

# The Village at Sports Center

Arlington, Texas  
 Cooper St. near I-20

... a lifestyle environment



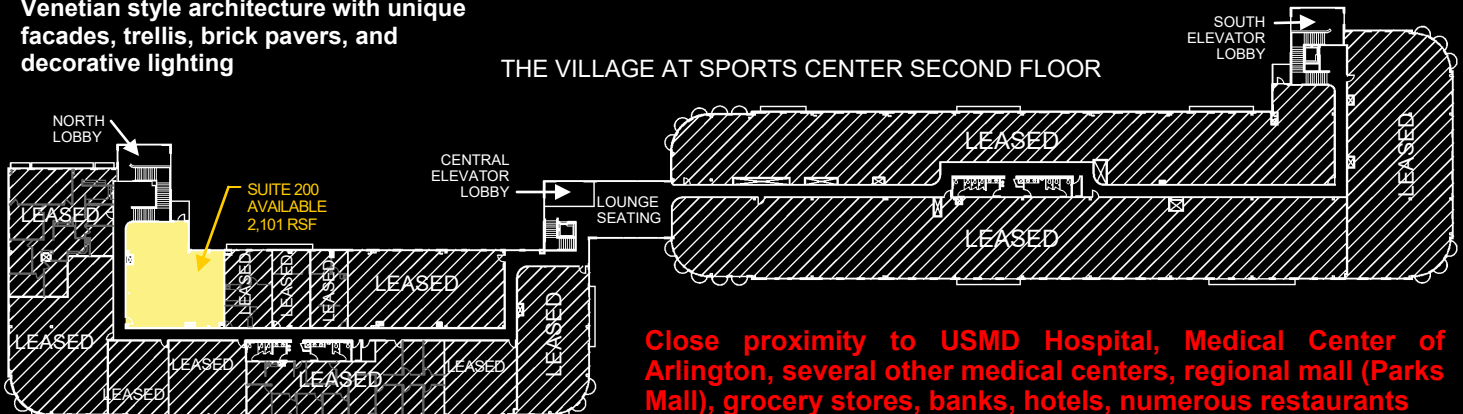
## 2ND FLOOR CLASS "A" OFFICE AND MEDICAL

### 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 separated 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



THE VILLAGE AT SPORTS CENTER SECOND FLOOR



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

COMMERCIAL DEVELOPMENT

# The Village at Sports Center

5001 / 5005 South Cooper Street, Arlington

Please Join ...



MEDICAL OFFICE OF UPNT

REMCO PHARMACY

RX DIRECT HOME DELIVERY

TAX CLINIC



## Our Retailers and Restaurants ...

Chipotle, Beer & Brats, Smashburger, Mr. Hibachi, First Watch, Pho 95, Yumilicious, Sports Clips, Nothing Bundt Cakes, Skyline Nail and Spa, Artisan Vapor, Jersey Mikes, Depil Brazil, Cancun Tan

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

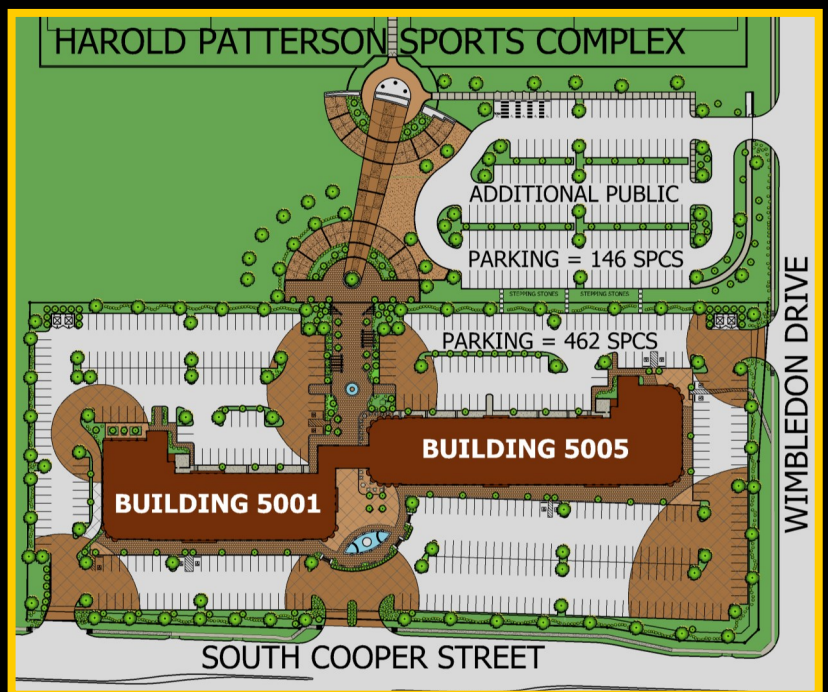
**LEASE RATES:** Call for Rates

**TRAFFIC COUNTS:**  
Cooper Street: 65,000 VPD  
I-20: 145,000 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, TGI Fridays, Macaroni Grill, Burlington Coat Factory and numerous other retailers and restaurants.

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2009 Population	13,210	107,946	307,254
2009 Daytime Population	14,383	100,583	276,300
2009 Total Households	5,188	38,005	110,220
2009 Avg. HH Income	\$86,157	\$76,250	\$72,264



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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