



COOPER STREET COMMONS PAD SITE

2412 S COOPER ST, ARLINGTON, TEXAS 76015

PROPERTY HIGHLIGHTS

Arlington, a vibrant city in the state of Texas, known for its thriving economy, diverse community, and strategic location between Dallas and Fort Worth.

This land parcel in Arlington offers an exceptional opportunity for businesses and developers to capitalize on the city's booming economy and favorable business environment. With its prime location, commercial zoning, and array of amenities, it presents an ideal setting for various ventures to thrive and succeed. Don't miss out on the chance to be part of Arlington's dynamic growth story.

KEY FEATURES AND HIGHLIGHTS:

Parcel Size: 1.31 Acre pad with potential for up to 4,900 SF of restaurant/retail

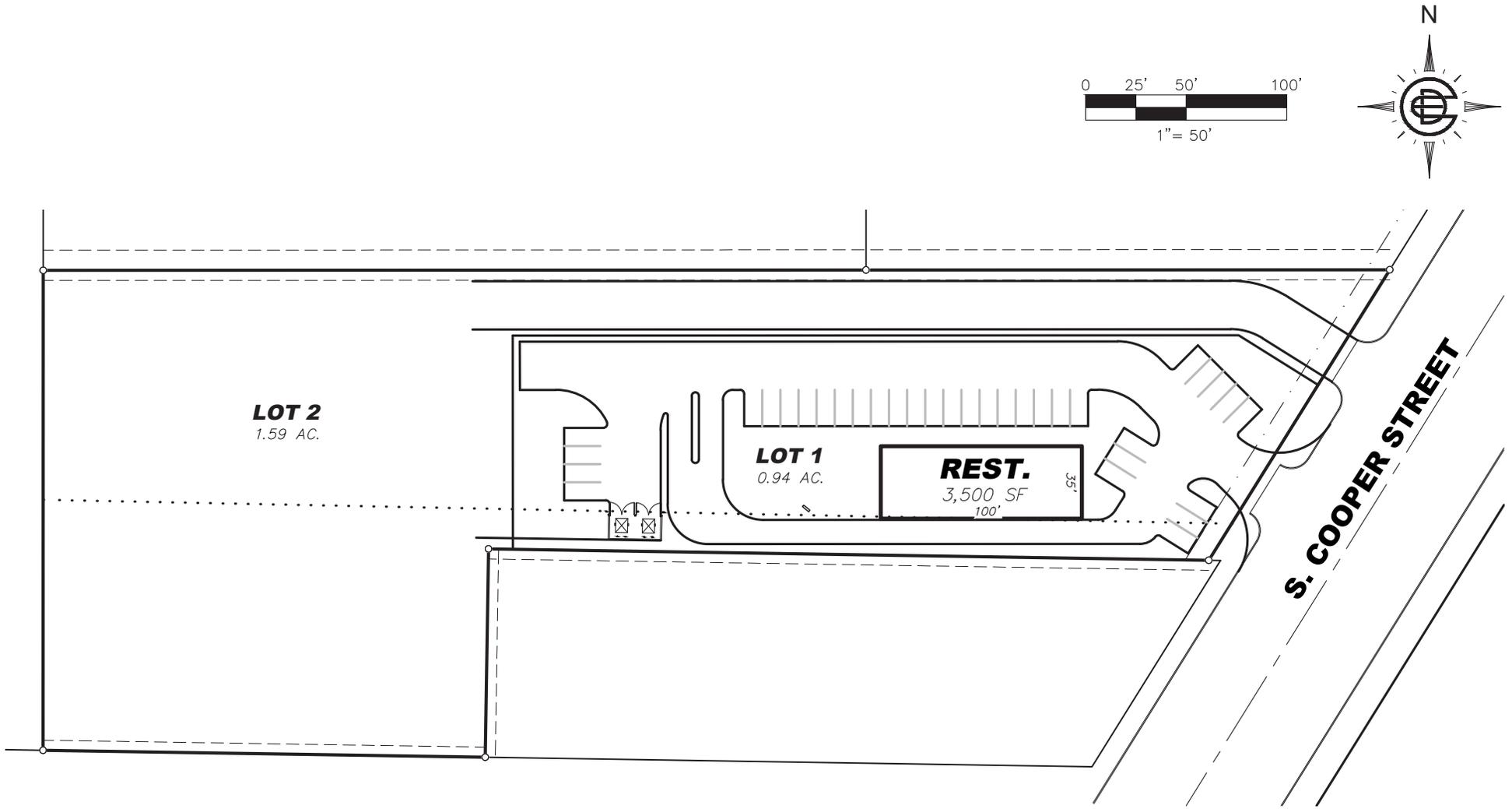
Prime Location: Situated in a highly desirable area of Arlington, offering convenient access to major transportation arteries, including highways, DFW Airport, and public transit.

