



TENANTS INCLUDE



BIG BOX AVAILABLE FOR LEASE

Crossroads North SC

**N Cooper St. & W Lamar Blvd.
Arlington, TX 76011**

Contact

Ann Cloud Ngo
ango@quine.com
Texas Real Estate Broker

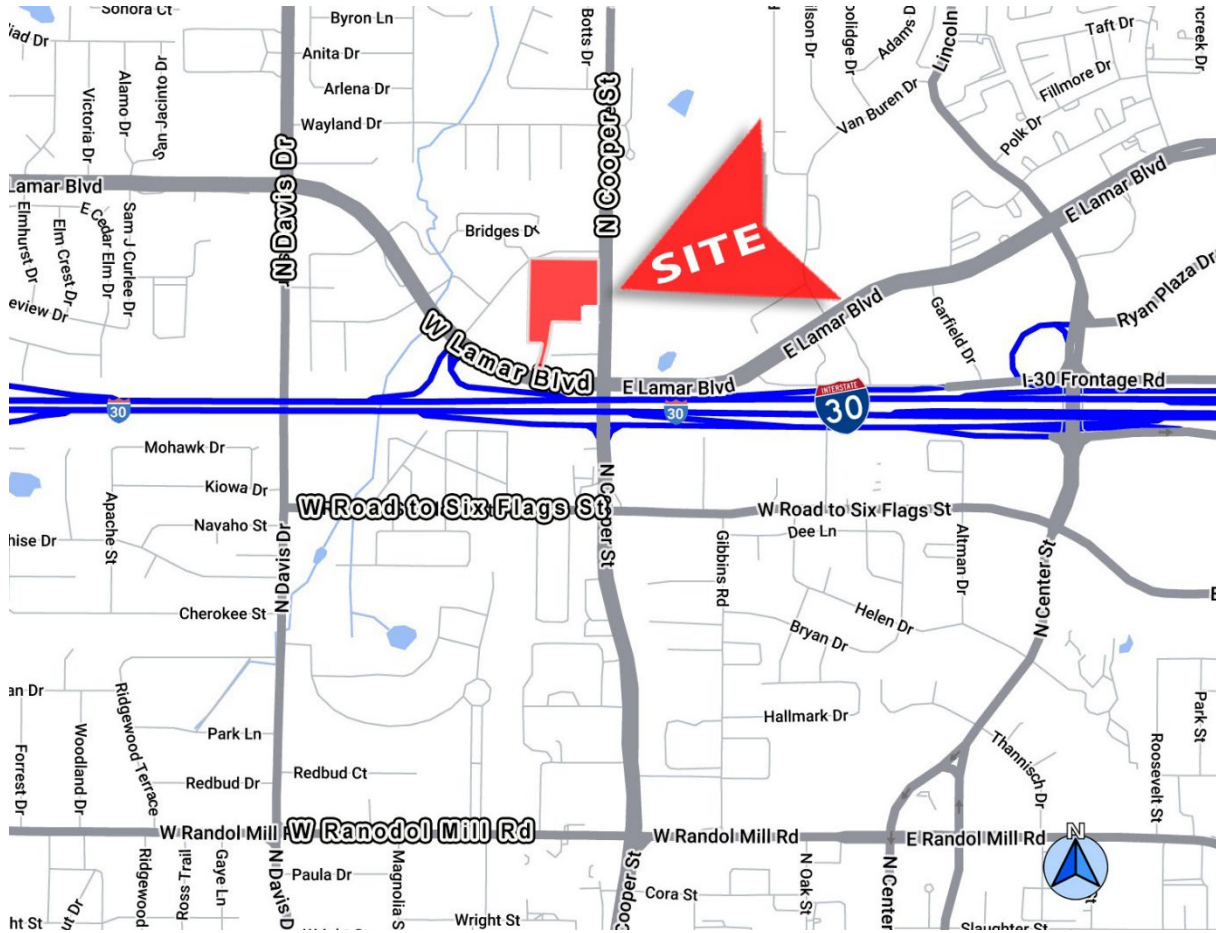
Jeff Skibell
jskibell@quine.com
Texas Real Estate Sales Agent



301 S Sherman St., #100
Richardson, TX 75081
972.669.8440 www.quine.com

Texas Real Estate Broker

Crossroads North SC | NWQ of N Cooper St. & W Lamar Blvd. | Arlington, Texas 76011



AVAILABLE FOR LEASE:

Crossroads North Shopping Center is located across North Cooper Street from Arlington Commons–The Roosevelt, a 1,400-unit luxury apartment complex. Located approximately 2 miles east are AT&T Stadium, Globe Life Field, Six Flags Over Texas and Six Flags Hurricane Harbor. The Center also offers great freeway exposure.



