



VICTORY REAL ESTATE GROUP

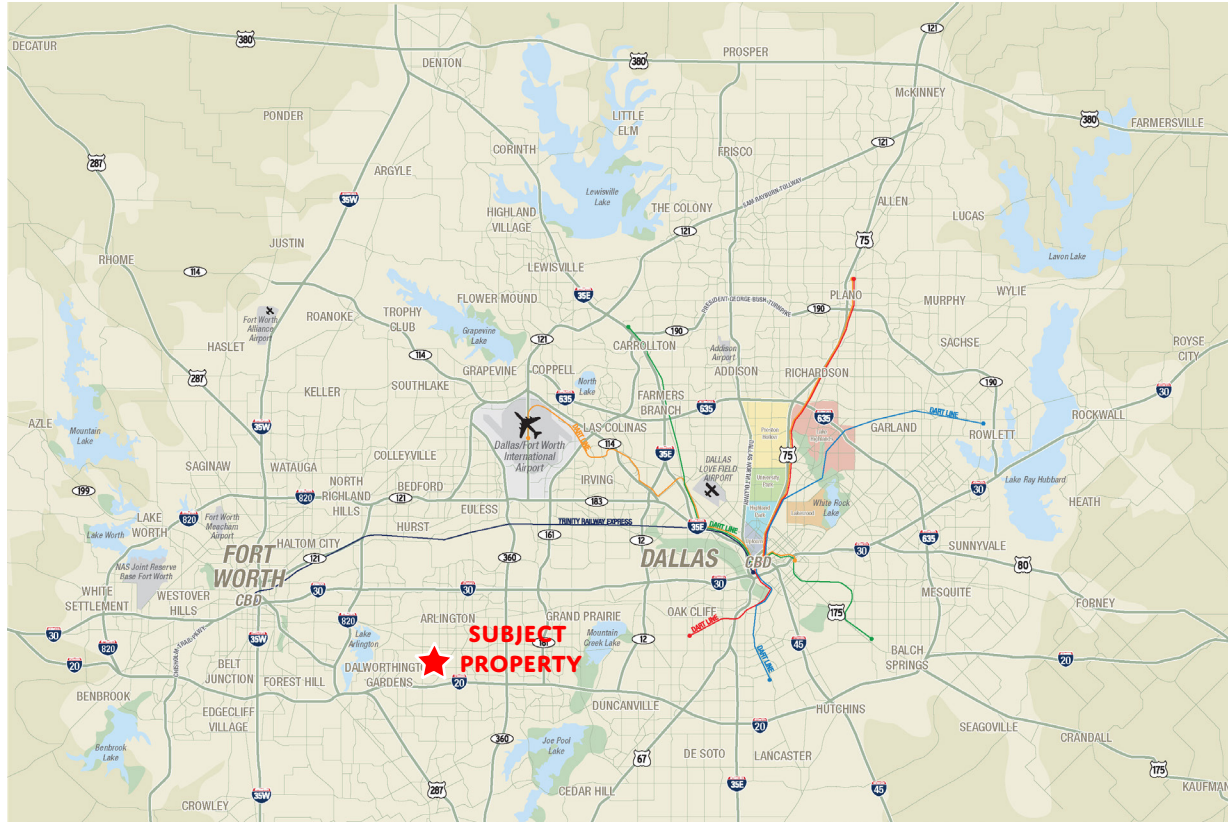
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**ARLINGTON TOWN CENTRE | FOR LEASE**  
**ARLINGTON, TX**



# PROPERTY DESCRIPTION



## LOCATION:

**NWC OF S. COOPER & PLEASANT RIDGE**  
**4100 S. COOPER STREET**  
**ARLINGTON, TX**

## PRICE:

**PLEASE CALL FOR PRICING**

## TRAFFIC COUNTS:

**S. COOPER STREET**  
**61,953+ VPD**

**INTERSTATE 20**  
**184,291+ VPD**

## AREA RETAILERS

- TARGET - BEST BUY - COSTCO - CHASE BANK  
- 24 HOUR FITNESS - RAISIN' CANES - WHATABURGER  
- WALGREENS - ACADEMY - WALMART - KROGER