High Visibility: Located in a high-traffic area with excellent visibility, ensuring maximum exposure for businesses and attracting potential customers.

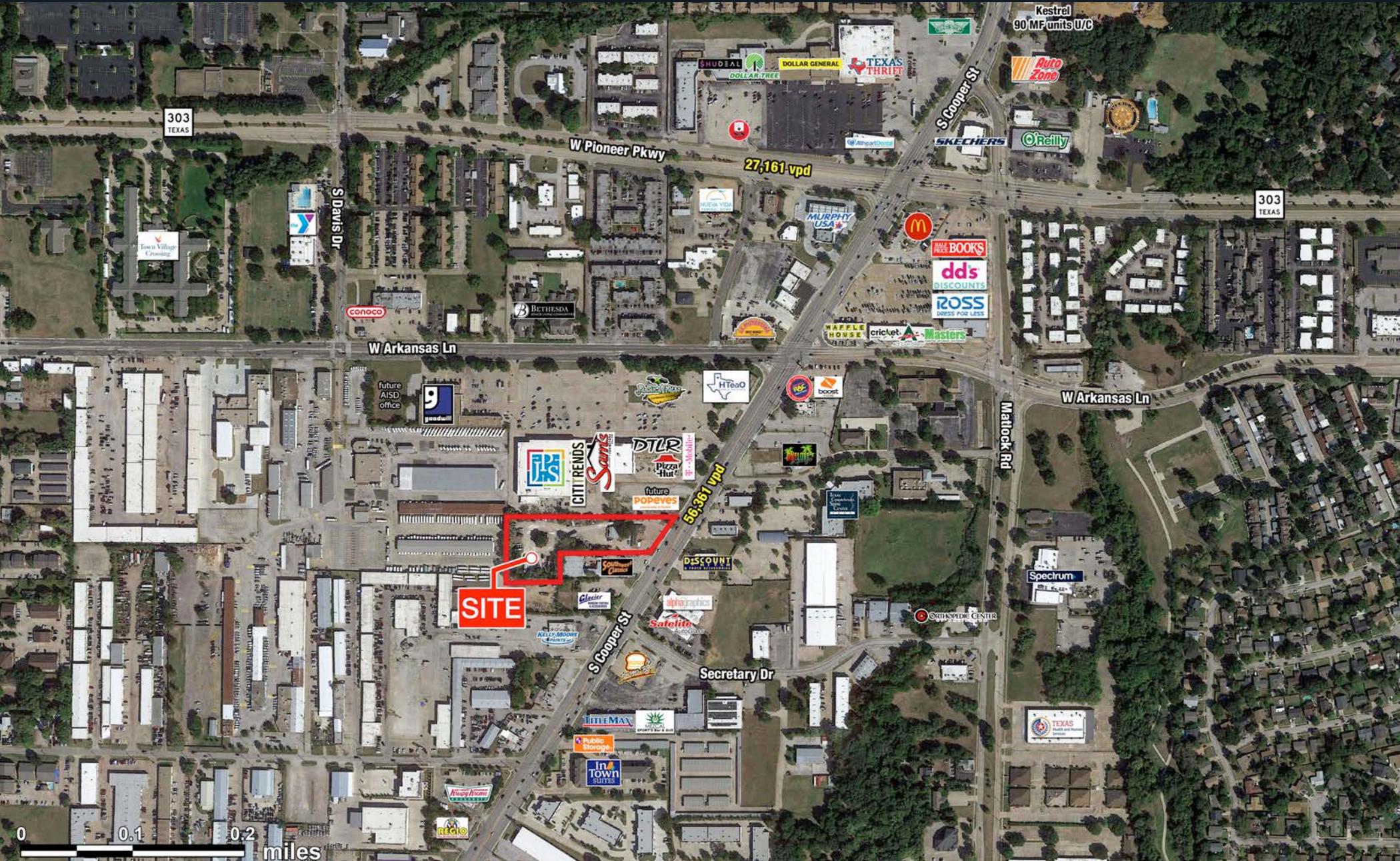
Supportive Community: Arlington is home to a supportive business community, with various resources and incentives available to assist businesses in their growth and success.



