



 **VENTURE**

214.378.1212

EASLEY B. WAGGONER, JR.
EWAGGONER@VENTUREDFW.COM

AMANDA T. WELLES
AWELLES@VENTUREDFW.COM

FORMER PIER 1 FOR LEASE

4145 S. COOPER ST
ARLINGTON, TX

LOCATION

4145 S. COOPER ST

AVAILABLE SPACE

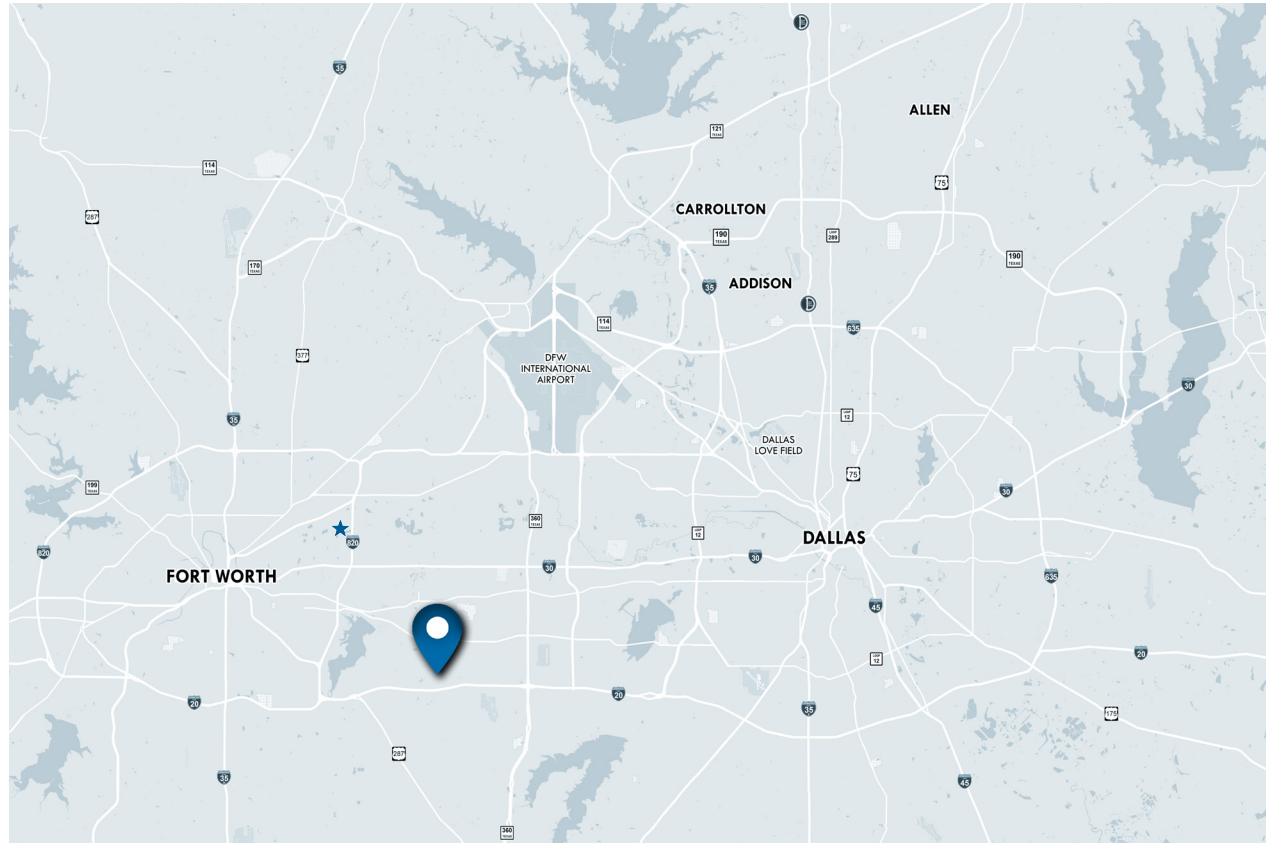
9,016 SF

TRAFFIC COUNTS

I-20 186,959 VPD S. COOPER ST 46,578 VPD

PROPERTY HIGHLIGHTS

- ★ FREESTANDING BUILDING ON COOPER ST
★ EXCELLENT VISIBILITY AND EXPOSURE TO COOPER ST
★ SPACE CAN BE DEMISED
★ ON MAIN ENTRANCE TO THE PARKS MALL AT ARLINGTON

