

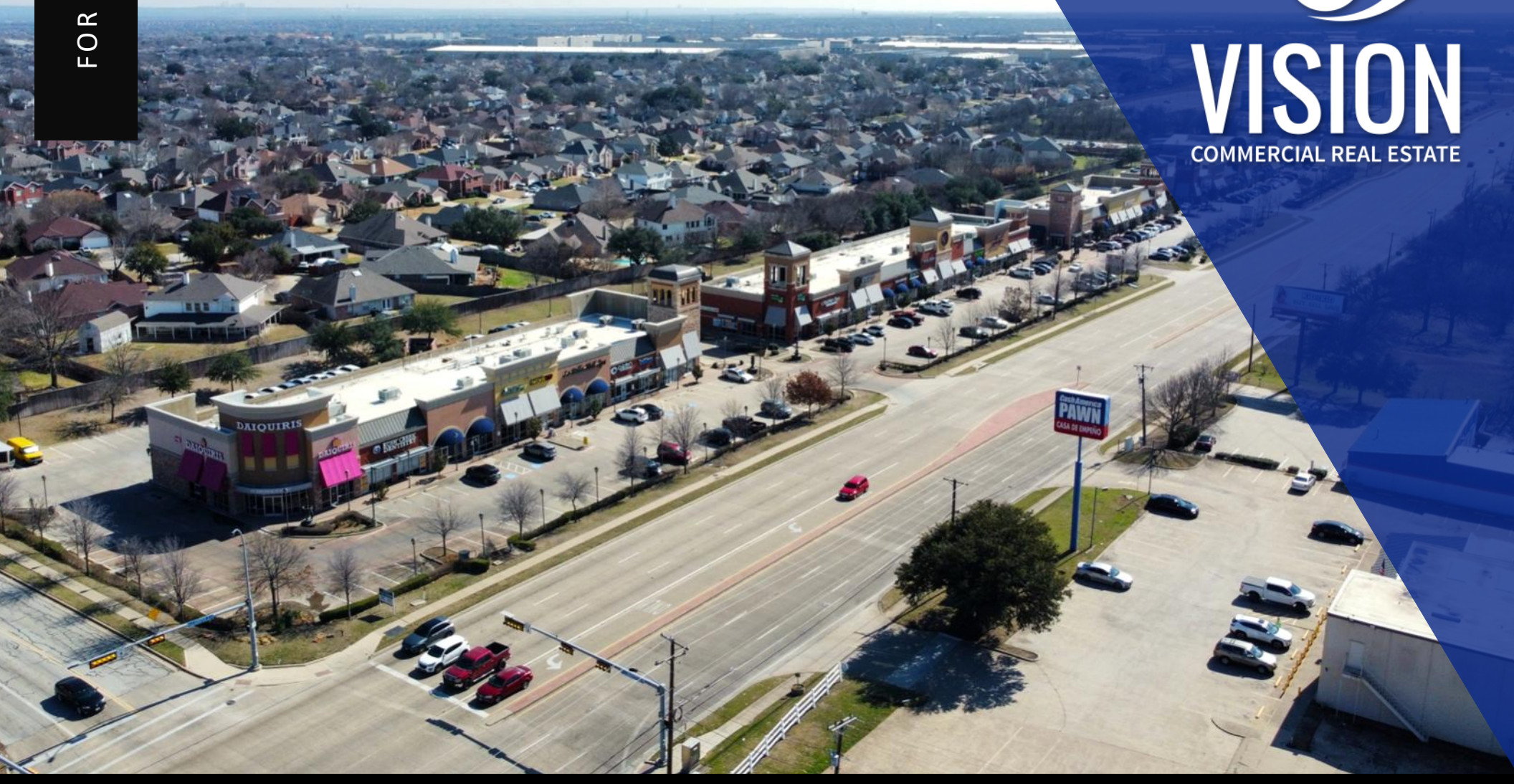
FOR LEASE

COOPER STREET MARKET

6401 - 6507 S Cooper St | Arlington, TX



VISION
COMMERCIAL REAL ESTATE



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PRICE | **\$24-27PSF + NNN (est. \$9.15)** PROPERTY AREA | **1,350—6,565 SF**

PROPERTY HIGHLIGHTS

- Available spaces include 2nd gen restaurant and move-in ready retail spaces
- Beautiful 75,000 SF shopping center with recent landscaping upgrades
- Located on highly traffic S Cooper St
- Diverse tenant mix of restaurants, retailers and medical practices
- Less than five minutes to I-20

