

Auto Body & Repair Shop

612 N. Collins Street, Arlington TX 76011

Saul Waranch

Broker
(214) 526-5800
swaranch@sнварanch.com

Jeff Lewin

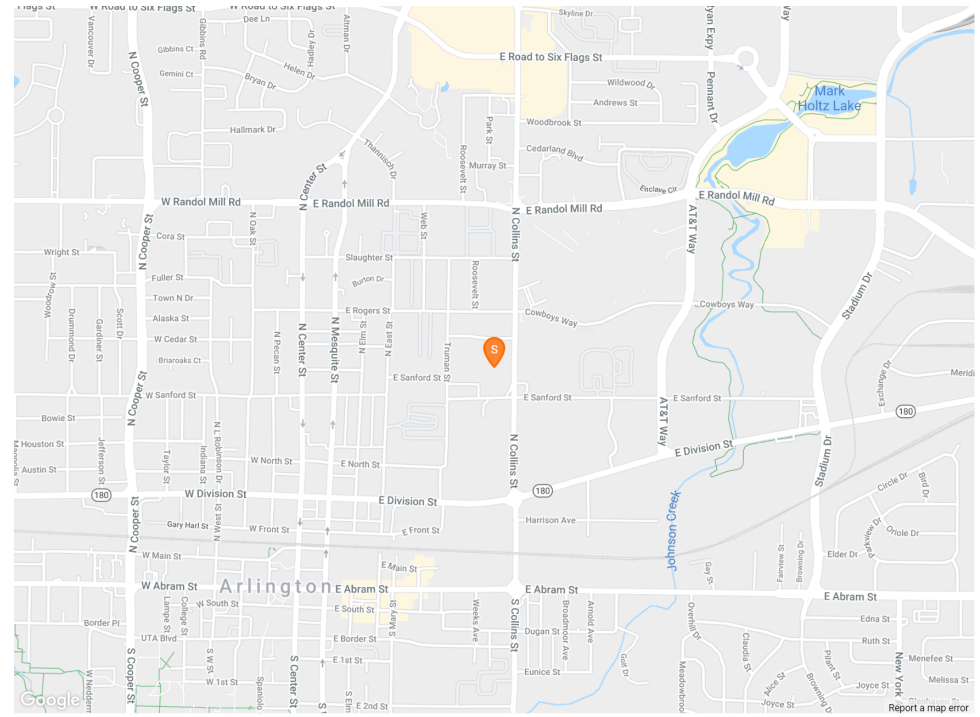
Head of Brokerage
(214) 336-7715
jlewin@sнварanch.com



BUILDING HIGHLIGHTS

- Second generation space in developed area
- Large open space
- Enclosed paint booth
- Exterior wash bay

