

FOR LEASE

# MINERAL SPRINGS PLAZA

6109 S Cooper St | Arlington, TX 76001



# VISION

COMMERCIAL REAL ESTATE

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PRICE | **Contact Broker**

PROPERTY AREA | **1,502 SF**



## PROPERTY HIGHLIGHTS

- Well positioned neighborhood strip center with great visibility on Cooper Street
- Situated on a hard corner of one of Arlington’s primary thoroughfares
- Traffic counts over 42,000 VPD
- Strong daytime and residential population
- Monument sign panel available

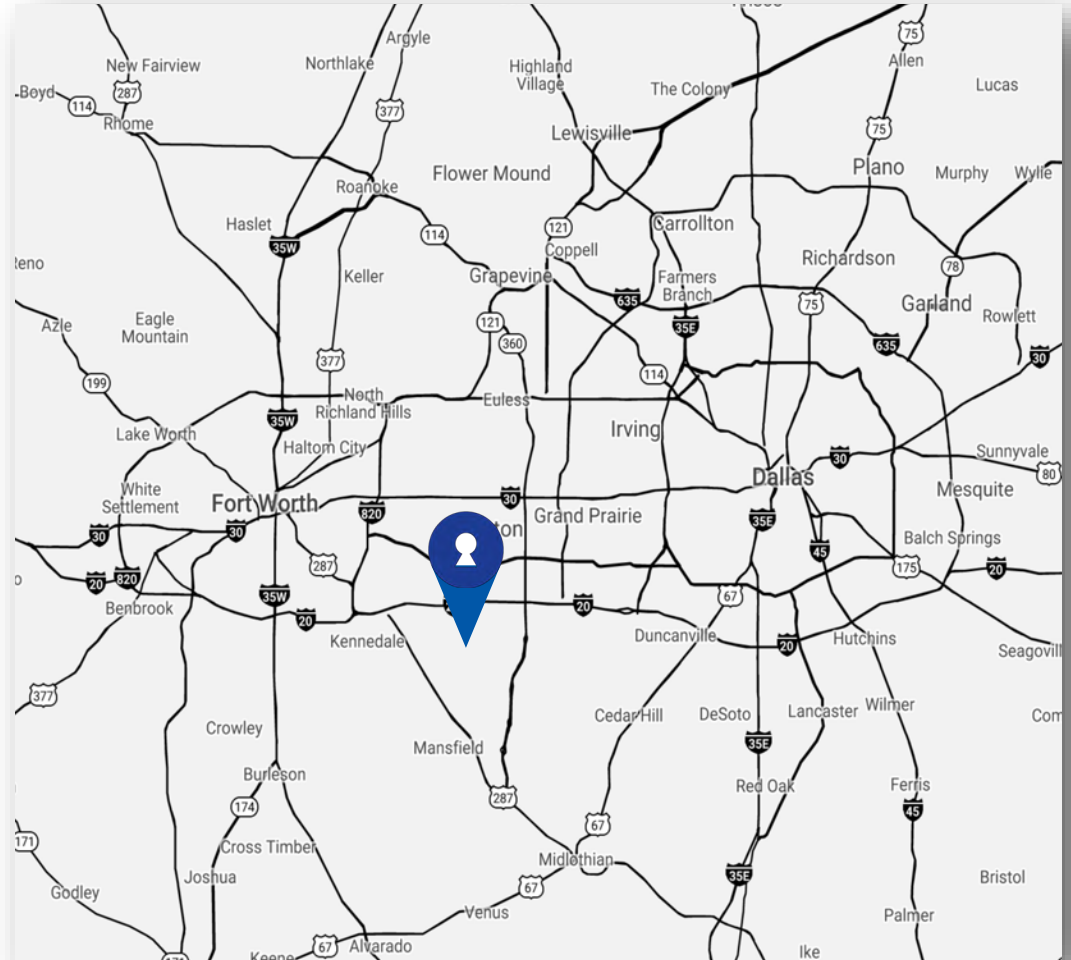
## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	19,454	59,230	115,531	289,626
DAYTIME POPULATION	13,704	43,287	96,402	242,235
AVG HH INCOME	\$106,466	\$115,037	\$112,931	\$107,970
POPULATION GROWTH 2023-2028	0.30%	0.19%	0.13%	0.48%

\*STDB.com 2024

## TRAFFIC COUNT

42,777 VPD at S Cooper St & Mineral Springs Rd





Kroger CHASE blush bbq CHICKEN

MURPHY USA

Firestone COMPLETE AUTO CARE SONIC  
EVERY SEASON STARTS AT DICK'S SPORTING GOODS. planet fitness LA MICHOGARMA MEAT MARKET  
TACO BELL LOUISIANA SETBACK CareNow DISCOUNT TIRE DIRECT WING STOP

Green Oaks Blvd

TITLEMAX DICKEYS BARBECUE PIT  
McDonald's KOHL'S PL\$

S Cooper Street

BUENO Taco Bueno QT ALDI RANGE USA

Matlock Rd

PRIMECARE EMERGENCY CENTER PNC  
DOLLAR TREE Albertsons  
KFC CATO Jack in the box CRUNCH

AMAX AUTO INSURANCE Chick-filadee WINDSOR jiffylube  
PIZZA HUT SHERWIN WILLIAMS LIBERTY TAX SUBWAY

AutoZone PAPA JOHN'S U-HAUL

W Sublett Rd

SIMPLY SELF STORAGE Exxon  
InTown SUITES 7 ELEVEN O'Reilly AUTO PARTS

LISA'S CHICKEN DOLLAR GENERAL

GULLY ANIMAL HOSPITAL Roma Trattoria GOOD DAY  
ISTANBUL Turkish Mediterranean Grill

