rd (TxDOT AADT, 2025)
- Join 12 established tenants including restaurants, wellness and services

Call today to tour

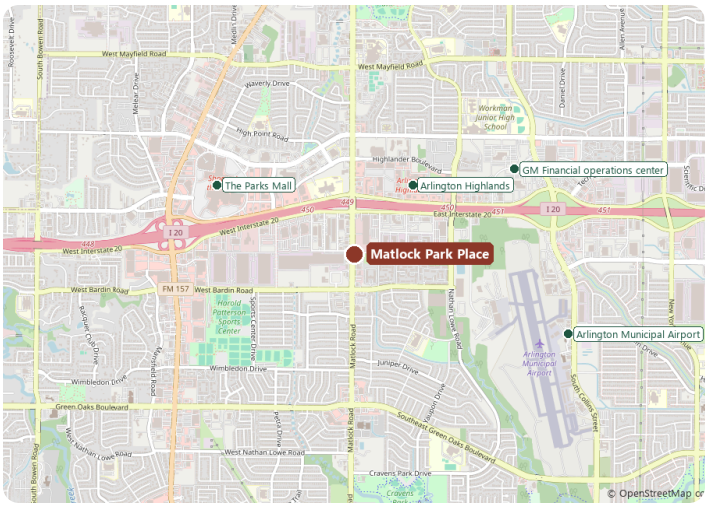
Jordan Foster, CCIM, MBA
Leasing & Property Management · Peyco Southwest Realty, Inc.
(817) 467-6803
jfoster@peycosouthwest.com

Site plan



Available · Leased · Suite 101 available with notice · Not to scale

Location



The area

ESTIMATED	1 mile	3 miles	5 miles
Population	10,614	131,455	366,948
Households	3,721	45,017	125,629
Median HH income	$66,450	$74,187	$75,823

Source: CoStar estimates published on LoopNet for 4404 Matlock Rd (about 0.3 mi north), 2025.

- **Arlington Highlands** ≈ 0.9 mi
- **The Parks Mall** ≈ 2.1 mi
- **GM Financial operations center** ≈ 2.2 mi
- **Arlington Municipal Airport** ≈ 2.3 mi
- **UT Arlington** ≈ 4.1 mi
- **AT&T Stadium** ≈ 6.0 mi

Join our tenant mix

China King Super Buffet · Indian Bistro 14 · Blitz Lounge Restaurant & Bar · Loving Hut · Park Place Donuts · KT Nail Bar · KYN Foot Spa & Massage · The Locker Room Barbershop · Metro by T-Mobile · Sleep & Snoring Solutions · Doggie In Style · 448 Empire CBD & Vapes

Leasing: Jordan Foster, CCIM **(817) 467-6803** · jfoster@peycosouthwest.com