

2ND GEN RESTAURANT SPACE FOR LEASE

Arlington, TX



LOCATION:

1350 E Copeland Rd, Arlington, TX 76011

PROPERTY HIGHLIGHTS:

- 5,225 SF 2nd Gen Restaurant immediately available for lease (including some kitchen equipment).
- Ability to re-design space to add additional seating.
- Two-Tenant building with Fedex, surrounded by restaurants (including #1 Pappadeaux in DFW per March 2025 alcohol sales reports, showing \$1.722 million in alcohol sales over the trailing 12 months).
- Excellent Copeland Rd./Interstate 30 frontage visibility with pylon signage available fronting Copeland.
- **Retail, dental, and medical uses also considered.**
- Contact Broker for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	12,434	114,566	282,693
Daytime Population	22,639	152,481	321,513
Avg. HH Income	\$73,546	\$85,341	\$86,410

TRAFFIC COUNTS:

Interstate 30:	117,403 VPD (2023)
E Copeland Rd:	14,232 VPD (2023)

CONTACT: **WALKER HAIRSTON** | 214.718.9449 | WALKER@FALCONCOMPANIES.COM
CONNOR COUGHLIN | 469.563.6020 | CONNOR@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230



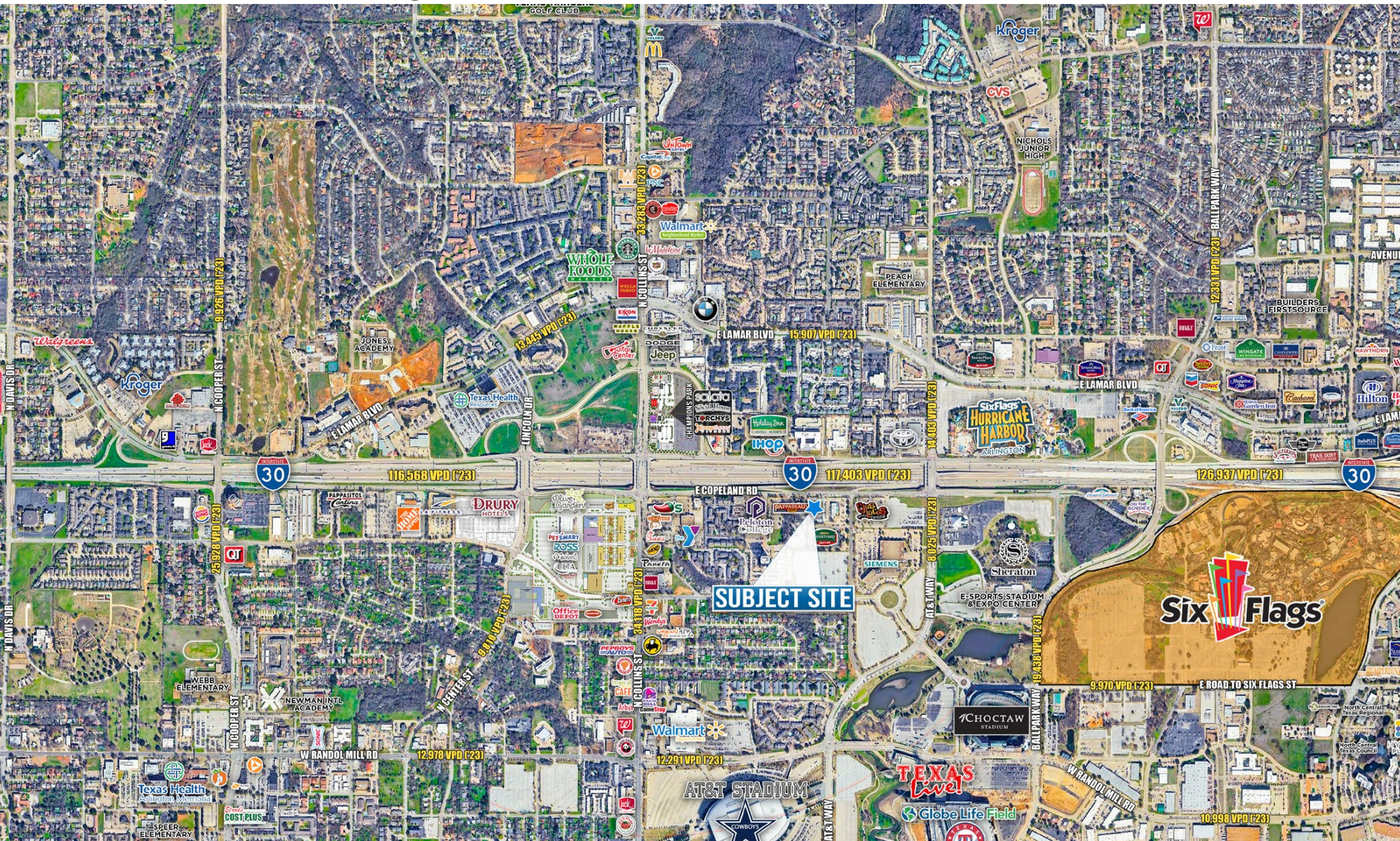
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The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.



