

 **VENTURE**

**RESTAURANT PAD FOR SALE**

214.378.1212

5471 S SOUTH COOPER  
ARLINGTON, TX

SCOTT ESPENSEN  
SCOTTE@VENTUREDFW.COM

LARRY LEON  
LLEON@VENTUREDFW.COM

PARTNER **XTEAM**  
RETAIL ADVISORS

LOCATION

**5471 S SOUTH COOPER  
ARLINGTON, TX**

SIZE

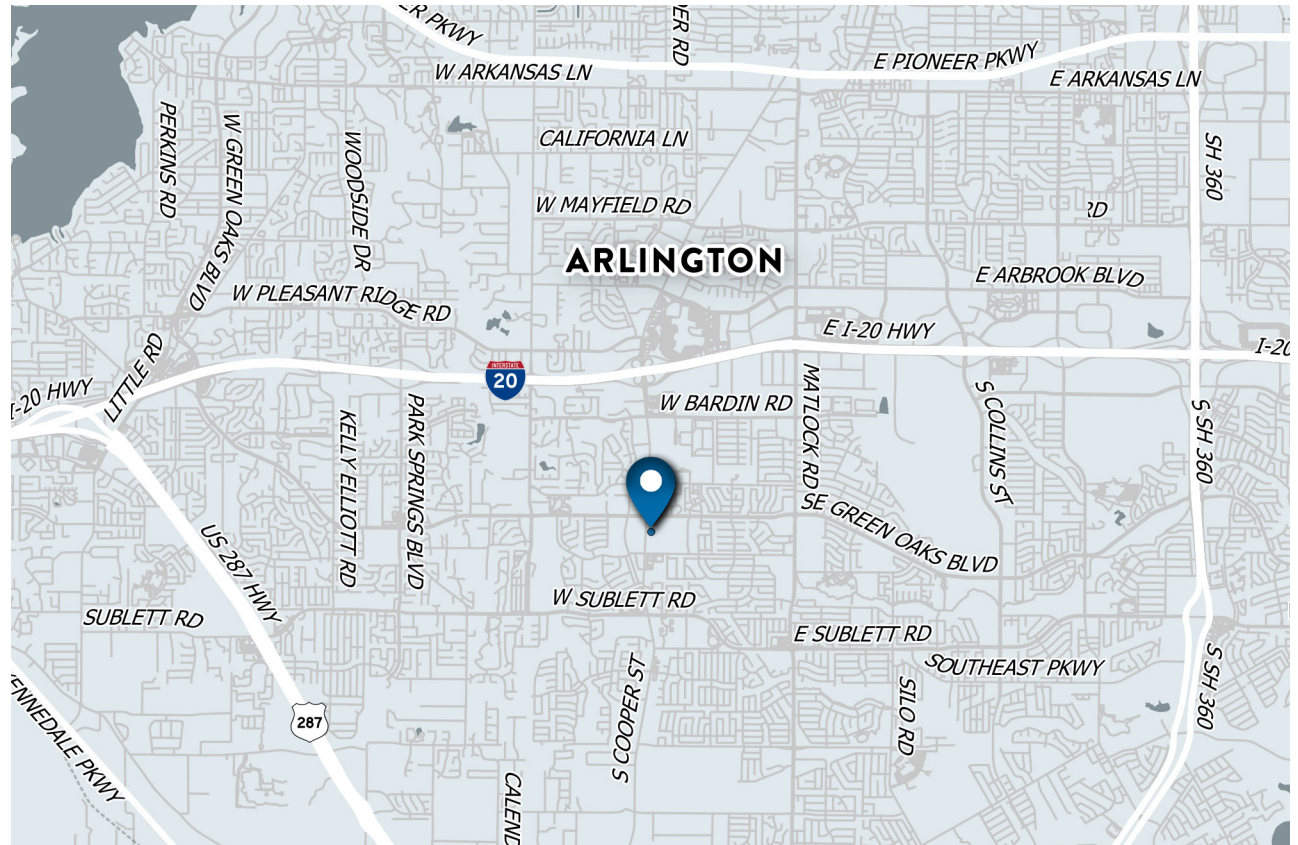
<b>BUILDING</b>	<b>ACRES</b>
9,235 SF	1.57

