

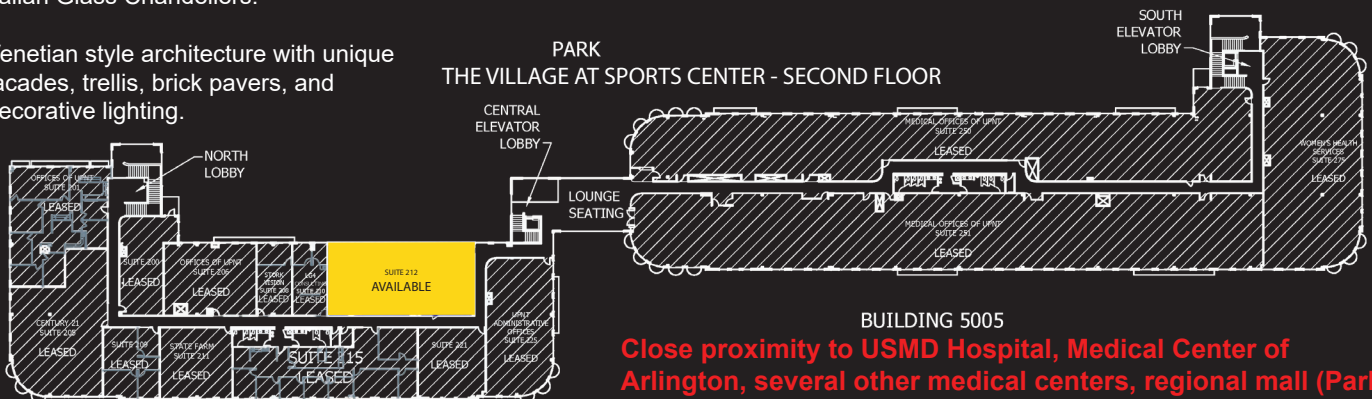
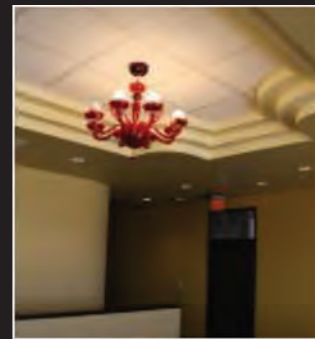
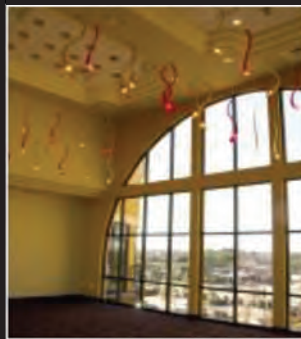
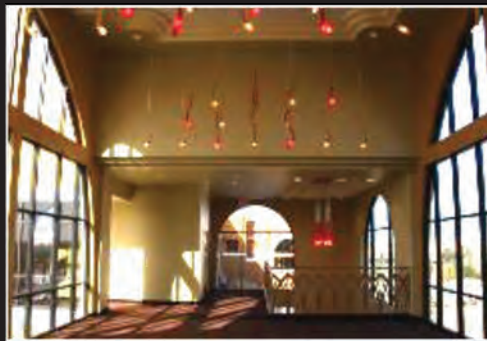


The Village at Sports Center

2ND FLOOR CLASS "A" OFFICE AND MEDICAL

HIGHLIGHTS AND AMMENITIES

- Approx 45,000 sf of contiguous floor space on the second floor with balconies overlooking the park to the east and downtown Fort Worth to the west.
- Large pedestrian plaza with fountains, sculptures & seating areas connected to the 140 acre park / Sports complex with jogging / walking trails.
- 24-hour FOB access entries seperated from the retail areas and well lighted monitored parking, building perimeter and lobbies.
- 700 linear feet of Cooper Street two story high signage opportunity and lighted intersection at entrance to the development.
- Private function / lounge area for tenants use and two story lobbies with hand blown Italian Glass Chandeliers.
- Venetian style architecture with unique facades, trellis, brick pavers, and decorative lighting.



