

Retail Land Site For Sale

For Lease

Arlington, TX 76017



OFFERING SUMMARY

Sale Price: \$325,000

Lot Size: 0.54 Acres

Zoning: Commercial

Market: South Arlington Retail

Price / SF: \$13.82

PROPERTY OVERVIEW

Retail/Office land site available for sale just off of S.Cooper in Arlington, TX. Site is ideal for a Freestanding single tenant retail or office developer who wants prime location in the S Arlington Retail Submarket.

PROPERTY HIGHLIGHTS

- New Car Wash on neighboring property just opened
- Access from busy S Cooper
- Diverse trade area
- Just outside of large residential developments
- Impressive traffic counts of just under 60,000VPD

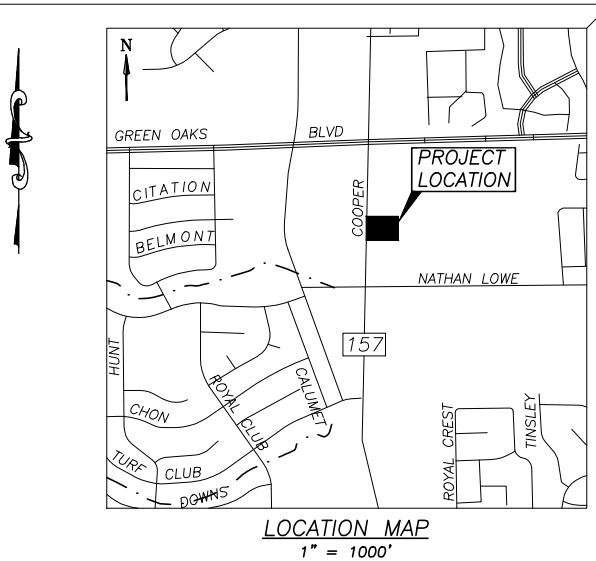
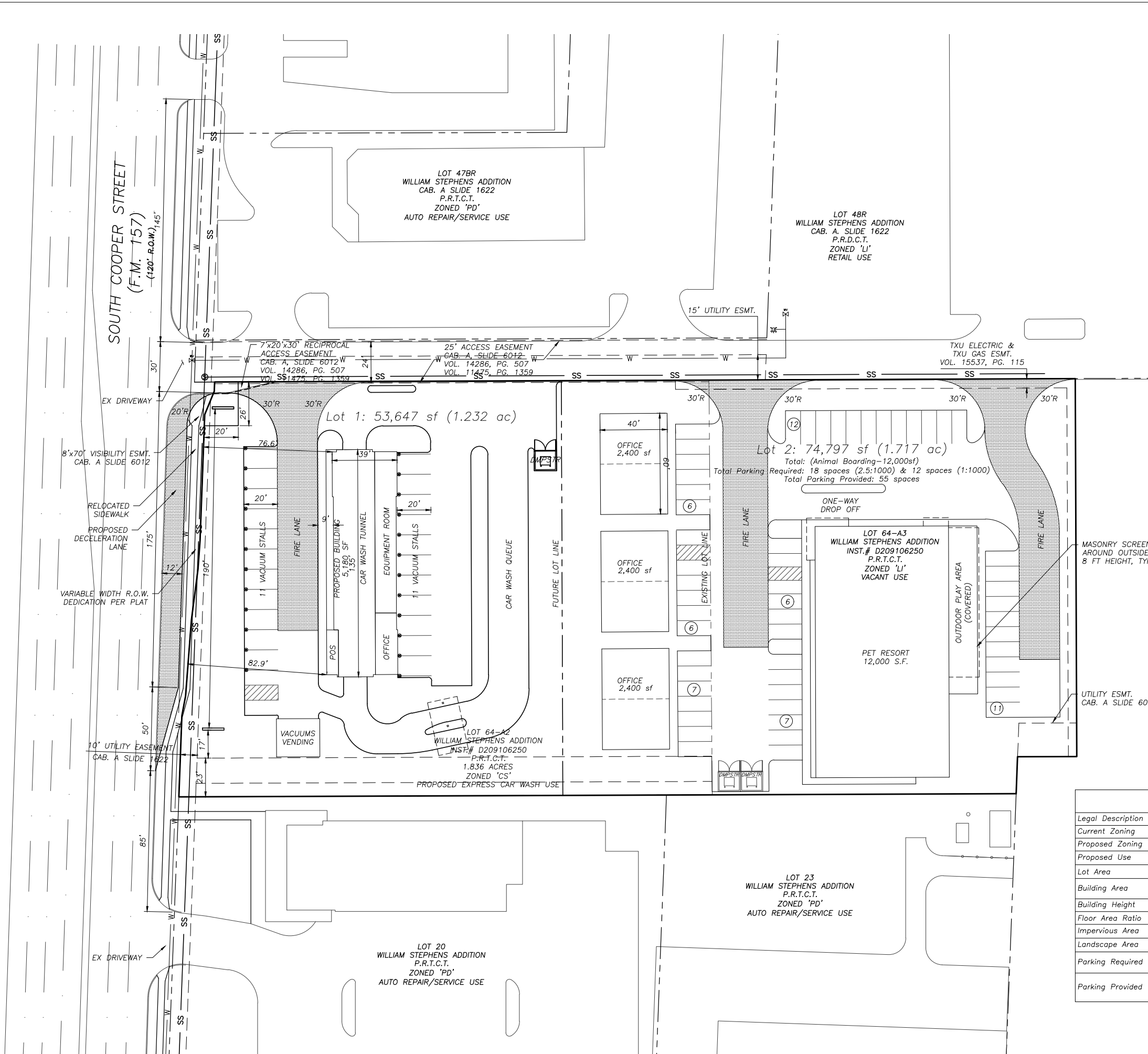
David Dunn, CCIM, SIOR

