

FOR LEASE

The Village at Sports Center

5001 & 5005 S Cooper St | Arlington, TX 76017



RESTAURANT | RETAIL | OFFICE | MEDICAL

SPACE AVAILABLE

2,300 - 3,229 SF

PRICING INFORMATION

Contact Broker

LOCATION



- 👁️ 2nd gen retail space located on high traffic I-20 / Cooper Street corridor
- 👁️ Join Chipotle, First Watch Daytime Café, World of Beer, Nothing Bundt Cakes and more
- 👁️ Connected to Harold Patterson Sports Complex, which attracts over 730,000 visitors annually
- 👁️ Outdoor seating areas, walkways, fountains, sculptures, and trellises.
- 👁️ Well known destination in Arlington/Mansfield
- 👁️ Large monument signage available

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	12,524	54,651	111,333	321,306
Employees	5,583	23,787	38,532	93,684
Average HH Income	\$91,317	\$89,299	\$87,361	\$83,466
Traffic Count	50,646 VPD at S Cooper St			

*STDBonline.com 2018



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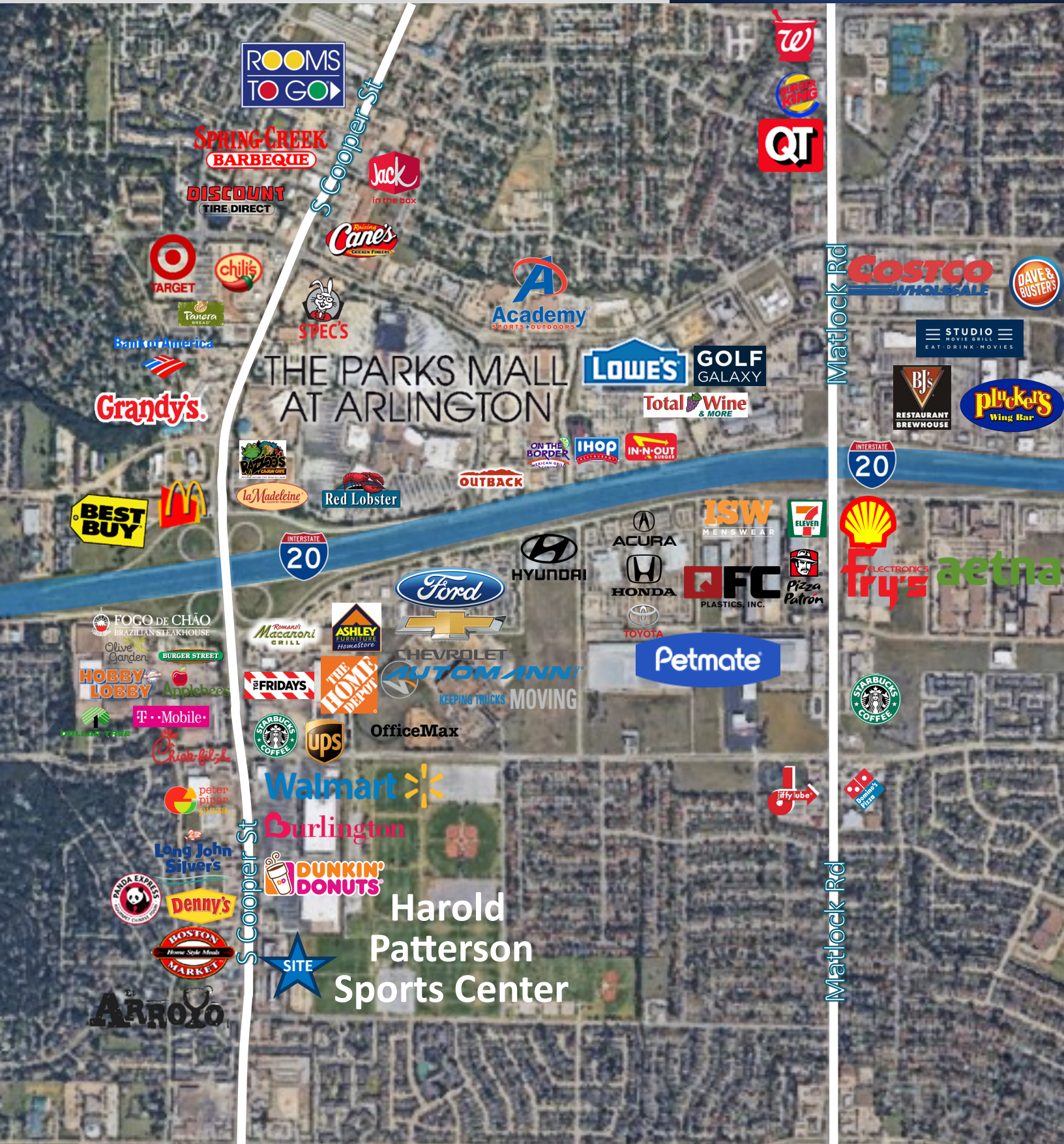
5001 & 5005 S Cooper St

