

LOCATION	7805/7807 S. Cooper St., Arlington, TX		
MAPSCO	Fort Worth - Page 100T		
BUILDING AREA	Approximately 14,700 Square Feet		
LEASE RATE	Year 1:	\$15.00 per square foot	
	Year 2:	\$16.00 per square foot	
	Year 3-5:	\$17.00 per square foot	
EXPENSES	\$3.25 per square foot	CAM: \$1.00 Tax: \$2.00 Ins. \$0.25	
FINISH - OUT	\$15.00 per square foot		
TERM:	Five (5) years		
DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Pop. Estimate (1999)	1,573	40,978	111,730
Pop. Growth (1980-1990)	107.8%	185.6%	195.1%
Average HH Home (1999)	\$69,011	\$77,748	\$74,894
TRAFFIC COUNTS	S. Cooper Street 25,711 vehicles per day	Bell Street: 4,486 vehicles per day	
COMMENTS:	Ready for tenant occupancy by 1st Quarter 2001		
	Cynthia Baily - Sharon Herrin		
	WindStar Properties, Inc.		
	1-214-526-2700		
For More Info			