

THE GROVE AT LA FRONTERA

ARLINGTON, TX | NWQ COLLINS STREET AND DEBBIE LANE | 8100 SOUTH COLLINS STREET



- Now delivering spaces
- Featuring 336 mid-rise apartments and 60 bungalow-style single-family rental units
- Amenities will include two resort-style pools, state-of-the-art fitness center, pickleball, dog park and pet spa, clubhouse, walking trails and putting green
- Debbie Lane expansion from 2 lanes to a 4-lane divided road
- Approximately 1,200 new units have come online since 2020 to the immediate corridor
- Although located in Arlington, the project is within the coveted Mansfield Independent School District

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2024 Population	19,589	110,070	233,539
2024 Daytime Population	12,479	80,544	181,235
2024 Total Households	6,105	34,968	74,903
2024 Average HH Income	\$140,486	\$142,812	\$133,256

TRAFFIC COUNTS:

Debbie Lane: 25,217 VPD
 S. Collins St.: 5,662 VPD
 TX-360: 32,994 VPD

AVAILABILITY:

SUITE 100: 2,000 SF

SUITE 300: 1,200 SF – 5,500 SF

LEASE RATES:

PLEASE CALL FOR RATES

AREA RETAILERS:



FOR MORE INFORMATION, PLEASE CONTACT:

