

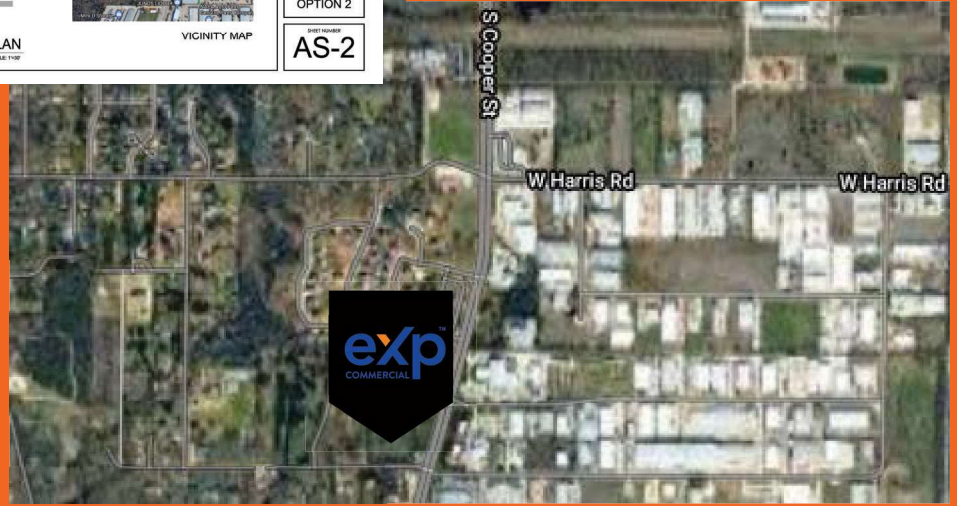
SINGLE FAMILY HOME DEVELOPMENT SITE FOR SALE

7708 S Cooper St, Arlington, TX 76001



Offering Summary

Sale Price:	\$1,000,000
Available SF:	
Price / Acre:	\$192,308
Zoning:	PD neighborhood commercial
Market:	Dallas Ft Worth
Submarket:	South Arlington



Property Overview

Neighborhood Commercial Zoning

Property Highlights

- All utilities to site.
- Rectangular shape
- Traffic count - 100,000 cars per day
- Adjacent to numerous industrial parks
- 4.4 miles south of Parks Mall
- 2 miles north of Hwy 287 Mansfield, numerous big box stores, Home Depot & Walmart
- PD Zoning
- Well located Arlington tract