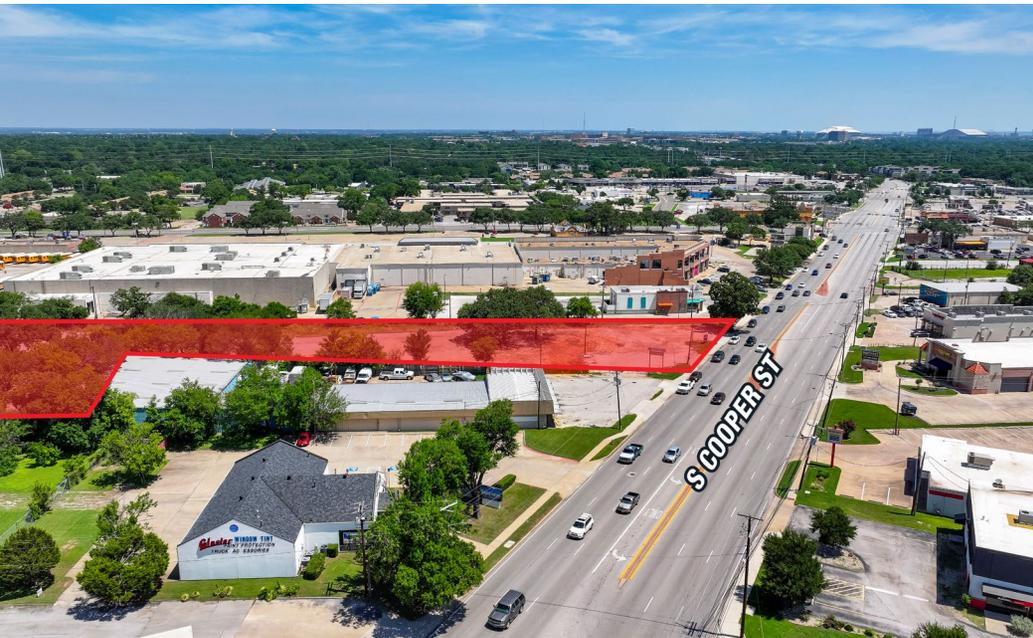
SITE PLAN



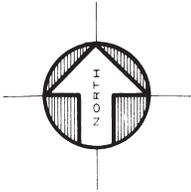
PROPERTY AERIAL



PROPERTY PHOTOS



SURVEY



A. NEWTON ADDITION LOT 50-R
VOL. 388-209, PG. 10

A. NEWTON ADDITION LOT 95-R
VOL. 388-181, PG. 63

A. NEWTON ADDITION LOT 96-R VOL. 388-181, PG. 63

10' ELECTRIC EASEMENT
VOL. 388-181, PG. 63

10' WATER LINE EASEMENT VOL. 388-181, PG. 63

20' 5" UTILITY & DRAINAGE ESMZ
VOL. 388-181, PG. 63

A. NEWTON ADDITION LOT 51
VOL. 388-127, PG. 12

N0°01'09"E - 238.23'

A. NEWTON ADDITION LOT 38-R
VOL. 388-127, PG. 12
REMAINDER
2.5391 AC.

A. NEWTON ADDITION LOT 37-R
VOL. 388-127, PG. 12
REMAINDER

A. NEWTON ADDITION LOT 36
VOL. 388-102, PG. 13

N89°06'00"W - 219.85'

THOMAS BROTHERS GRASS COMPANY
VOL. 6687, PG. 247

N89°58'25"E - 669.41'

5' UTILITY EASEMENT VOL. 388-127, PG. 12

5' UTILITY EASEMENT VOL. 388-127, PG. 12

BEGINNING POINT

S0°32'E-106'

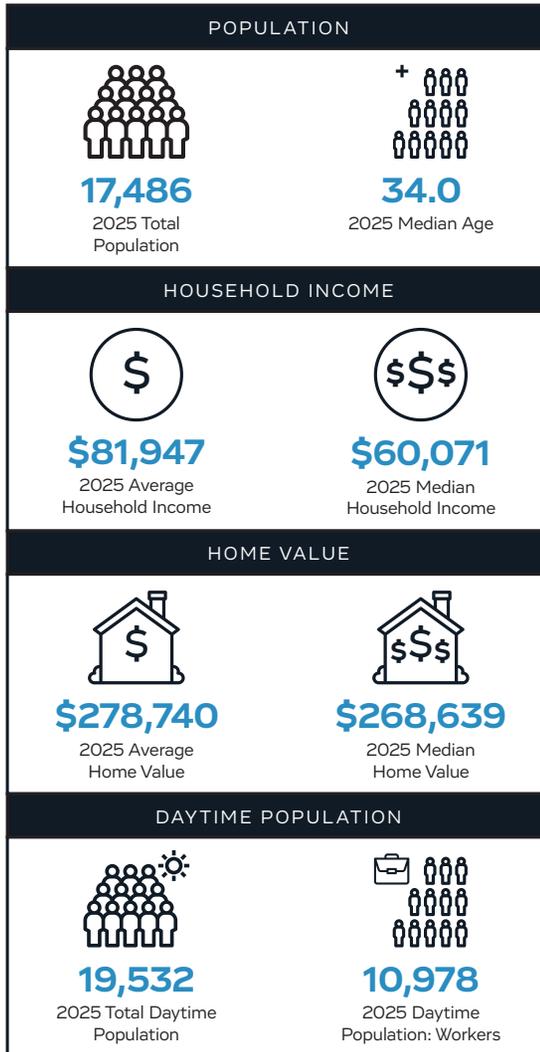
(F.M. 157)