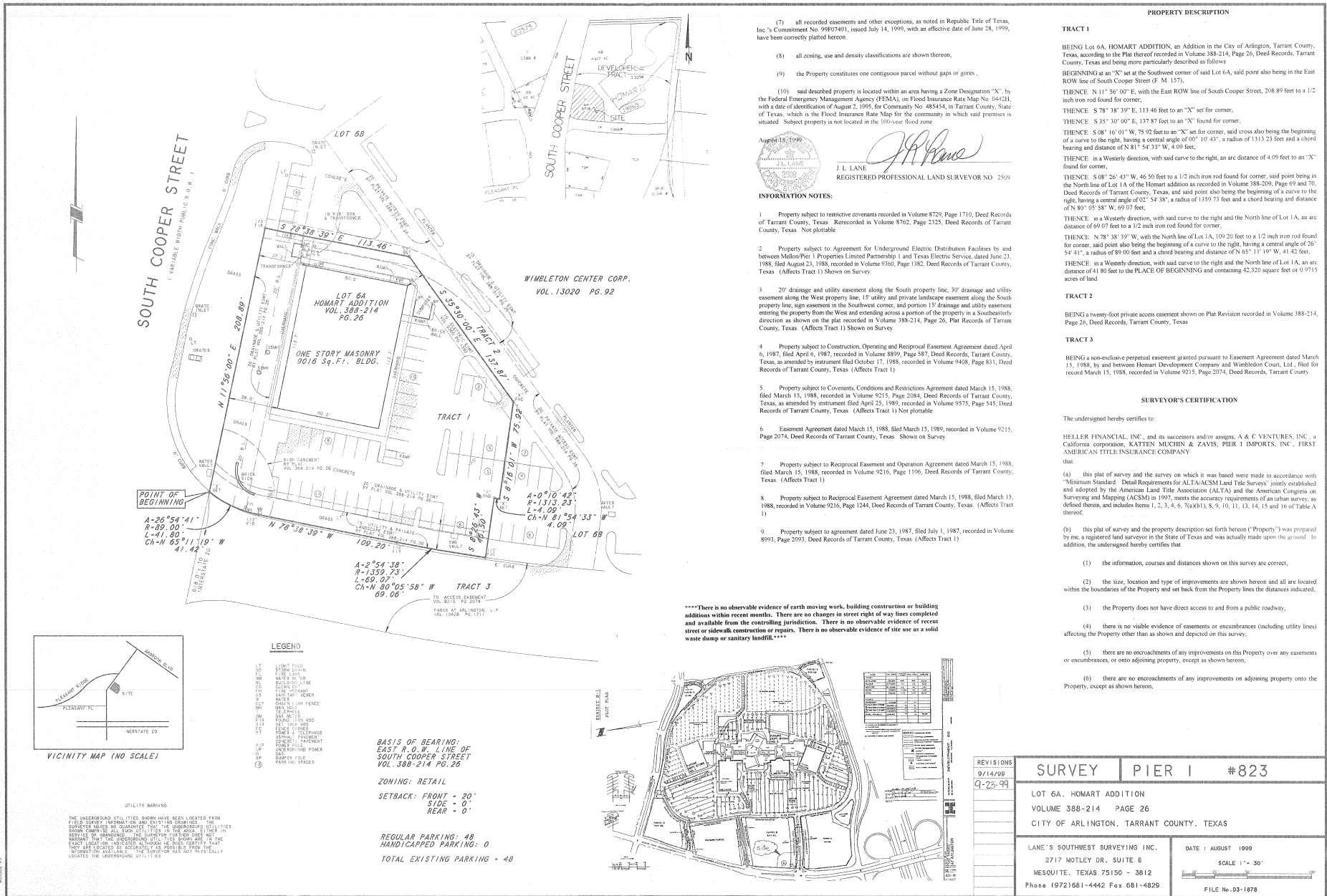


2020 DEMOGRAPHIC SUMMARY

Table with 4 columns: Demographic Metric, 1 MILE, 3 MILES, 5 MILES. Rows include EST. POPULATION, EST. DAYTIME POPULATION, and EST. AVG. HH INCOME.

