EAGLE NEST
PROPERTY GROUP

Available for lease or sale

S. Cooper Street pad sites

7200 S. Cooper St., Arlington, TX 76001



Conceptual rendering for illustration only. Final development may differ.

Pads 1 and 3 are available at the northwest corner of S. Cooper Street and W. Harris Road, beside a McDonald's ground lease on the corner pad. The pads suit restaurant, retail and service users who want the last hard corner on S. Cooper St. connecting to the highway, at a lighted intersection.

Nearby: RaceTrac, Rita's, AutoZone, Domino's Pizza, Goodwill, Pump It Up and the Y.

Pad 1 0.75 to 2 AC

Pad 3 1.1 AC

±3.1 AC total, divisible

32,657 VPD on S Cooper St, 2022

Rate and price: contact agent



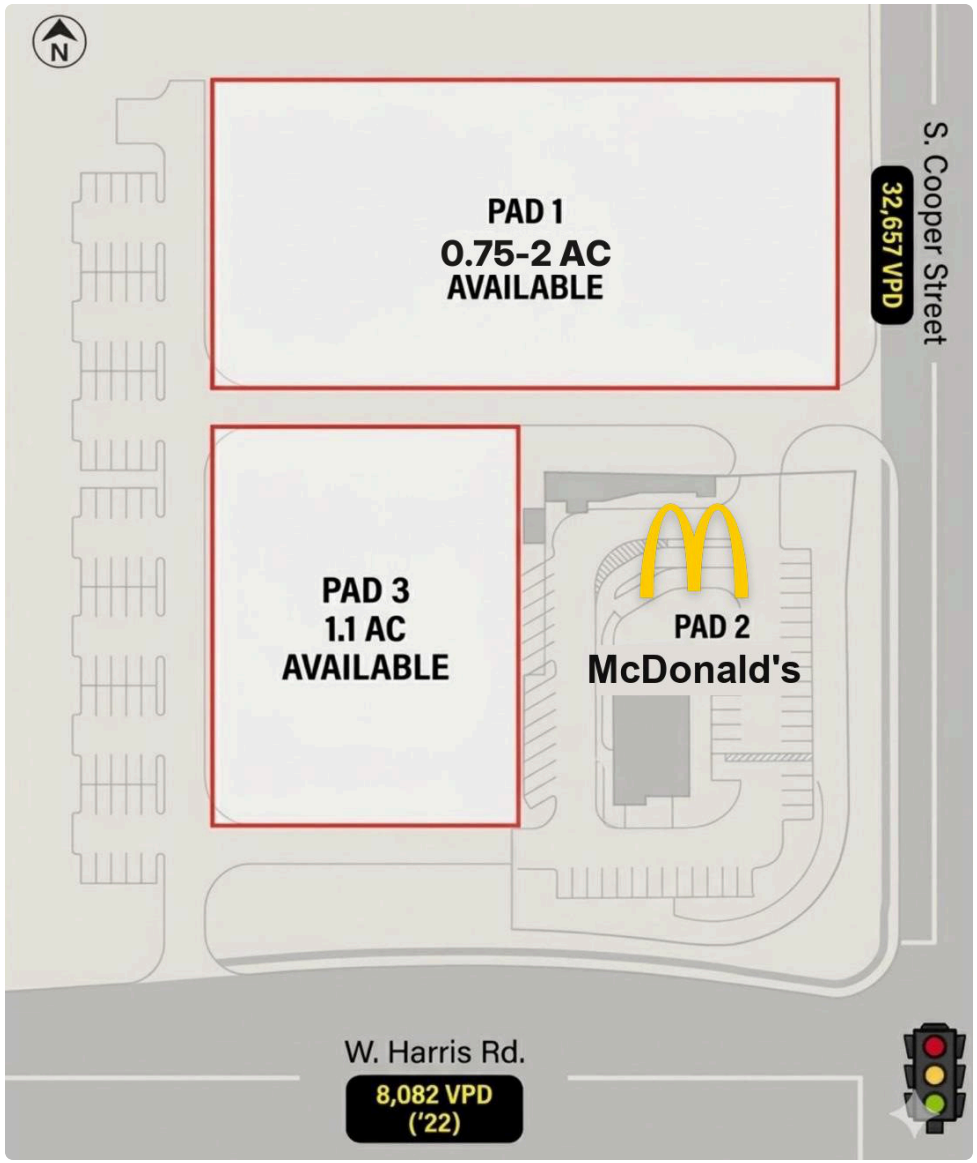
Stuart W. Monteith
713.562.7770
stuart@eaglenestpg.com



Trevor M. Niemann
817.888.6166
trevor@eaglenestpg.com

The information contained herein was obtained from sources deemed reliable; however, Eagle Nest Brokerage LLC, Eagle Nest Property Group LLC, and their related brokers, agents, affiliates, representatives, partners, and clients make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Renderings are conceptual, for illustration only, and final development may differ. Brokerage services are provided through Eagle Nest Brokerage LLC.