TRAFFIC COUNTS

<b>S COOPER ST</b>	<b>GREEN OAKS BLVD</b>
53,402 VPD	13,009 VPD

PROPERTY HIGHLIGHTS

- ★ **FORMER RESTAURANT BUILDING**
- ★ **FRONTAGE ON S COOPER ST (61K VPD)**
- ★ **SIGNAGE ON BOTH S COOPER & GREEN OAKS BLVD**

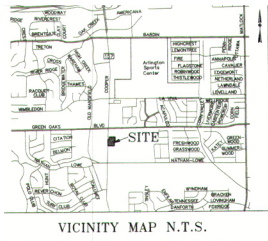


2019 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	<b>17,307</b>	<b>114,574</b>	<b>321,374</b>
EST. AVG. HH INCOME	<b>\$93,133</b>	<b>\$94,622</b>	<b>\$90,255</b>

AREA ATTRACTIONS

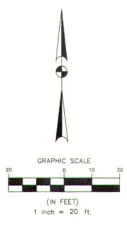
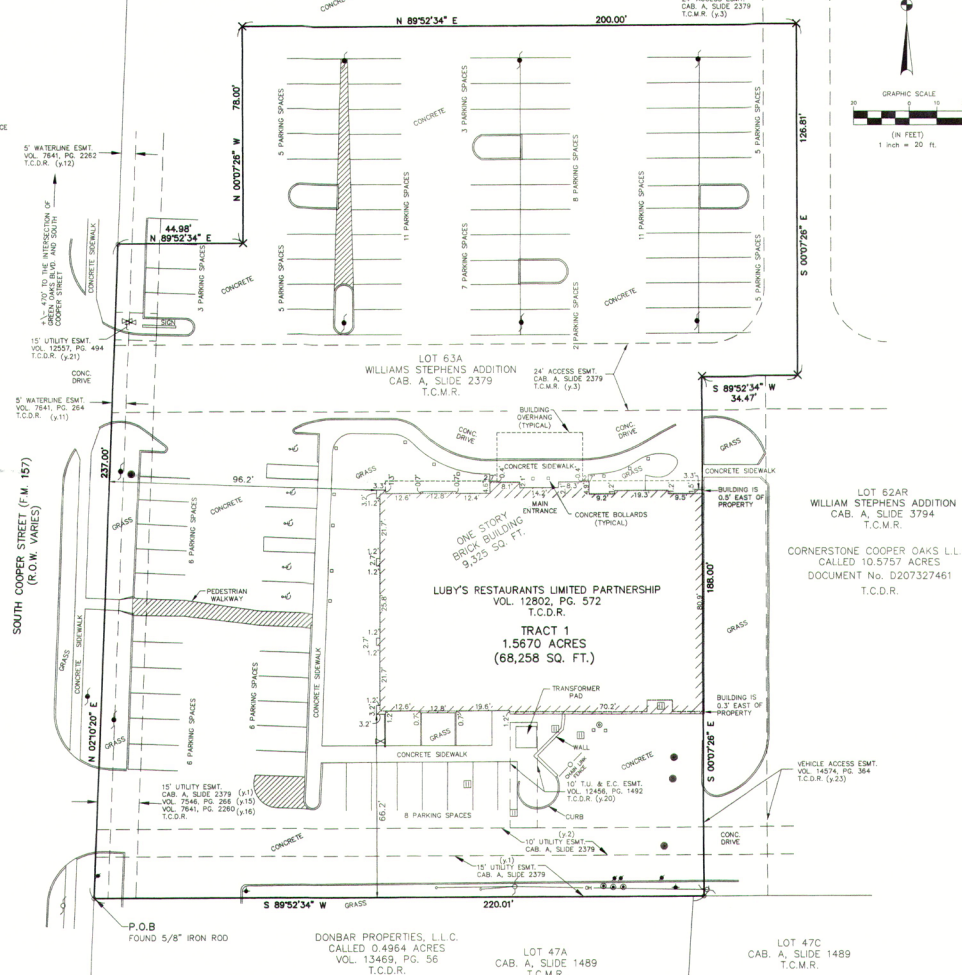




- LEGEND
FOUND 5/8" IRON ROD
FOUND 'X' IN CONCRETE
WATER VALVE
WATER METER
VALVE
POWER POLE
LIGHT POLE
GRATE INLET
MANHOLE
FIRE HYDRANT
GAS METER
GUY AND/OR
HANDICAP PARKING SPACE
PAINTED STRIPS

TABULATION OF PARKING SPACES
91 = SPACES
5 = HANDICAP SPACES
TOTAL SPACES = 96

LOT 62A
WILLIAMS STEPHENS ADDITION
CAB. A, SLIDE 3794
T.C.M.R.
CORNERSTONE COOPER OAKS L.L.C.
CALLED 10.5757 ACRES
DOCUMENT No. D207327461
T.C.D.R.