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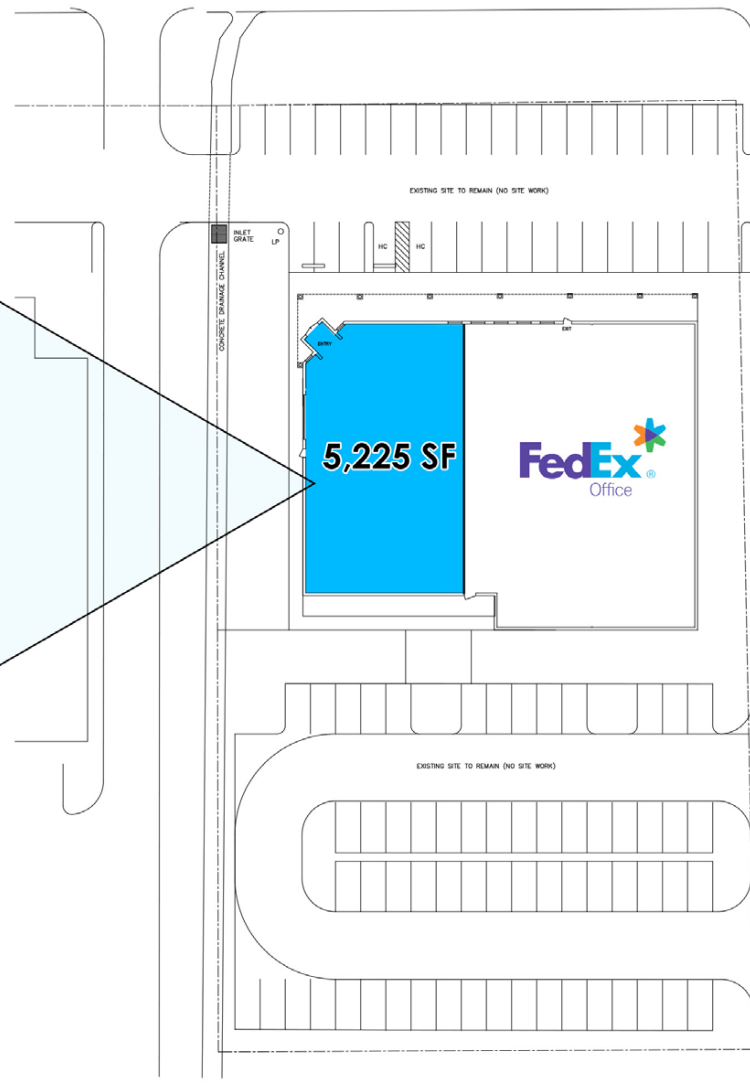
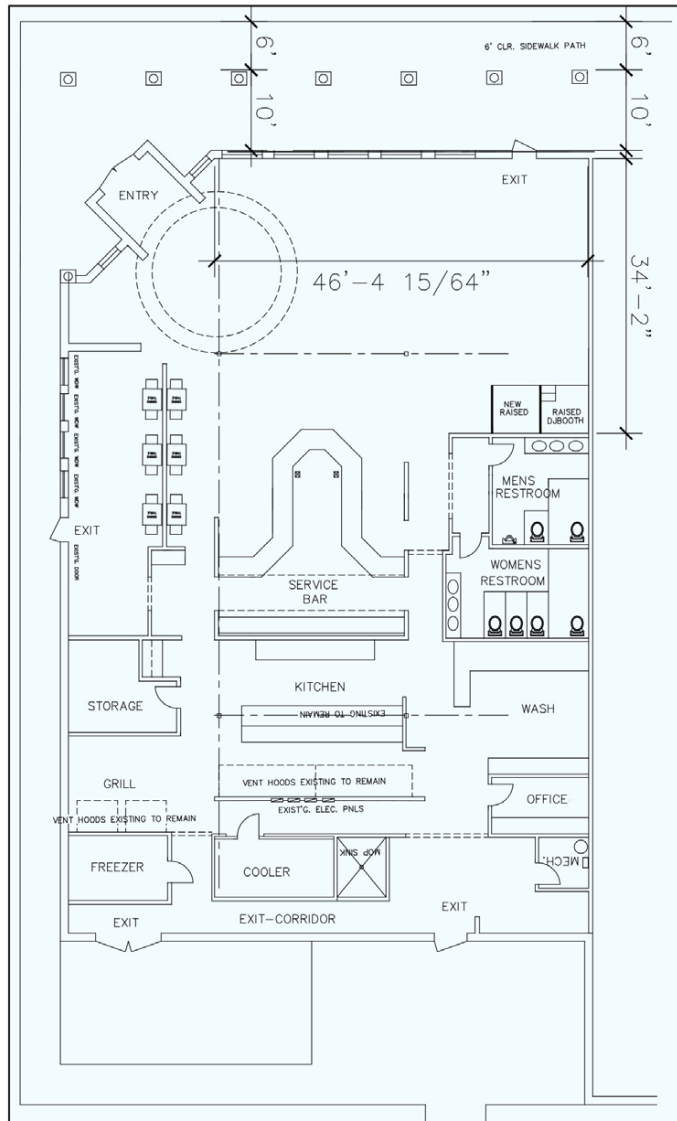
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