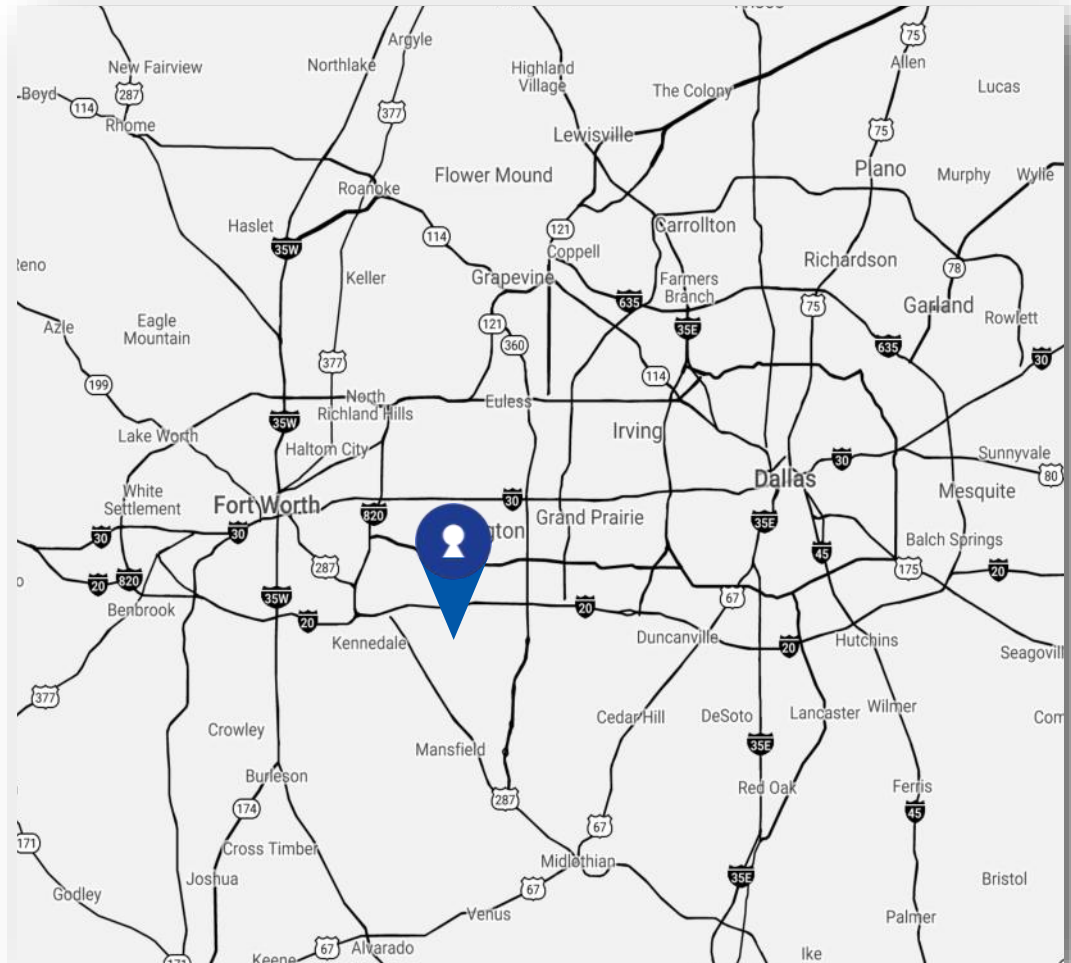
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	19,005	57,517	113,297	290,323
EMPLOYEES	2,518	11,057	34,341	81,391
AVG HH INCOME	\$102,365	\$106,661	\$104,819	\$98,637
POPULATION GROWTH 2022-2027	1.0%	1.0%	1.1%	1.2%

