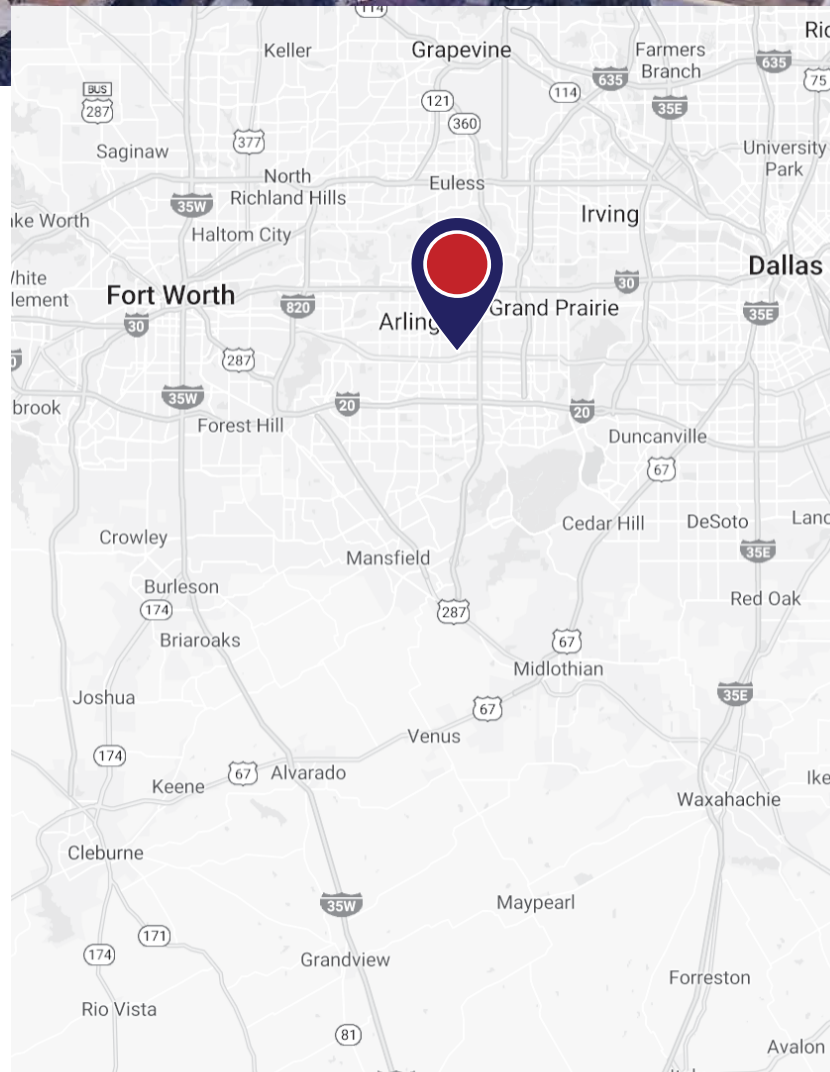




Site Details

- 11,280 square foot building – drive thru – loading dock
- 1.8 acre site with substantial parking
- Located in an eligible tax credit OPPORTUNITY ZONE
- 20 miles from Dallas – 15 miles from Ft. Worth
- Easy site ingress/egress
- Convenient access to Pioneer Pkwy retail corridor
- **Vehicle Count:**

E Arkansas Ln/New York Ave	7.6 K
New York Ave//E Arkansas Ln	15.7 K
- East Arlington MSA growth at 9%
- NMTC tax credit eligible







