

FOR LEASE

2ND GEN RESTAURANT

1350-1400 E Copeland Rd | Arlington, TX 76011



AVAILABLE

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PRICE | **CONTACT BROKER**

PROPERTY AREA | **5,225 SF**



PROPERTY HIGHLIGHTS

- Two tenant building situated in Arlington's Entertainment District
- Located next to national credit tenant—FedEx, and adjacent to Pappadeaux Seafood Kitchen
- Direct frontage visibility from I-30 with over 140K VPD
- Large I-30 pole signage available for increased visibility
- Arlington is the entertainment capital of North Texas which has 48.9 million visitors annually
- Billions invested within a .5 mile radius
- Parking ratio: 6.5:1,000 SF

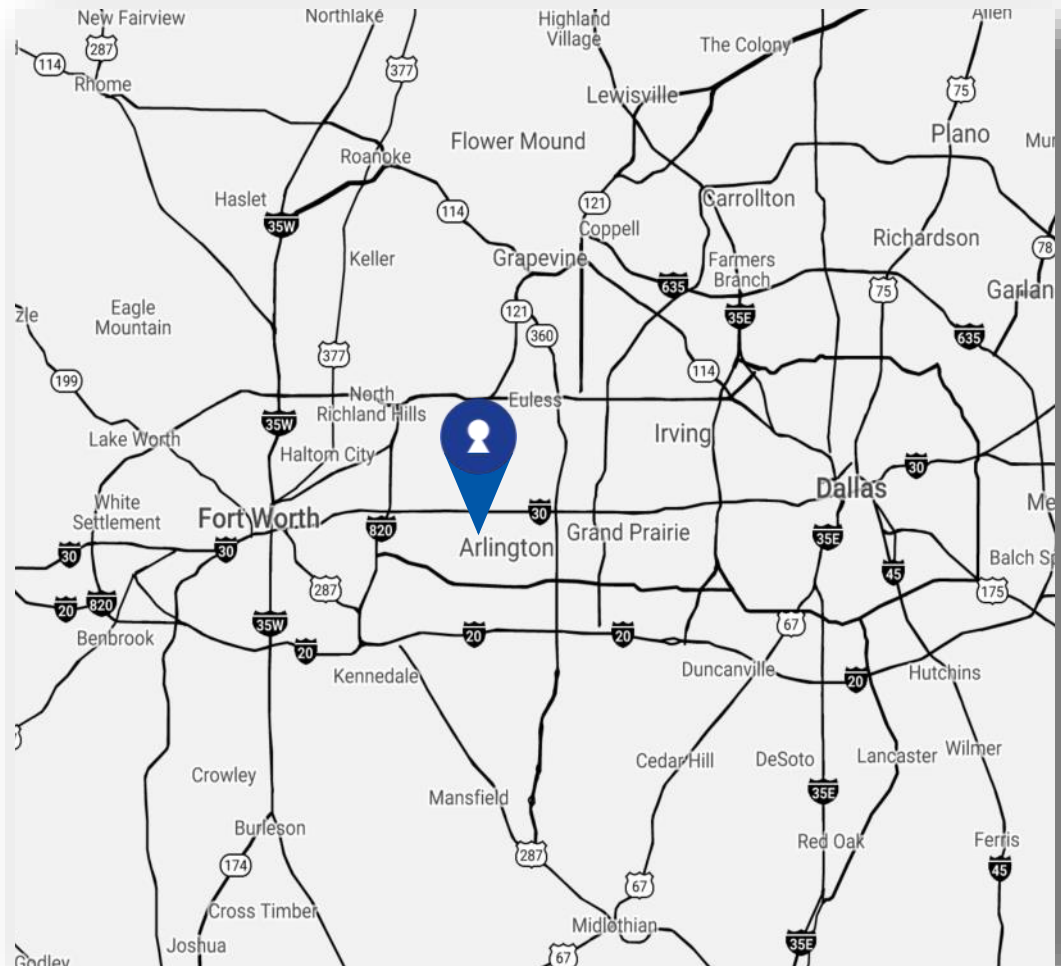
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	12,360	51,219	114,755	282,557
DAYTIME POPULATION	22,611	84,151	152,592	321,449
AVG HH INCOME	\$73,608	\$74,160	\$85,323	\$86,440
HOUSEHOLDS	8,646	24,408	44,340	110,203

