



The Parks Mall at Arlington

Arlington, TX

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Property Overview

The Parks Mall at Arlington is situated in the heart of a growing market in a highly visible location, adjacent to Interstate 20 and centrally located between Dallas and Fort Worth. This area is home to a high concentration of affluent households and is growing faster than the national average. The center hosts more than eight million visitors annually. In 2023, Niche ranked Arlington at No. 2 for Best Places to Live in America. Only 25 minutes from Dallas/Fort Worth International Airport, the center is located three miles from the University of Texas at Arlington, which boasts an enrollment of more than 40,000 students. This retail property offers commercial space for lease alongside popular national stores such as Dillard's, Dick's Sporting Goods, Nordstrom Rack, Sephora, Barnes & Noble, Uniqlo, H&M, Macy's, and PANDORA. It also features dining options like The Cheesecake Factory and Chick-fil-A, as well as Round1 Bowling & Arcade, AMC Theatres, a carousel, and an NHL-size ice skating rink.

PROPERTY INFORMATION

Address: 3811 South Cooper, Suite 2206

Market: Dallas-Ft. Worth, TX

Total Retail Square Footage: 1.5+ million

TRADE AREA PROFILE

2024 Population: 1155764

2024 Households: 399671

2024 % of Households:

w/Income \$75k+: 53.3%

w/Income \$100k+: 39.16%

2024 Average Household Income: \$101369

2024 % Pop Age 25+ w/Bachelor's Degree

or Higher: 29.04%

2024 Average Home Value: \$360095

2029 Projected Population: 1198066

2029 Projected Households: 413308

2029 Projected Average Household Income: \$113852

7-MILE RADIUS

2024 Population: 557484

2024 Households: 196617

2024 % of Households:

w/Income \$75k+: 52.06%

w/Income \$100k+: 37.69%

2024 Average Household Income: \$98430

2024 % Pop Age 25+ w/Bachelor's Degree

or Higher: 31.17%

2024 Average Home Value: \$355043

2029 Projected Population: 566015

2029 Projected Households: 199247

2029 Projected Average Household Income: \$108641

DAYTIME EMPLOYMENT

3-mile radius total: 54122

White Collar: 66.17%

Executive/Professional: 42.58%

5-Mile radius: 121668

White Collar: 65.13%

Executive/Professional: 43.2%