Blaine Cook

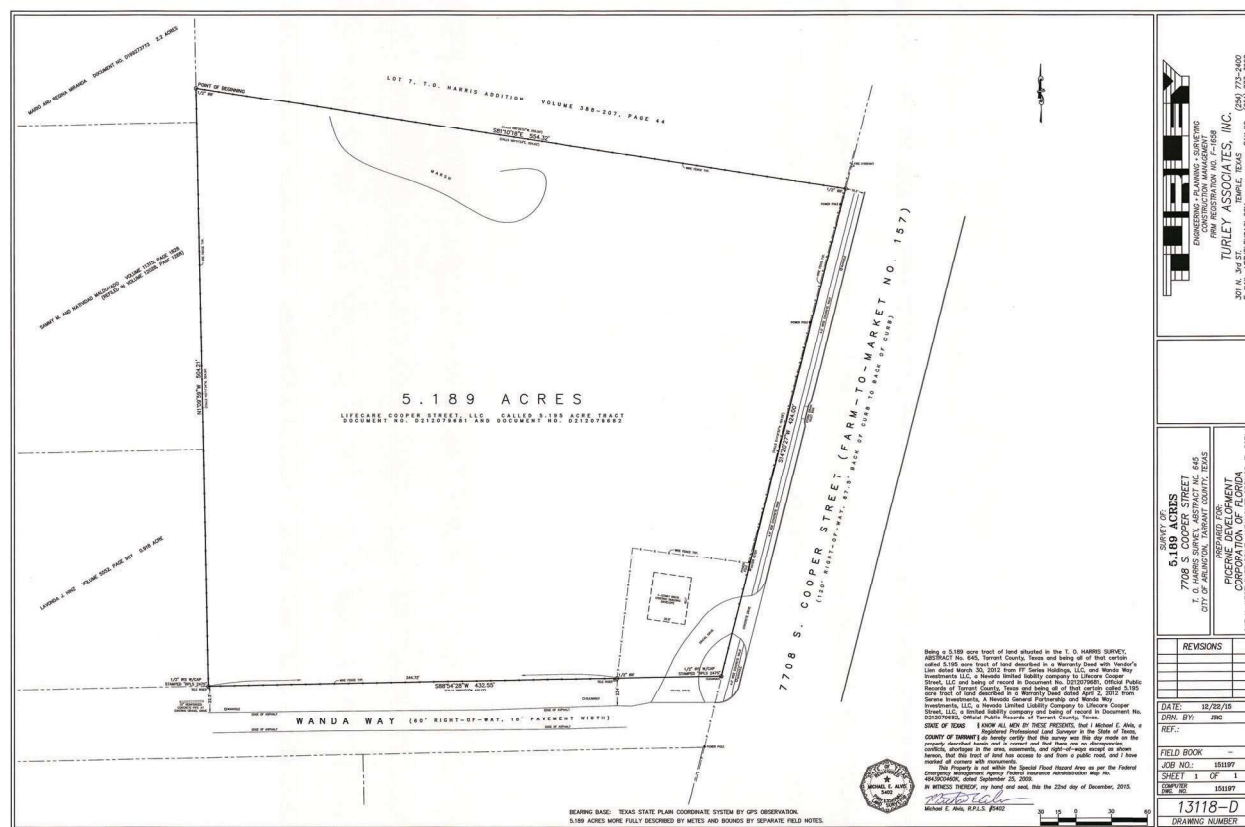
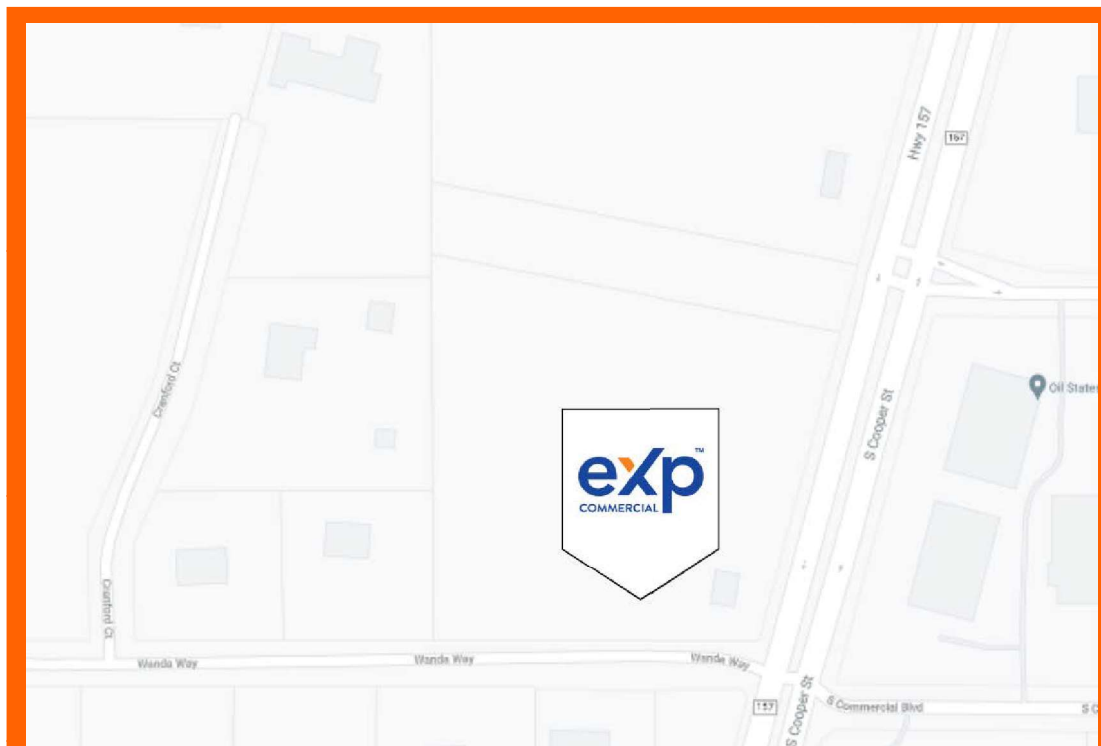
214.797.9449