Listing page
eaglenestpg.com



Site plan. Pads 1 and 3 outlined in red. Traffic counts in vehicles per day, 2022.

S. Cooper Street pad sites

7200 S. Cooper St., Arlington, TX 76001

Location	NWC of S. Cooper St. and W. Harris Rd Arlington, TX 76001
Available	**Pad 1** 0.75 to 2 AC **Pad 3** 1.1 AC ±3.1 AC total, divisible
Pad 2	Leased to McDonald's
Rate and price	Contact agent, 817.888.6166, trevor@eaglenestpg.com
Traffic counts	**32,657** VPD on S Cooper St, 2022 **8,082** VPD on W Harris Rd, 2022

Demographics

	1 mile	3 miles	5 miles
Population	8,372	116,180	245,700
Daytime population	8,404	84,924	216,984
Average household income	$133,518	$126,196	$124,794

Source: ESRI.

Highlights

The last hard corner on S. Cooper St. connecting to the highway.
A lighted intersection, with new upgrades to W. Harris Rd.
A strong retail corridor with entertainment-driven traffic.

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Twilight rendering. Conceptual rendering for illustration only. Final development may differ.

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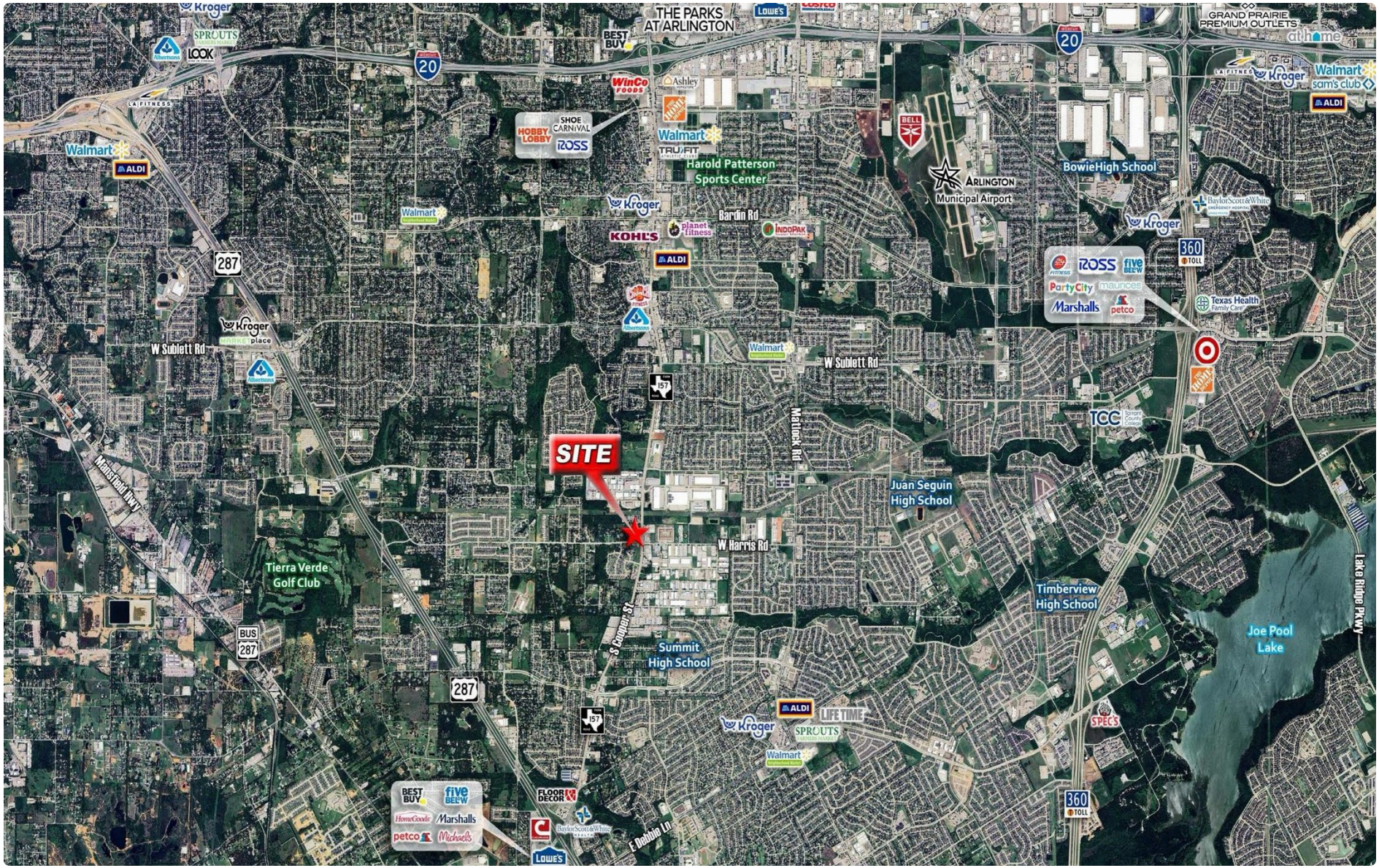
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The site and nearby businesses at S. Cooper St. and W. Harris Rd. Traffic counts in vehicles per day, 2022.