HUDSON HEFNER

214.572.8442

hhefner@theretailconnection.net

MICHAEL SWEET

214.572.8459

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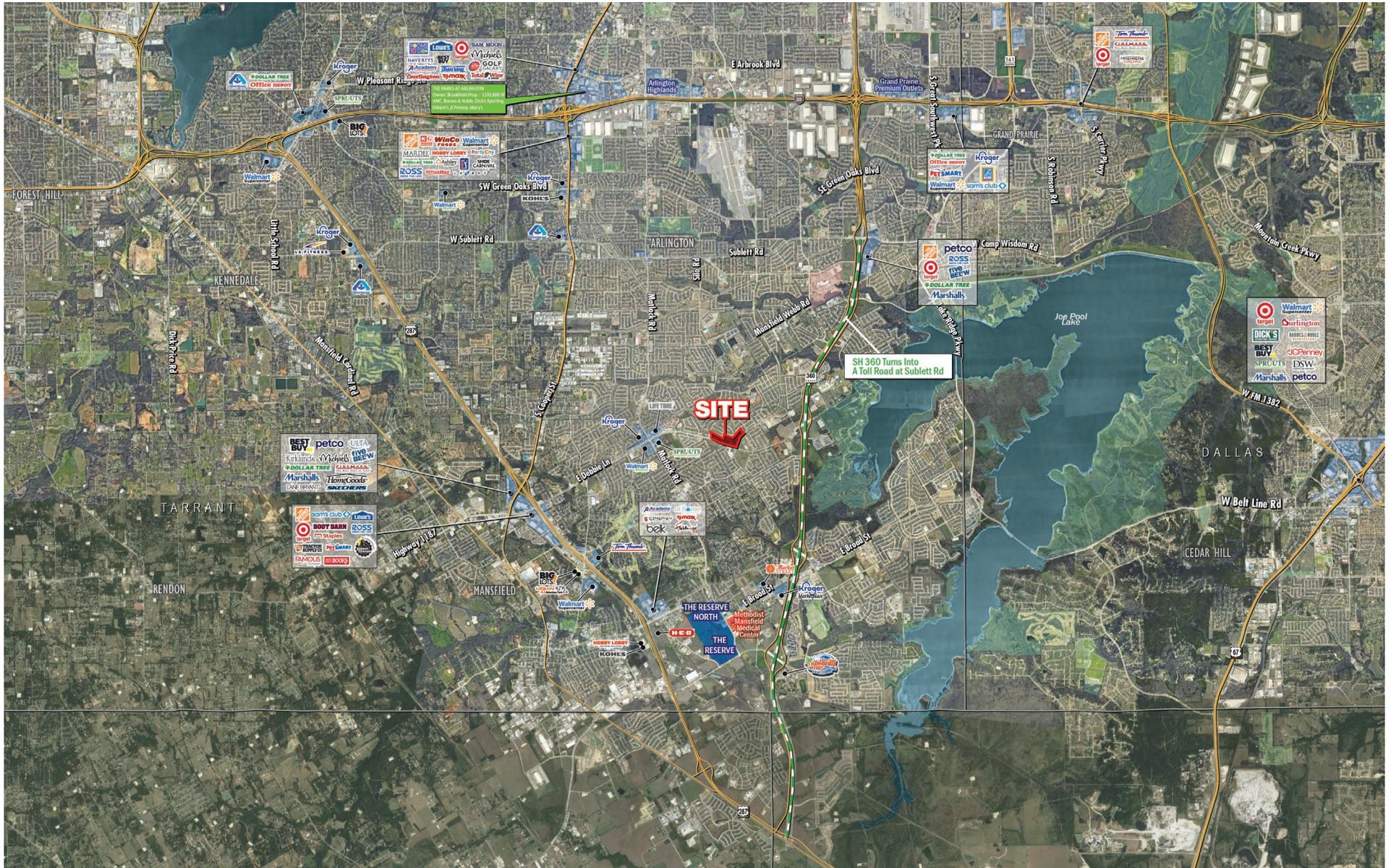