METES AND BOUNDS
LIBBY'S SITE NO. 206
1.5670 ACRES (68,258 Square Feet)
W. Stephens Survey A-1429
Tarrant County, Texas
TRACT 1
Being a tract of land containing 1.5670 ACRES (68,258 square feet) situated in the W. Stephens Survey, Abstract No. 1429, Tarrant County, Texas, and being of a called 1.0670 acre tract of land described in a deed to Libby's Restaurants, Limited Partnership, recorded in Volume 12802, Page 572 of the Tarrant County Deed Records also being of a called 0.5070 acre Williams Stephens Addition recorded in Cabinet A, Slide 2379 of the Tarrant County Map Records, said 1.0670 acre tract being more particularly described by metes and bounds as follows, with all bearings based on the westerly line of said Lot 63A...

- GENERAL NOTES
1. Bearings shown hereon are referenced to the westerly line of Lot 63A, Cab. A, Slide 2379 T.C.M.R.
2. This survey does not determine the location of wetlands, fault lines or other environmental issues should they exist.
3. Fence lines shown hereon were field located where dimensions are indicated and may differ from those locations.
4. T.C.D.R. indicates Tarrant County Deed Records.
5. T.C.M.R. indicates Tarrant County Map Records.
6. Survey was performed with the benefit of a current title commitment provided by AmeriTitle San Antonio Title as agent for Chicago Title Insurance Company, issued January 07, 2010, effective date December 04, 2009, their OF No. 20091571.
7. The Subject Tract is affected by the terms and stipulations of the non-exclusive reciprocal easements recorded in Volume 12055, Page 1736, as affected by Volume 12072, Page 1203, as affected by Volume 12072, Page 1203, as affected by Volume 12072, Page 1203, as affected by Volume 12072, Page 1203.
8. The Subject Tract may be affected by the terms, conditions and stipulations of the private facilities agreement recorded in Volume 10603, Page 1331 of the T.C.D.R.
9. The Subject Tract may be affected by the terms, conditions and stipulations regarding the restrictive covenants and other matters recorded in Volume 11027, Page 345 of the T.C.D.R.
10. Subject property does not lie in the 100-year flood plain according to the Federal emergency management agency flood insurance rate map community plan number 4803030401 dated September 23, 2009.
11. There is no observable evidence of the site being used as a solid waste dump, dump or sanitary landfill.
12. The Subject Tract is affected by the terms, conditions, and stipulations of easements granted by Ronald's Properties, Inc. recorded in Volume 12055, Page 1736, as affected by Volume 12072, Page 1203, as affected by Volume 12072, Page 1203 and Volume 13479, Page 315 of the T.C.D.R. (s.19)
13. The Subject Tract is affected by the terms, conditions, and lease agreement between USA Real Estate Profit Plans, L.P. and Hercules Feed & Drug, Inc. Memorandum recorded in Volume 13479, Page 317 of the T.C.D.R. (s.22)
