

7001 S Cooper St

Arlington, TX 76001

Commercial Land For Sale

Offering Memorandum



MATTHEWS™

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Project Scope

±2.66 AC

Available

±44,000 VPD

S Cooper St

±16,000 VPD

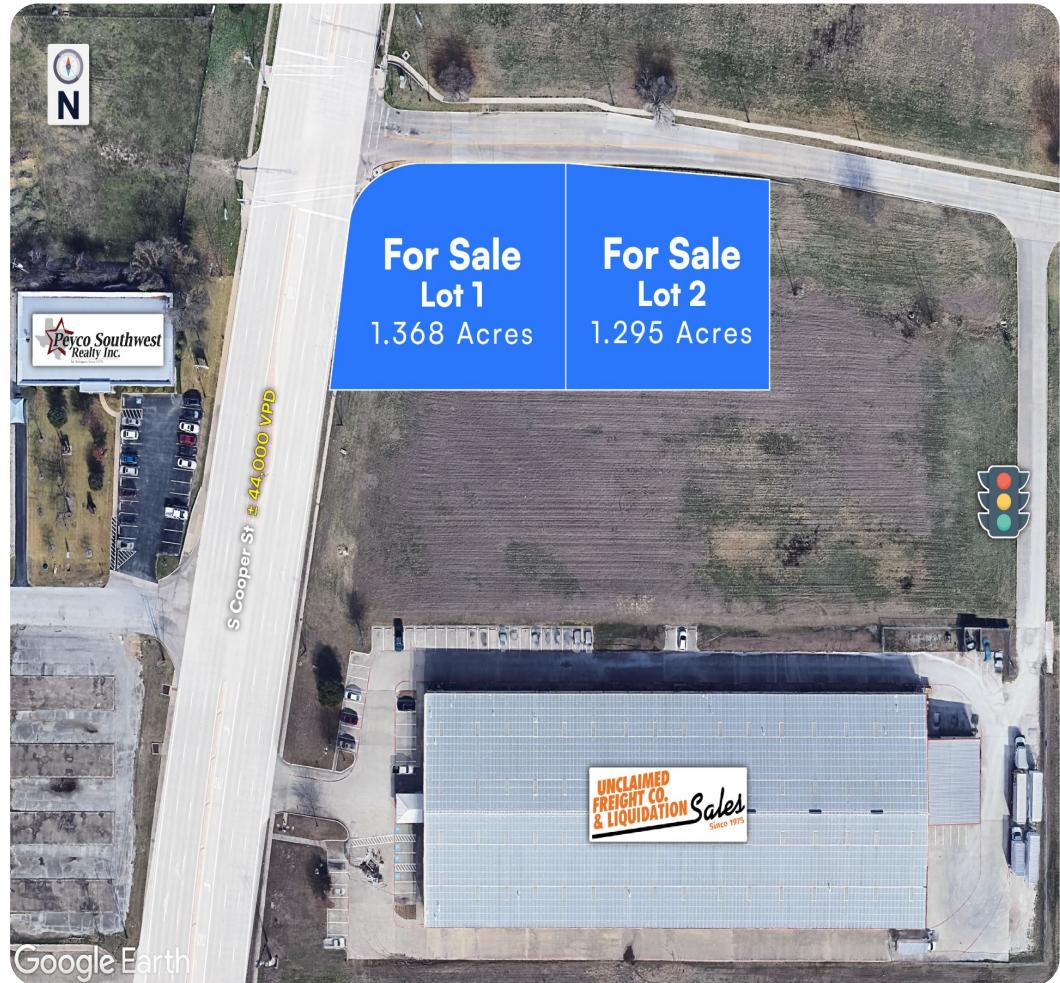
Sublett Rd

Investment Highlights

- ±2.66 AC (±115,870 SF) available for sale
- Zoned: Industrial Manufacturing (IM)
- The property has an excess of ±44,000 vehicles per day with great visibility off the hard corner of S Cooper St
- Adjacent to newly constructed Cooper Commerce Center
- Call for pricing