*STDB.com 2024

TRAFFIC COUNT

140,864 VPD on I-30







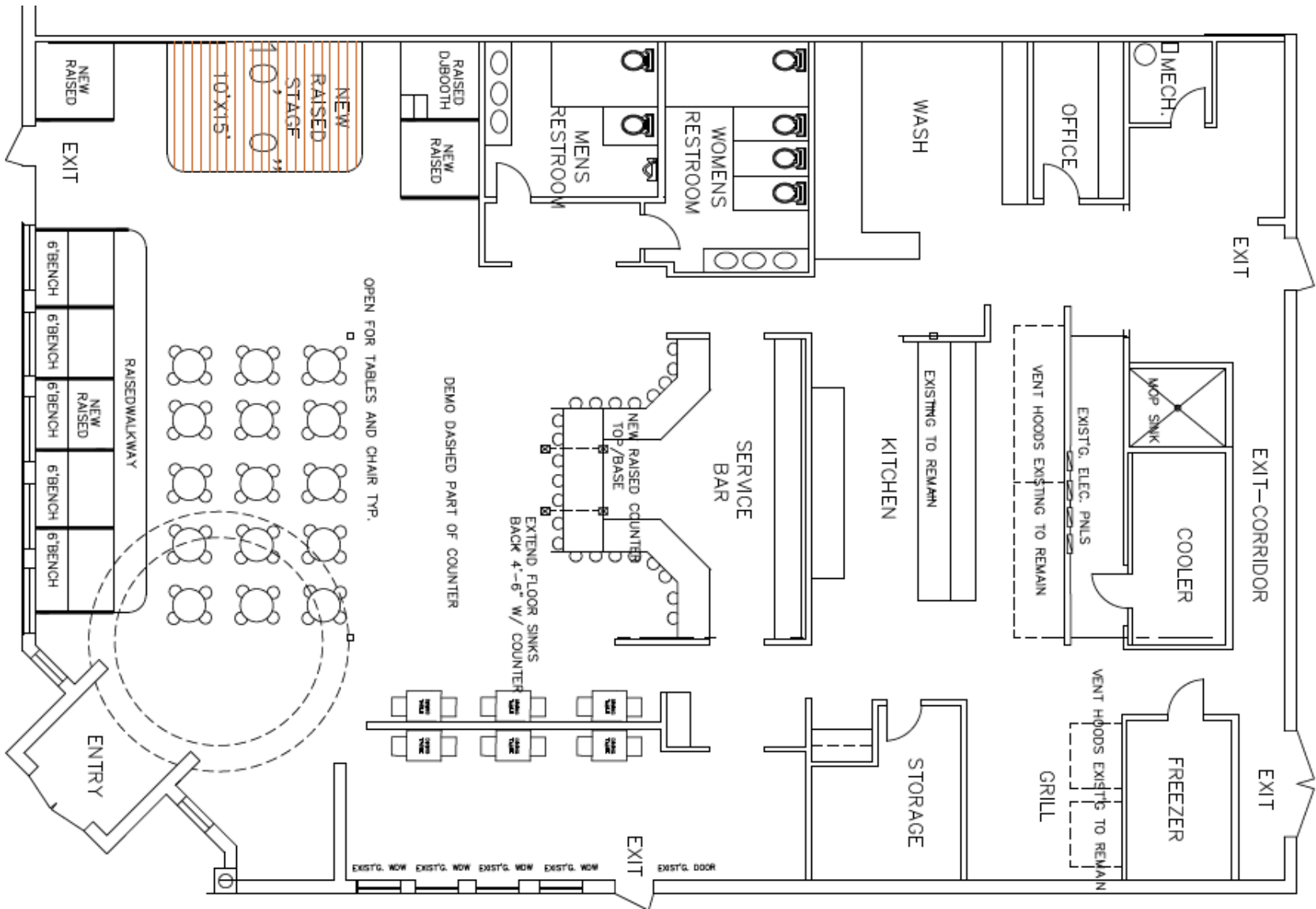
E Copeland Rd

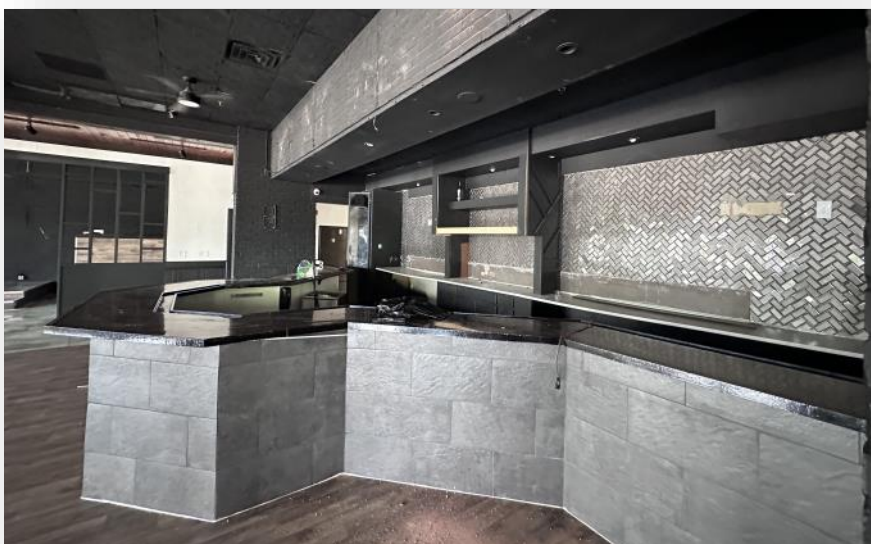
Nolan Ryan Expy



AVAILABLE
5,225 SF





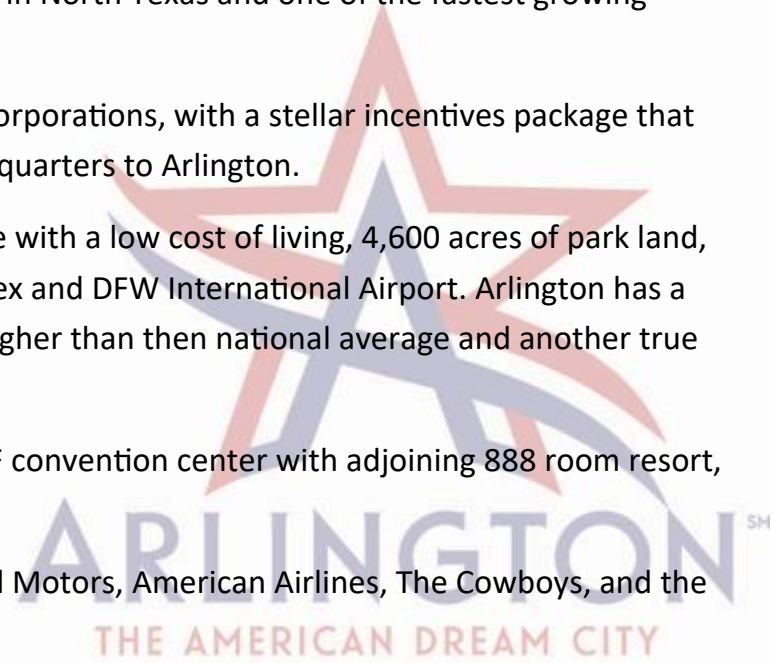


Arlington Overview

Positioned at the center of the Dallas-Fort Worth-Arlington Metroplex, Arlington is known for being the entertainment capital of Texas. The city is home to the Dallas Cowboys' AT&T Stadium complex, Globe Life Field, Choctaw Stadium, Six Flags Over Texas, and Hurricane Harbor.

Arlington second to none with a low cost of living, affordable housing, and rich educational and cultural opportunities.

- Arlington is also home to the University of Texas at Arlington, a tier 1 Research Institution with more than 39,000 students.
- 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 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 median income of \$63,351 — substantially higher than the national average and another true testament to Arlington's way of life.
- New area developments include a 200,000 SF convention center with adjoining 888 room resort, and a 280 unit multifamily complex!
- Arlington's largest employers include General Motors, American Airlines, The Cowboys, and the Texas Rangers!



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 on 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025



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