



FOR LEASE

3,210 SF Former Dry Cleaners

6321 S Cooper St / Arlington, TX 76001



Property Highlights

- Prime Location in Arlington
- Located on Hard Corner
- 2 Access Points
- Drive Thru Opportunity
- Potential Uses: Bank/Restaurant/QSR

Pricing

\$26 psf + NNN



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Matthew Richerson

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BROKERAGE SERVICES

214 550 2990
1717 McKinney Ave, Suite 1480
Dallas, Texas 75202

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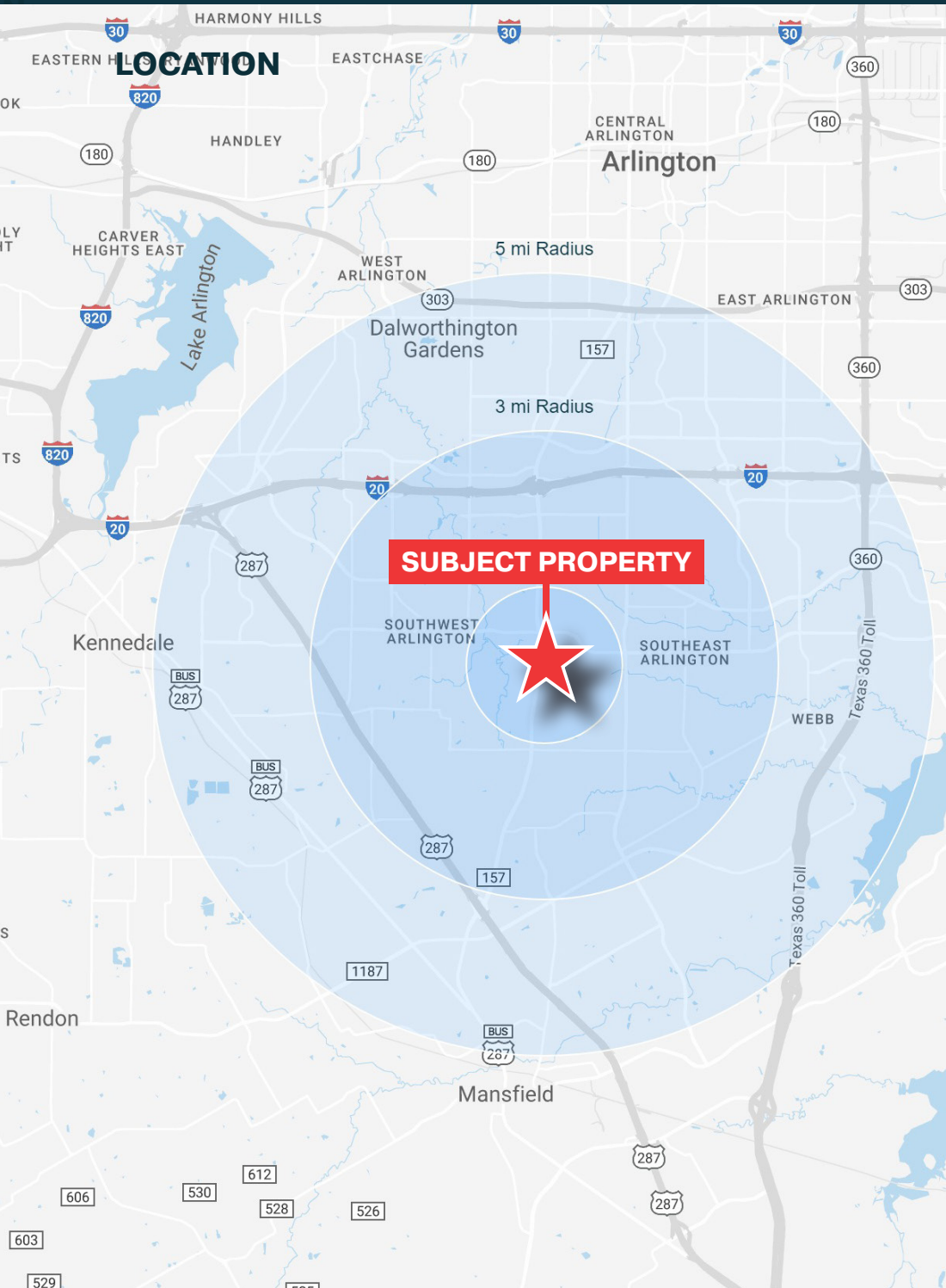
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POPULATION

18,376
within 1 mile

111,683
within 3 miles

278,690
within 5 miles



HOUSEHOLDS

5,870
within 1 mile

36,493
within 3 miles

94,628
within 5 miles



AVERAGE HOUSEHOLD INCOME

\$93,639
within 1 mile

\$106,434
within 3 miles

\$100,933
within 5 miles



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ARLINGTON, TX

With massive events and a million things to do and see throughout the year, Arlington is home to such giants like the **Dallas Cowboys**' world-class AT&T Stadium, Six Flags Over Texas & Six Flags Hurricane Harbor Choctaw Stadium, and the Esports Stadium & Expo Center. It is also home to the **Texas Rangers**' new Globe Life Field and Texas Live! entertainment complex, including Live! by Loews upscale hotel resort, International Bowling Museum & Hall of Fame, and the Arlington Convention & Visitors Bureau. Coming soon in 2024, Arlington will welcome the National Medal of Honor Museum, Loews Arlington Hotel & Convention Center and One Rangers Way.

BUSINESS

The city's top employers include the University of Texas at Arlington, General Motors, Texas Health Resources, Six Flags Over Texas, Arlington ISD, The Parks Mall, J.P. Morgan Chase, the Texas Rangers, and more.



LOCATION

Arlington is well-connected by major highways, including Interstate 20 and Interstate 30, providing easy access to the surrounding metropolitan areas. Dallas/Fort Worth International Airport is the closest major airport (only 10 minutes outside of the city) providing air travel options for residents and visitors.

EXPERIENCE ARLINGTON

Arlington, Texas offers a dynamic blend of urban amenities and a welcoming community atmosphere. With a population exceeding 400,000, Arlington is a vibrant city nestled between Dallas and Fort Worth, boasting a diverse economy, a range of entertainment options, parks, cultural venues, and community events.



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ARTICLES

“\$810 million expansion of the Entertainment District...hotel brand, new convention center, corporate office headquarters, mixed-use residential building, small business coworking and incubator space, and even more dining, retail, and entertainment options”

“Mixed-use residential building with 280 units and 100,000 square feet of retail, entertainment and Spark coworking and incubator space...A planned 200,000-square-foot corporate office headquarters in the Arlington Entertainment District”

- Big Country Homepage Sports, December '19 [Read Article](#)

“The D-FW area was responsible for 36% of Texas’ population growth in the last three years by adding over 423,000 inhabitants”

- Dallas Morning News, November '23 [Read Article](#)

“Arlington mayor talks big-time growth and publicity at State of the City address ahead of the World Series”

- WFAA, October '23

“Suburbia? Not anymore. How Arlington’s \$1B in projects will reshape the heart of DFW”

- Ft Worth Star Telegram, March '23

“General Motors announces \$500 million-plus investment in Arlington assembly”

- Arlingtontx.gov, September '23

“Arlington planning transit system as entertainment district continues massive growth”

- WFAA, April '23

Ranked #4 on “Large Southern Cities Lead Nation in Population Growth”

- United States Census Bureau, May '23



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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.

11-2-2015



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.

PCR Brokerage Houston, LLC dba Partners	9003949	licensing@partnersrealestate.com	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Andrew Leibman	775771	andrew.leibman@partnersrealestate.com	214-417-7003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date