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SIGN NDA



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FOR SALE

Rare AAAASF Certified Surgery Center Build-Out with Future Occupancy Potential
3030 S Cooper St, Arlington, TX 76015

PROPERTY OVERVIEW:

3030 S Cooper Street is a specialized, 7,900 SF medical facility positioned within Arlington's primary healthcare and retail corridor. Purpose-built for high-acuity surgical use, the property features a clinical interior that has been meticulously maintained throughout a long-term historical occupancy. The asset benefits from a 2022 exterior renovation and high-end finishes that align with modern surgical standards, providing a turn-key opportunity for future medical operators or investors.

HIGHLIGHTS:

- ▶ **AAAASF Surgical Infrastructure:** Certified ambulatory surgery center (ASC) build-out, a highly specialized asset class with limited submarket supply.
- ▶ **Irreplaceable "Retail-Medical" Exposure:** Direct frontage on S Cooper Street with 86,301 VPD and a high 78 Walk Score.
- ▶ **Established Tenant Performance:** Home to a successful regional practice with over a decade history of business at this specific location.
- ▶ **High-Volume Patient Access:** The 4.18/1,000 SF parking ratio exceeds standard clinical requirements to ensure seamless patient throughput.
- ▶ **Annual Growth & Market Reset:** Fixed 2.0% annual increases lead into a strategic expiration, allowing a buyer to immediately reset the rent to current market levels.
- ▶ **Flexible Owner-User Potential:** No renewal options offer a rare chance for a clinical operator to occupy a fully-certified surgical facility in a premier medical corridor.

Asset Class: Medical / Surgical

Zoning: CS, Arlington

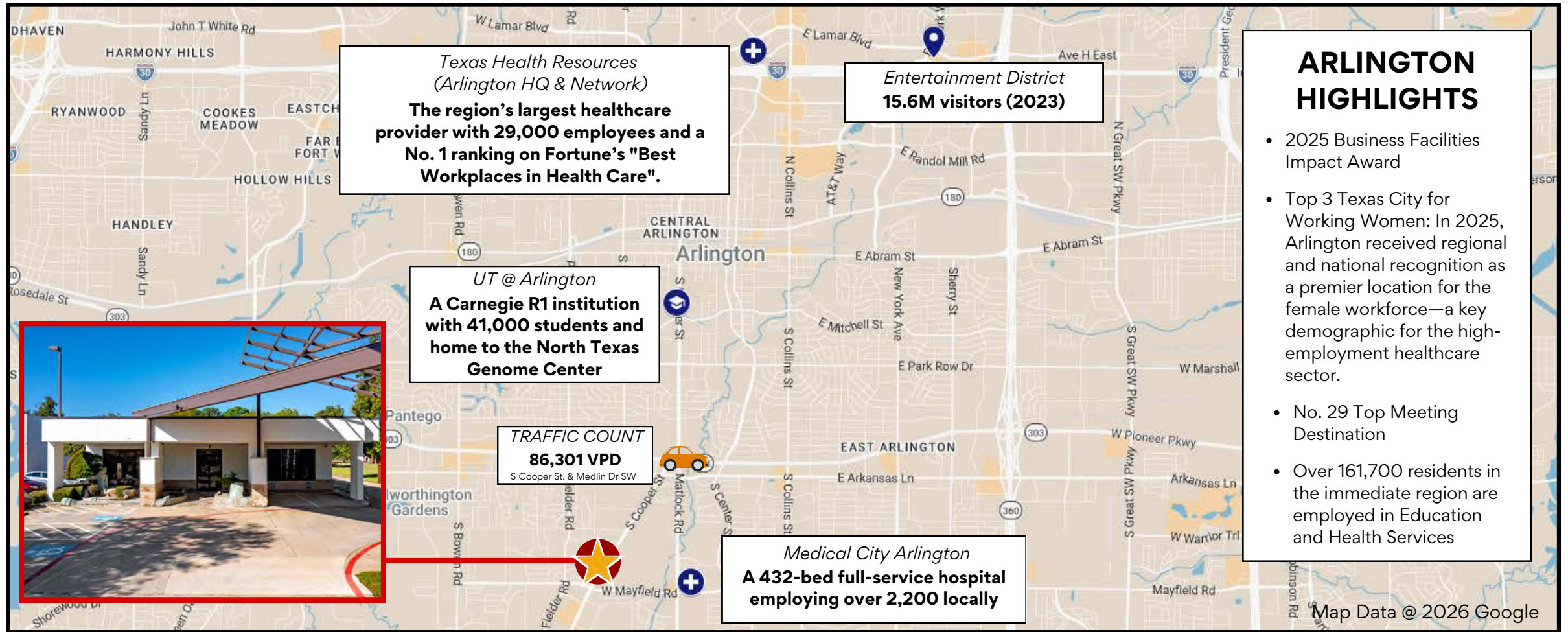
Sprinklered: Yes

Occupancy: 100%



MARKET & HEALTHCARE DEMAND DRIVERS:

The American Dream City at a 2026 Milestone - Arlington officially surpassed a population of 400,000 in early 2026, solidifying its status as one of the 50 most populous cities in the United States. This growth is fueled by the city's emergence as a premier diverse hub for high-acuity healthcare research and specialized clinical services.



RADIUS	1 MILE	3 MILE	5 MILE
Total Daytime Employment	13,396	56,854	129,172
Median Age	35.2	33.8	34.8
Avg. Household Income	\$75,382	\$78,026	\$82,390

Demographic Data from CoStar



100% Leased NNN Investment | AAAASF Certified Surgery Center

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