



STURGEON CENTER

7805/7807 S. COOPER STREET

ARLINGTON, TEXAS

Presented by:

Cynthia Bailey • Sharon Herrin

***WindStar* Properties, Inc.**

3838 Oak Lawn Ave.

Suite 1020

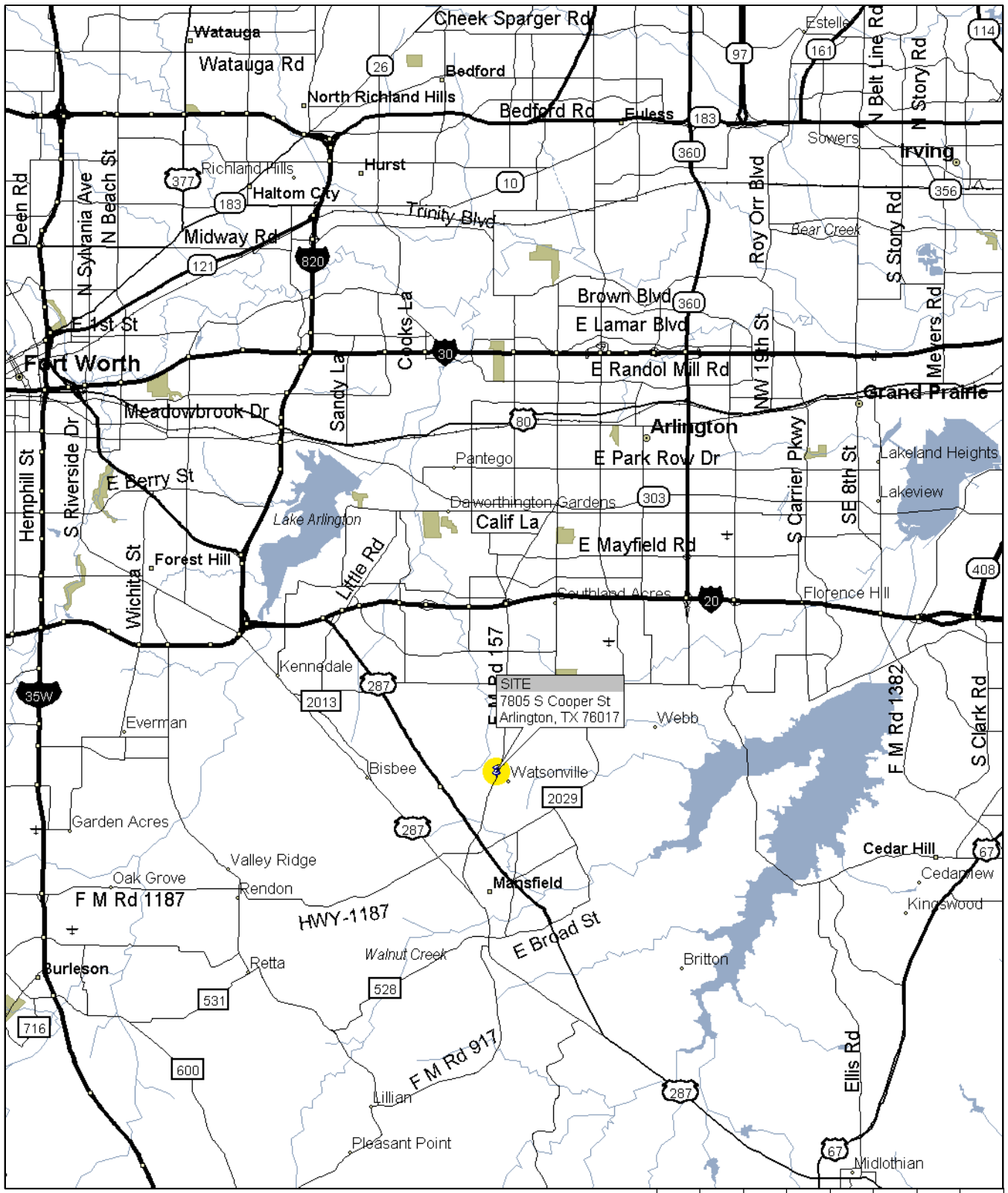
Dallas, Texas 75219

214/526-2700

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Area Map

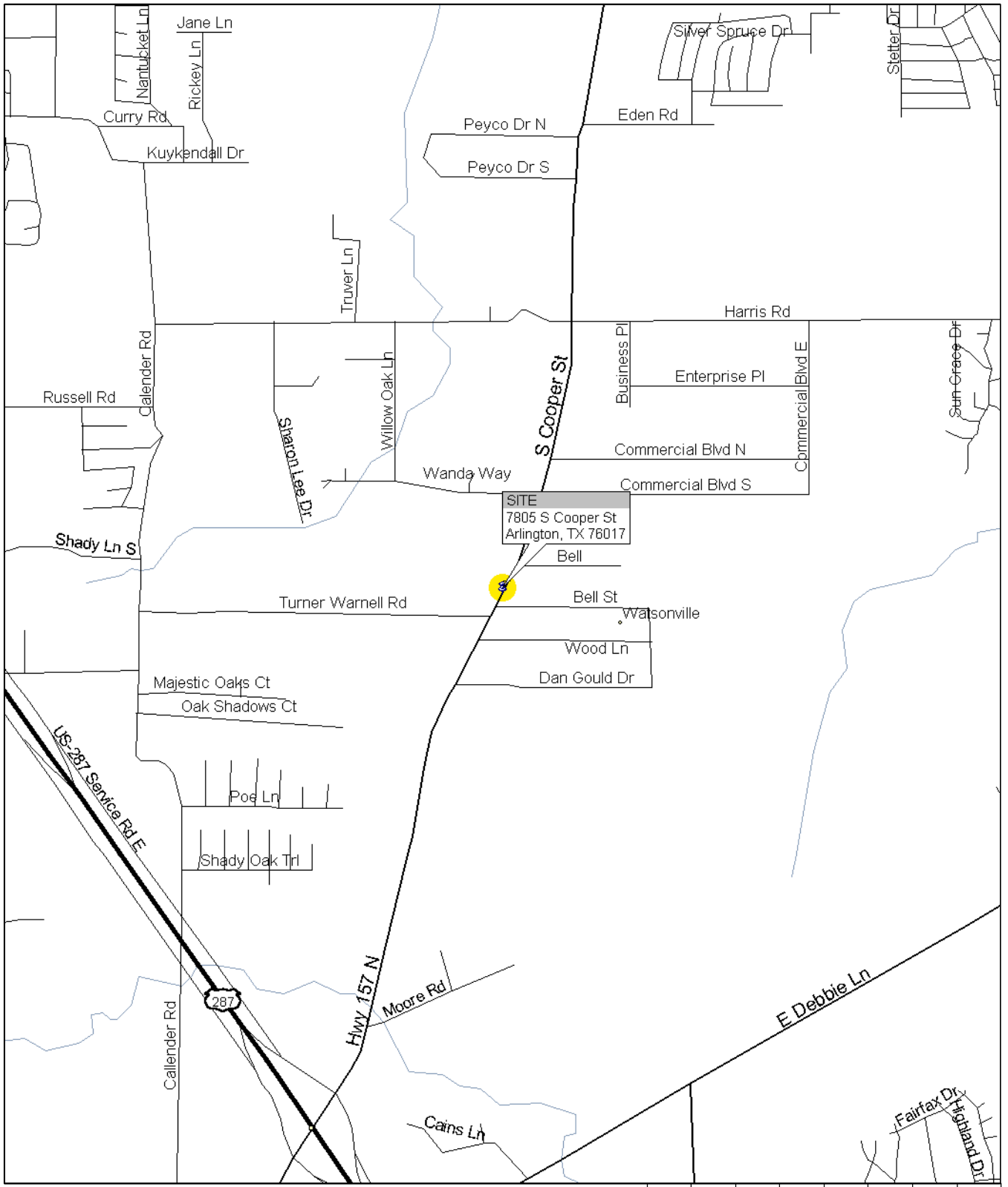
Sturgeon Retail



Microsoft Maps
Streets98

Detail Map

Sturgeon Retail



Microsoft
Streets98

STURGEON CENTER

PROJECT DATA

LOCATION: 7805/7807 S. Cooper Street, Arlington, Texas

MAPSCO: Fort Worth - Page 110T

BUILDING AREA: Approximately 14,700 square feet

LEASE RATE: Year 1: \$15.00 per square foot
Year 2: \$16.00 per square foot
Years 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 Income (1999)	\$69,011	\$77,748	\$74,894