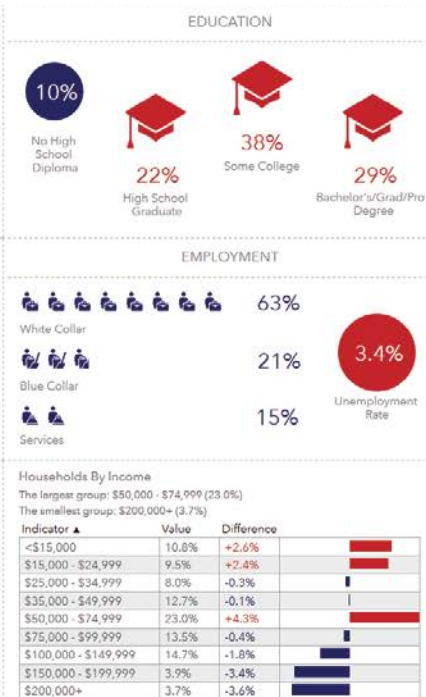
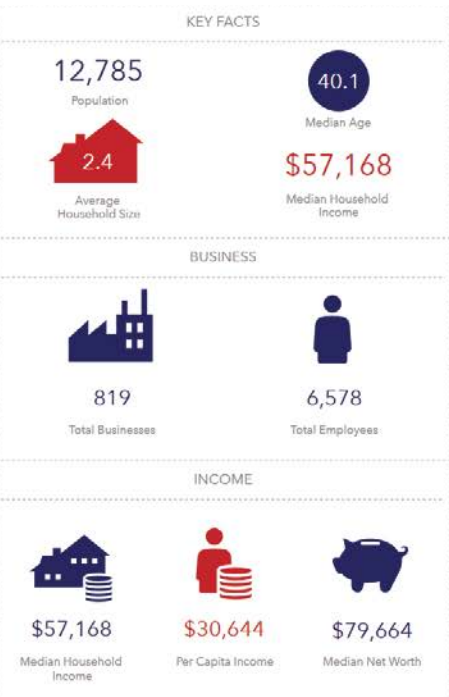
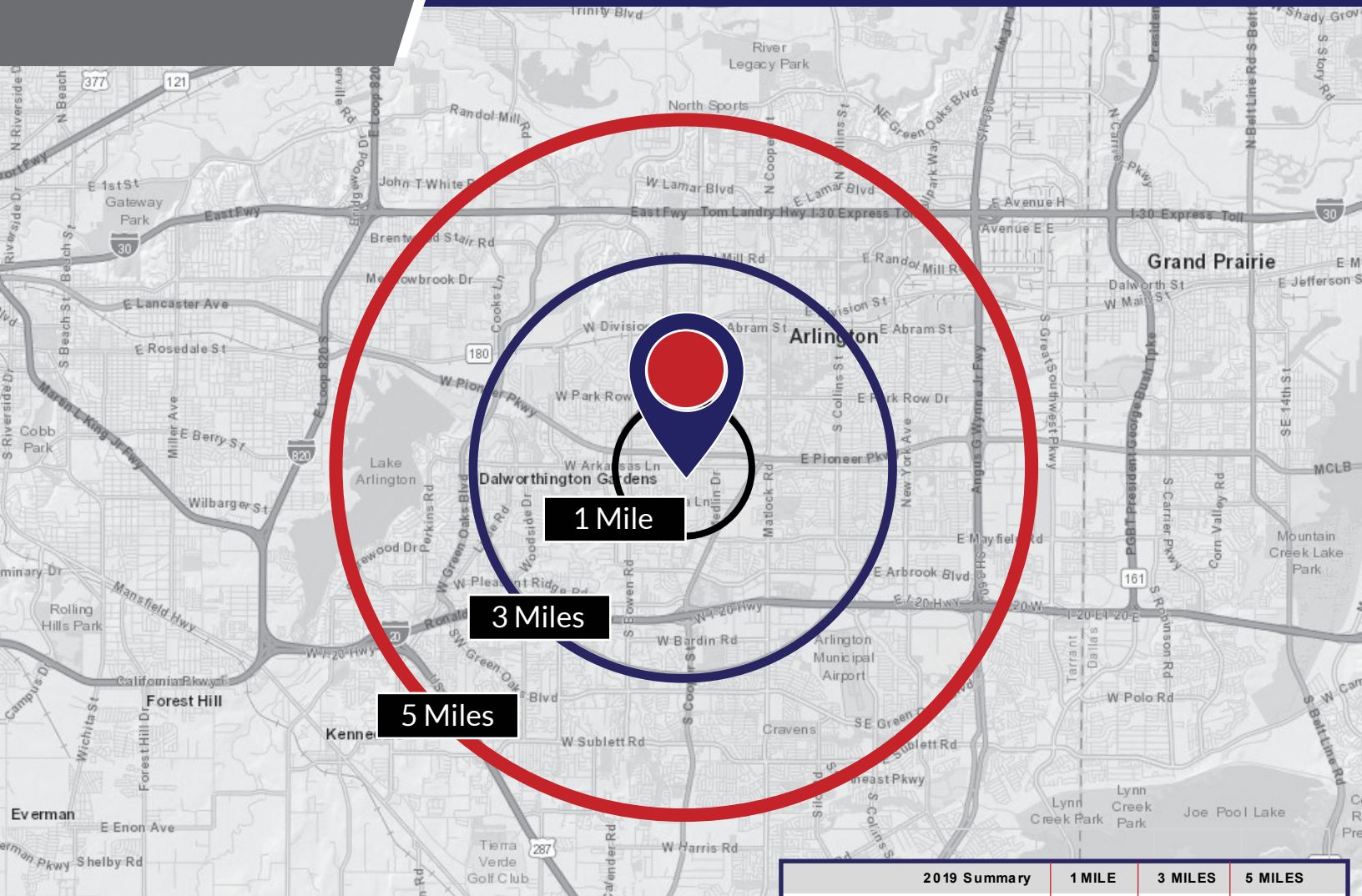
TOP 10 EMPLOYERS