Gross Leasable Square Feet:
± 67,884



\$ ± 90,874 Average Household Income in a 3-Mile Radius



± 101,485 People within a 3-Mile Radius



2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,955	101,485	283,744
AVERAGE HOUSEHOLD INCOME \$	100,599	90,874	89,631
ESTIMATED HOUSEHOLDS	5,221	42,481	112,187
TOTAL EMPLOYEES	9,423	52,735	122,922



N Cooper St & W Lamar Blvd
23,570 VPD

Hwy 30 and Frontage Rd
131,884 VPD

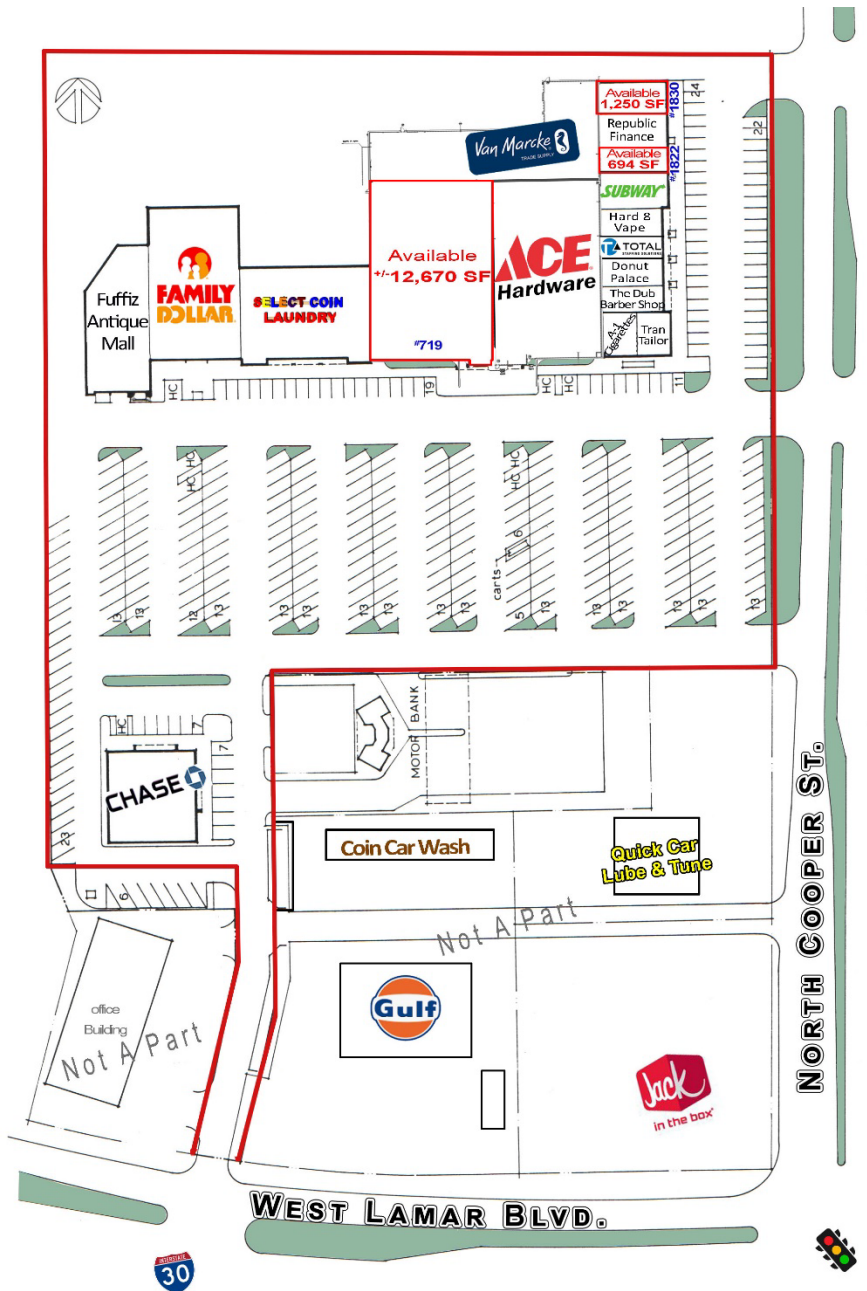
Source: Sites USA



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LEASE SPACE AVAILABLE

SUITE	± SQUARE FEET
#719	12,670 <i>Will Divide</i>
#1822	694
#1830	1,250

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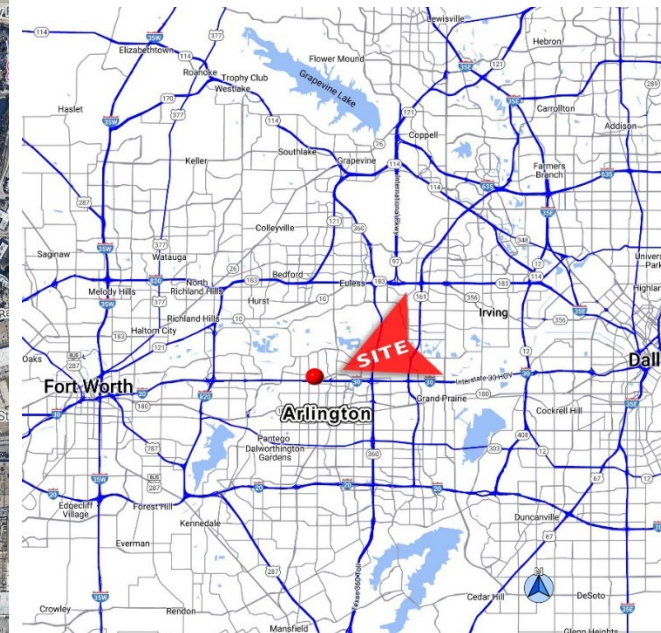