AREA ATTRACTIONS





(7) all recorded easements and other exceptions, as noted in Republic Title of Texas, Inc.'s Commitment No. 9907491, issued July 14, 1999, with an effective date of June 28, 1999, have been correctly platted hereon.

(8) all zoning, use and density classifications are shown thereon.

(9) the Property constitutes one contiguous parcel without gaps or gores.

(10) said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 04421I, with a date of identification of August 2, 1995, for Community No. 485454, in Tarrant County, State of Texas, which is the Flood Insurance Rate Map for the community in which said premises is situated. Subject property is not located in the 100-year flood zone.



J.L. Lane
 J. L. LANE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2509

INFORMATION NOTES:

- Property subject to restrictive covenants recorded in Volume 8729, Page 1710, Deed Records of Tarrant County, Texas. Rerecorded in Volume 8762, Page 2325, Deed Records of Tarrant County, Texas. Not plottable.
- Property subject to Agreement for Underground Electric Distribution Facilities by and between Melon/Pier 1 Properties Limited Partnership 1 and Texas Electric Service, dated June 23, 1988, filed August 23, 1988, recorded in Volume 9306, Page 1828, Deed Records of Tarrant County, Texas. (Affects Tract 1) Shown on Survey.
- 20' drainage and utility easement along the South property line, 30' drainage and utility easement along the West property line, 15' utility and private landscape easement along the South property line, sign easement in the Southwest corner, and portion 15' drainage and utility easement entering the property from the West and extending across a portion of the property in a Southeastward direction as shown on the plat recorded in Volume 388-214, Page 26, Plat Records of Tarrant County, Texas. (Affects Tract 1) Shown on Survey.
- Property subject to Construction, Operating and Reciprocal Easement Agreement dated April 6, 1987, filed April 6, 1987, recorded in Volume 8899, Page 587, Deed Records, Tarrant County, Texas, as amended by instrument filed October 17, 1988, recorded in Volume 9408, Page 831, Deed Records of Tarrant County, Texas. (Affects Tract 1)
- Property subject to Covenants, Conditions and Restrictions Agreement dated March 15, 1988, filed March 15, 1988, recorded in Volume 9215, Page 2084, Deed Records of Tarrant County, Texas, as amended by instrument filed April 25, 1989, recorded in Volume 9575, Page 545, Deed Records of Tarrant County, Texas. (Affects Tract 1) Not plottable.
- Easement Agreement dated March 15, 1988, filed March 15, 1989, recorded in Volume 9215, Page 2074, Deed Records of Tarrant County, Texas. Shown on Survey.
- Property subject to Reciprocal Easement and Operation Agreement dated March 15, 1988, filed March 15, 1988, recorded in Volume 9216, Page 1106, Deed Records of Tarrant County, Texas. (Affects Tract 1)
- Property subject to Reciprocal Easement Agreement dated March 15, 1988, filed March 15, 1988, recorded in Volume 9216, Page 1244, Deed Records of Tarrant County, Texas. (Affects Tract 1)
- Property subject to agreement dated June 23, 1987, filed July 1, 1987, recorded in Volume 8993, Page 2093, Deed Records of Tarrant County, Texas. (Affects Tract 1)