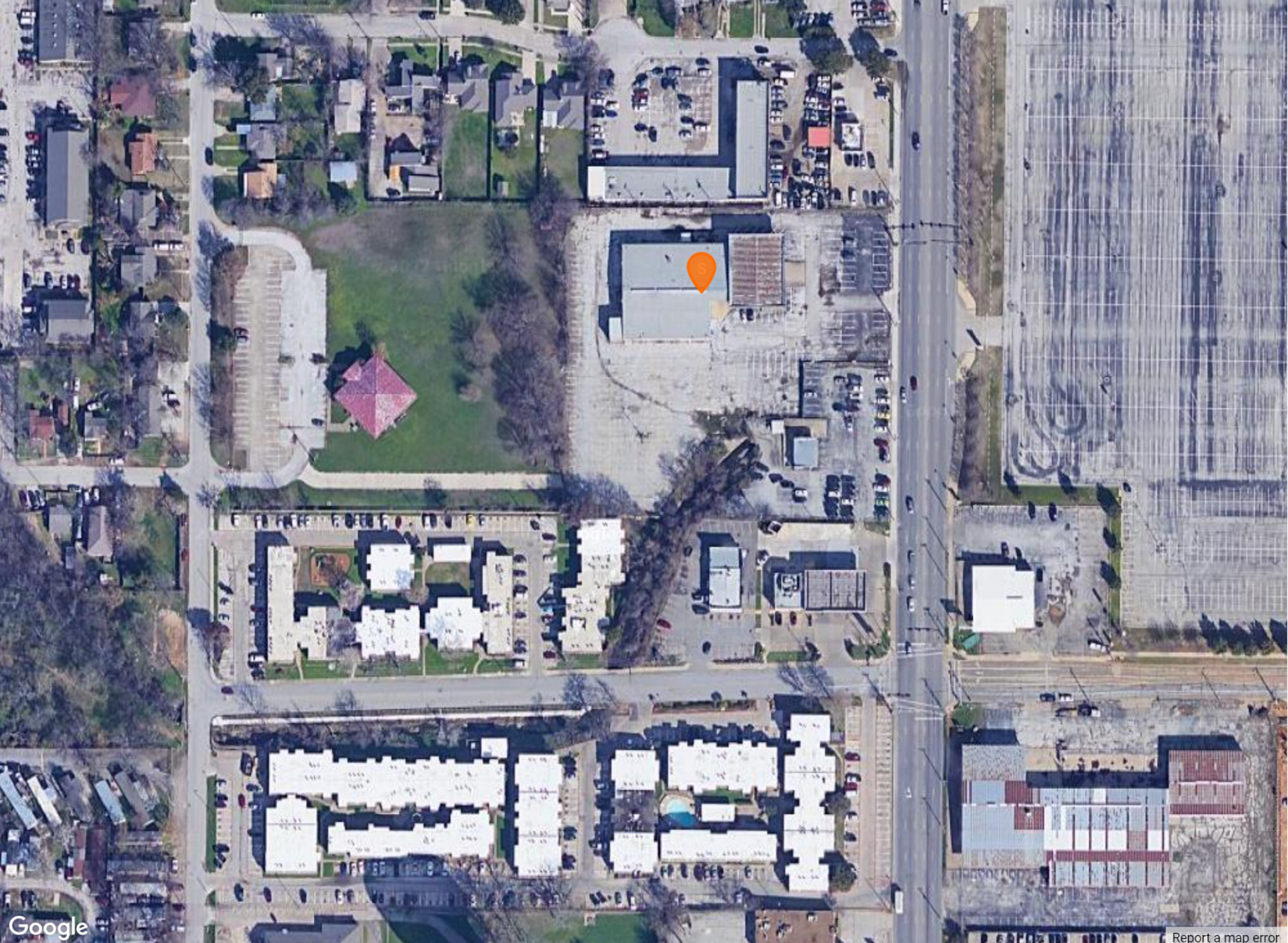
Locator Map



PROPERTY DESCRIPTION

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	15,000
LAND SF	25,000
LAND ACRES	3.72
YEAR BUILT	1975
ZONING TYPE	F1 Commercial
BUILDING CLASS	Commercial
LOCATION CLASS	Mixed Use
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	50





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,699	139,688	248,802
2010 Population	10,622	131,647	253,569
2021 Population	11,328	138,472	271,124
2026 Population	12,013	144,479	284,250
2021 African American	1,667	27,353	64,099
2021 American Indian	107	1,070	1,828
2021 Asian	354	8,843	18,448
2021 Hispanic	6,760	59,022	101,748
2021 Other Race	3,066	25,942	43,930
2021 White	5,624	69,393	131,916
2021 Multiracial	506	5,689	10,547
2021-2026: Population: Growth Rate	5.90 %	4.25 %	4.75 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	771	6,674	11,537
\$15,000-\$24,999	613	6,151	10,620
\$25,000-\$34,999	682	6,454	11,712
\$35,000-\$49,999	685	8,473	16,282
\$50,000-\$74,999	710	10,178	21,541
\$75,000-\$99,999	335	5,785	12,590
\$100,000-\$149,999	337	5,042	11,754
\$150,000-\$199,999	69	2,049	4,391
\$200,000 or greater	26	1,912	4,252
Median HH Income	\$35,743	\$46,794	\$51,680
Average HH Income	\$47,534	\$65,197	\$69,775