TRAFFIC COUNTS: S. Cooper Street: 25,711 vehicles per day
Bell Street: 4,486 vehicles per day

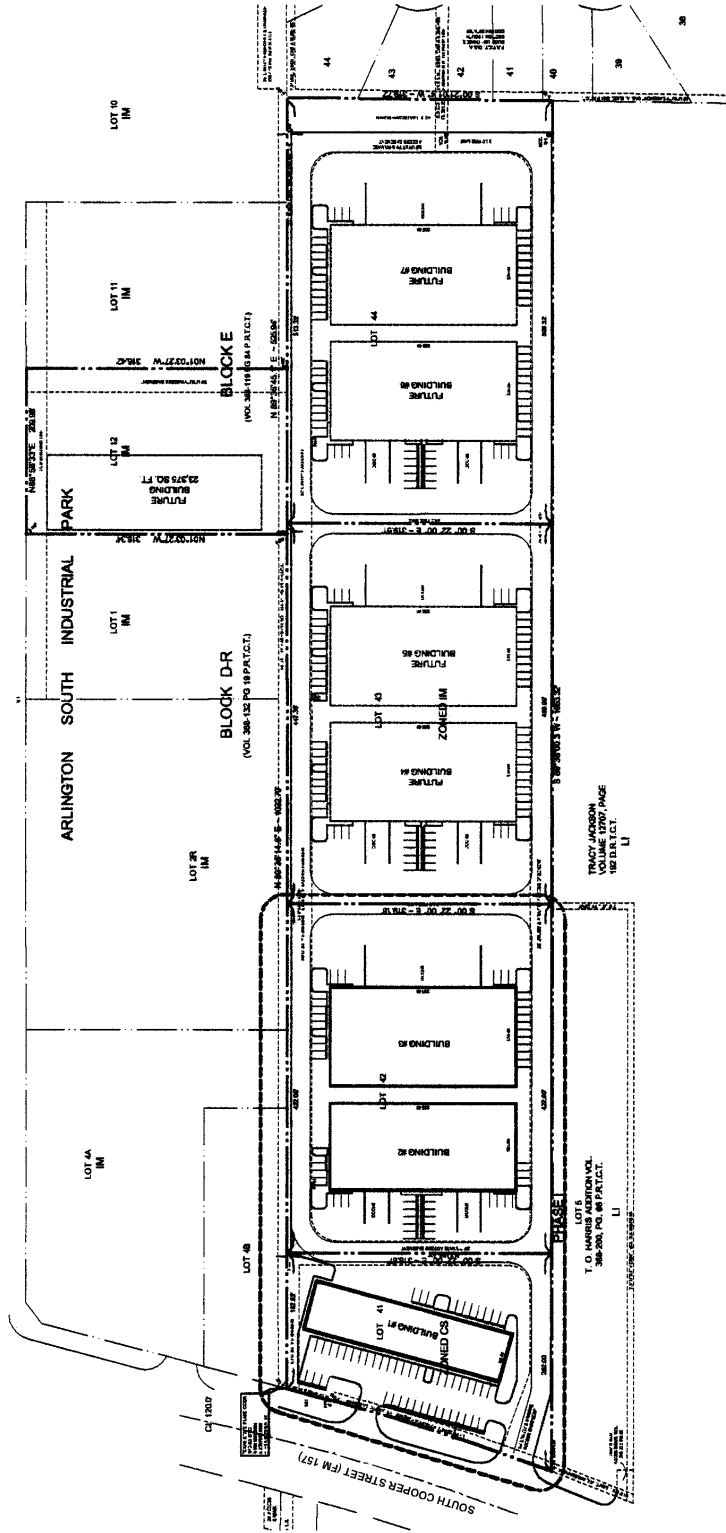
Source - City of Arlington, 24 Hour Period (2000)

COMMENTS: Ready for tenant occupancy by 1st Quarter 2001

FOR MORE INFORMATION: **Cynthia Bailey • Sharon Herrin**
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COMMERCIAL BLVD. SOUTH