Demographics

| Population | 1-Mile | 3-Mile | 5-Mile |
|--------------------------|-----------|-----------|-----------|
| Current Year Estimate | 12,908 | 116,559 | 257,069 |
| Households | 1-Mile | 3-Mile | 5-Mile |
| Current Year Estimate | 4,108 | 38,529 | 88,565 |
| Income | 1-Mile | 3-Mile | 5-Mile |
| Average Household Income | \$132,443 | \$135,070 | \$132,150 |



±2.66 AC Hard Corner for Sale

MATTHEWS™

7001 S Cooper St

Arlington, TX 76001



Green Oaks Blvd ± 14,000 VPD

Kroger

KOHL'S McDonald's



Smile Doctors
EXPECARE FAMILY CARE
URGENT CARE OF TEXAS



ATP AutoNation
Collision Center
PEACE HEATING AND AIR
DEXTER AXLE

TEXAS TRUCKS
DIRECT

STEGMEIER
LLC
United
Rentals
TW
METALS
cei
CROSS
POWER
METHOD

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± 44,000 VPD
S Cooper St

Public
Storage



Walgreens

Walmart
Neighborhood Market

Sublett Rd ± 16,000 VPD



CALIBER GreatHearts
COLLISION Arlington

PUMPitUP

UNCLAIMED
FREIGHT CO.
& LIQUIDATION
Sales
Since 1976

SiteOne
LANDSCAPE SUPPLY
Stronger Together

Matlock Rd ± 41,000 VPD

Seguin High
± 1,600 Students



± 76,000 VPD

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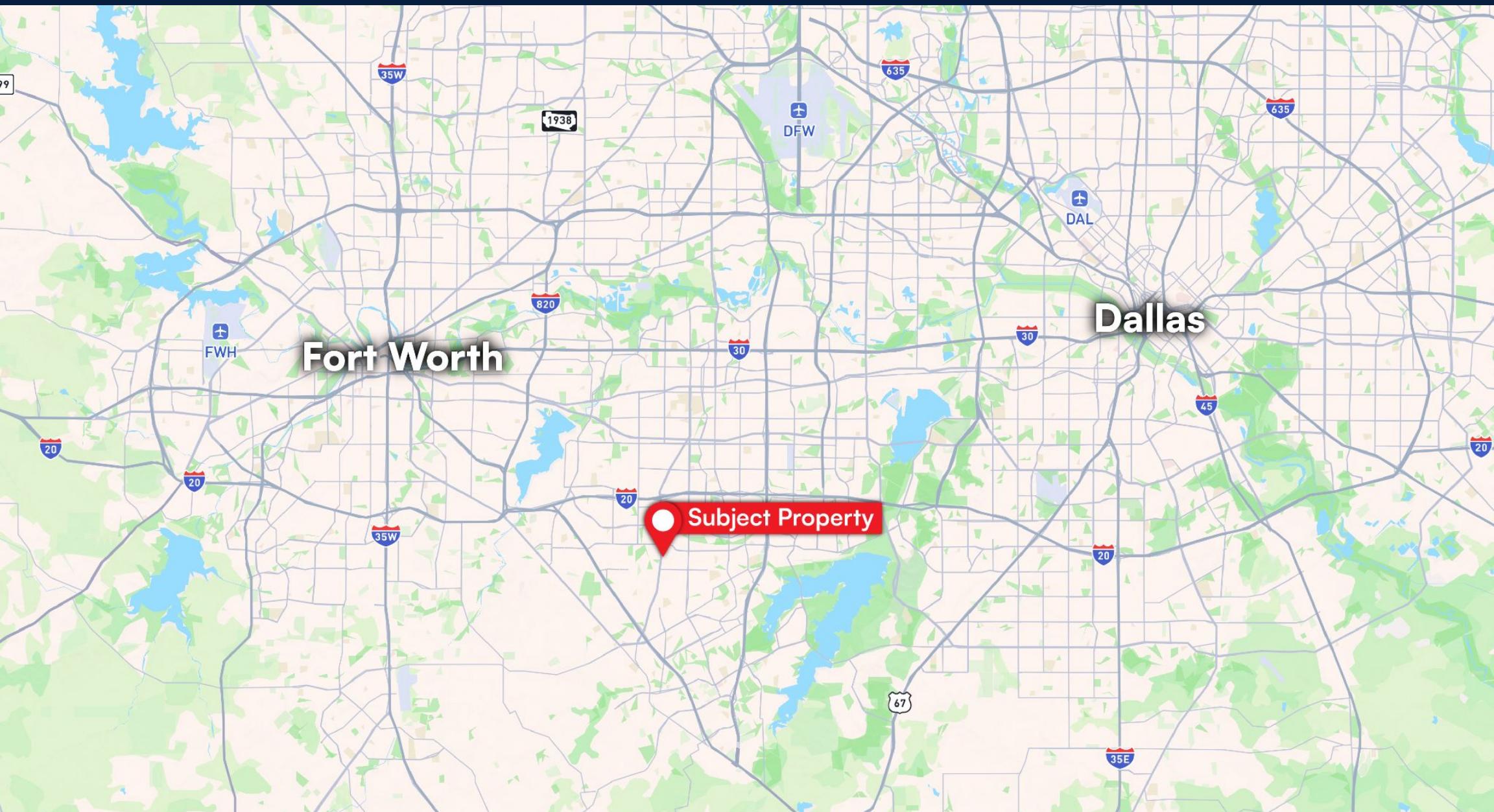
Arlington
Municipal
Airport