## PROPERTY INFORMATION & HIGHLIGHTS

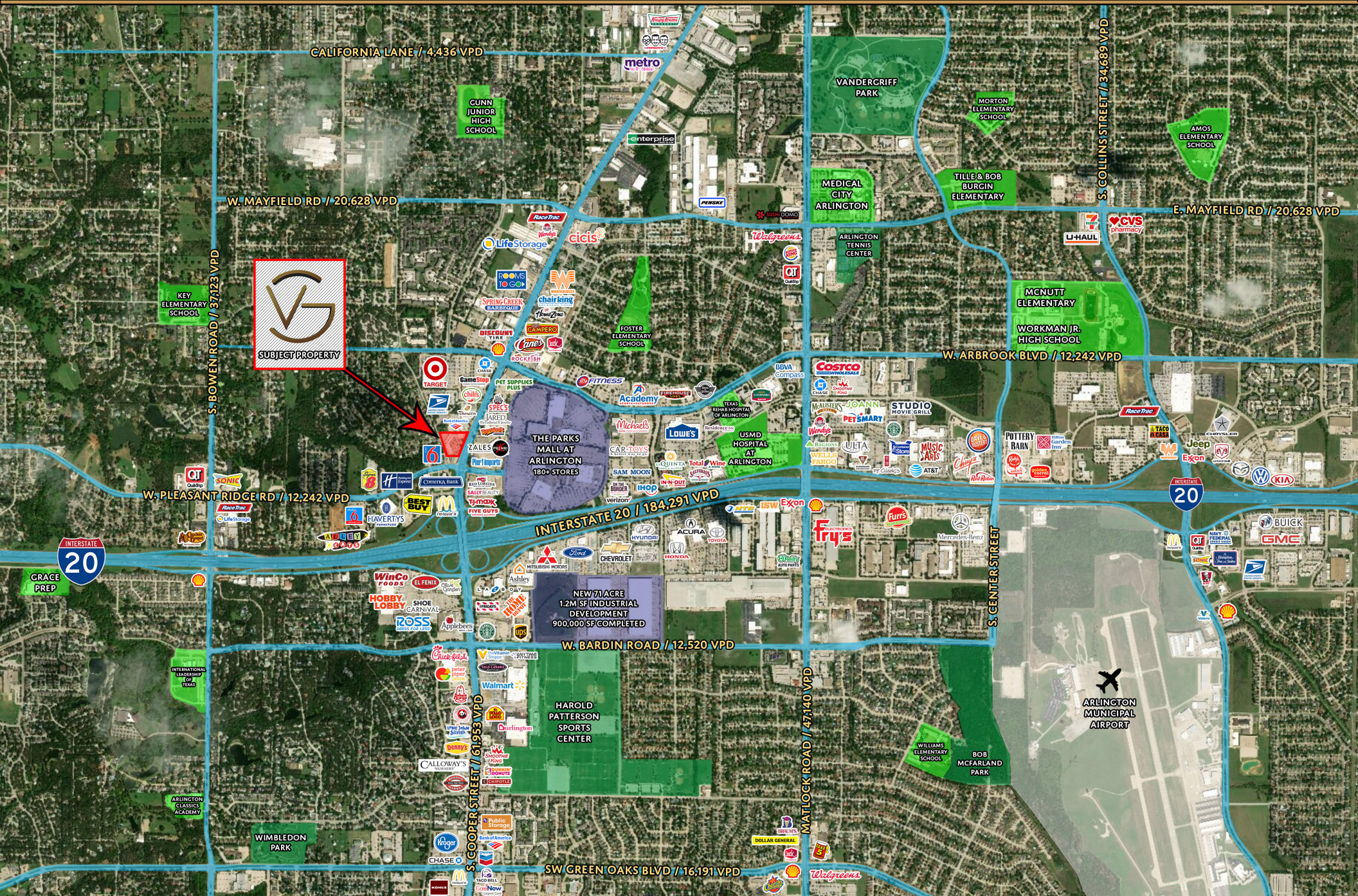
- + THE CENTER IS CURRENTLY BEING REDEVELOPED/UPDATED & WILL HAVE A NEW FACADE
- + END CAP AVAILABLE FRONTING S. COOPER STREET
- + PLUS/MINUS 48,541 SF SHOPPING CENTER
- + DIRECTLY ACROSS FROM THE PARKS AT ARLINGTON MALL & SURROUNDED BY MULTIPLE NATIONAL RETAILERS
- + LOCATED ONE BLOCK NORTH OF INTERSTATE 20

## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION:</b>	9,969	122,547	333,723
<b>AVG HH INCOME:</b>	\$70,970	\$80,884	\$80,928



# AERIAL PHOTO





# SITE PLAN





**4100 S COOPER ST**  
**ARLINGTON, TX 76015**

**1 MI RADIUS 3 MI RADIUS 5 MI RADIUS**

POPULATION	2019 ESTIMATED POPULATION	9,969	122,547	333,723
	2024 PROJECTED POPULATION	10,706	131,418	357,893
	2010 CENSUS POPULATION	9,251	114,413	309,420
	2000 CENSUS POPULATION	9,142	110,265	272,705
	PROJECTED ANNUAL GROWTH 2019 TO 2024	1.5%	1.4%	1.4%
	HISTORICAL ANNUAL GROWTH 2000 TO 2019	0.5%	0.6%	1.2%
HOUSEHOLDS	2019 MEDIAN AGE	36.7	35.7	34.4
	2019 ESTIMATED HOUSEHOLDS	4,118	45,281	118,696
	2024 PROJECTED HOUSEHOLDS	4,357	47,855	125,494
	2010 CENSUS HOUSEHOLDS	3,811	42,099	109,479
	2000 CENSUS HOUSEHOLDS	3,676	39,695	97,483
	PROJECTED ANNUAL GROWTH 2019 TO 2024	1.2%	1.1%	1.1%
RACE AND ETHNICITY	HISTORICAL ANNUAL GROWTH 2000 TO 2019	0.6%	0.7%	1.1%
	2019 ESTIMATED WHITE	60.8%	57.8%	55.3%
	2019 ESTIMATED BLACK OR AFRICAN AMERICAN	17.1%	19.8%	20.6%
	2019 ESTIMATED ASIAN OR PACIFIC ISLANDER	8.1%	8.9%	8.8%
	2019 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	0.6%	0.7%	0.7%
	2019 ESTIMATED OTHER RACES	13.5%	12.9%	14.6%
INCOME	2019 ESTIMATED HISPANIC	24.9%	25.0%	28.2%
	2019 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$70,970	\$80,884	\$80,928
	2019 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$62,133	\$68,812	\$69,366
	2019 ESTIMATED PER CAPITA INCOME	\$29,346	\$29,917	\$28,832
EDUCATION (AGE 25+)	2019 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	5.8%	5.7%	7.0%
	2019 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	7.5%	6.7%	7.5%
	2019 ESTIMATED HIGH SCHOOL GRADUATE	24.5%	24.8%	23.6%
	2019 ESTIMATED SOME COLLEGE	23.4%	25.6%	24.2%
	2019 ESTIMATED ASSOCIATES DEGREE ONLY	9.7%	7.9%	8.1%
	2019 ESTIMATED BACHELORS DEGREE ONLY	17.7%	19.7%	20.2%
	2019 ESTIMATED GRADUATE DEGREE	11.5%	9.7%	9.5%
BUSINESS	2019 ESTIMATED TOTAL BUSINESSES	956	5,457	11,418
	2019 ESTIMATED TOTAL EMPLOYEES	10,716	48,910	106,479
	2019 ESTIMATED EMPLOYEE POPULATION PER BUSINESS	11.2	9.0	9.3
	2019 ESTIMATED RESIDENTIAL POPULATION PER BUSINESS	10.4	22.5	29.2



32.7763, -97.1492 | 23.1 ml. | 0%





## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material infor-

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the

each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.