SITE PLAN

Demographic Executive Summary Report

WindStar
PROPERTIES



7805 S. Cooper Street, Arlington, Texas

3 Mile Radius

Latitude: 32.62013
Longitude: -97.13693



- † The population in this area grew by 49.3% between 1990 and the current year; from 31,437 to 46,933, compared to 9.4% for United States as a whole. Over the next five years, the population in this area is expected to grow by 15.3%, from 46,933 to 54,123, compared to 4.2% for United States as a whole.
- † The current year median age of this population is 31.3, and the average age is 31.0. The current year median age and average age for United States as a whole are 35.7 and 36.6, respectively.
- † Of this area's total current-year population, 86.8% are White, 6.9% are Black, 2.9% are Asian/Pacific Islander, and 3.4% are Other Races. Of this area's total population, 8.3% reported that they were of Hispanic origin. For United States as a whole, 77.9% are White, 12.5% are Black, 3.8% are Asian/Pacific Islander, and 5.8% are Other Races. Of United States total population, 11.5% reported that they were of Hispanic origin.



- † The number of households in this area increased by 53.8% between 1990 and the current year, from 10,679 to 16,428, compared to 11.0% for increase by 16.9%, from 16,428 to 19,205, compared to 5.1% for United States as a whole.



- † Average income levels in this area grew by 54.4% between 1990 and the current year; from \$50,551 to \$78,048, compared to 46.1% for United States as a whole. Average income levels in this area are expected to grow by 26.3% over the next five years, from \$78,048 to \$98,611, compared to 20.3% for United States as a whole.
- † The current-year per capita income for this area is \$27,402, compared to \$21,350 for United States as a whole.



- † 72.2% of the workers in this area had White Collar occupations, 19.9% had Blue Collar occupations, and 7.9% had other types of occupations as of 1990.
- † 18.7% of the population in this area were in the "Executive & Managerial" occupational category and 16.3% were in the "Professional Specialty" occupational category as of 1990.



- † 7.1% of the population in this area had earned a Graduate Degree and 24.0% had earned a Bachelors Degree Only as of 1990.



- † Most of the dwellings in this area (80.9%) were Owner Occupied as of 1990.
- † The highest percentage of the dwellings in this area (79.5%) were Single Units Detached in 1990.
- † Most of the dwellings in this area (48.8%) were Built 1985 to 1988.

Demographic Full Data Report



7805 S COOPER ST, ARLINGTON, TEXAS, 76001

Latitude: 32.62013
Longitude: -97.13693

	1.0 MILE RADIUS	2.0 MILE RADIUS	3.0 MILE RADIUS
POPULATION			
2004 Projection	2,169	16,805	54,123
1999 Estimate	1,875	14,229	46,933
1990 Census	1,227	8,629	31,437
1980 Census	473	2,810	9,983
Growth 1980 to 1990	159.2%	207.1%	214.9%
1999 ESTIMATED POPULATION by RACE			
White	91.6%	89.7%	86.8%
Black	4.4%	6.3%	6.9%
Asian & Pacific Islander	0.7%	1.5%	2.9%
Other Races	3.3%	2.6%	3.4%
Hispanic Origin (All Races)	8.2%	6.6%	8.3%
HOUSEHOLDS			
2004 Projection	775	5,903	19,205
1999 Estimate	659	4,930	16,428
1990 Census	416	2,903	10,679
1980 Census	165	937	3,252
Growth 1980 to 1990	152.6%	209.7%	228.4%
1990 OCCUPIED HOUSING UNITS			
Owner Occupied	74.9%	85.3%	80.9%
Renter Occupied	25.1%	14.7%	19.1%
Persons per Household	2.92	2.96	2.94
1999 ESTIMATED HOUSEHOLDS by INCOME			
\$150,000 or more	6.3%	4.7%	5.5%
\$100,000 to \$149,999	11.3%	17.3%	15.3%
\$75,000 to \$99,999	14.2%	22.1%	20.7%
\$50,000 to \$74,999	23.1%	25.9%	28.4%
\$35,000 to \$49,999	16.0%	13.6%	15.0%
\$25,000 to \$34,999	8.8%	7.3%	6.5%
\$15,000 to \$24,999	9.3%	4.3%	4.7%
\$5,000 to \$14,999	8.4%	3.6%	3.0%
Under \$5,000	2.7%	1.3%	1.0%
Average Income per Household	\$69,064	\$78,864	\$78,048
Median Income per Household	\$55,310	\$69,275	\$67,489
Per Capita Income per Household	\$24,644	\$27,463	\$27,402