±2.66 AC Hard Corner for Sale

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Arlington, TX

Market Demographics



395,000
Total Population

\$73,519
Median HH Income

150,945
of Households

54.8%
Homeownership Rate

203,268
Employed Population

32.9%
% Bachelor's Degree

33.6
Median Age

\$276,400
Median Property Value

Local Market Overview

Arlington, TX, located between Dallas and Fort Worth in the DFW metroplex, has a population of about 395,000 and a median household income of roughly \$73,500. The city is home to around 151,000 households with a homeownership rate near 55%, a median age of 33.6, and a median property value of about \$276,400. Major employers include Arlington ISD, General Motors, UT Arlington, and Texas Health Resources, alongside attractions like AT&T Stadium, Globe Life Field, and Six Flags. The housing market shows signs of moderation, with median home values around \$313,000–\$328,000, homes averaging over 40 days on the market, and a near-100% sale-to-list ratio. Inventory has risen, giving buyers more options, while rental demand remains strong due to affordability pressures and higher interest rates. Overall, Arlington's central location, economic diversity, and entertainment amenities support steady demand, though affordability, interest rates, and broader DFW economic shifts will shape the market's balance through 2025–2026.

Economy

Arlington's economy is closely tied to the strength of the Dallas–Fort Worth metroplex, with a mix of education, healthcare, manufacturing, retail, and entertainment driving activity. Major employers such as General Motors, Texas Health Resources, the University of Texas at Arlington, and Arlington ISD anchor the employment base, while the Great Southwest Industrial District supports thousands of jobs in logistics and manufacturing. Tourism and events also play a major role, with AT&T Stadium, Globe Life Field, and Six Flags attracting millions of visitors each year and generating significant local revenue. Median household income is about \$73,500, and the city's workforce participation is supported by more than 200,000 employed residents. Arlington's location between Dallas and Fort Worth makes it a strategic hub for commuters and businesses alike, though its outlook is influenced by regional economic trends, shifts in consumer spending, and the broader real estate market.

Confidentiality & Disclaimer Statement

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7001 S Cooper St Arlington, TX 76001** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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Broker of Record

Patrick Graham

License No. 9005919 (TX)



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.



11-2-2015

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.

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.

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.

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.

| | | | |
|--|-------------|---------------------------|--------------|
| Matthews Real Estate Investment Services, Inc. | 9005919 | transactions@matthews.com | 866-889-0050 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Patrick Graham | 528005 | licensing@matthews.com | 866-889-0050 |
| Designated Broker of Firm | License No. | Email | Phone |
| Patrick Graham | 528005 | licensing@matthews.com | 866-889-0050 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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