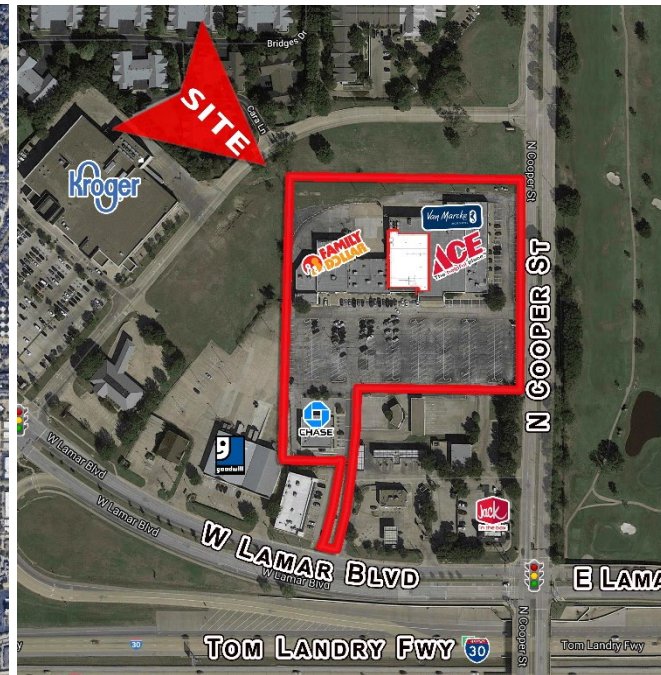
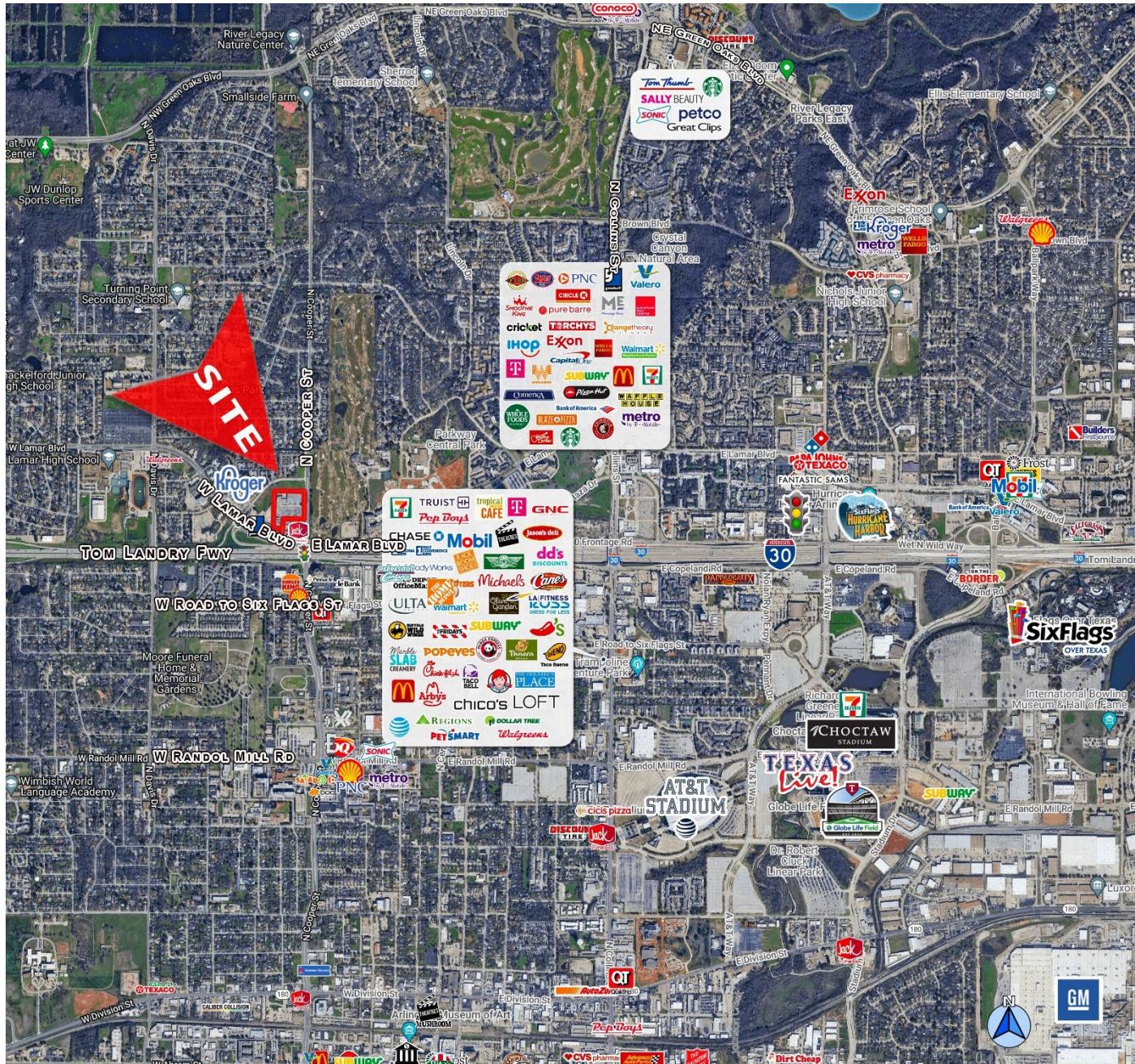
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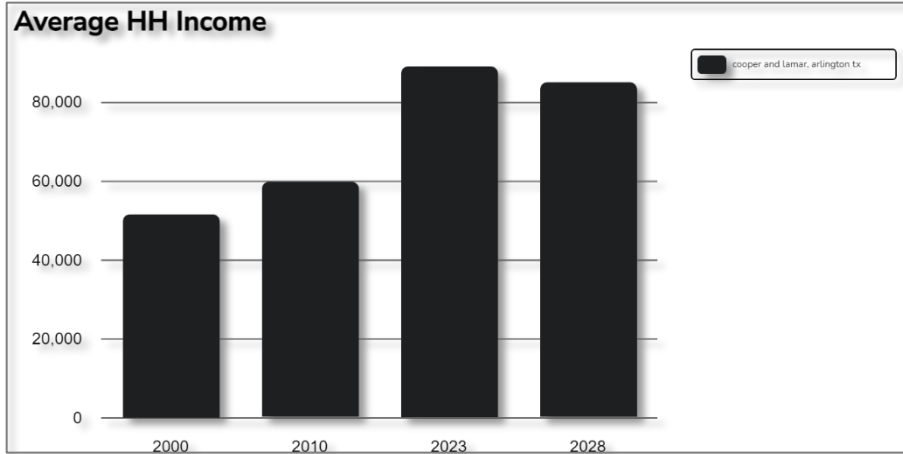
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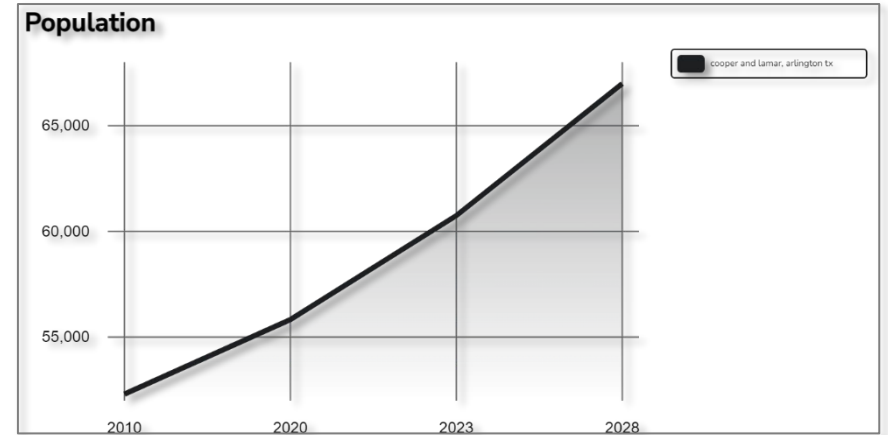
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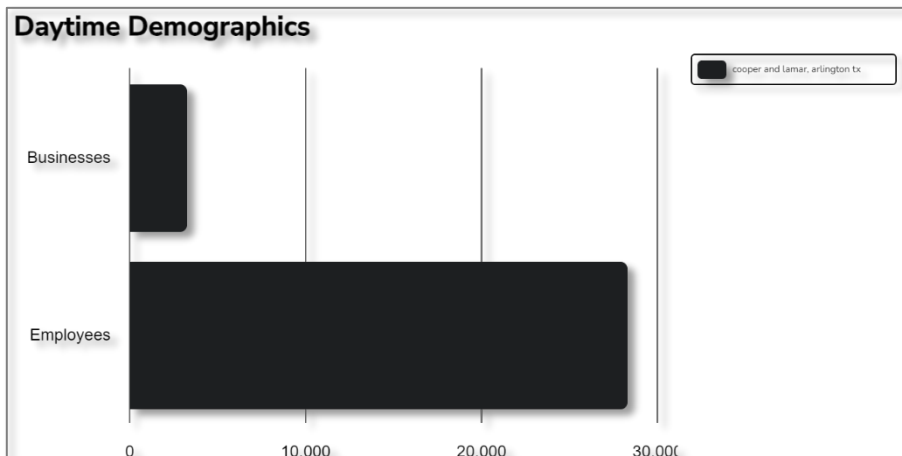
AVERAGE HH INCOME