PROPERTY DESCRIPTION

TRACT 1

BEING Lot 6A, HOMART ADDITION, an Addition in the City of Arlington, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-214, Page 26, Deed Records, Tarrant County, Texas and being more particularly described as follows:
 BEGINNING at an "X" set at the Southwest corner of said Lot 6A, said point also being in the East ROW line of South Cooper Street (P. M. 157).
 THENCE N 11° 50' 00" E, with the East ROW line of South Cooper Street, 208.89 feet to a 1/2 inch iron rod found for corner;
 THENCE S 78° 38' 39" E, 113.46 feet to an "X" set for corner;
 THENCE S 35° 30' 00" E, 137.87 feet to an "X" found for corner;
 THENCE S 08° 16' 01" W, 75.92 feet to an "X" set for corner, said cross also being the beginning of a curve to the right, having a central angle of 00° 10' 43", a radius of 1313.23 feet and a chord bearing and distance of N 81° 54' 33" W, 4.09 feet;
 THENCE in a Westerly direction, with said curve to the right, an arc distance of 4.09 feet to an "X" found for corner;
 THENCE S 08° 26' 43" W, 46.50 feet to a 1/2 inch iron rod found for corner, said point being in the North line of Lot 1A of the Homart addition as recorded in Volume 388-209, Page 69 and 70, Deed Records of Tarrant County, Texas, and said point also being the beginning of a curve to the right, having a central angle of 02° 54' 38", a radius of 1359.73 feet and a chord bearing and distance of N 80° 05' 58" W, 69.07 feet;
 THENCE in a Westerly direction, with said curve to the right and the North line of Lot 1A, an arc distance of 69.07 feet to a 1/2 inch iron rod found for corner;
 THENCE N 78° 38' 39" W, with the North line of Lot 1A, 109.20 feet to a 1/2 inch iron rod found for corner, said point also being the beginning of a curve to the right, having a central angle of 26° 54' 41", a radius of 89.00 feet and a chord bearing and distance of N 65° 11' 19" W, 41.42 feet;
 THENCE in a Westerly direction, with said curve to the right and the North line of Lot 1A, an arc distance of 41.42 feet to the PLACE OF BEGINNING and containing 42,320 square feet or 0.9715 acres of land.

TRACT 2

BEING a twenty-foot private access easement shown on Plat Revision recorded in Volume 388-214, Page 26, Deed Records, Tarrant County, Texas.

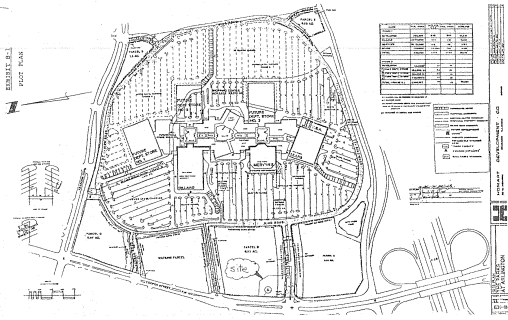
TRACT 3

BEING a non-exclusive perpetual easement granted pursuant to Easement Agreement dated March 15, 1988, by and between Homart Development Company and Wimbleton Court, Ltd., filed for record March 15, 1988, recorded in Volume 9215, Page 2074, Deed Records, Tarrant County.

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to:
 HELLER FINANCIAL, INC., and its successors and/or assigns, A & C VENTURES, INC., a California corporation, KATTEN MEYER & ZAVIS, PIER 1 IMPORTS, INC., FIRST AMERICAN TITLE INSURANCE COMPANY,
 that:
 (a) this plat of survey and the survey on which it was based were made in accordance with "Minimum Standard - Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association (ALTA) and the American Congress on Surveying and Mapping (ACSM) in 1997, meets the accuracy requirements of an urban survey, as defined therein, and includes Items 1, 2, 3, 4, 6, 7, 8(x)(1), 8, 9, 10, 11, 13, 14, 15 and 16 of Table A thereof.
 (b) this plat of survey and the property description set forth hereon ("Property") was prepared by me, a registered land surveyor in the State of Texas and was actually made upon the ground. In addition, the undersigned hereby certifies that:
 (1) the information, courses and distances shown on this survey are correct;
 (2) the size, location and type of improvements are shown hereon and all are located within the boundaries of the Property and set back from the Property lines the distances indicated;
 (3) the Property does not have direct access to and from a public roadway;
 (4) there is no visible evidence of easements or encumbrances (including utility lines) affecting the Property other than as shown and depicted on this survey;
 (5) there are no encroachments of any improvements on this Property over any easements or encumbrances, or onto adjoining property, except as shown hereon;
 (6) there are no encroachments of any improvements on adjoining property onto the Property, except as shown hereon.

