

FOR SALE

COLLEGE PLAZA

1302-1308 S Cooper St. | Arlington, TX



VISION

COMMERCIAL REAL ESTATE



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PRICE | CONTACT BROKER PROPERTY AREA | 6,590 SF

PROPERTY HIGHLIGHTS

- 6,590 SF on .82 acres-100% occupied
- Tenants include Ding Tea, Belleza Latina, Antojitos Mentiras, and Garden’s Bar & Grill
- Monument signage and ample parking
- Provides great visibility and easy access
- DO NOT DISTURB TENANTS
- 61 parking spaces with a 9.2/1000 parking ratio

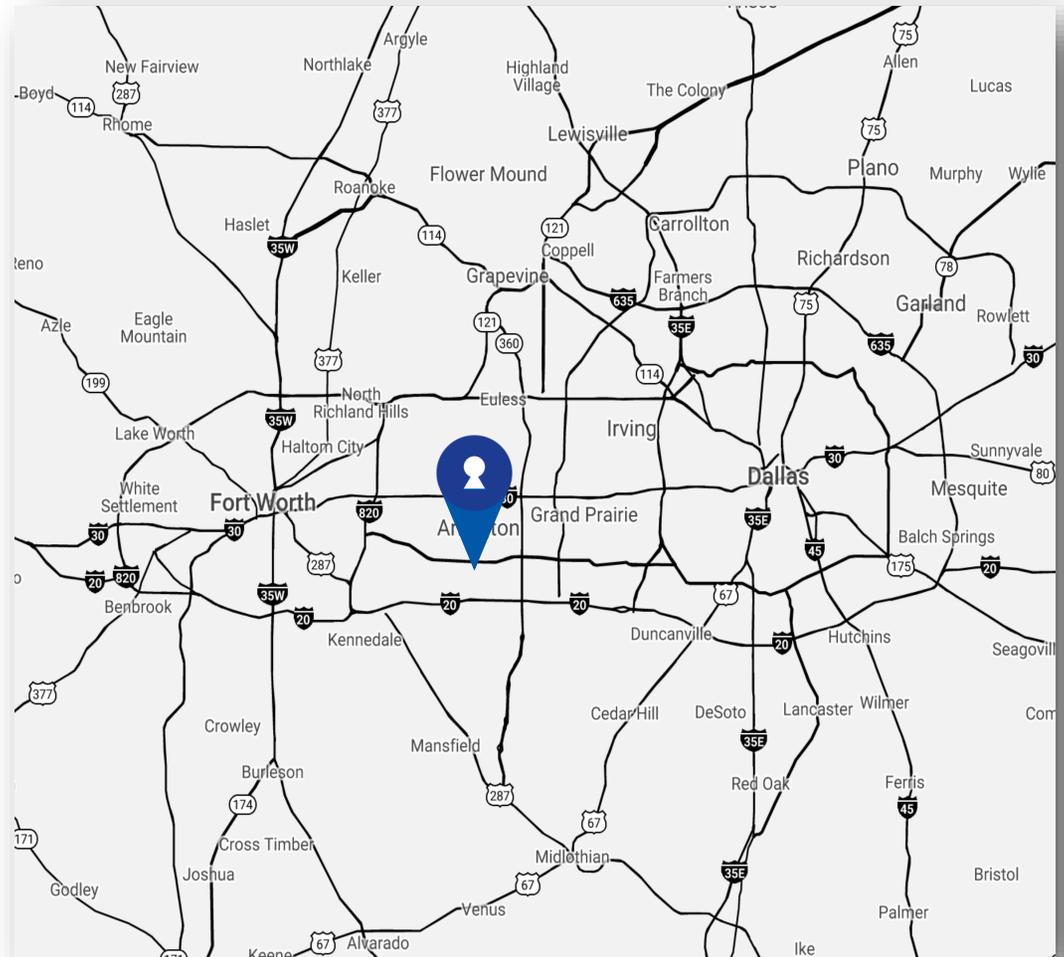
DEMOGRAPHICS

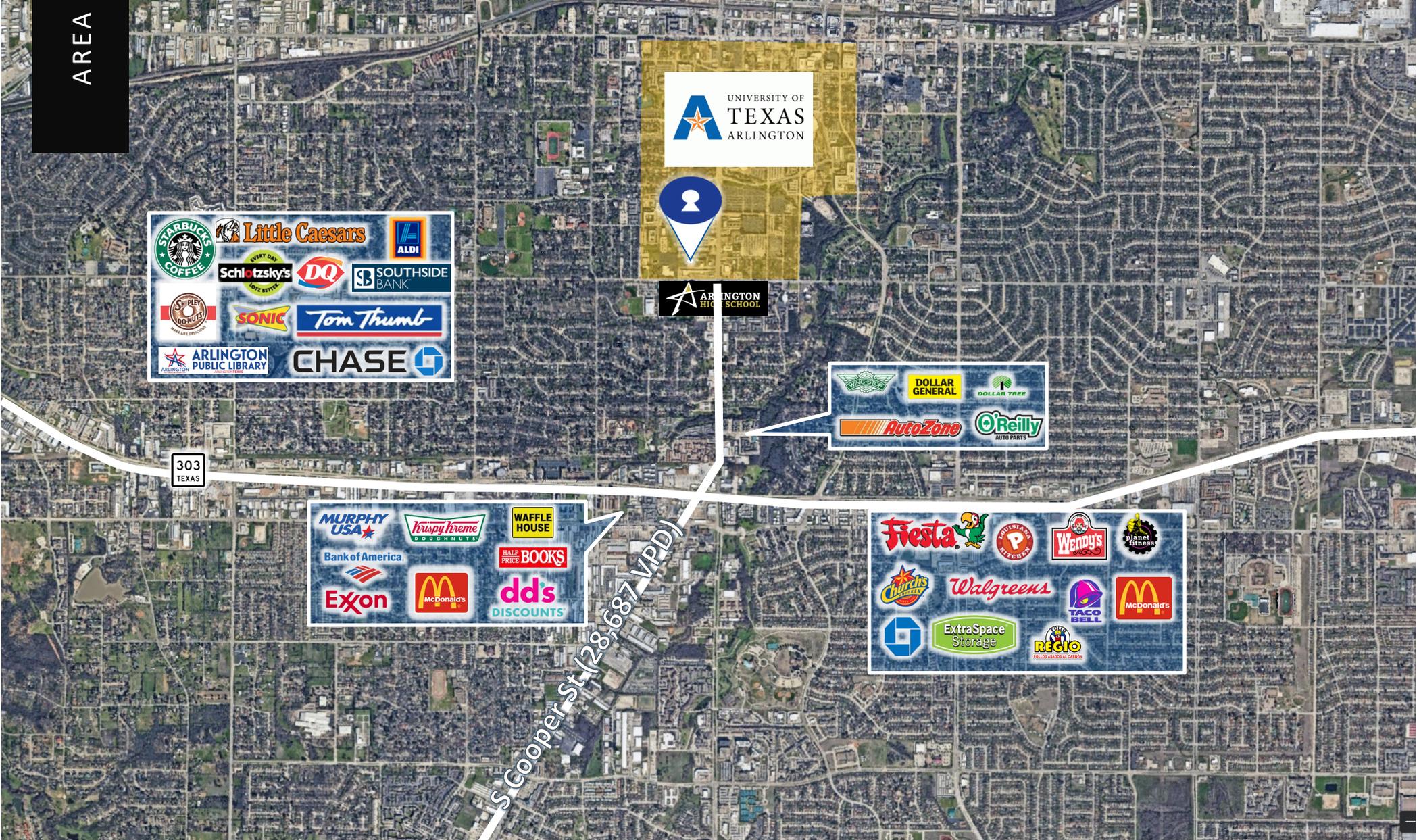
	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	22,307	74,580	150,824	305,571
HOUSEHOLD	7,851	26,189	53,910	115,703
AVG HH INCOME	\$51,708	\$58,447	\$65,480	\$75,175
POPULATION GROWTH 2023-2027	1.4%	1.2%	1.1%	1.1%

*STDB.com 2023

TRAFFIC COUNT

28,687 VPD at South Cooper St & Pioneer Pkwy





Starbucks Coffee, Little Caesars, ALDI, Schlitzsky's, DQ, Southside Bank, Sonic, Tom Thumb, Chase, Arlington Public Library