14. Building square footage based on outside dimension of building.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO LIBBY'S, INC., WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT AND AS COLLATERAL AGENT, AND CHICAGO TITLE INSURANCE COMPANY AND HERSCOFF AND ANTONIO TITLE COMPANY THAT ON JANUARY 14, 2010, THIS SURVEY WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THIS SURVEY AND IS TRUE, CORRECT AND ACCURATE AS TO THE BEARINGS AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND DIMENSIONS OF THE BUILDINGS AND AREAS OF QUANTITY OF THE SUBJECT PROPERTY AS SET FORTH IN THIS SURVEY IS ACCURATE TO THE NEAREST ONE TEN THOUSANDTH (1/10,000) OF AN ACRE AND THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL EASEMENTS, RIGHTS-OF-WAY, IMPROVEMENTS, SIGNS, FENCES, DRAINAGE DITCHES, IMPROVEMENTS, PITS, RAILROADS, STREAMS, BUILDING STRIP LINES, PARTY WALLS, ENCROACHMENTS, ABOVE-GROUND STORAGE TANKS, AND EVIDENCE OF UNDERGROUND STORAGE TANKS, INCLUDING RELIEF FILLER PIPES AND RELIEF CONTAINMENT AREAS, VISIBLE ON THE SURFACE OF RECORD, OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER BY NOT OF RECORD, AFFECTING THE SUBJECT PROPERTY AND THE LOCATION OF ALL UTILITY LINES, SERVICE OR WHICH MAY SERVE THE SUBJECT PROPERTY (WHETHER THE SAME ARE LOCATED UPON THE SUBJECT PROPERTY OR NOT) AND EXCEPT AS SHOWN THEREON, EXIST ON THE SUBJECT PROPERTY NO SUCH EASEMENTS, RIGHTS-OF-WAY, IMPROVEMENTS, SIGNS, FENCES, DRAINAGE DITCHES, IMPROVEMENTS, PITS, RAILROADS, STREAMS, BUILDING STRIP LINES, PARTY WALLS, ENCROACHMENTS, ABOVE-GROUND STORAGE TANKS, OR EVIDENCE OF UNDERGROUND STORAGE TANKS, INCLUDING RELIEF FILLER PIPES AND RELIEF CONTAINMENT AREAS.
ENCROACHMENTS AS USED HEREIN INCLUDE ENCROACHMENTS OR PROTRUSIONS ONTO THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, RIGHTS-OF-WAY OR EASEMENTS AND ENCROACHMENTS OR PROTRUSIONS ONTO ADJACENT PROPERTY, RIGHTS-OF-WAY, EASEMENTS OR BUILDING STRIP LINES, BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY AND ANY CONVEYORS OR OVERSEERS OF THE METES AND BOUNDS CALLS OF THE SUBJECT PROPERTY AND THOSE OF ADJACENT PROPERTY, EASEMENTS OR RIGHTS-OF-WAY.
THE SUBJECT PROPERTY HAS UNRESTRICTED ACCESS AND EGRESS TO AND FROM SOUTH COOPER STREET (FM 157) AND SOUTH STREETS ARE PAVED, DEDICATED PUBLIC RIGHTS-OF-WAY MAINTAINED BY CITY OF ARLINGTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION.
NO PART OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN OR AN IDENTIFIED 'FLOOD PRONE AREA' OR WHICH IS SUBJECT TO 'SPECIAL FLOOD HAZARD,' AS DEFINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER ACT OF 1973, AS AMENDED.
THERE ARE NO RELIEF FILLER PIPES OR OTHER EVIDENCE OF UNDERGROUND STORAGE TANKS LOCATED ON THE SUBJECT PROPERTY.
THIS SURVEY WAS MADE IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF A CATEGORY 1A, CONDITION # TEXAS SURVEYORS ASSOCIATION BOUNDARY SURVEY OF THE SUBJECT PROPERTY.