blaine.cook@expcommercial.com

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

exp
COMMERCIAL

7708 S Cooper St, Arlington, TX 76001

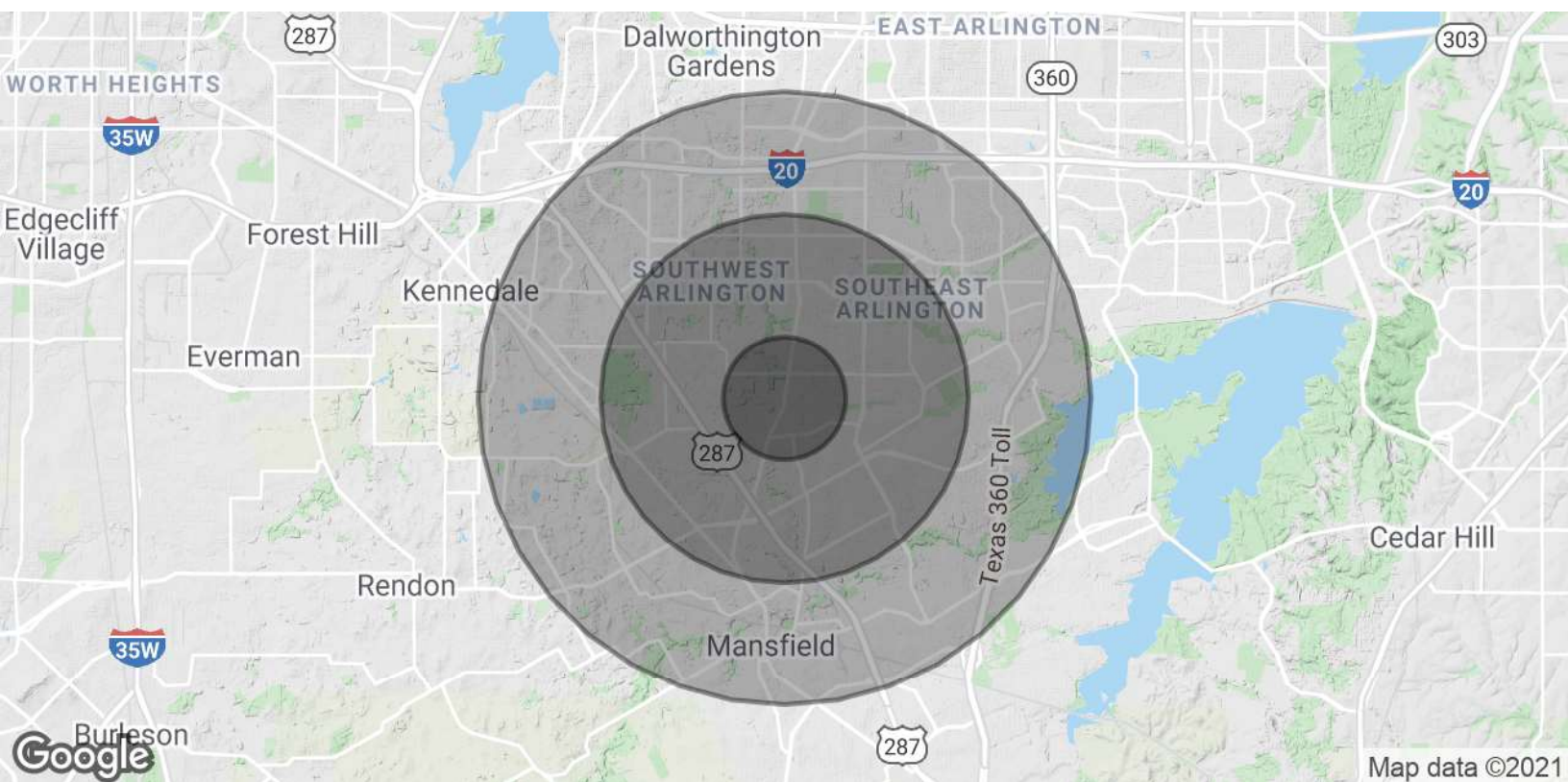


214.797.9449
blaine.cook@expcommercial.com



SINGLE FAMILY HOME DEVELOPMENT SITE FOR SALE

7708 S Cooper St, Arlington, TX 76001



Population	1 Mile	3 Miles	5 Miles
Total Population	11,710	99,582	207,928
Average age	31.7	32.4	33.4
Average age (Male)	31.2	31.3	32.5
Average age (Female)	32.7	33.7	34.4
Households & Income	1 Mile	3 Miles	5 Miles
Total households	3,441	31,688	69,795
# of persons per HH	3.4	3.1	3.0
Average HH income	\$90,387	\$87,742	\$83,370
Average house value	\$164,990	\$171,019	\$179,715

* Demographic data derived from 2010 US Census

Blaine Cook

214.797.9449

blaine.cook@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.