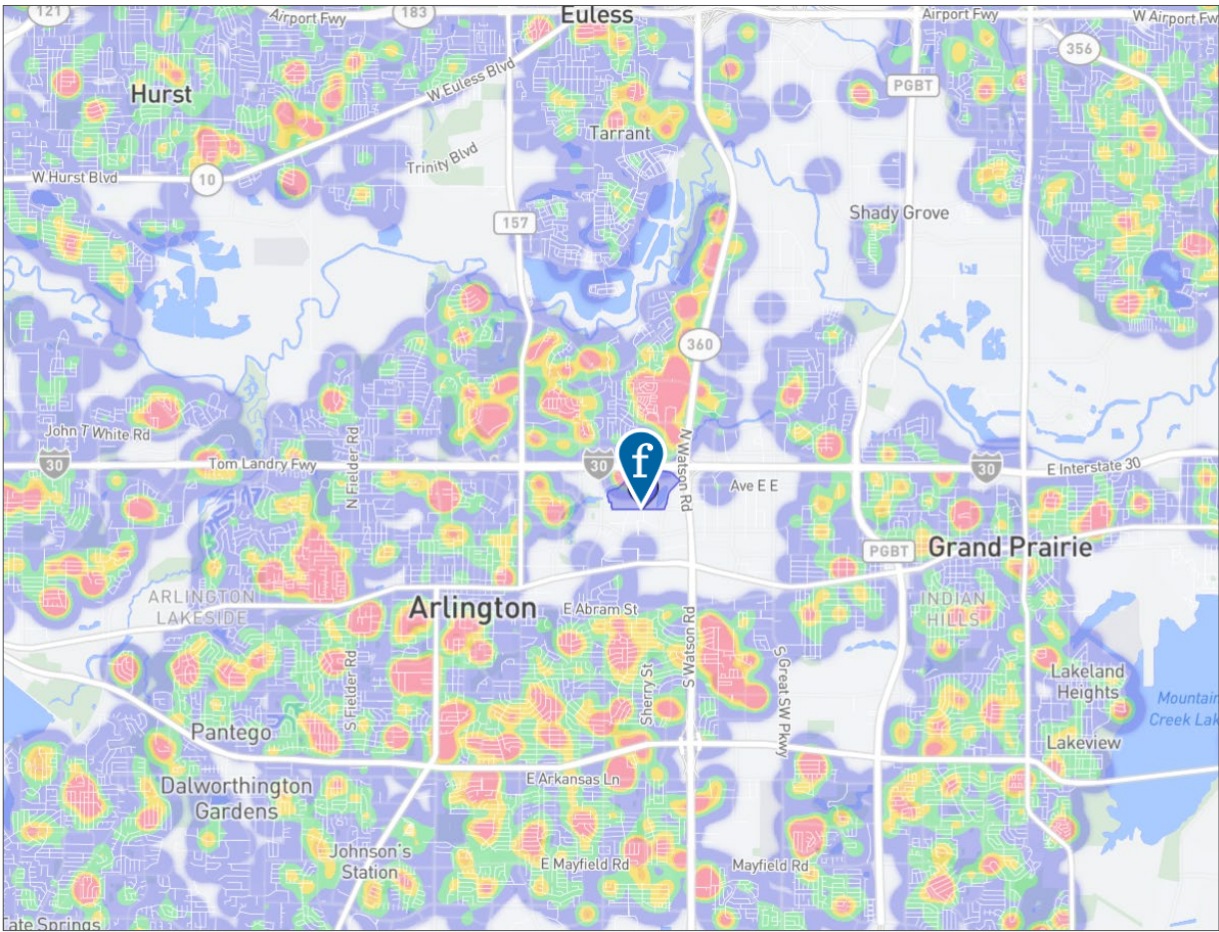
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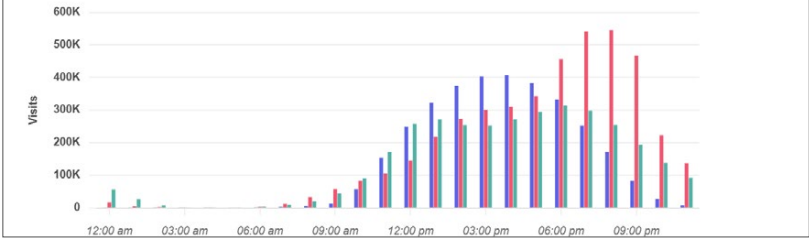
IMMEDIATE AREA FOOT TRAFFIC (12 mos: May 2024 to May 2025)