There is no observable evidence of earth moving work, building construction or building addition within recent months. There are no changes in street right of way lines completed and available from the controlling jurisdiction. There is no observable evidence of recent street or sidewalk construction or repairs. There is no observable evidence of site use as a solid waste dump or sanitary landfill.

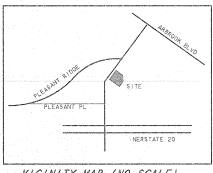


- LEGEND**
- 1" LINE
 - 2" LINE
 - 3" LINE
 - 4" LINE
 - 5" LINE
 - 6" LINE
 - 7" LINE
 - 8" LINE
 - 9" LINE
 - 10" LINE
 - 11" LINE
 - 12" LINE
 - 13" LINE
 - 14" LINE
 - 15" LINE
 - 16" LINE
 - 17" LINE
 - 18" LINE
 - 19" LINE
 - 20" LINE
 - 21" LINE
 - 22" LINE
 - 23" LINE
 - 24" LINE
 - 25" LINE
 - 26" LINE
 - 27" LINE
 - 28" LINE
 - 29" LINE
 - 30" LINE
 - 31" LINE
 - 32" LINE
 - 33" LINE
 - 34" LINE
 - 35" LINE
 - 36" LINE
 - 37" LINE
 - 38" LINE
 - 39" LINE
 - 40" LINE
 - 41" LINE
 - 42" LINE
 - 43" LINE
 - 44" LINE
 - 45" LINE
 - 46" LINE
 - 47" LINE
 - 48" LINE
 - 49" LINE
 - 50" LINE
 - 51" LINE
 - 52" LINE
 - 53" LINE
 - 54" LINE
 - 55" LINE
 - 56" LINE
 - 57" LINE
 - 58" LINE
 - 59" LINE
 - 60" LINE
 - 61" LINE
 - 62" LINE
 - 63" LINE
 - 64" LINE
 - 65" LINE
 - 66" LINE
 - 67" LINE
 - 68" LINE
 - 69" LINE
 - 70" LINE
 - 71" LINE
 - 72" LINE
 - 73" LINE
 - 74" LINE
 - 75" LINE
 - 76" LINE
 - 77" LINE
 - 78" LINE
 - 79" LINE
 - 80" LINE
 - 81" LINE
 - 82" LINE
 - 83" LINE
 - 84" LINE
 - 85" LINE
 - 86" LINE
 - 87" LINE
 - 88" LINE
 - 89" LINE
 - 90" LINE
 - 91" LINE
 - 92" LINE
 - 93" LINE
 - 94" LINE
 - 95" LINE
 - 96" LINE
 - 97" LINE
 - 98" LINE
 - 99" LINE
 - 100" LINE

BASIS OF BEARING:
 EAST R.O.W. LINE OF
 SOUTH COOPER STREET
 VOL. 388-214 PG. 26

ZONING: RETAIL
SETBACK: FRONT - 20'
 SIDE - 0'
 REAR - 0'