COMPANY NAME	NO. OF EMPLOYEES	BUSINESS TYPE
Arlington ISD	8,200	Education
University of Texas at Arlington	5,300	Education
General Motors Co.	4,484	Automotive Assembly
Texas Health Resources	4,063	Medical Service
Six Flags Over Texas	3,800	Entertainment
The Parks Mall	3,500	Retail
GM Financial	3,300	Financial Service
City of Arlington	2,509	Government
J.P. Morgan Chase	1,965	Financial Service
Texas Rangers	1,881	Entertainment

*Sourced from www.arlingtontx.gov/city_hall/departments/economic_development

PERMITTING ACTIVITY

TYPE	PERMITS	VALUE
RESIDENTIAL		
New Construction		
Single Family	194	\$51,066,537
Multi-Family	12	\$44,602,970
Additions/Remodels	818	\$13,867,584
Other (Accessory Buildings Fences, Signs, Swimming Pools, Etc.) ¹	431	\$6,250,681
NON-RESIDENTIAL		
New Construction	69	\$22,648,856
Additions/Remodels	142	\$63,413,113
Interior Finish	20	\$1,839,321
Other (Accessory Buildings Fences, Signs, Swimming Pools, Etc.) ¹	316	\$1,665,931
GRAND TOTAL	2,002	\$205,354,992



2019 Summary	1 MILE	3 MILES	5 MILES
Population	12,785	120,423	328,522
Households	5,324	44,695	118,362
Families	3,395	28,458	79,774
Average Household Size	2.40	2.63	2.74
Owner Occupied Housing Units	3,003	22,545	63,458
Renter Occupied Housing Units	2,321	22,150	54,904
Median Age	40.1	34.2	33.8
Median Household Income	\$57,168	\$53,279	\$56,128
Average Household Income	\$73,735	\$74,026	\$76,607
2024 Summary	1 MILE	3 MILES	5 MILES
Population	12,931	123,415	337,687
Households	5,355	45,602	121,109
Families	3,401	28,903	81,266
Average Household Size	2.41	2.65	2.76
Owner Occupied Housing Units	3,028	23,027	64,750
Renter Occupied Housing Units	2,328	22,576	56,359
Median Age	40.6	35.0	34.4
Median Household Income	\$62,650	\$58,466	\$61,997
Average Household Income	\$84,152	\$83,446	\$86,503