



5201 S COOPER ST, ARLINGTON, TX 76017 | CONTACT BROKER

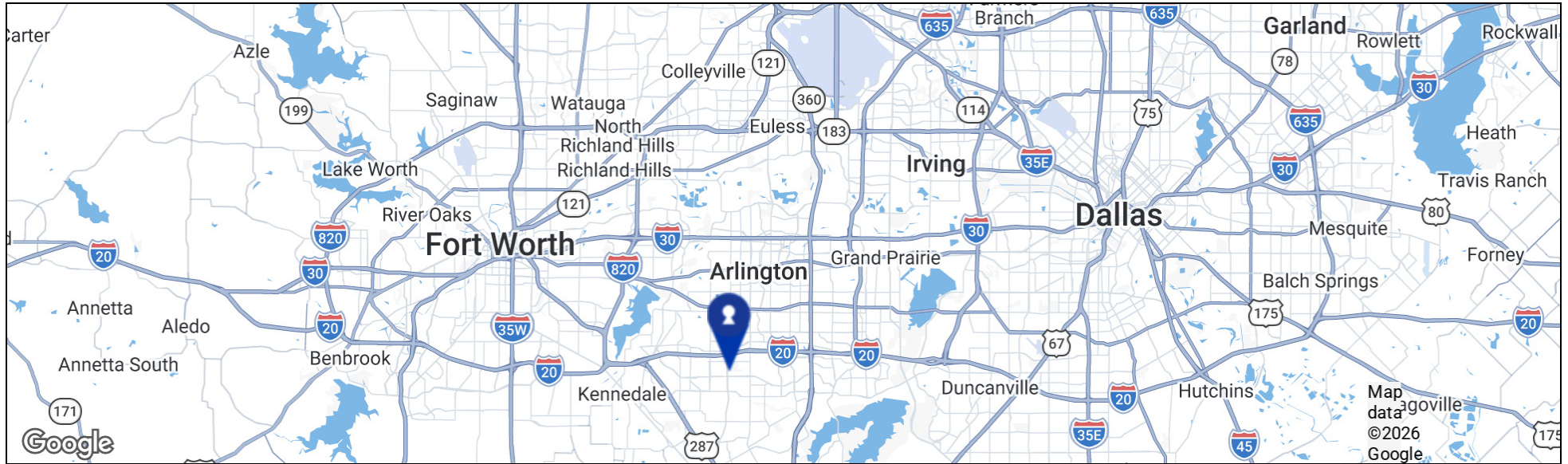
**Zach Boatwright**

Managing Director - Arlington Office

**Sean Kim**

Associate

# For Lease – 5201 S Cooper St, Arlington, TX 76017



## PROPERTY DESCRIPTION

Experience the perfect blend of prime location and modern convenience at 5201 S Cooper St, Arlington, TX, 76017. This outstanding property offers spacious, well-designed retail or street retail spaces. With ample parking, high visibility, and excellent signage opportunities, it's an ideal setting for businesses seeking to capture the attention of passing traffic. The property's flexible floor plan allows for versatile layouts, and the surrounding well-maintained grounds create an inviting atmosphere for customers. Equipped with top-notch amenities and located in a high-traffic area with easy access to major roadways, this property presents an exceptional opportunity for retail success.

## PROPERTY HIGHLIGHTS

- The 2,520 SF suite includes a second-generation dental build-out - move-in ready for medical, dental, or wellness users.
- Lighted corner intersection at Cooper & Wimbledon Drive - controlled access and maximum brand visibility
- Over 320,000 residents within 5 miles and a daytime population of 275,000 - built-in lunch, errand, and after-work traffic
- Steps from Harold Patterson Sports Complex, Juan Seguin High School, and The Parks Mall at Arlington - consistent foot traffic from students, families, and shoppers
- Necessity-based tenant mix already drawing repeat customers to the center

## OFFERING SUMMARY

Lease Rate:	Contact Broker
Number of Units:	2
Available SF:	1,035 - 2,520 SF
Lot Size:	39,945 SF
Building Size:	11,920 SF

SPACES	LEASE RATE	SPACE SIZE
5201 S Cooper St #105	Contact Broker	1,035 SF
5201 S Cooper St #123	Contact Broker	2,520 SF