EXPECARE FAMILY CARE URGENT CARE OF TEXAS ZONA CALIENTE  
Smile Doctors GOURMET POPCORN Southern Eats  
Methodist HEALTH SYSTEM ARCADE STOP SINCE 2008 Sylvan Learning



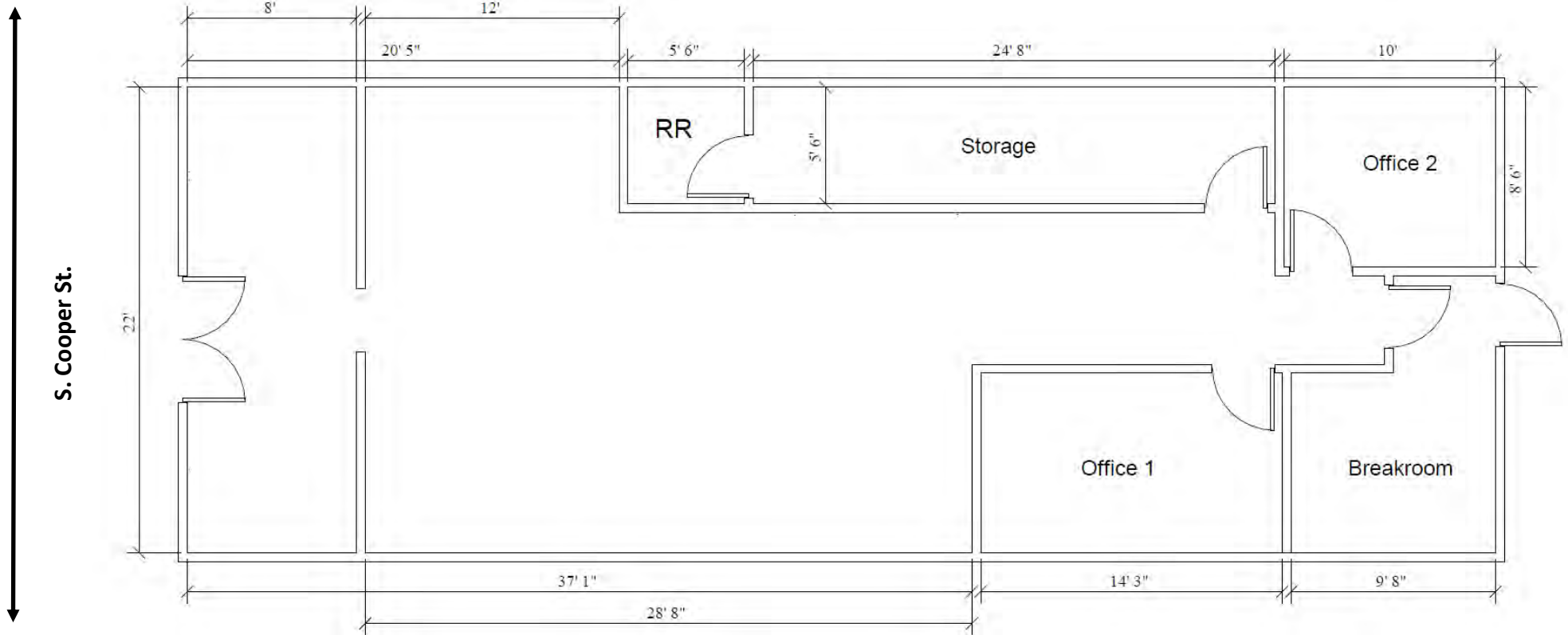
S Cooper St

Mineral Springs Rd



SUITE	TENANT	SF
100	Urgent Care for Kids	-
111	Cooper Specialty Pharmacy	-
<b>121</b>	<b>AVAILABLE</b>	<b>1,502</b>
131	Victory Vapor	-
141	Navy Career Center	-
151	Metro PCS	-

SUITE	SF	DETAILS
121	1,502	Open area, 2 offices, breakroom and storage





### COMMERCE

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



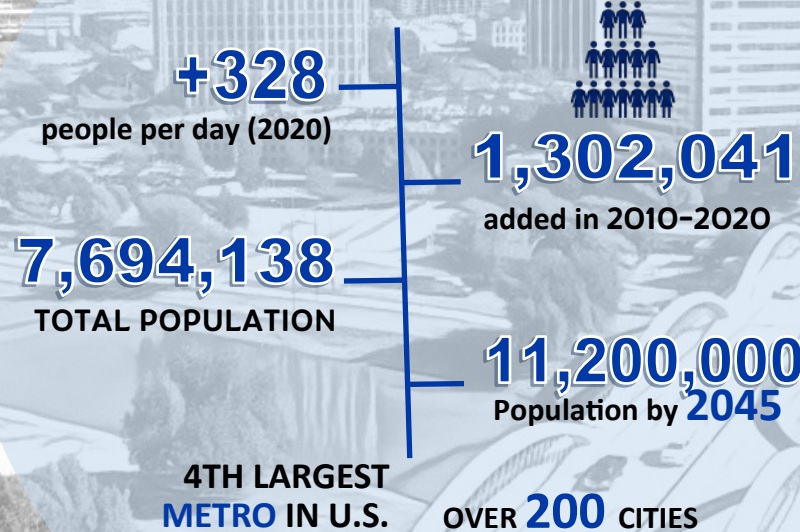
- #1 In the country for 3-year job growth (185,600 jobs)
- #1 In the country for job recovery to pre-pandemic high (3,951,900 jobs) BLS, Dec. 2021
- 4 Global 500 Companies Fortune, 2021
- 9 World's Most Admired Companies Fortune, 2022
- 22 Fortune 500 Companies



**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

### DFW AREA GROWTH



**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: **TCU**, **SMU**

### HEALTH CARE

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

# 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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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)