



1.83 +/- acres retail site

7810-7814 S Cooper Street | Arlington



1.83+/- acre (79,699 sf) retail site for sale

- 370' of frontage along 6 lane S Cooper Street
- Zoned CC- Desirable Community Commercial zoning allows for most typical retail and office neighborhood uses.
- Surrounded by other retail developments
- Over 52,400 vehicles per day traffic count
- \$112,825 average income within one mile
- Existing median cut on S Cooper St enhances access
- Level, no flood
- Shallow depth lot ideal for 15,000+/- sf retail development
- 1.3 miles to Mansfield Summit High School
- Will consider dividing, minerals do not convey



Traffic counts	52,416 vpd on S Cooper St.		
Demographics	1 mile	3 miles	5 miles
Total Population	8,824	104,993	211,392
Median HH Income	\$96,070	\$85,355	\$80,552

Asking Price \$9.50 per square foot (\$757,145)

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Brian Scott, CCIM

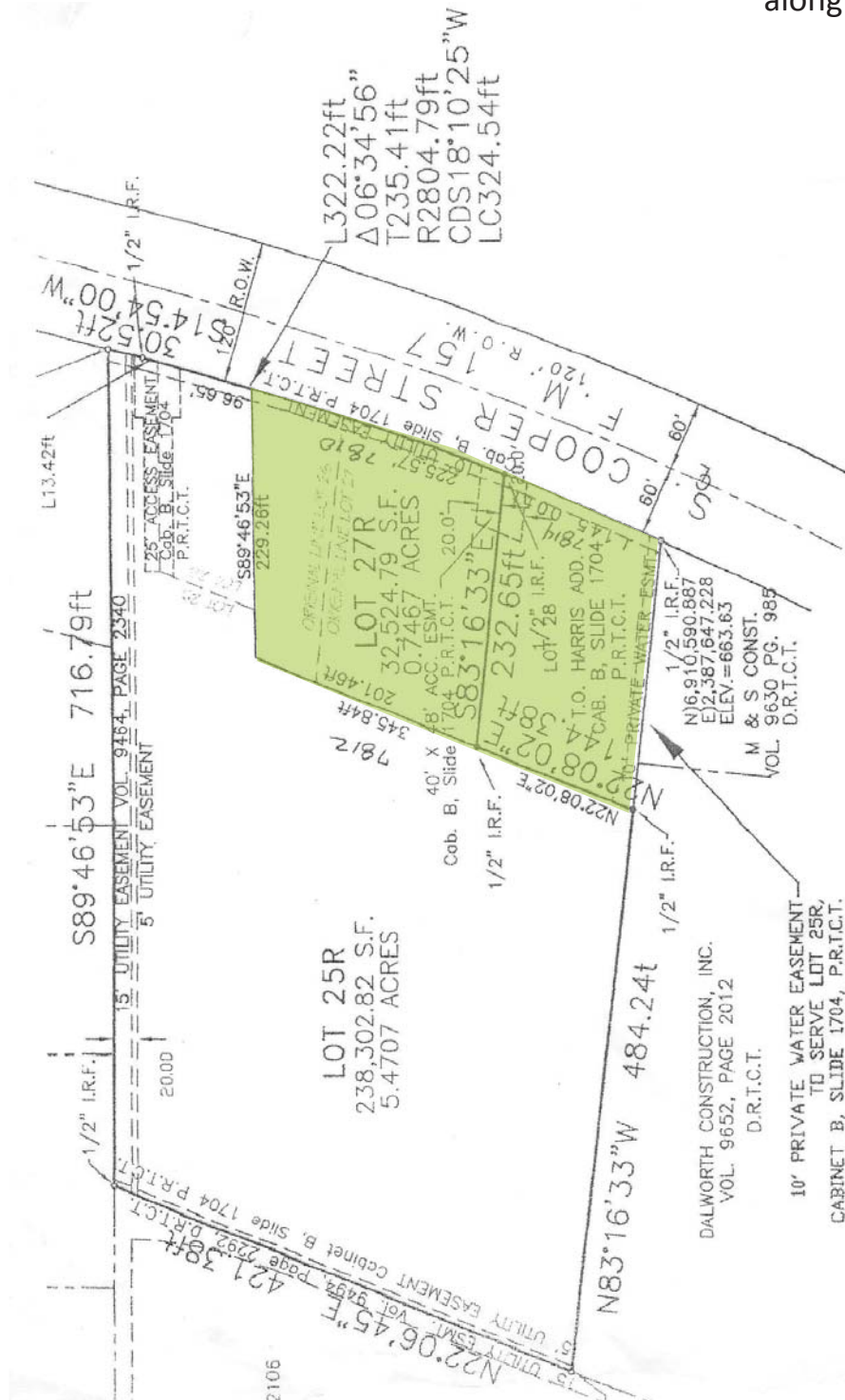
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Will consider dividing
along existing lot lines

