

COOPER STREET COMMONS

1000 W ARKANSAS LN, ARLINGTON, TX 76013

Features

Standout popular shopping center directly off busy South Cooper Street with quality tenants. End cap and inline spaces available along with three pads. cooperstcommons.com

- Excellent Visibility: Three pad opportunities at one of DFW's busiest intersections

FOR LEASE

TOTAL SF: 210,368
AVAILABLE SF: 9,958
MIN CONTIGUOUS SF: 1,400
MAX CONTIGUOUS SF: 2,528
CONTACT FOR MORE INFORMATION
NEGOTIABLE
NNN: \$7.21 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
S Cooper Street (SH-157)	56,361 VPD	Total Population		17,269	138,253	330,466
W Arkansas Lane	26,412 VPD	Total Households		6,787	49,203	120,695
		Average Household Income		\$75,986	\$77,176	\$91,976
		Daytime Population		17,889	154,754	333,185

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 Associate
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Area Retailers & Businesses

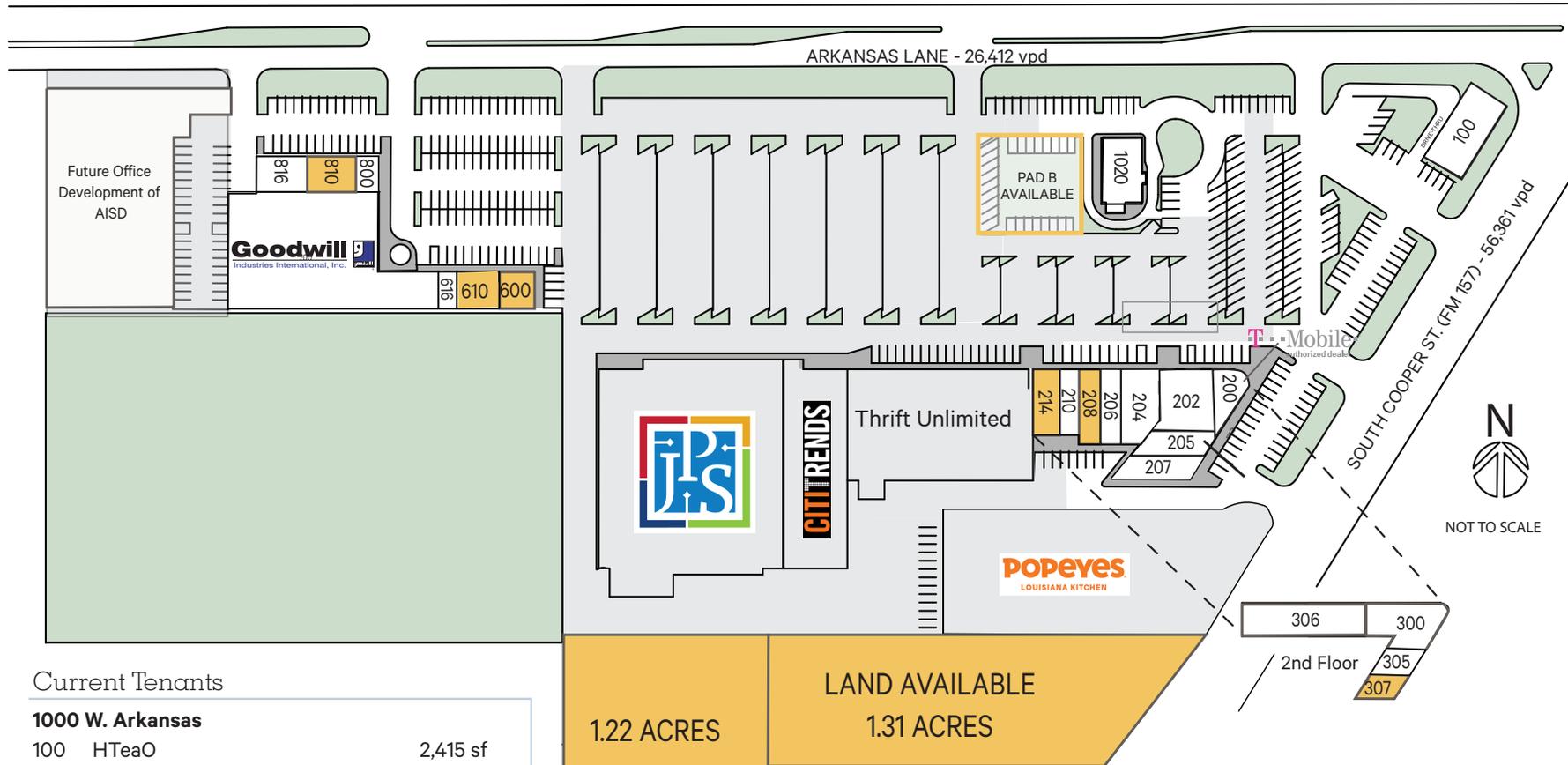


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COOPER STREET COMMONS

SWC OF ARKANSAS LN & S COOPER ST, ARLINGTON, TX 76013



Current Tenants

1000 W. Arkansas

100 HTeaO 2,415 sf

1030 W. Arkansas

200 T-Mobile 2,000 sf
 202 DTLR 4,000 sf
 204 Sumo Ramen 2,196 sf
 205 Pizza Hut 2,199 sf
 206 Texas Grill 1,400 sf
 207 Cell-Phone Care+ 1,358 sf
 210 Clinica Hispana 1,820 sf
 300 DP Hair Company 3,958 sf
 305 Vista Tax Service 898 sf
 306 Debbie's Braiding & Weaving Salon 4,490 sf