	1.0 MILE RADIUS	2.0 MILE RADIUS	3.0 MILE RADIUS
POPULATION by SEX	1,875	14,229	46,933
Male	50.6%	50.3%	50.2%
Female	49.4%	49.7%	49.8%
1990 MARITAL STATUS	884	6,237	22,626
Single Male	9.3%	8.7%	9.7%
Single Female	6.5%	6.7%	7.6%
Married	70.1%	73.7%	71.5%
Previously Married Male	5.9%	4.4%	4.3%
Previously Married Female	8.2%	6.5%	6.8%
1999 ESTIMATED POPULATION by AGE	1,875	14,229	46,933
Under 5 Years	10.3%	10.2%	10.1%
5 to 9 Years	8.6%	8.8%	8.5%
10 to 14 Years	8.0%	8.1%	7.8%
15 to 17 Years	4.4%	4.3%	4.4%
18 to 20 Years	3.3%	3.3%	3.5%
21 to 24 Years	4.3%	4.0%	4.3%
25 to 29 Years	8.0%	9.1%	9.1%
30 to 34 Years	8.2%	8.7%	9.5%
35 to 39 Years	7.8%	8.5%	9.0%
40 to 49 Years	15.2%	16.6%	16.7%
50 to 59 Years	10.5%	10.3%	10.0%
60 to 64 Years	3.5%	2.7%	2.6%
65 to 69 Years	3.0%	2.1%	1.9%
70 to 74 Years	2.1%	1.5%	1.3%
75+ Years	2.7%	1.8%	1.5%
Median Age	31.9	31.3	31.3
Average Age	32.5	31.3	31.0
1999 HISPANIC POPULATION by RACE	154	937	3,897
White	69.6%	69.6%	63.5%
Black	0.2%	0.4%	0.8%
Asian & Pacific Islander	0.0%	0.0%	0.6%
Other	30.2%	30.0%	35.2%
1990 HISPANIC POPULATION by TYPE	1,227	8,629	31,437
Not Hispanic	94.0%	95.0%	94.0%
Mexican	5.5%	4.0%	4.8%
Puerto Rican	0.1%	0.3%	0.3%
Cuban	0.1%	0.1%	0.1%
Other Hispanic	0.4%	0.6%	0.8%
1999 ESTIMATED FEMALE POPULATION by AGE	926	7,075	23,358
Under 5 Years	10.0%	9.9%	9.9%
5 to 9 Years	8.3%	8.5%	8.4%
10 to 14 Years	7.7%	7.8%	7.4%
15 to 17 Years	4.2%	4.0%	4.2%
18 to 20 Years	3.0%	3.1%	3.4%

	1.0 MILE RADIUS	2.0 MILE RADIUS	3.0 MILE RADIUS
21 to 24 Years	4.7%	4.3%	4.5%
25 to 29 Years	8.2%	9.9%	9.6%
30 to 34 Years	8.2%	8.5%	9.3%
35 to 39 Years	8.4%	8.9%	9.2%
40 to 44 Years	15.4%	16.6%	16.8%
50 to 54 Years	10.0%	9.9%	9.6%
60 to 64 Years	3.5%	2.7%	2.5%
65 to 69 Years	3.1%	2.1%	1.9%
70 to 74 Years	2.1%	1.5%	1.4%
75+ Years	3.2%	2.2%	1.9%
Median Age	32.3	31.4	31.4
Average Age	32.9	31.6	31.3
1990 POPULATION by URBAN vs RURAL	1,224	8,642	31,365
Urban	91.4%	96.7%	98.3%
Rural	8.6%	3.3%	1.7%
1990 POPULATION by HOUSEHOLD TYPE	1,227	8,629	31,437
Family Households	91.7%	93.4%	92.3%
Non-Family Households	7.4%	6.2%	7.6%
Group Quarters	0.9%	0.4%	0.2%
1990 POPULATION 25+ by EDUCATION LEVEL	743	5,284	19,006
Elementary (0-8)	5.5%	3.0%	2.2%
Some High School (9-11)	13.7%	7.8%	6.9%
High School Graduate (12)	33.7%	26.8%	23.7%
Some College (13-15)	26.7%	27.5%	28.0%
Associates Degree Only	5.3%	6.7%	8.1%
Bachelors Degree Only	11.7%	22.6%	24.0%
Graduate Degree	3.3%	5.5%	7.1%
1990 POPULATION ENROLLED IN SCHOOL	284	2,250	8,689
Public Pre-Primary	5.9%	5.6%	4.4%
Private Pre-Primary	1.7%	4.3%	5.4%
Public Elementary/High School	74.6%	69.1%	61.5%
Private Elementary/High School	3.5%	2.4%	4.1%
College	14.2%	18.6%	24.6%
1990 POPULATION 16+ by EMPLOYMENT STATUS	872	6,122	22,217
Employed in Armed Forces	0.3%	0.3%	0.7%
Employed Civilians	71.3%	73.7%	76.8%
Unemployed Civilians	4.0%	3.2%	3.4%
Not in Labor Force	24.4%	22.8%	19.2%
1990 POPULATION 16+ by OCCUPATION	622	4,510	17,057
Executive & Managerial	14.2%	18.3%	18.7%
Professional Specialty	8.8%	13.5%	16.3%
Technical Support	4.8%	5.1%	5.0%
Sales	12.4%	13.9%	14.9%
Administrative Support	16.5%	17.9%	17.4%