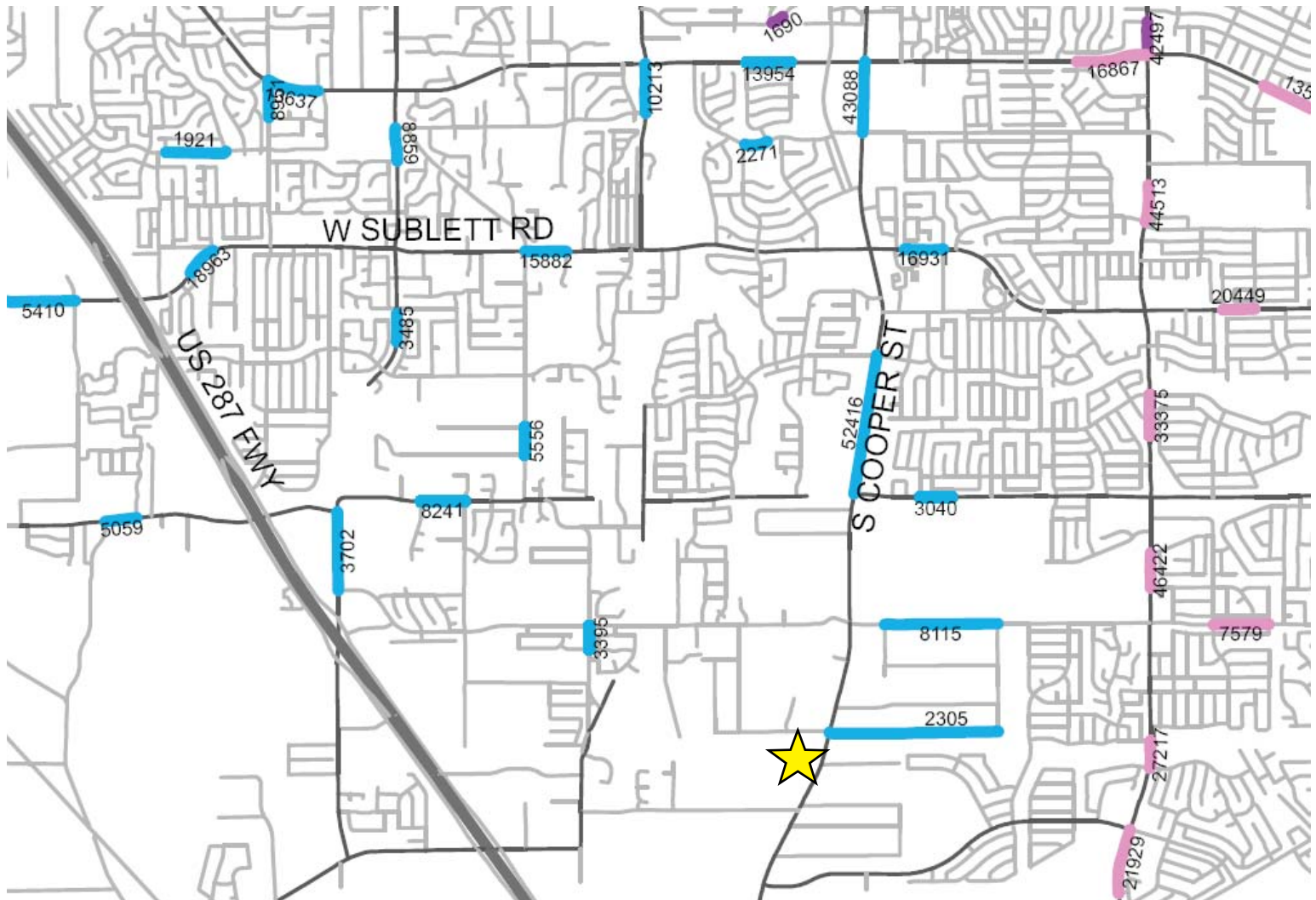




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S Cooper St has the highest traffic counts of any roadway in south Arlington and is a major thoroughfare linking US 287 Freeway and Interstate 20. South Cooper has the most concentrated retail in Arlington, including the largest mall, Parks at Arlington.