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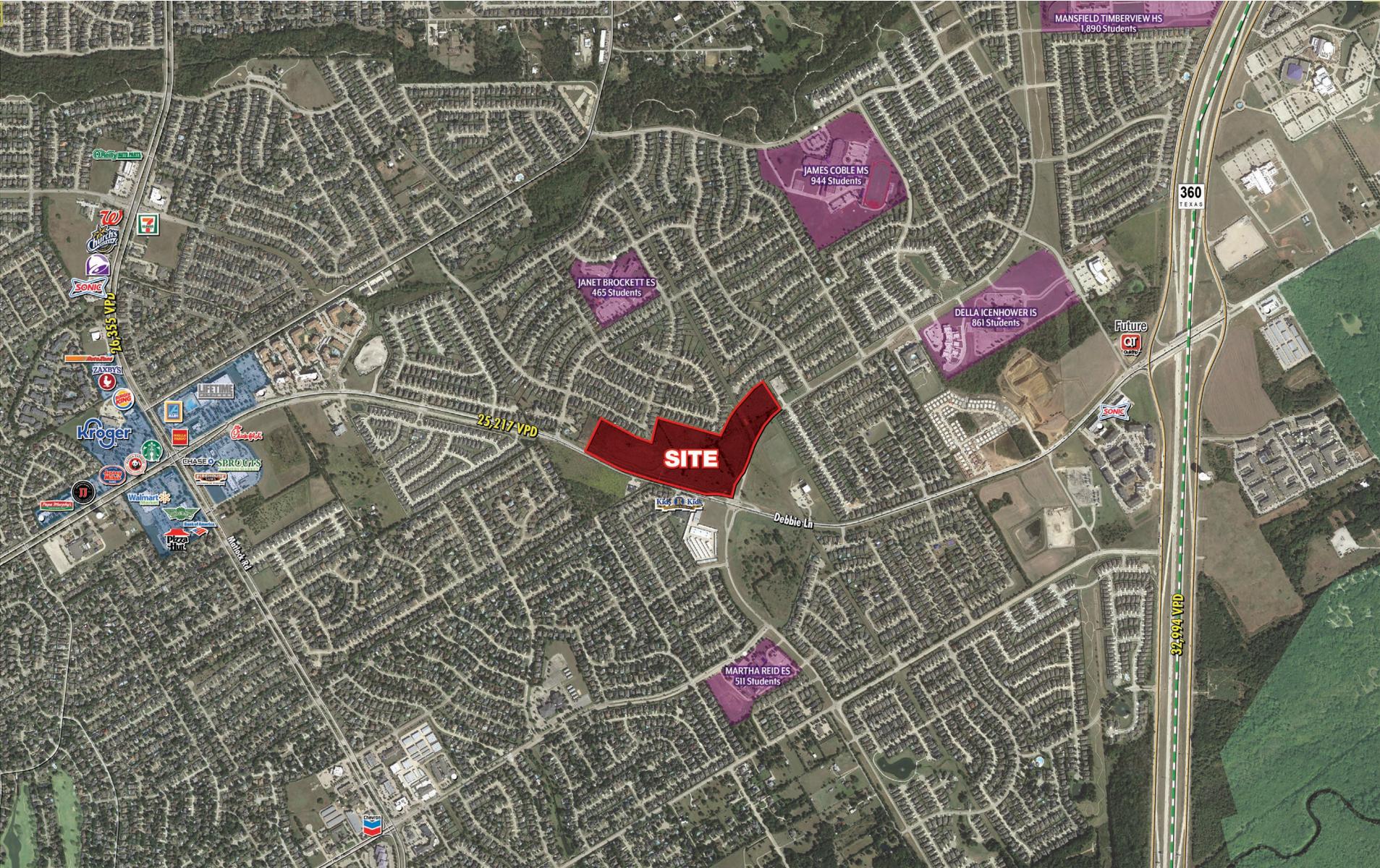
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