*STDB 2023

TRAFFIC COUNT

41,409 VPD on S Cooper Street







6,565 SF (Divisible) + Patio
Restaurant Available

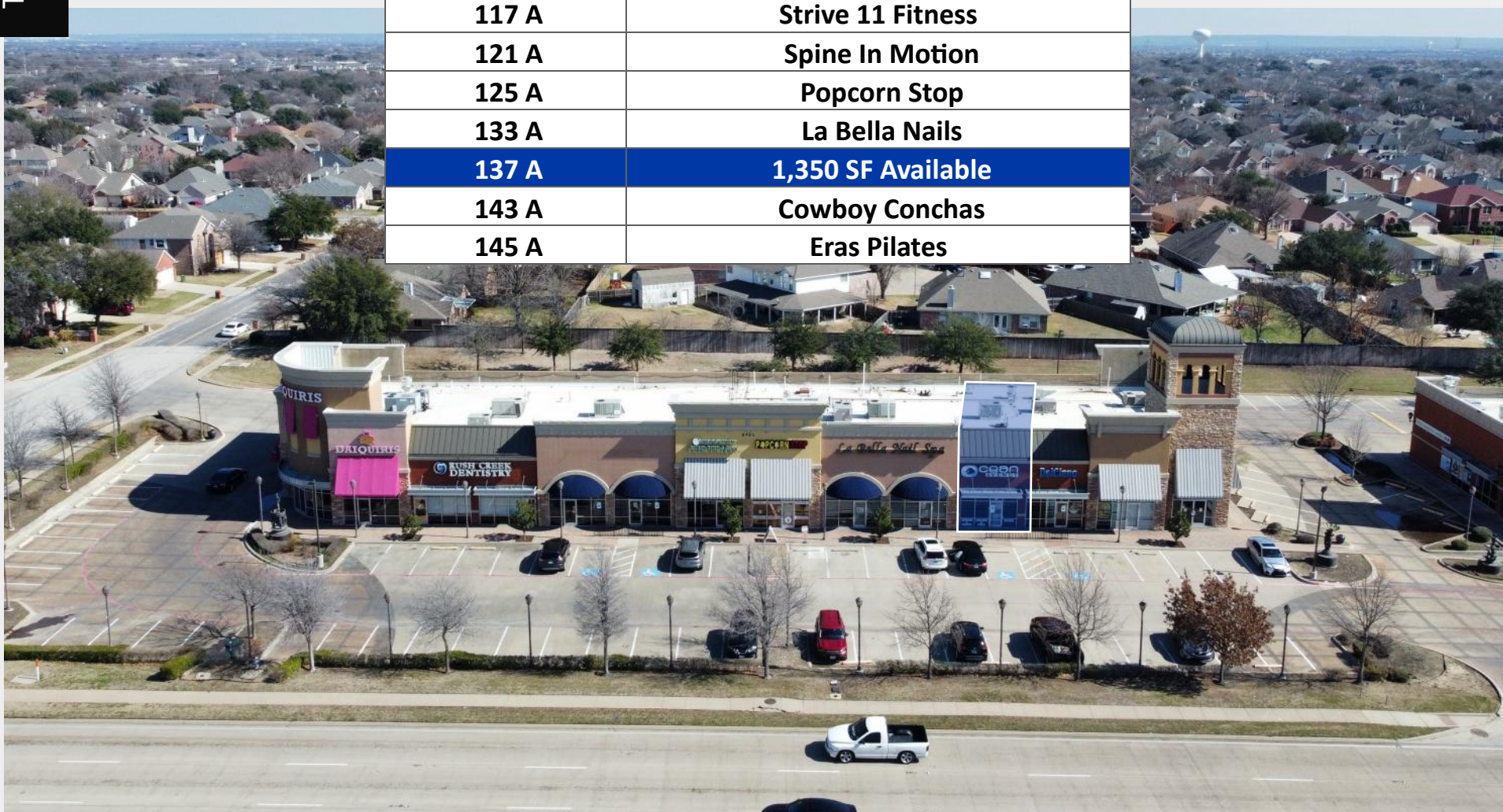
6,079 SF + Patio
Restaurant Available

S Cooper Street—41,409 VPD

W. Hardisty Dr

6401 S Cooper Street

SUITE	TENANT
101 A	Margarita Xpress & The Naughty Bean
105 A	Rush Creek Dentistry
117 A	Strive 11 Fitness
121 A	Spine In Motion
125 A	Popcorn Stop
133 A	La Bella Nails
137 A	1,350 SF Available
143 A	Cowboy Conchas
145 A	Eras Pilates



SUITE	TENANT
101 B	Souffle Bistro
113 B	Urgent Care of Texas
129 B	Auto & Work Injury
133 B	Zenith Wellness Clinic
135 B	1,940 SF Available—2nd Gen Retail
137B	Sara's Secret
149 B	1,600 SF Available - 2nd Gen Retail
165 B	N'Zone Too Sports Lounge



SUITE	TENANT
101 C	6,565 SF 2nd Gen Restaurant Large Patio w/ outdoor Bar
113 C	Smile Doctors Orthodontics
117 C	Sylvian Learning Center



SUITE	TENANT
105 D	Methodist Family Health Center
125 D	1,645 SF Available
129 D	Home Care Assistance
137 D	Cutting Room Hair Salon
145 D	2,350 SF Available
165 D	6,079 SF 2nd Gen Restaurant with Patio



COMMERCE

250+ Major Companies & Headquarters

70+ announced in 2020 & 2021 to Expand or Relocate to DFW



Kimberly-Clark



#1 in the country for
3-year job growth
(185,600 jobs)

#1 in the country for
job recovery to pre-
pandemic high
(3,951,900 jobs)

BLS, Dec. 2021

4 Global 500
Companies
Fortune, 2021

9 World's Most
Admired Companies
Fortune, 2022

22 Fortune 500
Companies



DFW AREA GROWTH

+328

people per day (2020)



1,302,041

added in 2010-2020

7,694,138

TOTAL POPULATION

11,200,000

Population by 2045

4TH LARGEST
METRO IN U.S.

OVER 200 CITIES

50%

LOWER COST OF LIVING

With a lower cost of living than
the top three U.S. Metros.

+7.2%

EMPLOYMENT GROWTH

With a year over year gain of
277,600 jobs as of July 2022



HIGHER EDUCATION

Three
Research 1
Universities



THE UNIVERSITY
OF TEXAS AT DALLAS



Carnegie Classification of Institutions of
Higher Education R-1: Doctoral Universities

30 Higher Education Institutions

15 Major Universities Including:



HEALTH CARE

138 HOSPITALS &
FACILITIES with Acute Care

32 MAJOR HOSPITALS

23 HEALTHCARE SYSTEMS

INFORMATION ON BROKERAGE SERVICES



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 on 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 on known by the agent, including information on disclosed to the agent or subagent 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 on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on 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 on. 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 on 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.

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 on 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 on 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.

Vision Commercial RE DFW LC	9006752	info@visioncommercial.com	817.803.3287
Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025



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