

FOR SALE

2nd Gen Restaurant w/Drive Thru

6301 S Cooper St | Arlington, TX 76001



VISION
COMMERCIAL REAL ESTATE



SPACE AVAILABLE

1,010 SF

PRICING INFORMATION

\$799,000

LOCATION

S. Cooper St &
Hardisty Dr

TRAFFIC GENERATORS



- 2nd Generation Restaurant w/Drive Thru in prime location with 150 ft of frontage and 250 ft of depth on S. Cooper St.
- Easily accessible and visible with signage, concrete parking lot with approximately 34 parking spaces w/ 2 handicap spaces
- Well maintained landscaping and full utilities.
- Walk-in cooler/freezer with drive thru
- Phase 3 Power
- 1,000 - gallon grease trap
- Abundant development/attractions surround the area and more are on the way.
- Notable area attractions are AT&T Stadium, Globe Life Park, Texas Live, UTA Campus, Six Flags, Hurricane Harbor, The Parks Mall, Fieldhouse USA, Hawaiian Falls, and DFW International Airport.

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
Population	19,426	38,671	56,406	282,934
Employees	2,550	7,451	21,133	78,092
Average HH Income	\$89,484	\$98,824	\$98,896	\$91,837
2018-2023 Annual Rate	.40%	.49%	.83%	.96%
Traffic Count	58,122 VPD @ S. Cooper St & Green Oaks Blvd 43,242 VPD @ S. Cooper St & Eden Rd			

*STDBonline.com 2019



Zach Boatwright

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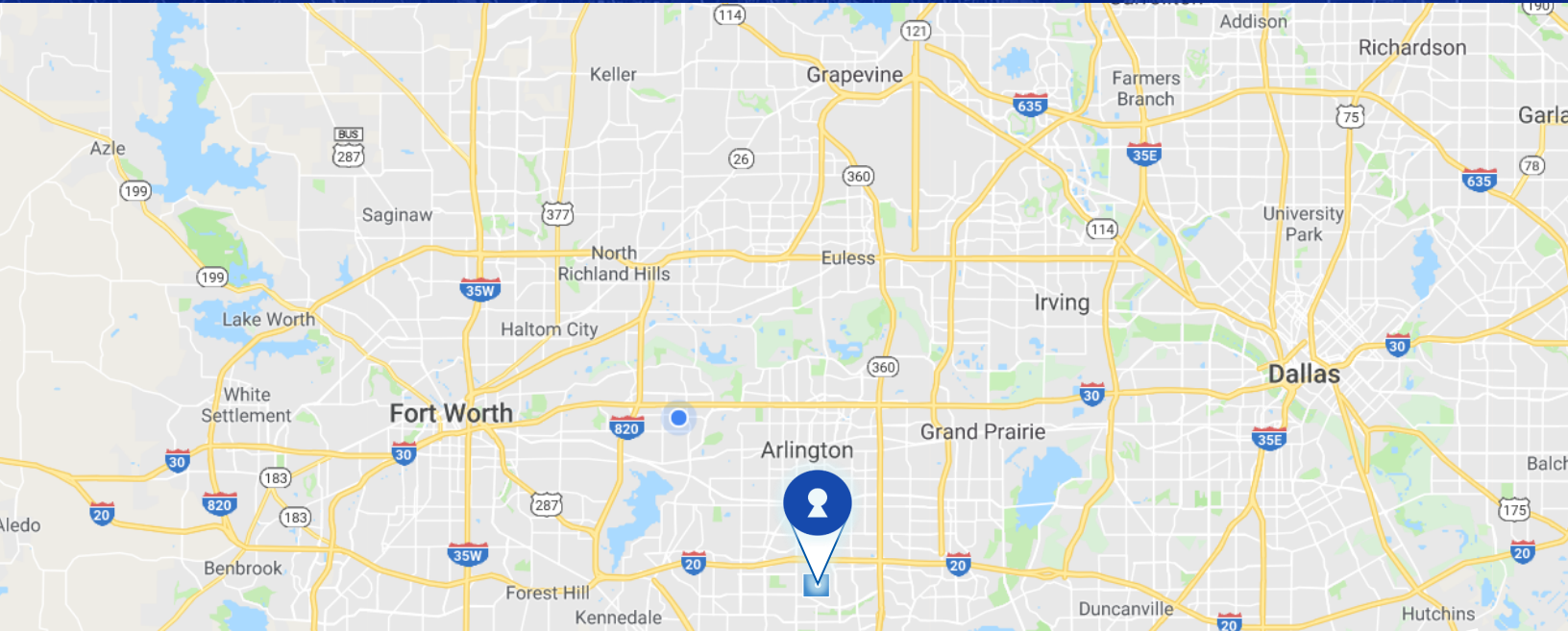
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U-HAUL

Joe's Pit Stop

**PEDIATRICS
AFTER HOURS**

T-Mobile

Mineral Springs Rd.