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,859	59,337	105,281
2010 Total Households	3,951	50,634	98,254
2021 Total Households	4,228	52,717	104,679
2026 Total Households	4,615	55,221	110,016
2021 Average Household Size	2.60	2.57	2.56
2000 Owner Occupied Housing	1,263	19,894	39,179
2000 Renter Occupied Housing	4,187	36,094	59,971
2021 Owner Occupied Housing	998	20,044	42,758
2021 Renter Occupied Housing	3,230	32,672	61,920
2021 Vacant Housing	607	7,620	11,891
2021 Total Housing	4,835	60,337	116,570
2026 Owner Occupied Housing	1,077	21,250	45,892
2026 Renter Occupied Housing	3,538	33,971	64,124
2026 Vacant Housing	607	7,815	12,140
2026 Total Housing	5,222	63,036	122,156
2021-2026: Households: Growth Rate	8.85 %	4.65 %	5.00 %

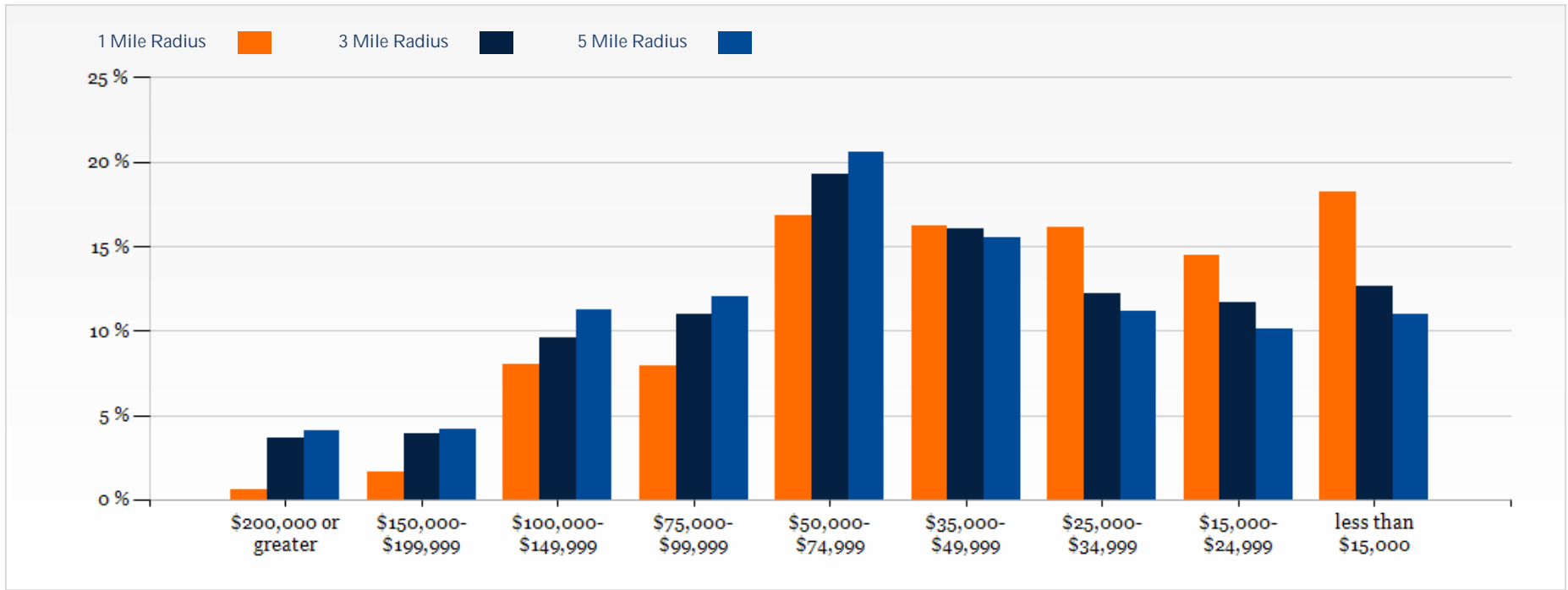
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	885	11,274	22,327
2021 Population Age 35-39	750	9,506	18,768
2021 Population Age 40-44	648	8,146	16,093
2021 Population Age 45-49	594	7,398	14,941
2021 Population Age 50-54	528	7,008	14,338
2021 Population Age 55-59	539	6,615	13,483
2021 Population Age 60-64	513	6,158	12,486
2021 Population Age 65-69	407	4,970	10,350
2021 Population Age 70-74	309	3,999	8,349
2021 Population Age 75-79	204	2,762	5,783
2021 Population Age 80-84	134	1,789	3,680
2021 Population Age 85+	110	1,810	3,614
2021 Population Age 18+	8,345	102,964	202,921
2021 Median Age	30	31	32