JAMES T. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4522
DATED: JANUARY 14, 2010

- TRACT 2
Easement Estate by non-exclusive reciprocal easements as created by Amended & Restated Grant of Reciprocal Easements and Declaration of Covenants running with the Land, dated August 4, 1995, and recorded in Volume 12055, Page 1736, Deed Records of Tarrant County, Texas.
SCHEDULE B UTILITIES
y (1) A fifteen foot wide (15') easement along the West and South side(s) of the property for public utilities, as shown by plot recorded in Cabinet A, Slide 2379, Deed Records of Tarrant County, Texas. (shown hereon)
y (2) A ten foot wide (10') easement along the South and West side(s) of the property for public utilities, as shown by plot recorded in Cabinet A, Slide 2379, Deed Records of Tarrant County, Texas. (shown hereon)
y (3) A twenty-four foot wide (24') easement across center running East and West, and seven foot wide (7') running North and South along the Northern portion of the East property line for multiple access, as shown by plot recorded in Cabinet A, Slide 2379, Deed Records of Tarrant County, Texas. (shown hereon)
y (4) A fifteen foot wide (15') easement along the West and North side(s) of the property for public utilities, as shown by plot recorded in Cabinet A, Slide 1366, Deed Records of Tarrant County, Texas. (effects Tract 2)
y (5) A twenty-four foot wide (24') easement over and across subject property for private access, as shown by plot recorded in Cabinet A, Slide 1366, Deed Records of Tarrant County, Texas. (effects Tract 2)
y (6) A fourteen foot wide (14') easement along the South side(s) of the property for private access, as shown by plot recorded in Cabinet A, Slide 1366, Deed Records of Tarrant County, Texas. (effects Tract 2)
y (7) A fifteen foot wide (15') easement along the West side(s) of the property for public utilities, as shown by plot recorded in Cabinet A, Slide 1366, Deed Records of Tarrant County, Texas. (effects Tract 2)
y (8) A variable width easement along the West property line for private access, as shown by plot recorded in Cabinet A, Slide 1366, Deed Records of Tarrant County, Texas. (effects Tract 2)
y (9) A fifteen foot wide (15') easement along the North side(s) of the property for public utilities, as shown by plot recorded in Cabinet A, Slide 1366, Deed Records of Tarrant County, Texas. (effects Tract 2)
y (10) Terms, conditions, stipulations of and easements granted by Non-exclusive Reciprocal Easements, recorded in Volume 12055, Page 1736, as affected by Volume 12072, Page 1203, as affected by Volume 12072, Page 1203, Deed Records of Tarrant County, Texas. (effects Tracts 1 & 2)
y (11) Easement for utilities granted to the City of Arlington, recorded in Volume 7546, Page 264, as shown on Plot in Cabinet A, Slide 1005, Deed Records of Tarrant County, Texas. (shown hereon)
y (12) Easement for right-of-way granted to the City of Arlington, recorded in Volume 7641, Page 2262, as shown on Plot in Cabinet A, Slide 1005, Deed Records of Tarrant County, Texas. (shown hereon)
y (13) Easement for right-of-way granted to Mobil Pipe Line Company, a Delaware corporation, recorded in Volume 8518, Page 1891, as shown on Plot in Cabinet A, Slide 1366, Deed Records of Tarrant County, Texas. (effects Tract 2)
y (14) Easement for right-of-way granted to Mobil Pipe Line Company, a Delaware corporation, recorded in Volume 8518, Page 1898, as shown on Plot in Cabinet A, Slide 1366, Deed Records of Tarrant County, Texas. (effects Tract 2)
y (15) Easement for utilities granted to the City of Arlington, recorded in Volume 7546, Page 266, Deed Records of Tarrant County, Texas. (shown hereon)
y (16) Easement for utilities granted to the City of Arlington, recorded in Volume 7641, Page 2250, Deed Records of Tarrant County, Texas. (shown hereon)
y (17) Terms, conditions, and stipulations of Private Facilities Agreement by and between Centro Realty Services, Inc. agent for Green Oaks and South 197 Joint Venture, a Texas corporation and the City of Arlington, recorded in Volume 10653, Page 1331, Deed Records of Tarrant County, Texas. (noted hereon)
y (18) Terms, conditions, and stipulations of Agreement regarding Restrictive Covenants and Other Matters by and between Centro Restaurants, Inc. and Green Oaks and South 197 Joint Venture, recorded in Volume 11027, Page 345, Deed Records of Tarrant County, Texas. (noted hereon)
y (19) Terms, conditions, stipulations of, and easements granted by Ronald's Properties, Inc., recorded in Volume 12055, Page 1736, as affected by Volume 12072, Page 1203, as affected by Volume 12072, Page 1203, as affected by Volume 13479, Page 315, Deed Records of Tarrant County, Texas. (noted hereon)
y (20) Easement for right-of-way granted to Texas Utilities Electric Company by instrument recorded in Volume 12456, Page 1402, Deed Records of Tarrant County, Texas. (shown hereon)
y (21) Easement for right-of-way granted to the City of Arlington, recorded in Volume 12557, Page 484, Deed Records of Tarrant County, Texas. (shown hereon)
y (22) Terms, conditions, and stipulations contained in lease agreement between USA Real Estate Profit Plans, L.P., as Lessee and Hercules Feed & Drug, Inc., as a Delaware corporation, as a lessor, a Memorandum of which is recorded in Volume 13479, Page 317, Deed Records of Tarrant County, Texas. (effects Tract 2)
y (23) Easement for right-of-way granted to the City of Arlington, recorded in Volume 14574, Page 364, Deed Records of Tarrant County, Texas. (shown hereon)

1.5670 ACRES (68,258 SQ. FT.)
LIBBY'S RESTAURANT NO. 206
5471 S. SOUTH COOPER
ARLINGTON, TEXAS 76017
W. STEPHENS SURVEY, A-1429
TARRANT COUNTY



