

FULLY LEASED



## ARBROOK OAKS SHOPPING CENTER | 3808-3810 SOUTH COOPER ST, ARLINGTON, TX 76015

### Features

- Located directly across from The Parks Mall, the third ranked mall in DFW.
- Shadow-anchored by Arlington's only Target, which is in the top 5% of all Target's in the state (according to Placer AI).
- Easy access and visibility from S Cooper St and Arbrook Blvd.
- Great co-tenancy with food, personal services, and cosmetics that brings large amounts of foot traffic to center. (arbrookoaks.com)

### FOR LEASE

**TOTAL SF:** 50,978

**CONTACT FOR MORE INFORMATION**  
**NEGOTIABLE**

**NNN:** \$7.96 PER SF/YR EST.

### Traffic Counts

S Cooper Street	52,946 VPD
W Arbrook Boulevard	16,104 VPD

### Demographics

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		10,092	120,217	327,323
Total Households		4,008	44,261	115,044
Average Household Income		\$91,817	\$103,281	\$99,088
Daytime Population		16,501	118,542	295,309

### Kevin Butkus

Senior Vice President

214.720.6683

kbutkus@weitzmangroup.com

### Guillermo Lopez

Associate

214.720.6653

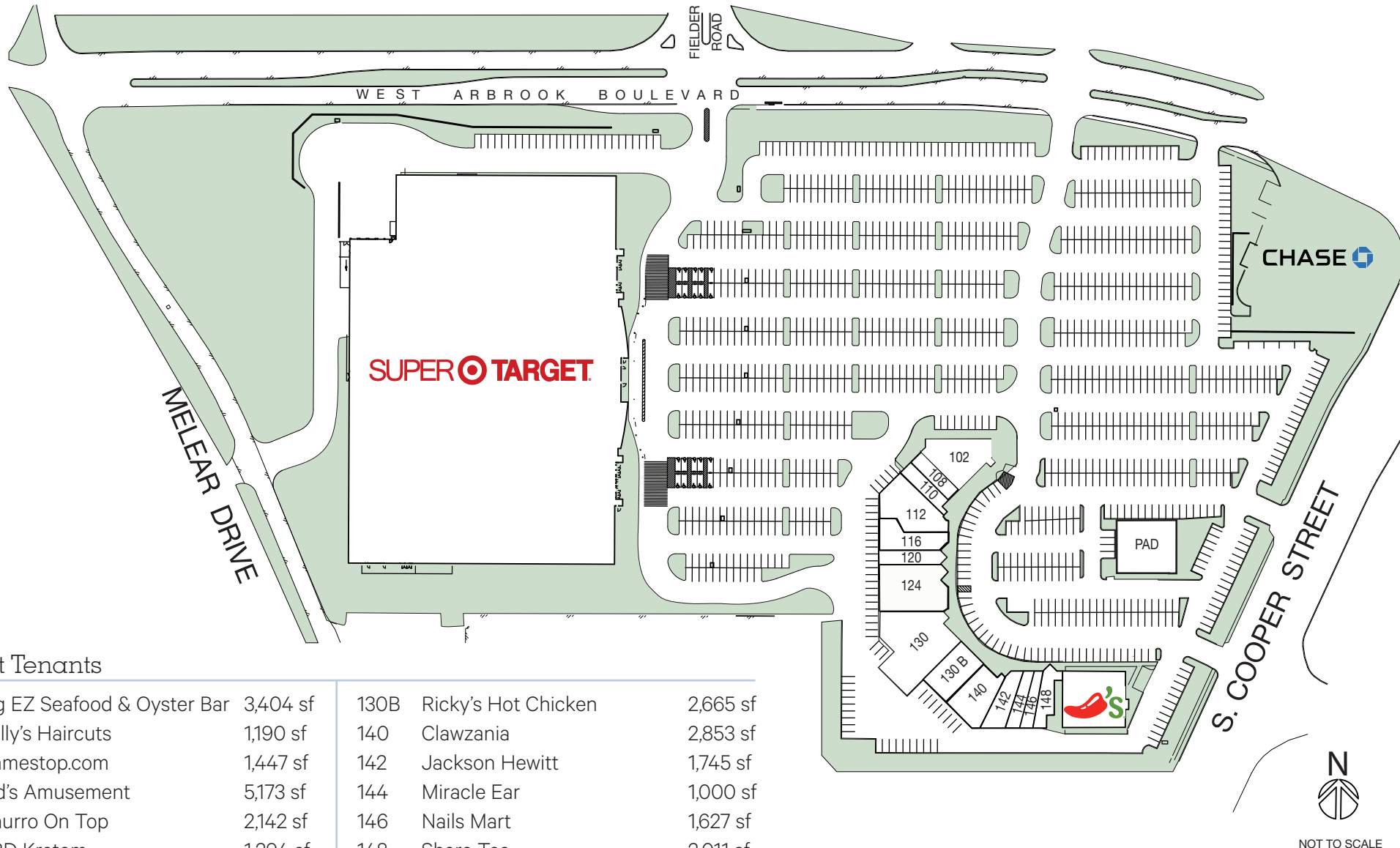
glopez@weitzmangroup.com

### 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.

**weitzman®**



## Current Tenants

102	Big EZ Seafood & Oyster Bar	3,404 sf	130B	Ricky's Hot Chicken	2,665 sf
108	Kelly's Haircuts	1,190 sf	140	Clawzania	2,853 sf
110	Gamestop.com	1,447 sf	142	Jackson Hewitt	1,745 sf
112	Kid's Amusement	5,173 sf	144	Miracle Ear	1,000 sf
116	Churro On Top	2,142 sf	146	Nails Mart	1,627 sf
120	CBD Kratom	1,294 sf	148	Share Tea	2,011 sf
124	Rockler Woodworking	5,923 sf	Pad	Majestic Nail Bar	5,400 sf
130	Bon K BBQ	7,200 sf	Pad	Chili's	6,117 sf



### **South Arlington Retail Corridor**

**6 Million SF of Retail  
Within Approximately 1 Mile Radius**

## Arbrook Oaks

## Anchored by Arlington's only Target

## The Parks at Arlington

**\$487 PSF in Sales**  
**#3 Mall in DFW Each Year**  
**Out of 18 Malls**  
**27 Million Annual Visitors**

## Arlington Highlands

**\$300m annual sales**  
**8mil annual visitors**

**Workman  
Junior High**

**Arbrook Blvd**



**Williams  
Elementary**

**Bob McFarland**

0

0.25

0.5

miles



# 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 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. **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
  - 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Kevin Butkus

Sales Agent/Associate's Name

678298

License No.

kbutkus@weitzmangroup.com

Email

(214) 720-6683

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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byoung@weitzmangroup.com

Email

\_\_\_\_\_  
214-720-6688

Phone

\_\_\_\_\_  
Guillermo Lopez

Sales Agent/Associate's Name

\_\_\_\_\_  
765983

License No.

\_\_\_\_\_  
glopez@weitzmangroup.com

Email

\_\_\_\_\_  
(214) 720-6653

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