	1.0 MILE RADIUS	2.0 MILE RADIUS	3.0 MILE RADIUS
Service: Private Household	0.2%	0.1%	0.1%
Service: Protective	1.4%	2.1%	1.5%
Service: Other	6.7%	5.2%	5.7%
Farming, Forestry, & Fishing	1.5%	0.9%	0.6%
Precision Production & Craft	18.3%	13.5%	11.6%
Machine Operator	7.0%	4.3%	4.0%
Transportation & Material Moving	4.9%	2.9%	2.5%
Laborers	3.4%	2.3%	1.8%
1990 FEMALES 16+ WITH CHILDREN 0-17 YEARS	434	3,058	11,150
Working with Child 0-5 Years	12.1%	13.1%	11.8%
Not Working with Child 0-5 Years	1.2%	1.1%	0.8%
Not in Labor Force with Child 0-5 Years	5.8%	5.9%	5.8%
Working with Child 6-17 Years	13.5%	13.2%	15.1%
Not Working with Child 6-17 Years	0.3%	0.3%	0.5%
Not in Labor Force with Child 6-17 Years	6.6%	6.4%	4.8%
Working with Child 0-5 & 6-17 Years	4.1%	5.0%	6.1%
Not Working with Child 0-5 & 6-17 Years	0.0%	0.0%	0.0%
Not in Labor Force with Child 0-5 & 6-17 Years	3.4%	4.4%	3.8%
Working with No Children	27.9%	30.8%	34.4%
Not Working with No Children	4.0%	2.3%	2.2%
Not in Labor Force with No Children	21.2%	17.5%	14.7%
1990 FAMILIES by NUMBER OF WORKERS	357	2,518	8,925
No Workers	5.5%	5.0%	3.0%
One Worker	27.0%	24.9%	23.9%
Two Workers	58.3%	59.7%	62.0%
Three + Workers	9.2%	10.4%	11.1%
1990 POPULATION by TRANSPORTATION TO WORK	615	4,418	16,813
Drive Alone	85.2%	86.2%	86.8%
Car Pool	7.9%	9.0%	8.9%
Public Transportation	0.0%	0.0%	0.0%
Drive Motorcycle	0.1%	0.2%	0.2%
Walked Only	0.6%	0.3%	0.5%
Other Means	0.4%	0.4%	0.3%
Worked at Home	5.9%	3.9%	3.2%
1990 POPULATION by TRAVEL TIME TO WORK	615	4,418	16,813
Under 10 Minutes/Work at Home	13.6%	11.5%	10.6%
10 to 29 Minutes	45.0%	42.3%	46.4%
30 to 59 Minutes	37.2%	41.8%	38.3%
60 to 89 Minutes	3.6%	3.6%	4.1%
90+ Minutes	0.7%	0.8%	0.7%
Average Travel Time in Minutes	23.9	25.9	25.8
1990 HOUSEHOLDS by TYPE	416	2,903	10,679
Single Male	8.1%	6.4%	7.1%
Single Female	5.7%	4.6%	5.7%

