



1600 E COPELAND | 1600 E COPELAND, ARLINGTON, TX 76011

Features

Former restaurant space for lease in Arlington. Area is home to AT&T Stadium, Globe Life Park, Six Flags Over Texas, Hurricane Harbor and Arlington's recently announced 888-room hotel and convention center with over 150,000 square feet of meeting, conference and exposition space.

- Close to \$200M Texas Live! Development and less than 1 mile from Arlington's Convention Center
- Property shall be self-maintained and self-insured

FOR LEASE

TOTAL SF: 9,122
AVAILABLE SF: 9,122
CONTACT FOR MORE INFORMATION
RE TAXES: \$4.32

Traffic Counts		Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
IH-30	157,922 VPD	Total Population		10,580	112,940	281,438
N Collins St & FM 157	42,928 VPD	Total Households		5,506	45,003	108,579
E Copeland Road	25,206 VPD	Average Household Income		\$71,129	\$78,582	\$80,192
		5 Year Population Growth		0.72%	0.41%	0.38%

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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.





"FUTURE \$1 MILLION SF OFFICE DEVELOPMENT"

SITE

Loews Arlington Hotel & Convention Center
\$550 MILLION-888 KEY
2024 OPENING

AT&T Stadium
3.5 MILLION VISITORS ANNUALLY

Globe Life Field
3.3 MILLION VISITORS ANNUALLY

COMPLETED \$1 BILLION TEXAS RANGERS STADIUM

TEXAS LIVE! \$250 MILLION MIXED-USE DEVELOPMENT

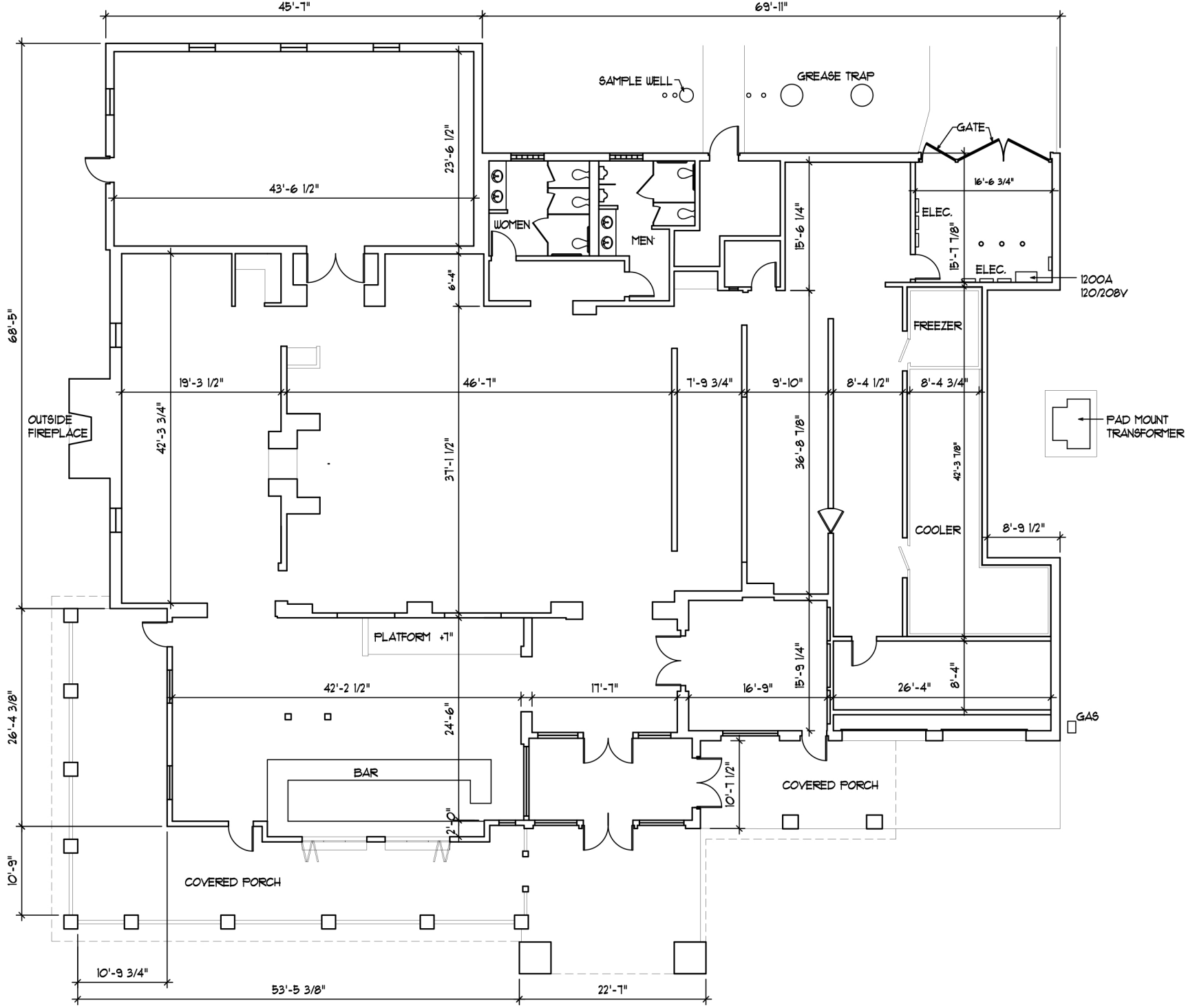
SixFlags OVER TEXAS
836k VISITORS ANNUALLY

SixFlags HURRICANE HARBOR
388k VISITORS ANNUALLY

CHOCTAW STADIUM
458k VISITORS ANNUALLY



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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 on 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.

The Weitzman Group

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Buyer/Tenant/Seller/Landlord Initials

Date