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$38,696	\$44,049	\$49,295
Average Household Income 25-34	\$52,712	\$59,787	\$63,553
Median Household Income 35-44	\$35,212	\$50,085	\$55,078
Average Household Income 35-44	\$48,537	\$68,419	\$74,399
Median Household Income 45-54	\$42,133	\$56,604	\$60,884
Average Household Income 45-54	\$54,674	\$78,279	\$82,385
Median Household Income 55-64	\$39,294	\$53,626	\$58,221
Average Household Income 55-64	\$49,477	\$76,025	\$80,269
Median Household Income 65-74	\$32,744	\$48,821	\$52,231
Average Household Income 65-74	\$40,927	\$67,078	\$72,695
Average Household Income 75+	\$33,139	\$57,744	\$59,275

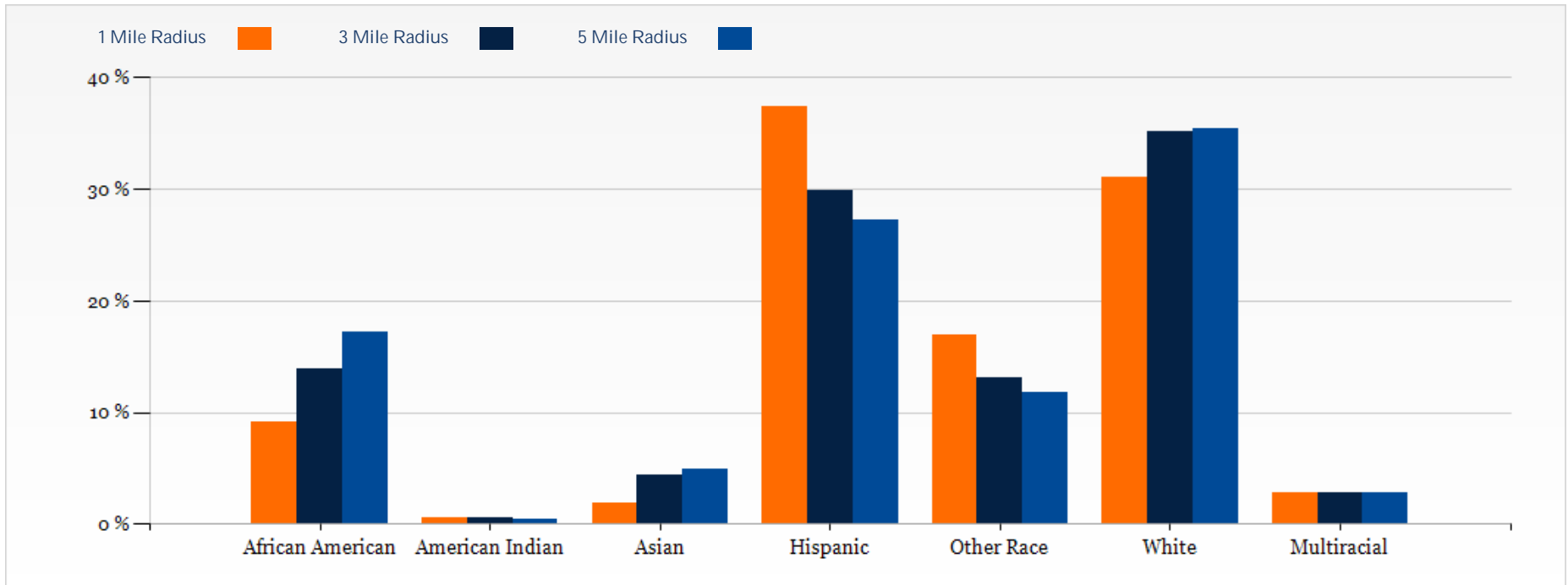
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	967	11,072	22,425
2026 Population Age 35-39	797	10,099	20,471
2026 Population Age 40-44	686	8,803	17,500
2026 Population Age 45-49	635	7,706	15,417
2026 Population Age 50-54	526	6,889	14,010
2026 Population Age 55-59	535	6,565	13,480
2026 Population Age 60-64	507	6,218	12,530
2026 Population Age 65-69	507	5,515	11,290
2026 Population Age 70-74	377	4,354	9,067
2026 Population Age 75-79	271	3,336	7,025
2026 Population Age 80-84	192	2,175	4,461
2026 Population Age 85+	129	1,919	3,948
2026 Population Age 18+	8,985	107,797	213,429
2026 Median Age	31	31	32