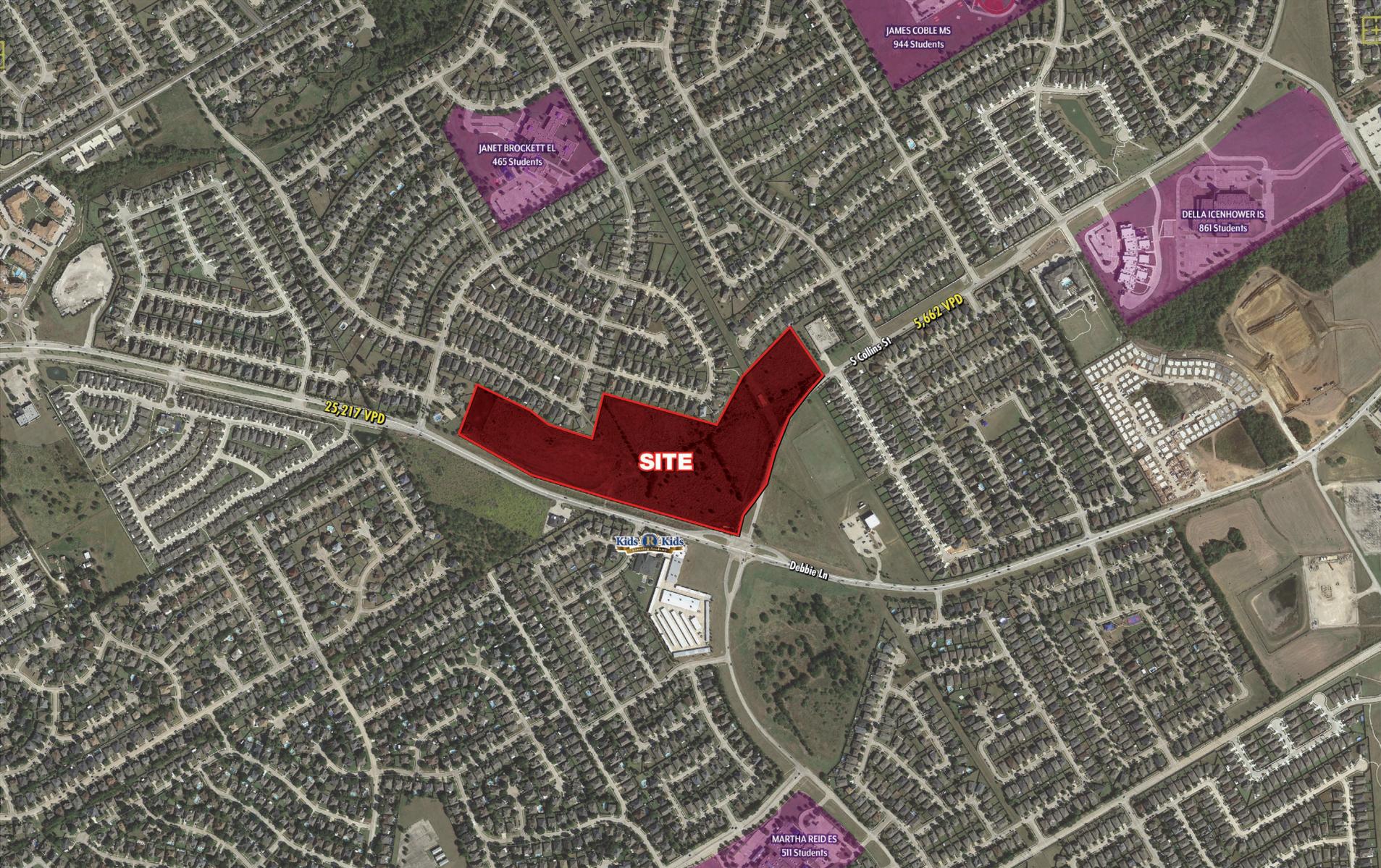
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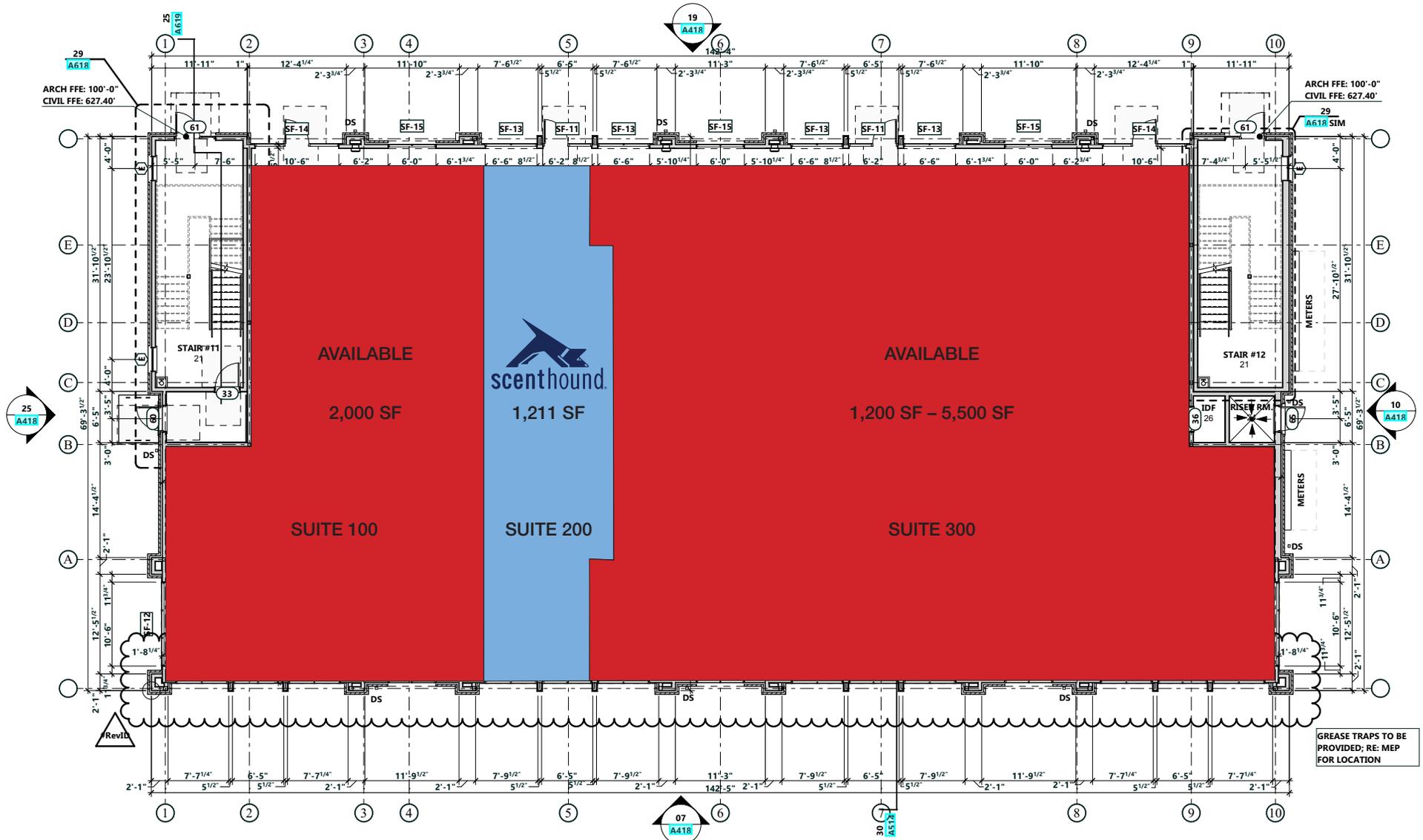
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