



MOONCAST

— COMMERCIAL —

FOR SALE



7108 S COOPER ST. ARLINGTON, TX 76001 | ACRE - 0.78 | PRICE - \$249,000



MOONCAST

— COMMERCIAL —

HIGHLIGHTS

- Prime S Cooper St exposure with high traffic visibility
- 0.78 AC commercial lot zoned PD – Community Commercial
- 150 FT of S Cooper frontage
- Quick access to Hwy 287 for seamless connectivity
- Minutes from major retailers: Sam's Club, Target, Cinemark & more
- Strong trade area with dense retail + residential growth
- Development-ready site for commercial, retail or office projects

7108 S COOPER ST. ARLINGTON, TX 76001



MOONCAST

— COMMERCIAL —

FACTS



PRICE
\$249,000



ACRE
0.78



ZONED
CC



S COOPER ST
FRONTAGE



HIGH TRAFFIC
VISIBILITY



EASY ACCESS
TO HWY 287

7108 S COOPER ST. ARLINGTON, TX 76001



MOONCAST

— COMMERCIAL —

SURVEY

NO. D321128803

ACT 2

T.O. HARRIS ADDITION

VOLUME 388-148, PAGE 13

PORTION OF
LOT 1

VARIABLE WIDTH
DRAINAGE EASEMENT
PER VOL. 388-148, P. 13

N 89°54'21" E

227.45'

150.27'

N 00°15'47" W

T.O. HARRIS ADDITION

VOLUME 388-148, PAGE 13

ZONE X

PORTION OF
LOT 1

APPROX. LOCATION OF 100-YEAR FLOODPLAIN

ZONE A

CLASH

APPROX. LOCATION OF 100-YEAR FLOODPLAIN

ZONE X

N 89°10'19" W

232.87'

SET 1/2" ROD
POINT OF
BEGINNING

REMAINDER OF
25' BUILDING LINE

PER 1/2" ROD
CONTROL LINE
MONUMENT

130.02'

S 16°15'24" E
24.98'

HATCHED AREA DENOTES SAME & EXCEPT
TRACT TO THE STATE OF TEXAS
PER VOLUME 9545, PAGE 2117

10' STRIP DEDICATED FOR
RIGHT-OF-WAY PER
VOL. 388-148, P. 13

(VARIABLE WIDTH RIGHT-OF-WAY)

SOUTH COOPER
F M 1 5 7

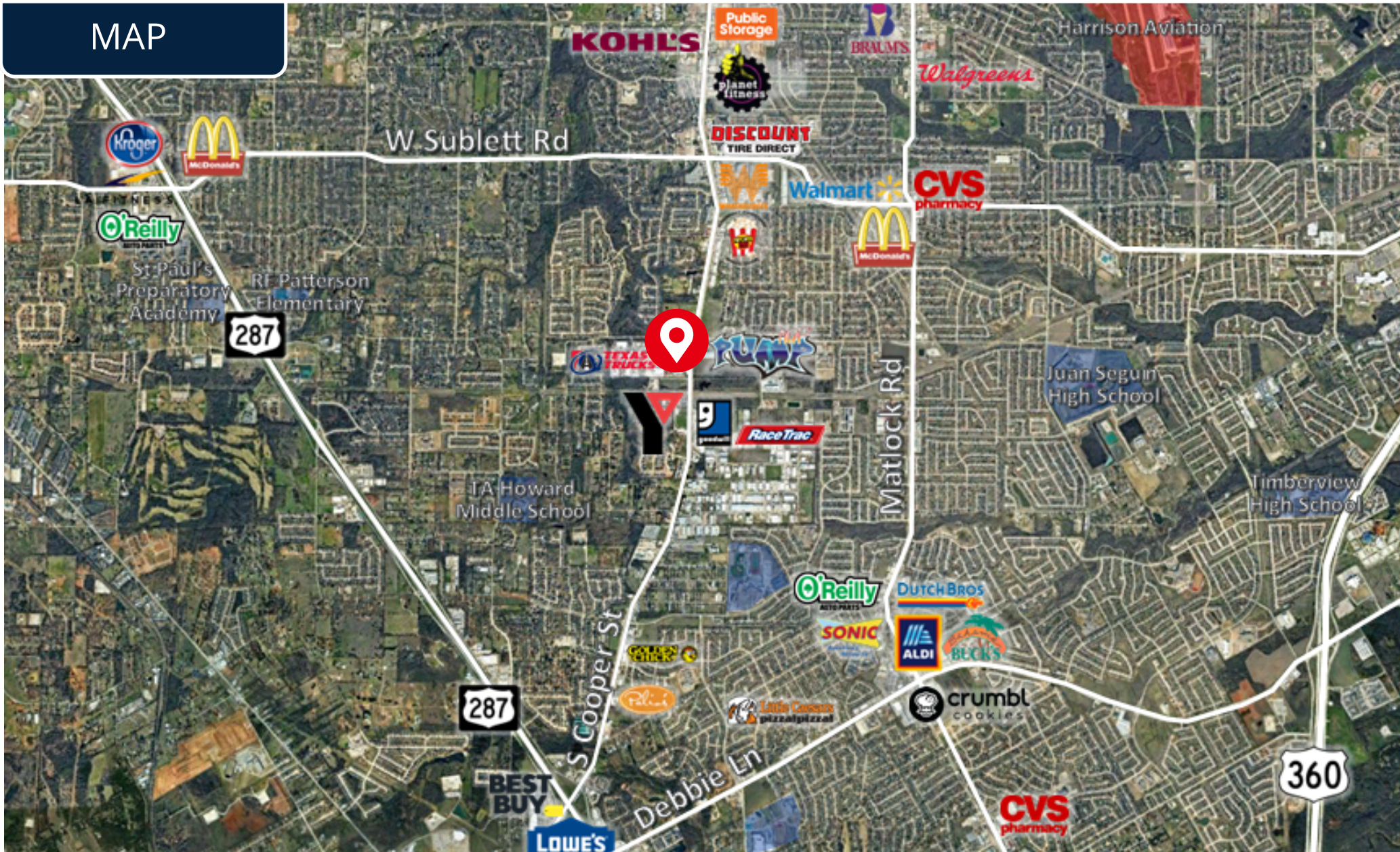
7108 S COOPER ST. ARLINGTON, TX 76001



MOONCAST

— COMMERCIAL —

MAP



7108 S COOPER ST. ARLINGTON, TX 76001



MOONCAST

— COMMERCIAL —

CONTACT



Gloria Castilleja - Broker

817-928-9426



Info@MoonCastCommercial.Com



WWW.MoonCastCommercial.Com



WWW.MOONCASTCOMMERCIAL.COM