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,882	\$49,649	\$53,370
Average Household Income 25-34	\$58,496	\$66,209	\$70,173
Median Household Income 35-44	\$40,547	\$53,565	\$59,336
Average Household Income 35-44	\$54,094	\$75,541	\$82,287
Median Household Income 45-54	\$47,544	\$60,231	\$65,192
Average Household Income 45-54	\$62,094	\$85,764	\$90,543
Median Household Income 55-64	\$42,459	\$57,252	\$62,234
Average Household Income 55-64	\$55,068	\$82,992	\$87,710
Median Household Income 65-74	\$35,248	\$51,806	\$55,389
Average Household Income 65-74	\$45,390	\$73,420	\$79,942
Average Household Income 75+	\$37,057	\$63,761	\$66,152

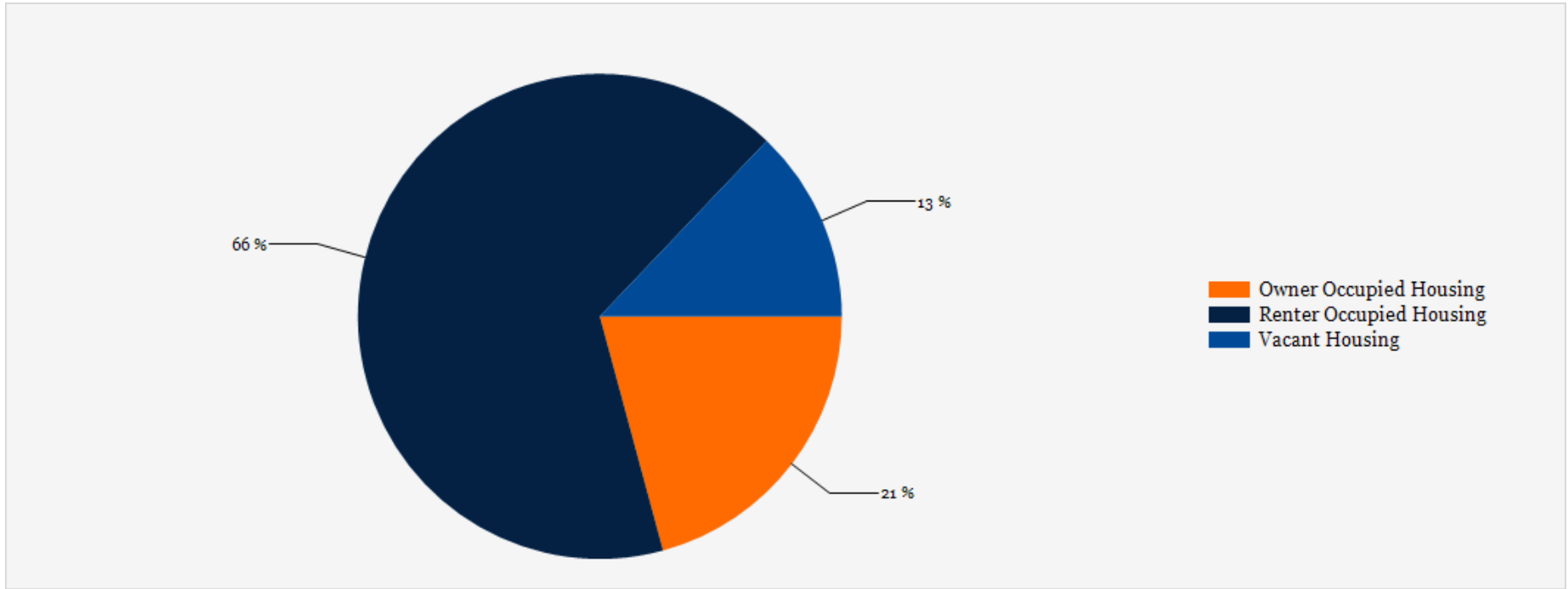
2021 Household Income



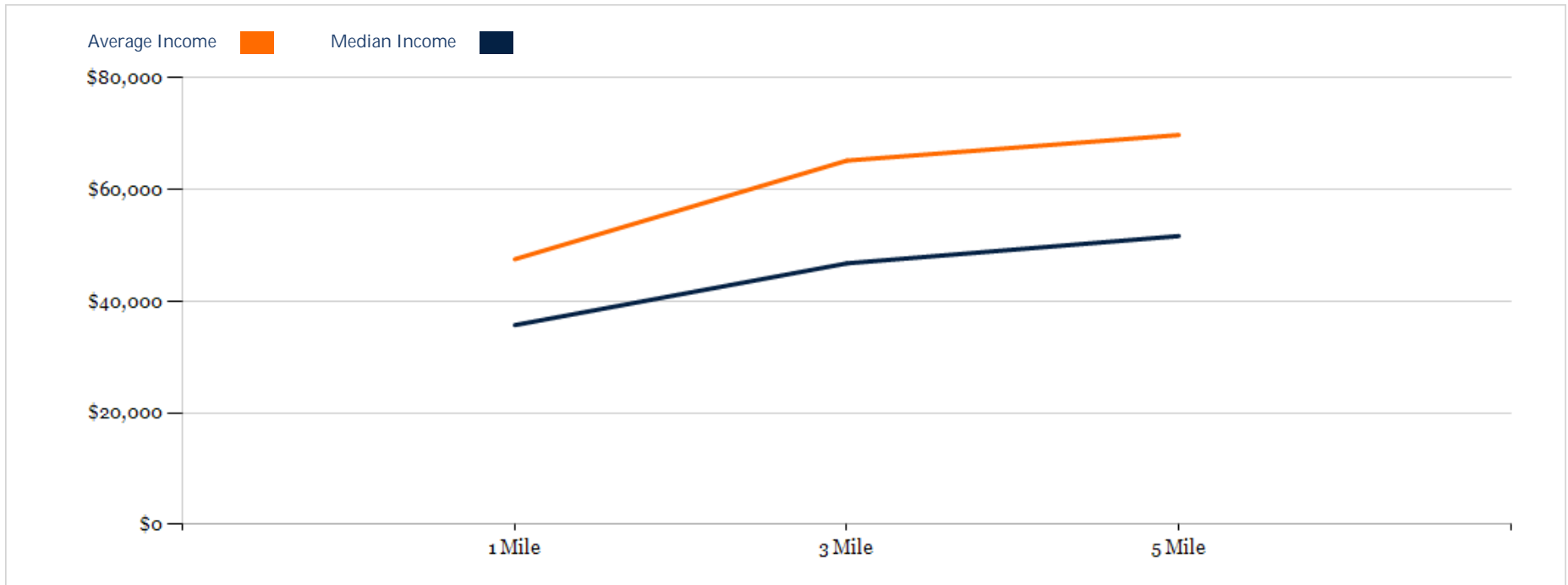
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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