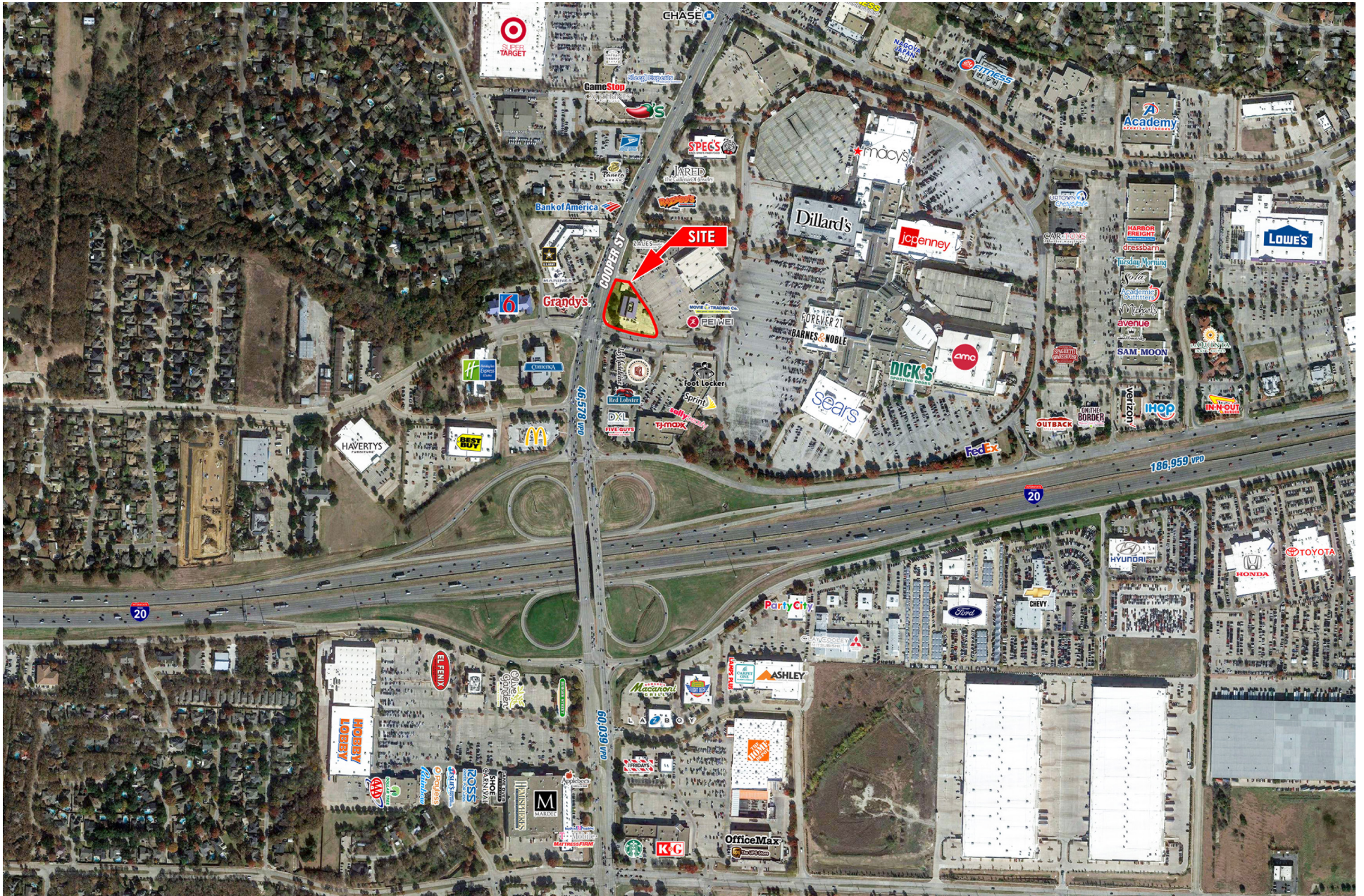
REGULAR PARKING: 48
HANDICAPPED PARKING: 0
TOTAL EXISTING PARKING - 48



VICINITY MAP (NO SCALE)

UTILITY MARKING
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND NOT BY THE DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN FROM THIS SURVEY ARE ACCURATE. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN ON THIS SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REVISIONS	SURVEY	PIER 1	#823
9/14/99			
Q-25-99			
LOT 6A, HOMART ADDITION			
VOLUME 388-214 PAGE 26			
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS			
LANE'S SOUTHWEST SURVEYING INC.		DATE: AUGUST 1999	
2717 MOTLEY DR. SUITE B		SCALE 1" = 30'	
MESQUITE, TEXAS 75150 - 3812		FILE No. 03-1876	
Phone (972) 681-4442 Fax 681-4829			





8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

EASLEY B. WAGGONER, JR.

Partner
214.378.1212
ewaggoner@venturedfw.com

AMANDA T. WELLES

Senior Vice President
214.378.1212
awelles@venturedfw.com

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

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Easley B. Waggoner, Jr.	433572	ewaggoner@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amanda Throckmorton Welles	649514	awelles@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date