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**Both tracts have CC - Community Commercial Zoning
(see next page for further description)**



None of the property is within the flood plain

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CC | COMMUNITY COMMERCIAL: Established to provide sites for community and regional retail shopping centers containing a wide variety of commercial establishments including retail stores and businesses selling home furnishings, apparel, durable goods, and specialty items; restaurants; commercial recreation; and business, personal, and financial services.

Unified Development Code

City of Arlington, Texas

Article 2. Zoning Districts

Section 2.3.5

2.3.5. COMMUNITY COMMERCIAL | CC

A. Purpose

The CC district is established to provide sites for community and regional retail shopping centers containing a wide variety of commercial establishments including retail stores and businesses selling home furnishings, apparel, durable goods, and specialty items; restaurants; commercial recreation; and business, personal, and financial services. The CC district is generally intended for nodal developments located at the intersection of two arterial streets.

B. Density

Dwelling units/acre, min./max. N/A

C. Lot Dimensions

Lot area, min. (s.f.) 10,000

D. Setbacks

Street, min. (ft)

Freeway or frontage road 20

All other streets 10

Interior, min. (ft)

Side and/or Rear 0

Adjacent to single family (side and/or rear) 20

E. Building Standards

Building height, max. (ft)

Within 40 feet of a residential property line 40

Other N/A

Lot Coverage, max. (%)

N/A

F. Notes

See Article 4 for measurements and exceptions.

See full code at:

<http://www.arlington-tx.gov/cityattorney/wp-content/uploads/sites/15/2014/05/UDCChapter.pdf>

Other:

Tarrant Appraisal Accounts, Cooper Street Holdings, Inc.

40012956 7810 S Cooper St Lot 27R TO Harris Addition 47,378.63 SF per surveyor

07161700 7814 S Cooper St Lot 28 TO Harris Addition 32,320.86 SF per surveyor

79,699.49 SF total per surveyor

Minerals will not convey.

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S Cooper is a divided 6 lane road with a median. There is a median cut in front of the property which enhances access to northbound traffic.



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Executive Summary

7810 S Cooper St, Arlington, Texas, 76001 2
7810 S Cooper St, Arlington, Texas, 76001
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.61922
Longitude: -97.13802

	1 mile	3 miles	5 miles
Population			
2000 Population	3,635	61,133	135,725
2010 Population	8,572	100,511	201,540
2015 Population	8,824	104,993	211,392
2020 Population	9,191	110,157	222,688
2000-2010 Annual Rate	8.96%	5.10%	4.03%
2010-2015 Annual Rate	0.55%	0.83%	0.91%
2015-2020 Annual Rate	0.82%	0.96%	1.05%
2015 Male Population	49.6%	48.7%	48.7%
2015 Female Population	50.4%	51.3%	51.3%
2015 Median Age	34.1	34.1	34.6

In the identified area, the current year population is 211,392. In 2010, the Census count in the area was 201,540. The rate of change since 2010 was 0.91% annually. The five-year projection for the population in the area is 222,688 representing a change of 1.05% annually from 2015 to 2020. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 34.1, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	58.0%	59.5%	59.7%
2015 Black Alone	25.1%	22.8%	21.3%
2015 American Indian/Alaska Native Alone	0.4%	0.5%	0.6%
2015 Asian Alone	7.1%	7.0%	7.3%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	5.6%	6.3%	7.5%
2015 Two or More Races	3.6%	3.7%	3.5%
2015 Hispanic Origin (Any Race)	18.4%	18.8%	20.5%

Persons of Hispanic origin represent 20.5% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.6 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	1,147	20,130	45,425
2010 Households	2,509	32,673	67,083
2015 Total Households	2,569	34,080	70,166
2020 Total Households	2,675	35,756	73,831
2000-2010 Annual Rate	8.14%	4.96%	3.98%
2010-2015 Annual Rate	0.45%	0.81%	0.86%
2015-2020 Annual Rate	0.81%	0.96%	1.02%
2015 Average Household Size	3.43	3.08	3.00

The household count in this area has changed from 67,083 in 2010 to 70,166 in the current year, a change of 0.86% annually. The five-year projection of households is 73,831, a change of 1.02% annually from the current year total. Average household size is currently 3.00, compared to 2.99 in the year 2010. The number of families in the current year is 55,336 in the specified area.