UNIVERSITY OF TEXAS ARLINGTON



ARLINGTON HIGH SCHOOL

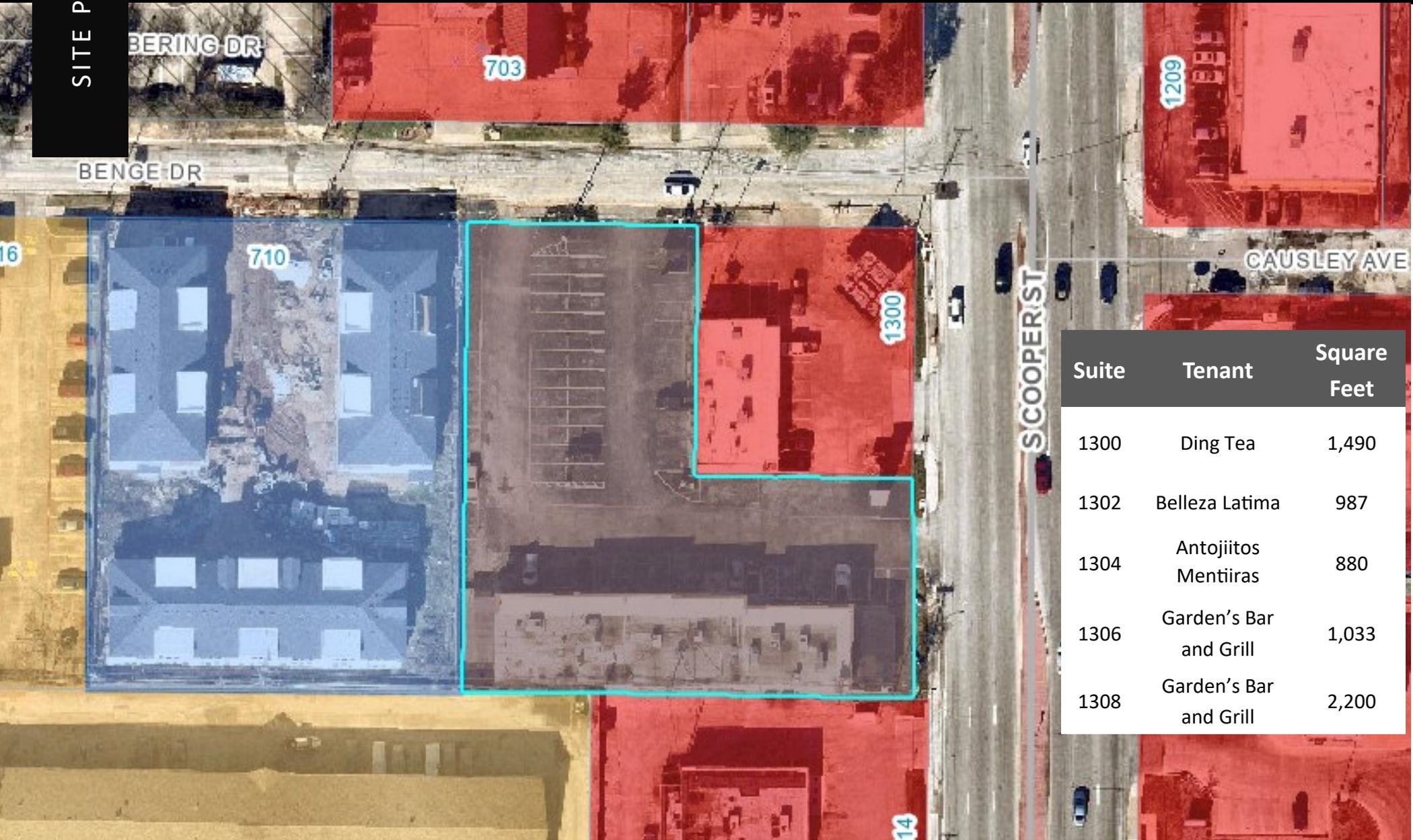
DOLLAR GENERAL, DOLLAR TREE, AutoZone, O'Reilly Auto Parts

MURPHY USA, Krispy Kreme Doughnuts, Waffle House, Bank of America, Exon, McDonald's, dd's Discounts, Half Price Books

Fiesta, Planet Fitness, Walgreens, Taco Bell, McDonald's, ExtraSpace Storage, Regio

S Cooper St (28,687 VPD)

303 TEXAS



Suite	Tenant	Square Feet
1300	Ding Tea	1,490
1302	Belleza Latima	987
1304	Antojitos Mentiiras	880
1306	Garden's Bar and Grill	1,033
1308	Garden's Bar and Grill	2,200





COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for 3-year job growth (185,600 jobs)
#1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)
BLS, Dec. 2021

4 Global 500 Companies
Fortune, 2021
9 World's Most Admired Companies
Fortune, 2022
22 Fortune 500 Companies



DFW AREA GROWTH

50% LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.

+7.2% EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022

+328 people per day (2020)

1,302,041 added in 2010-2020

7,694,138 TOTAL POPULATION

11,200,000 Population by 2045

4TH LARGEST METRO IN U.S. OVER 200 CITIES

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in 4 hours

Access nearly 60 international destinations

HIGHER EDUCATION

Three Research 1 Universities



30 Higher Education Institutions
15 Major Universities Including:



HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

INFORMATION ON BROKERAGE SERVICES



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 on 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 on 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 on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on 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 on. 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 on 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 on 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 on 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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Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025



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