**ROMA
Trattoria**
Italian Cuisine

ISTANBUL GRILL

**PINNACLE CUTS
BARBERSHOP**

**GULLY
ANIMAL HOSPITAL**

**EXPRESS
OIL CHANGE
10 MINUTE SERVICE**

**TIRE
ENGINEERS
FULL SERVICE AUTO CARE**

**JERRY'S
EXPRESS
CAR WASH**

Site

**DOLLAR
GENERAL**

**Y-Pay More
Dry Cleaners**

Hardisty Dr.



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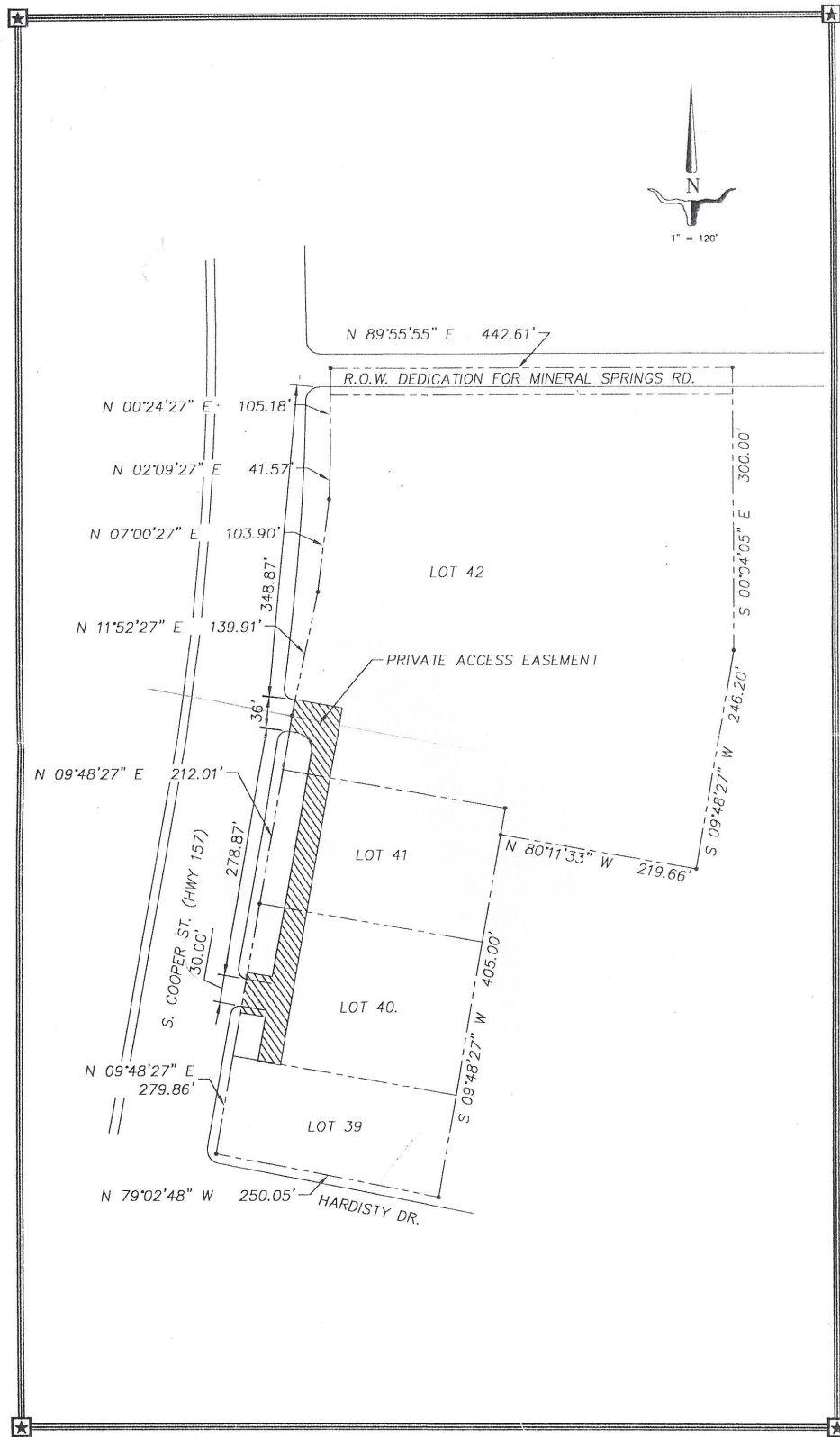
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Information On Brokerage Services

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.

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.

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Information available at www.trec.texas.gov



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