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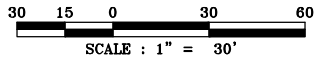
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Dwg Info: G:\Projects\2014\2025 Legends Arlington\2016 Arlington Zoning Site Plan.dwg Plotted: 9/21/2016



- ZONING REQUEST INFORMATION**
- The first zoning district that permits the proposed car wash use is the Light Industrial (LI) district.
 - No variation from required performance standards is proposed.
 - The project exceeds the following required performance standards:
 - Section 5.6.4(l)(1)(a-d): "All exterior walls, including parking structures, garages, and accessory structures shall be finished with 85 percent of an approved material." *The proposed project is comprised of 100% of the materials listed.*
 - Section 5.6.4(l)(1)(f): "Structures 20,000 square feet or less shall require a minimum of two (2) distinct building materials from the approved material list be utilized on all facades to provide architectural detail and interest." *The proposed project uses three (3) distinct building materials from the list.*
 - The following use restrictions are proposed:
 - Lot 1 – Express Car Wash
 - Lot 2 – Kennel with outside kennel runs; & Office
 - The buildings developed on Lot 2 will comply with the Commercial Design Standards and will incorporate elements of the building on Lot 1 to create a unified development.

SITE DATA SUMMARY		
Legal Description	Lot 64-A2 William Stephens Addition	Lot 64-A3 William Stephens Addition
Current Zoning	CC	LI
Proposed Zoning	PD	PD
Proposed Use	Express Car Wash	Animal Kennel & Office (Future)
Lot Area	53,647 SF (1.232 Ac.)	74,797 SF (1.717 Ac.)
Building Area	5,180 SF	Kennel – 12,000 SF Office – 7,200 SF
Building Height	25' max	25' max
Floor Area Ratio	0.097	0.320
Impervious Area	21,517 SF (40%)	TBD
Landscape Area	32,130 SF (60%)	TBD
Parking Required	1 per 150 SF Shop Area = 35	Kennel: 1 per 1000 SF = 12 Office: 2.5 per 1000 SF = 18
Parking Provided	22 Vacuum Stations + 2 Accessible + 11 in Wash Queue = 35 Total	55 Total (6 Accessible)



DATE: 09/21/2016
DESIGN BY: SLM
SHEET NO. 1 OF 1

SCALE: SEE SHEET
DRAWN BY: SLM
JOB NUMBER: 1312-028-03

SHEET ID: Arlington Zoning Site Plan.dwg
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WILLIAMS STEPHENS ADDITION
LOT 64-A2
LEGENDS EXPRESS CAR WASH
SITE LAYOUT

SP-01

CobbFendley

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ZONING REQUEST INFORMATION

1. The first zoning district that permits the proposed car wash use is the Light Industrial (LI) district.

2. No variation from required performance standards is proposed.

3. The project exceeds the following required performance standards:

A. Section 5.6.4(l)(1)(a-d): "All exterior walls, including parking structures, garages, and accessory structures shall be finished with 85 percent of an approved material." *The proposed project is comprised of 100% of the materials listed.*

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4. The following use restrictions are proposed:

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B. Lot 2 – Kennel with outside kennel runs; & Office

5. The buildings developed on Lot 2 will comply with the Commercial Design Standards and will incorporate elements of the building on Lot 1 to create a unified development.

REVISIONS

NO. 1
DATE 08/19/2014
CITY COMMENTS

COMMENT