	1.0 MILE RADIUS	2.0 MILE RADIUS	3.0 MILE RADIUS
Married Couple	72.5%	77.6%	74.0%
Other Family - Male Head	2.8%	2.1%	2.5%
Other Family - Female Head	7.3%	5.8%	6.5%
Non-Family - Male Head	2.3%	2.1%	2.8%
Non-Family - Female Head	1.2%	1.3%	1.4%
1990 HOUSEHOLDS WITH CHILDREN	207	1,531	5,617
Married Couple Family	85.0%	88.7%	87.2%
Other Family - Male Head	3.4%	2.6%	2.9%
Other Family - Female Head	10.9%	8.2%	9.1%
Non-Family	0.7%	0.5%	0.8%
1990 HOUSEHOLD by AGE by POVERTY STATUS	404	2,874	10,725
Above Poverty, Under Age 65	86.8%	91.2%	92.6%
Above Poverty, Age 65+	5.9%	4.8%	4.2%
Below Poverty, Under Age 65	7.2%	3.6%	2.8%
Below Poverty, Age 65+	0.0%	0.3%	0.4%
1990 HOUSEHOLDS by NUMBER OF VEHICLES	400	2,840	10,594
No Vehicles	2.0%	1.0%	0.0%
1 Vehicle	20.7%	17.1%	20.6%
2 Vehicles	50.7%	60.4%	57.2%
3+ Vehicles	26.5%	21.5%	21.1%
Estimated Total Vehicles	829	5,871	21,463
1990 HOUSING UNITS by OCCUPANCY STATUS	458	3,148	11,652
Occupied	90.7%	92.2%	91.7%
Vacant	9.3%	7.8%	8.3%
1990 VACANT UNITS	43	245	972
For Rent	40.0%	21.7%	27.7%
For Sale Only	20.7%	45.5%	45.8%
Seasonal	0.5%	0.2%	0.8%
Other	38.8%	32.5%	25.7%
1990 OWNER OCCUPIED PROPERTY VALUES	213	2,134	7,588
Under \$25,000	1.5%	0.4%	0.4%
\$25,000 to \$49,999	7.7%	2.4%	2.3%
\$50,000 to \$74,999	16.5%	18.4%	25.9%
\$75,000 to \$99,999	33.4%	48.6%	43.1%
\$100,000 to \$149,999	22.2%	19.1%	19.1%
\$150,000 to \$199,999	12.4%	6.6%	5.6%
\$200,000 to \$299,999	4.0%	3.0%	2.5%
\$300,000 to \$399,999	0.9%	0.8%	0.6%
\$400,000 to \$499,999	0.5%	0.2%	0.2%
Over \$500,000	1.0%	0.4%	0.3%
Median Property Value	\$92,882	\$89,754	\$87,427
1990 RENTAL UNITS	97	394	1,935
Median Rent	\$358	\$459	\$462

	1.0 MILE RADIUS	2.0 MILE RADIUS	3.0 MILE RADIUS
1990 HOUSING UNITS by # OF PERSONS IN UNIT	416	2,903	10,679
1 Person Units	13.9%	11.0%	12.9%
2 Person Units	30.5%	31.0%	30.0%
3 Person Units	22.9%	24.3%	23.3%
4 Person Units	19.7%	22.0%	22.3%
5 Person Units	9.6%	8.9%	8.5%
6 Person Units	2.6%	2.0%	2.1%
7+ Person Units	0.8%	0.7%	0.9%
1990 YEAR ROUND UNITS IN STRUCTURE	458	3,148	11,652
Single Units Detached	60.3%	81.6%	79.5%
Single Units Attached	1.2%	3.5%	3.4%
Double Units	0.2%	0.8%	1.1%
3 to 9 Units	0.0%	0.0%	1.5%
10 to 19 Units	0.0%	0.1%	3.5%
20 to 49 Units	0.0%	0.0%	1.2%
50+ Units	0.0%	0.0%	0.5%
Mobile Home or Trailer	38.2%	13.9%	9.1%
All Other	0.1%	0.2%	0.3%
Single/Multiple Unit Ratio	344.41	97.26	10.53
1990 HOUSING UNITS by YEAR BUILT	400	2,840	10,594
Built 1989 to March 1990	3.6%	6.8%	4.9%
Built 1985 to 1988	31.3%	49.4%	48.8%
Built 1980 to 1984	23.8%	16.5%	25.4%
Built 1970 to 1979	25.9%	19.7%	16.0%
Built 1960 to 1969	7.5%	4.3%	2.7%
Built 1950 to 1959	4.2%	1.5%	0.8%
Built 1940 to 1949	2.0%	1.4%	0.7%
Built 1939 or Earlier	1.6%	0.6%	0.6%

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