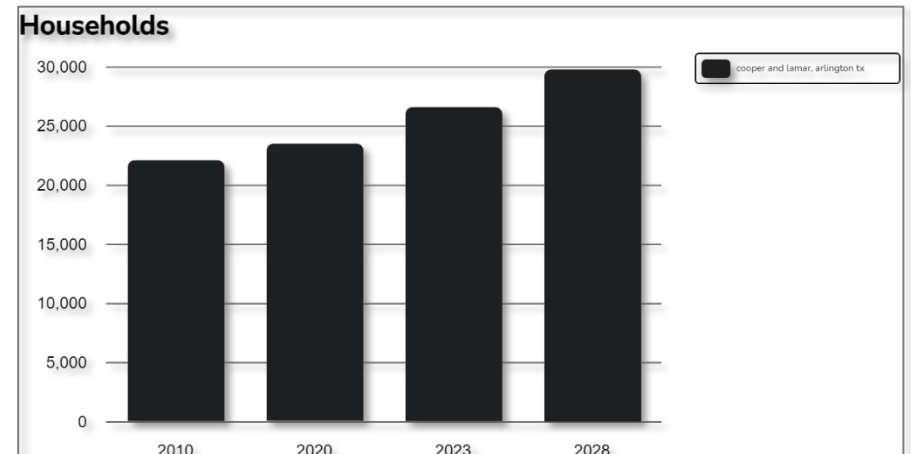
POPULATION



DAYTIME DEMOGRAPHICS



HOUSEHOLDS



Source: Sites USA – based on a 2 mi radius



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 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.

Quine & Associates, Inc.	376571	retail@quine.com	972.669.8440
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brad Quine	381719	bquine@quine.com	972.669.8440
Designated Broker of Firm	License No.	Email	Phone
Brad Quine	381719	bquine@quine.com	972.669.8440
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ann Cloud Ngo	537665	ango@quine.com	972.669.8440
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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