1020 W. Arkansas

PAD Jamaica Gates Caribbean Cuisine .749 acres

1.22 ACRES

LAND AVAILABLE

1.31 ACRES

1100 W. Arkansas

616 Super Nails 840 sf
 700 Goodwill Superstore 23,000 sf
 800 Queen Alterations 750 sf
 816 Telcom 2,920 sf

1124 W Arkansas

PAD Future AISD Development .75 acres

Available Space

1030 W. Arkansas

208 1,490 sf
 214 2,528 sf
 307 1,400 sf

1100 W. Arkansas

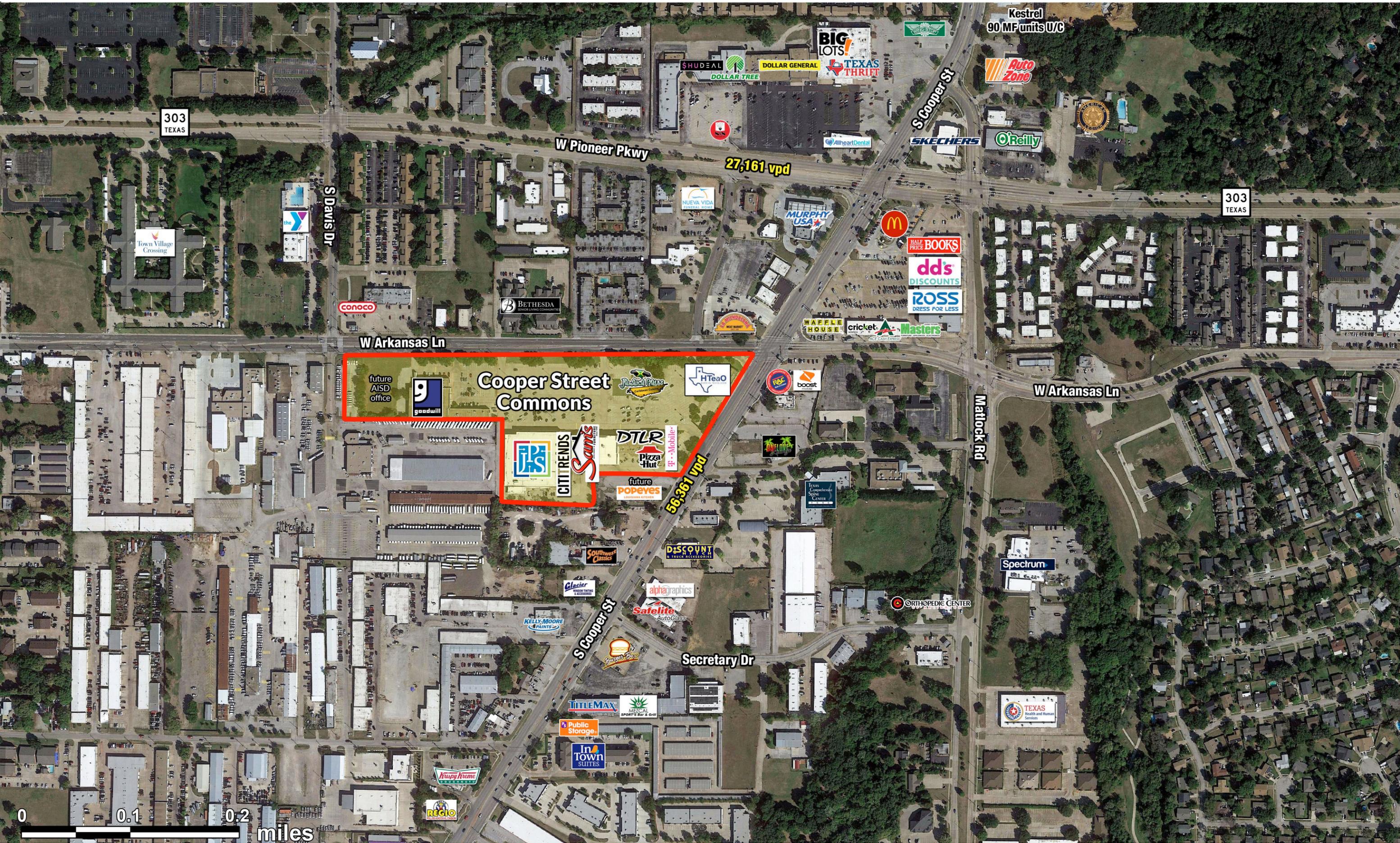
600 1,200 sf
 610 1,720 sf
 810 1,620 sf

1020 W Arkansas

PAD B up to 4,200 sf

2412 Cooper

LAND ± 2.5 acres



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

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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_____ 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
_____ Guillermo Lopez Sales Agent/Associate's Name	_____ 765983 License No.	_____ glopez@weitzmangroup.com Email	_____ (214) 720-6653 Phone

Buyer/Tenant/Seller/Landlord Initials

Date