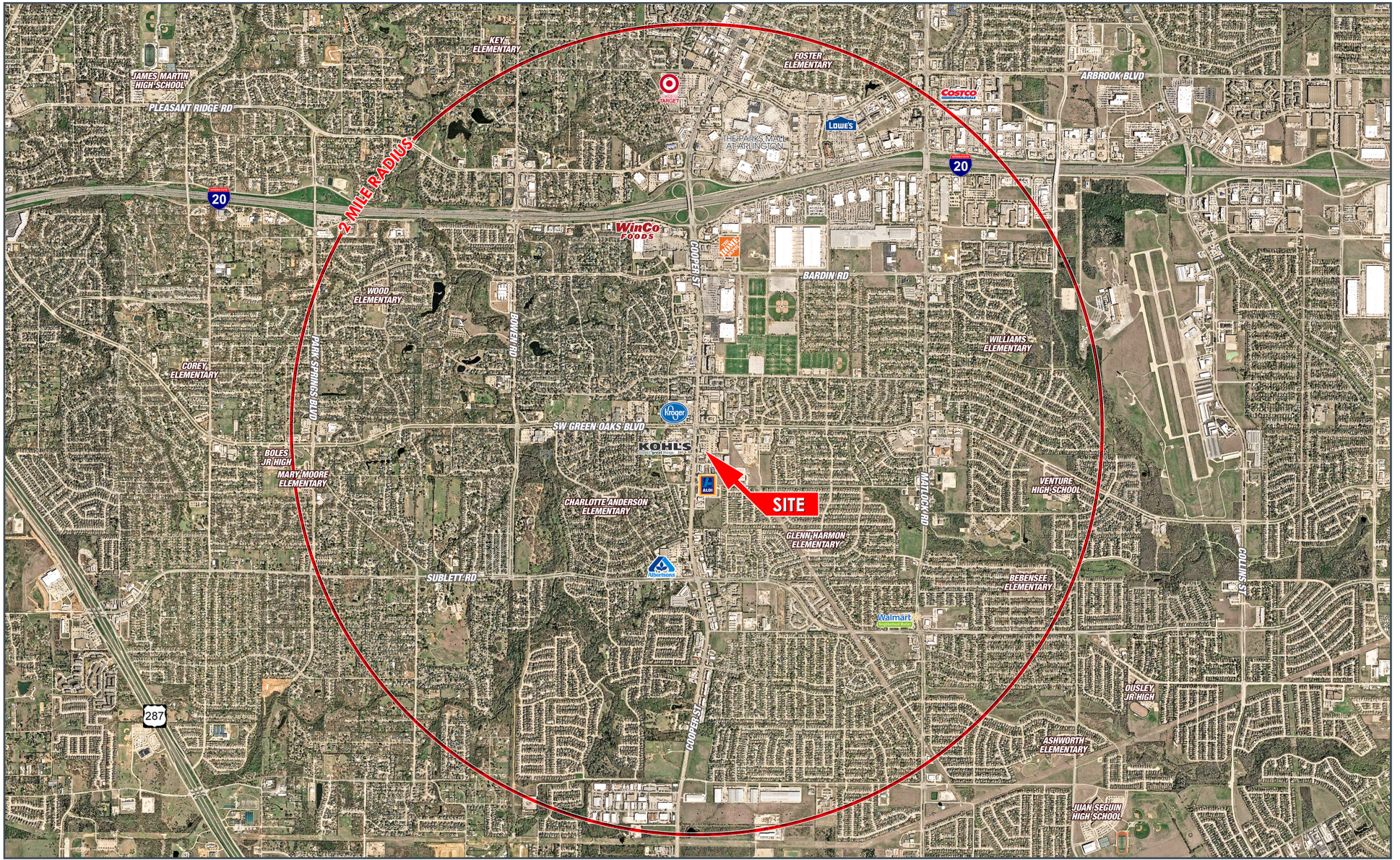
UPDATED 01-10-10
DRAWN: GEL, M, LA



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LARRY LEON LLEON@VENTURED.FW.COM





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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker's Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent's Supervisor's Name	License No.	Email	Phone
<b>Scott Espensen</b>	<b>545512</b>	<b>scotte@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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- **A SALES AGENT** must be supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.
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  - 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.
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    - 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.

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Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
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<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Larry Leon</b>	<b>162664</b>	<b>lleon@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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