	est. # of Customers	est. # of visits
Globe Life Field:	2,300,000	4,000,000
Six Flags:	984,800	1,700,000
Lincoln Square:	966,400	3,700,000

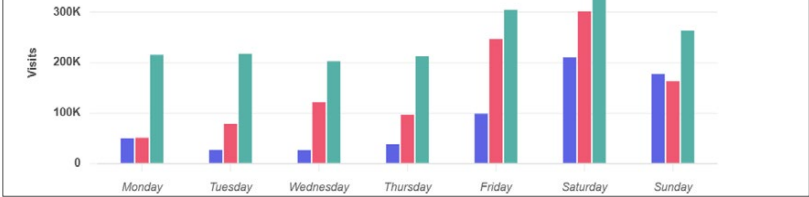
IMMEDIATE AREA FOOT TRAFFIC:

- Globe Life Field
- Six Flags
- Lincoln Square

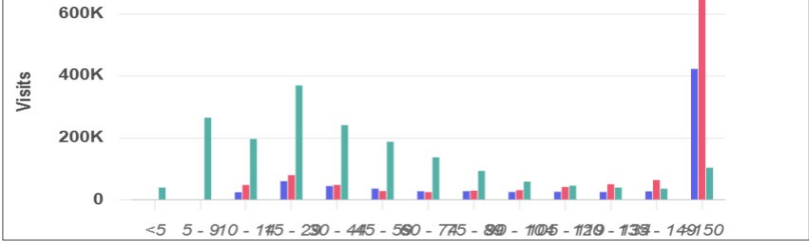
HOURLY VISITS:



DAILY VISITS:



LENGTH OF STAY:

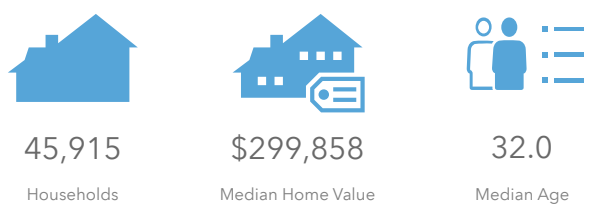
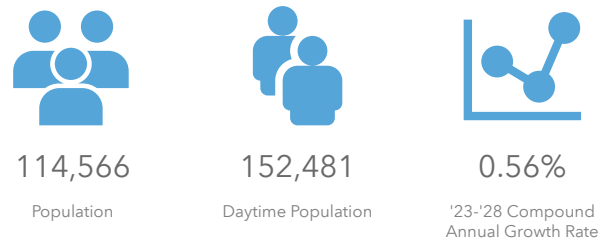