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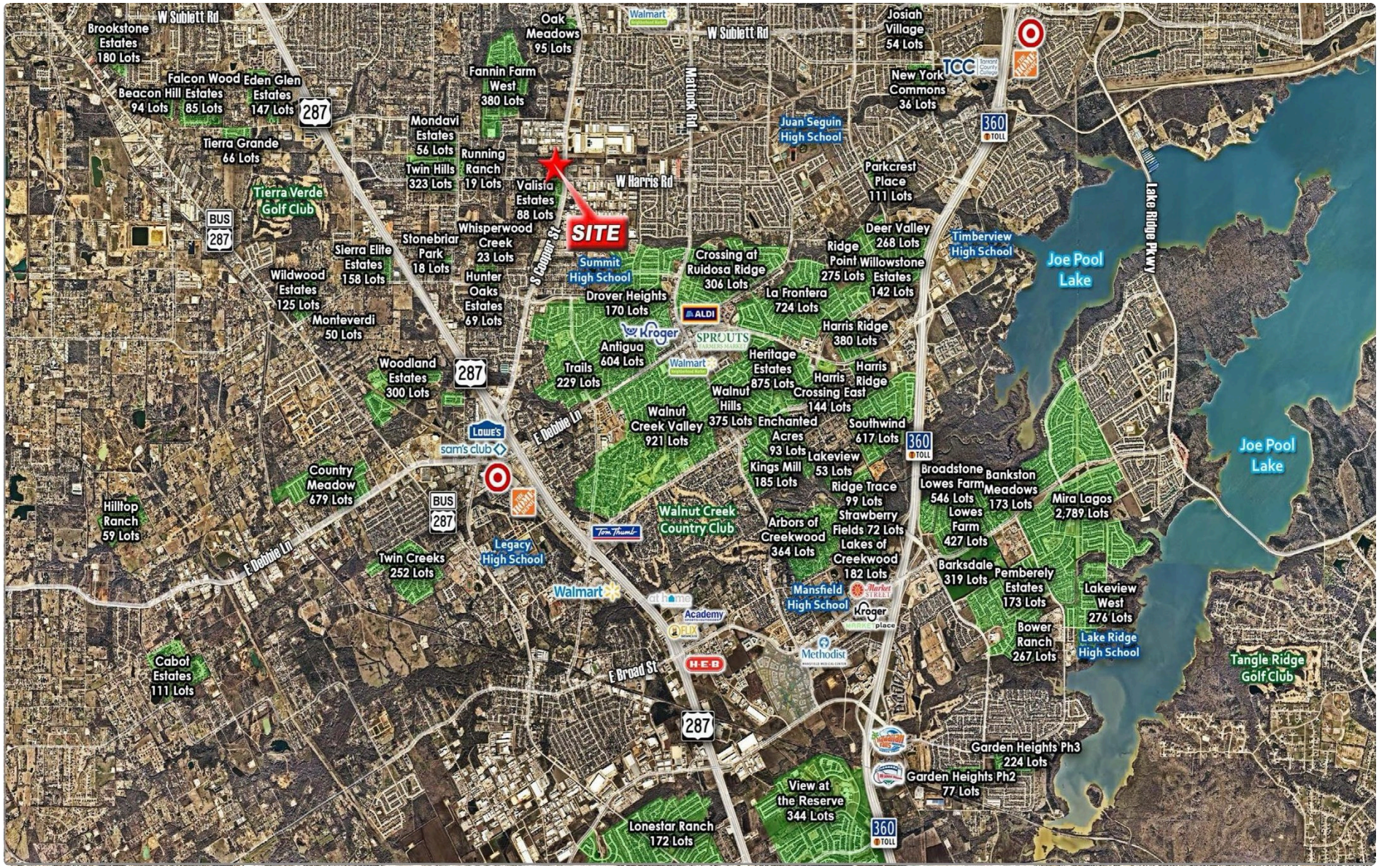
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The site in south Arlington, with I-20, US 287, SH 360 and area retail.

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Residential communities around the site, shown in green with lot counts.

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11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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 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. **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. 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Eagle Nest Brokerage LLC	9012179	stuart@eaglenestpg.com	469.949.6467
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Stuart W. Monteith	695927	stuart@eaglenestpg.com	469.949.6467
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Stuart W. Monteith	695927	stuart@eaglenestpg.com	469.949.6467
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Trevor Niemann	853928	trevor@eaglenestpg.com	817.888.6166
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____