Beautiful Multi-Tenant Retail Center



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ROOMS TO GO

SPRING CREEK BARBEQUE

DISCOUNT TIRE DIRECT

TARGET

chili's

Tanera BREAD

Bank of America

Grandy's

BEST BUY

McDonald's

PIZZA BOSS

la Madeleine

INTERSTATE 20

Red Lobster

OUTBACK

HYUNDAI

Ford

ACURA

HONDA

TOYOTA

ISW MENSWEAR

7 ELEVEN

QFC PLASTICS, INC.

Pizza Patron

Petmate

Shell

Fry's ELECTRONICS

aetna

STARBUCKS COFFEE

OfficeMax

Walmart

Burlington

DUNKIN' DONUTS

Harold Patterson Sports Center

SITE

Walgreens

Wendy's

QT

Jack In the Box

Cane's CHICKEN FINGERES

SPEC'S

Academy SPORTS + OUTDOORS

LOWE'S

GOLF GALAXY

Total Wine & MORE

IHOP

IN-N-OUT

COSTCO WHOLESALE

DAVE & BUSTER'S

STUDIO MOVIE GRILL

BJ's RESTAURANT BREWHOUSE

pluckers Wing Bar

INTERSTATE 20

Romano's GRILL

ASHLEY FURNITURE HOMESTORE

CHEVROLET AUTOMANN

KEEPING TRUCKS MOVING

FRIDAYS

THE HOME DEPOT

STARBUCKS COFFEE

ups

peter piper pizza

Long John Silvers

PANDA EXPRESS

Denny's

BOSTON MARKET

ARROYO

iffy tube

Doritos Pizzeria

Matlock Rd

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CITY SUMMARY

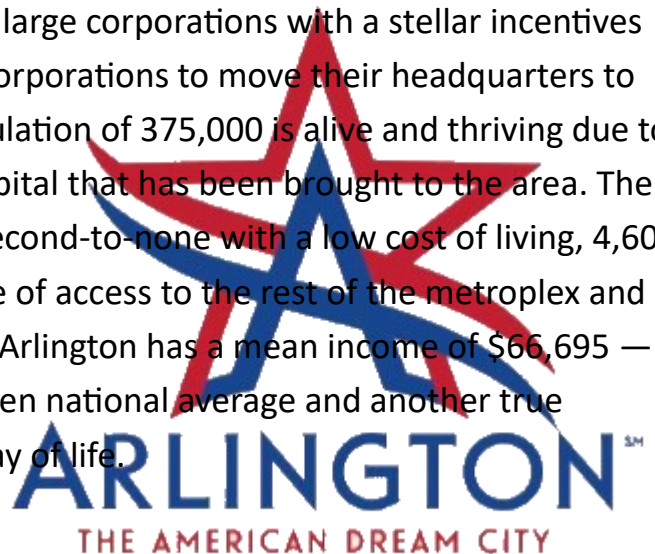


15 miles from Downtown Fort Worth and 20 miles from Downtown Dallas, Arlington is known for being the entertainment capital of Texas. The city is home to the Dallas Cowboys' AT&T Stadium complex, Texas Rangers' Globe Life Park, Six Flags Over Texas, and Hurricane Harbor.

Arlington has been fortunate enough to become home to DFW's most prized sports teams the Dallas Cowboys and Texas Rangers. The Cowboys are currently residing in a \$1 billion state of the art stadium that not only serves for game needs, but also is a significant entertainment venue for many big-time artists and events. The Texas Rangers are expecting to build a new \$1.1 billion stadium/ entertainment region, Globe Life Field, to match their neighbor next door in AT&T Stadium. Both stadiums along with the other entertainment attractions make Arlington a hotspot in the DFW area.

Arlington is also home to the University of Texas at Arlington, a Division I University with an undergraduate enrollment of approximately 30,000. The school offers the area a wide range of development opportunities that work to generate economic preservation for the surrounding area.

Arlington also hosts the largest business park in North Texas and one of the fastest growing research institutions in the United States. The City is a welcoming host for many large corporations with a stellar incentives package that entices new corporations to move their headquarters to Arlington. The current population of 375,000 is alive and thriving due to the sufficient amount of capital that has been brought to the area. The Arlington quality of life is second-to-none with a low cost of living, 4,600 acres of park land, and ease of access to the rest of the metroplex and DFW International Airport. Arlington has a mean income of \$66,695 — substantially higher than then national average and another true testament to Arlington's way of life.



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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