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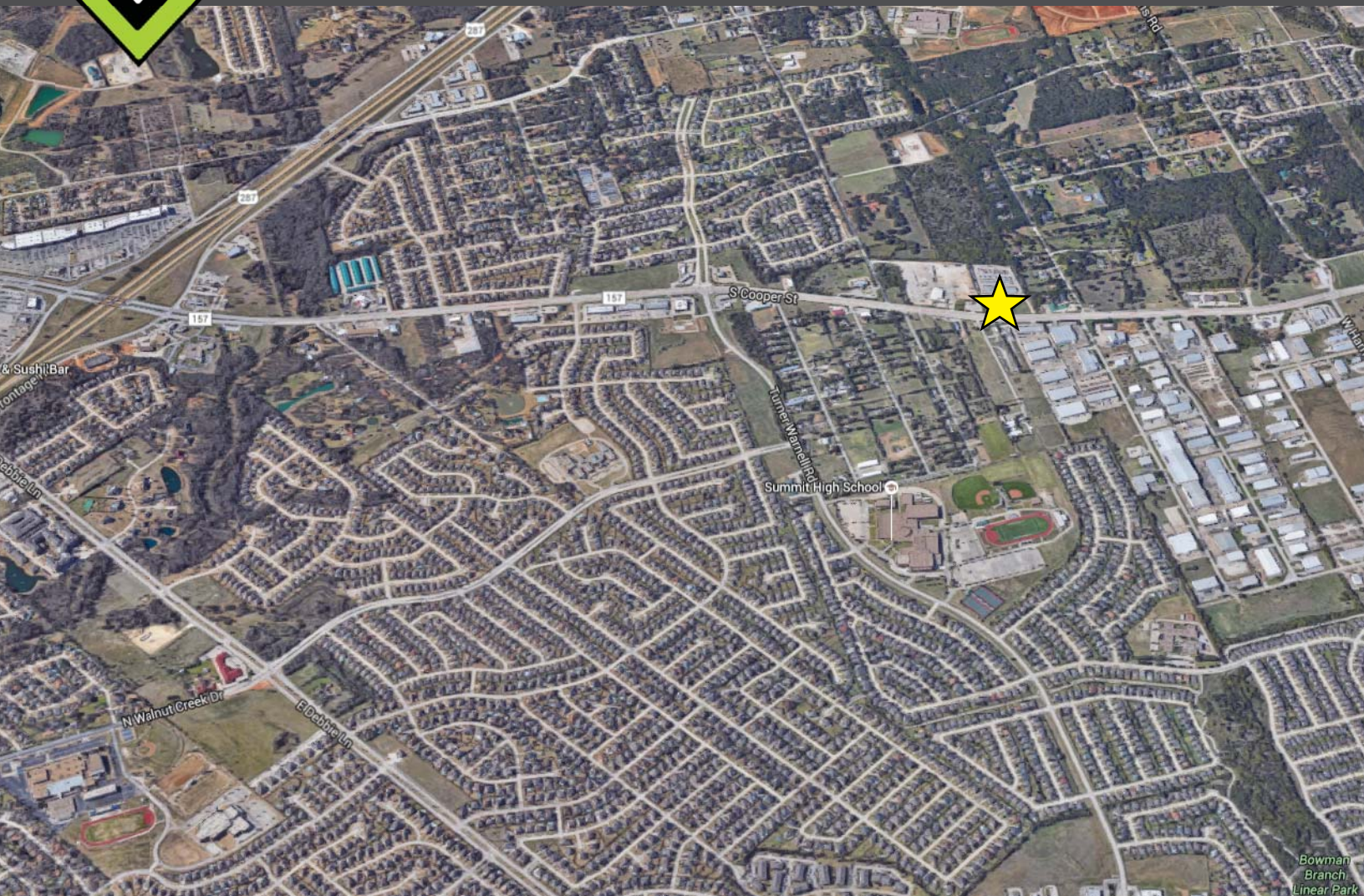
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Households By Income ▾

The largest group: \$100,000 - \$149,999 (25.2%)

The smallest group: \$15,000 - \$24,999 (4.1%)

Indicator ▲	Value	Difference	
<\$15,000	4.8%	-5.4%	
\$15,000 - \$24,999	4.1%	-5.4%	
\$25,000 - \$34,999	5.6%	-4.4%	
\$35,000 - \$49,999	9.4%	-4.1%	
\$50,000 - \$74,999	17.0%	0	
\$75,000 - \$99,999	18.5%	+5.1%	
\$100,000 - \$149,999	25.2%	+10.0%	
\$150,000 - \$199,999	8.9%	+2.8%	
\$200,000+	6.6%	+1.3%	



\$112,825 average income within one mile

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