STREET

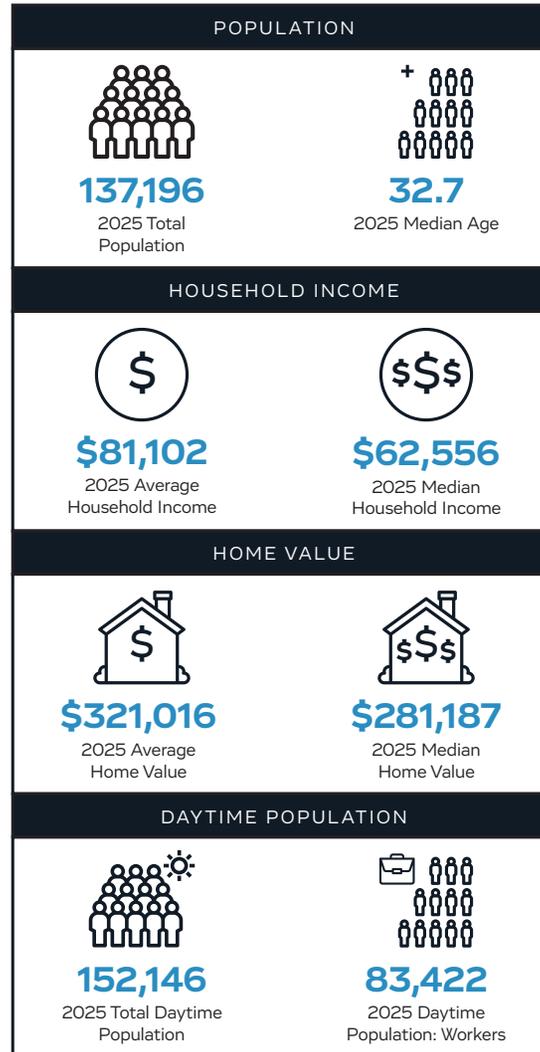
SOUTH COOPER STREET

DEMOGRAPHICS

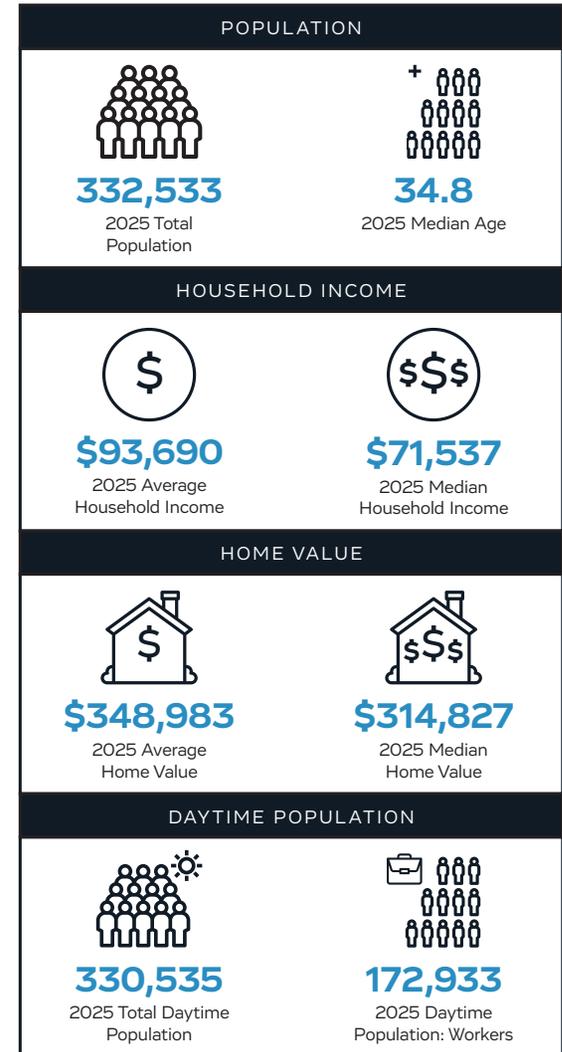
1 MILE



3 MILE



5 MILE



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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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr.

Licensed Supervisor of Sales Agent/ Associate

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Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date