BUILDING 5001

COOPER STREET

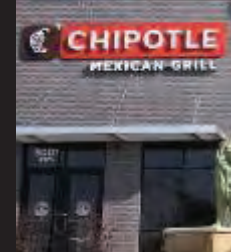
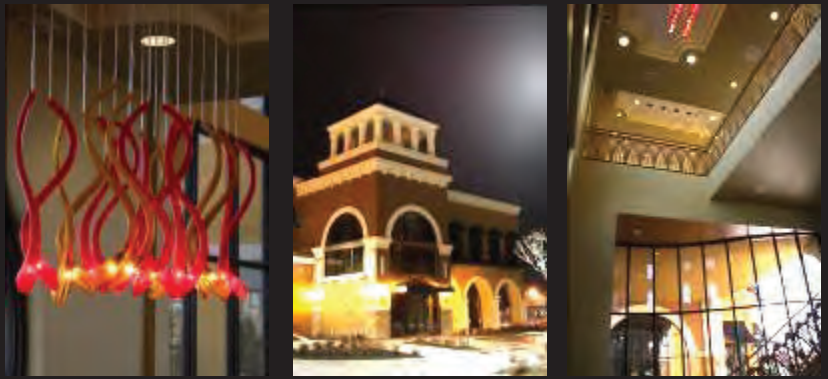
BUILDING 5005

Close proximity to USMD Hospital, Medical Center of Arlington, several other medical centers, regional mall (Parks Mall), grocery stores, banks, hotels, numerous restaurants

The Village at Sports Center

5001 / 5005 South Cooper Street, Arlington

Please Join ...



Our Retailers and Restaurants ...

Chipotle, Greedy's, Mr. Hibachi, First Watch, Pho 95, Yumilicious, Sports Clips, Nothing Bundt Cakes, Skyline Nail and Spa, Artisan Vapor, Jersey Mikes, Depil Brazil, Lendmark Financial, Ideal Dental, Baylor Healthcare, Cinnaholics, Frieddaze, Chophouse Gyro, CBD Plus, and Flavors Wings and Daqs.



The Village at Sports Center is adjacent to Harold Patterson Sports Center a 142 acre sports venue, home to soccer, football, baseball, softball fields and walking and jogging trails attracting over 20,000 participants & spectators on weekends and **730,000 people annually**. The Village includes outdoor seating areas, walkways, fountains, sculptures and trellises.



TYPE OF CENTER: Mixed Use

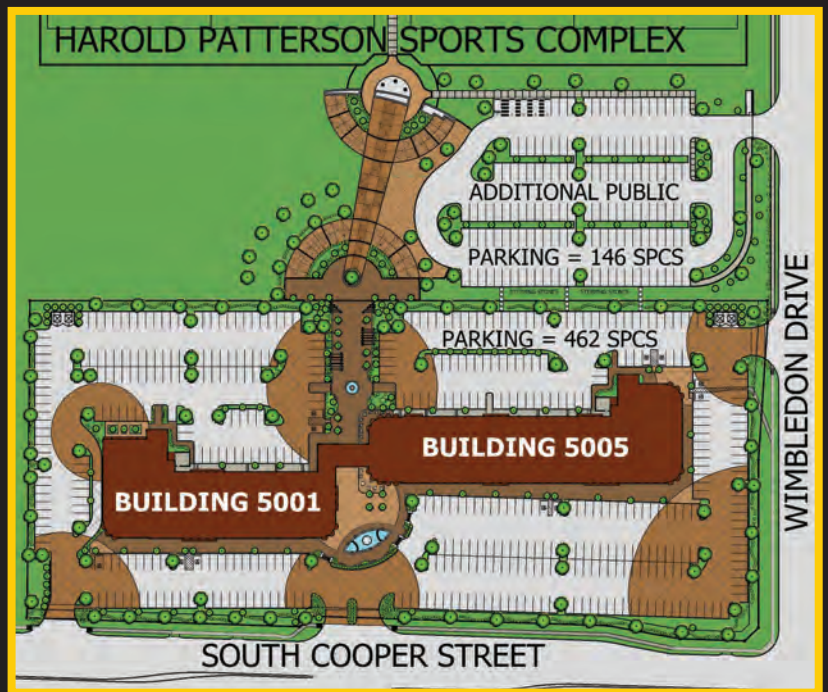
LEASE RATES: Call for Rates

TRAFFIC COUNTS:
Cooper Street: 65,000 VPD
I-20: 195,000 VPD

TRAFFIC GENERATORS / AREA BUSINESSES:

Explosive Cooper / I-20 corridor with the Parks Mall, **USMD Hospital, Medical Center of Arlington, several other medical centers**, Wal-Mart, Home Depot, Olive Garden, El Arroyo, Burlington Coat Factory and numerous other retailers and restaurants.

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2024 Population	8,873	120,182	339,827
2024 Daytime Population	18,980	113,572	302,533
2024 Total Households	5,377	42,475	112,438
2024 Avg. Household Income	\$115,320	\$101,690	\$98,500



The information contained herein was obtained from sources deemed to be reliable; however Oakhollow Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof

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