DEMOGRAPHIC SUMMARY

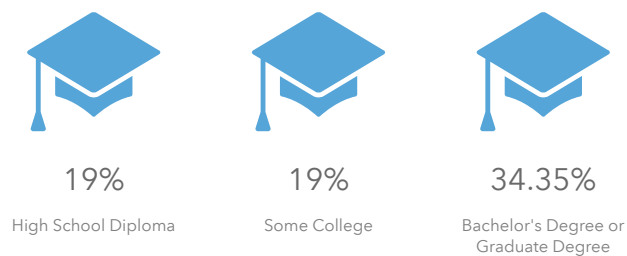
Bikinis Sports Bar & Grill

Ring of 3 miles

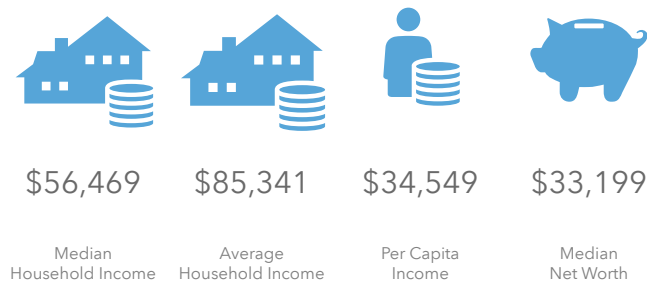
KEY FACTS



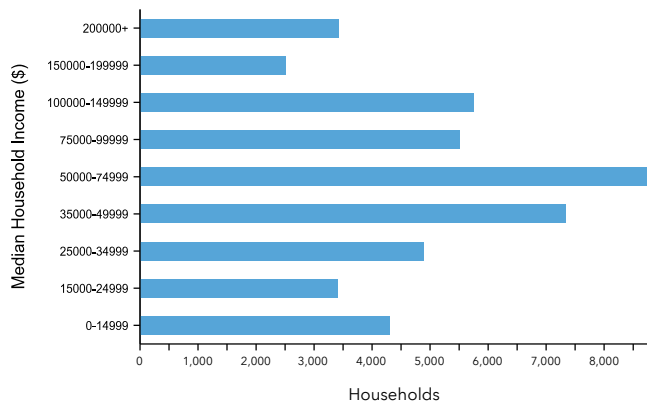
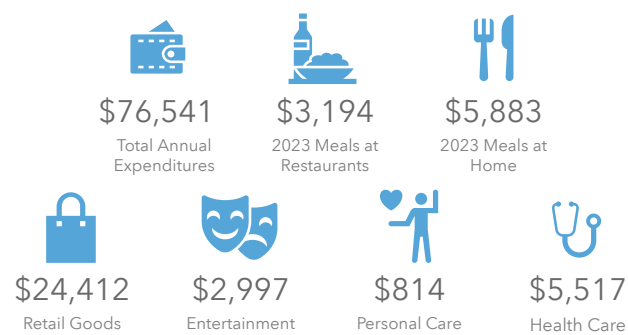
EDUCATION



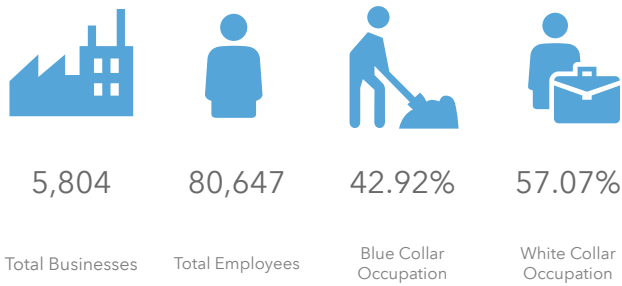
INCOME



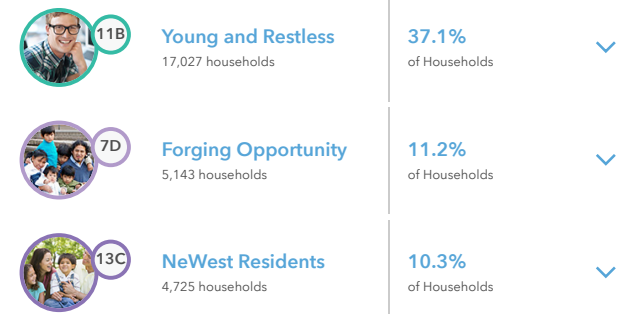
AVERAGE ANNUAL HOUSEHOLD SPENDING



BUSINESS



Tapestry segments



2024 Race and ethnicity (Esri)

The largest group: Hispanic Origin (Any Race) (37.02)
The smallest group: Pacific Islander Alone (0.12)

Indicator ▲	Value	Diff	
White Alone	33.51	-15.56	
Black Alone	25.45	+9.95	
American Indian/Alaska Native Alone	1.34	+0.35	
Asian Alone	6.95	-1.13	
Pacific Islander Alone	0.12	-0.01	
Other Race	17.83	+5.72	
Two or More Races	14.81	+0.69	
Hispanic Origin (Any Race)	37.02	+7.76	

Bars show deviation from Dallas-Ft. Worth, TX

INFORMATION ABOUT BROKERAGE SERVICES

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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

497539
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Timothy Hughes
Designated Broker of Firm

335775
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date