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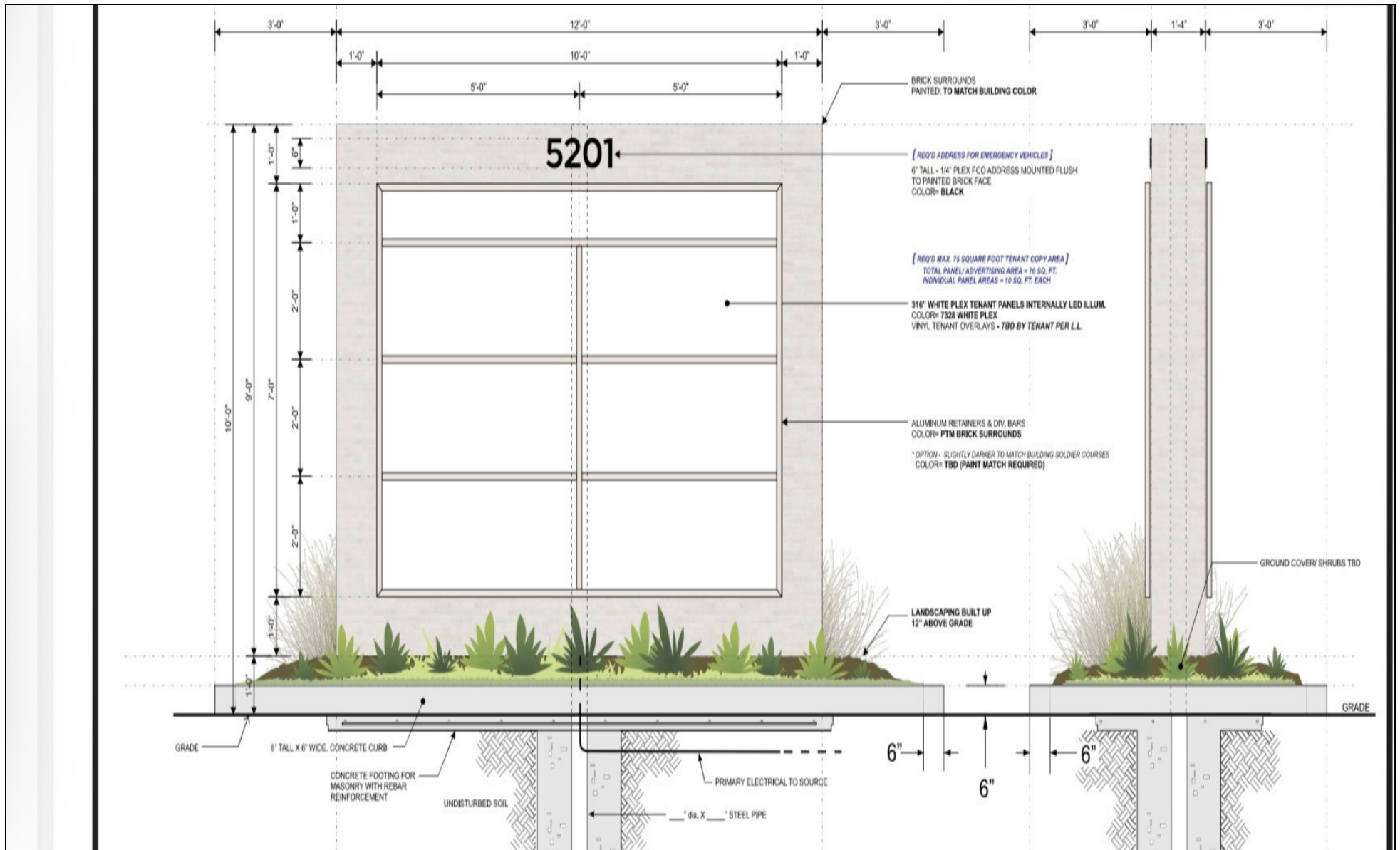
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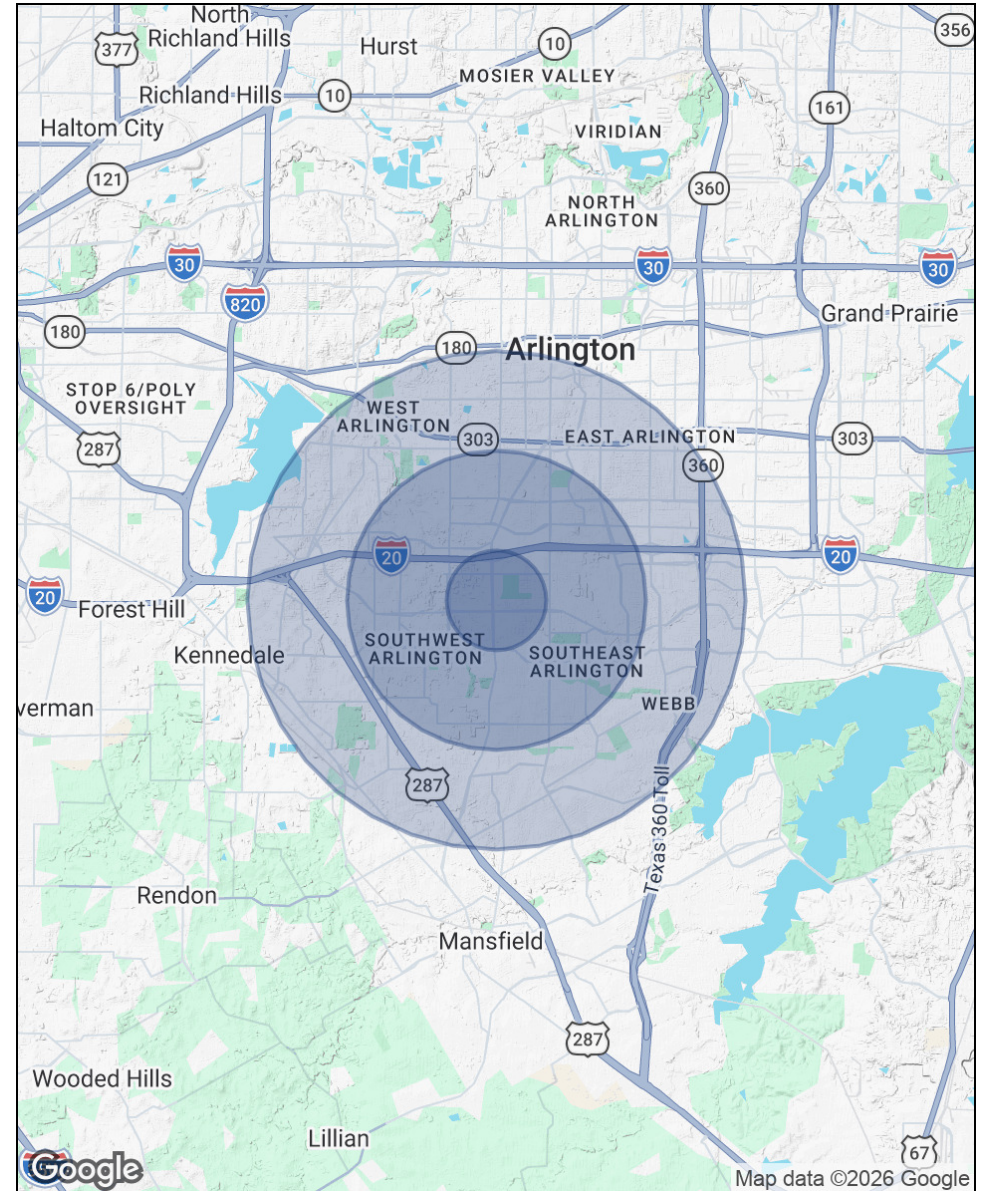
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,157	117,300	325,055
Average Age	38.0	36.0	35.5
Average Age (Male)	35.8	34.2	33.9
Average Age (Female)	40.4	37.5	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,363	38,246	108,768
# of Persons per HH	3.0	3.1	3.0
Average HH Income	\$104,531	\$107,685	\$104,148
Average House Value	\$313,559	\$290,876	\$303,910

2023 American Community Survey (ACS)

## VEHICLES PER DAY (VPD)

45,349 VPD at S Cooper St & FM 157



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# Information About Brokerage Services

11-03-2025



*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 dues 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:
  - 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.

## 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.

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