

Dutch Bros Coffee

1307-1315 S. Cooper, Arlington TX 76010

100% Leased

Dutch Bros Coffee

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THE SPACE

Location 1307-1315 S. Cooper, Arlington, TX, 76010

HIGHLIGHTS

- Dutch Bros under development
- Great location south of UT at Arlington
- Excellent visibility and access



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
18,203	146,169	294,708



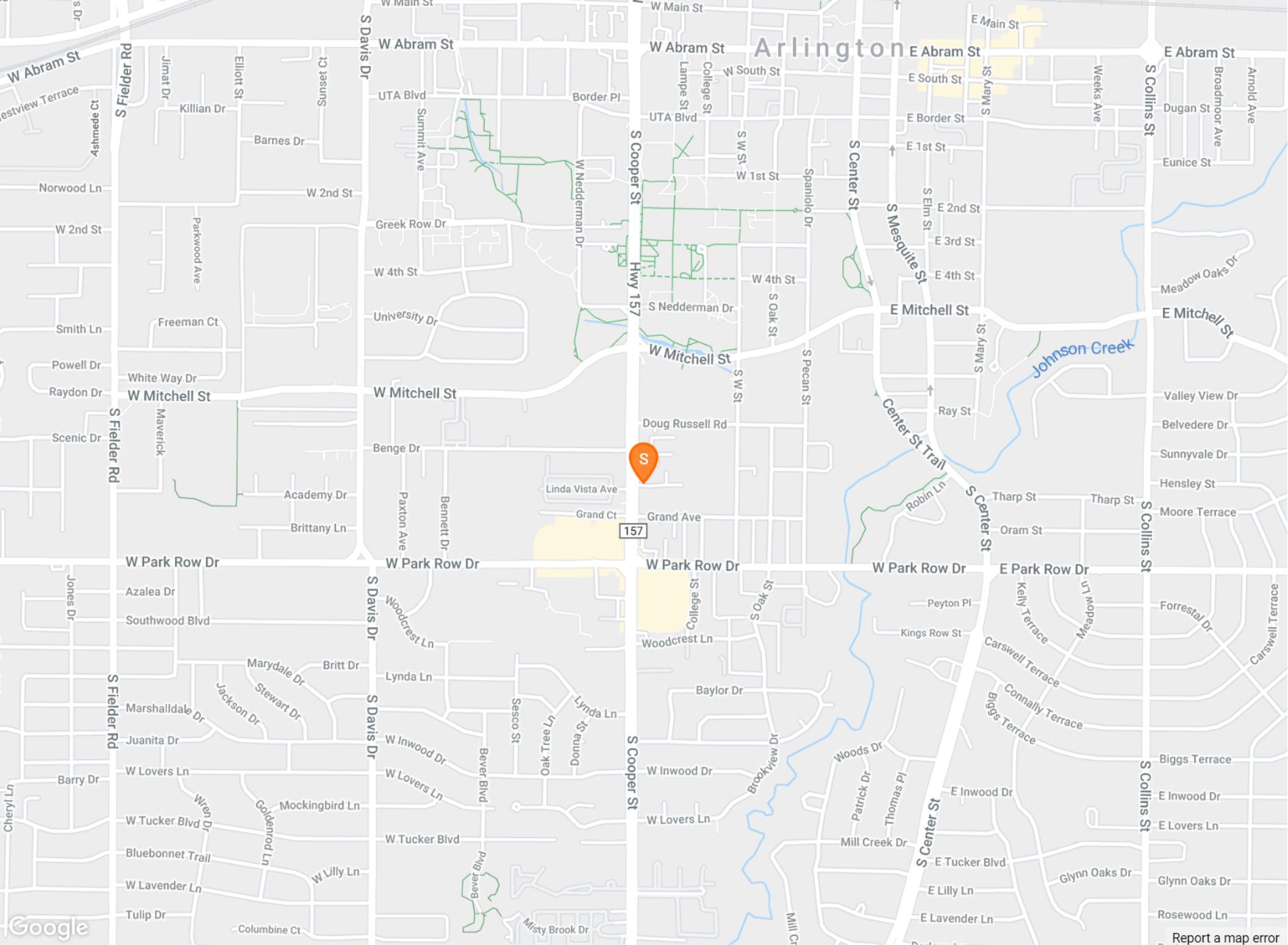
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$49,238	\$63,612	\$73,296



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,740	52,225	111,410

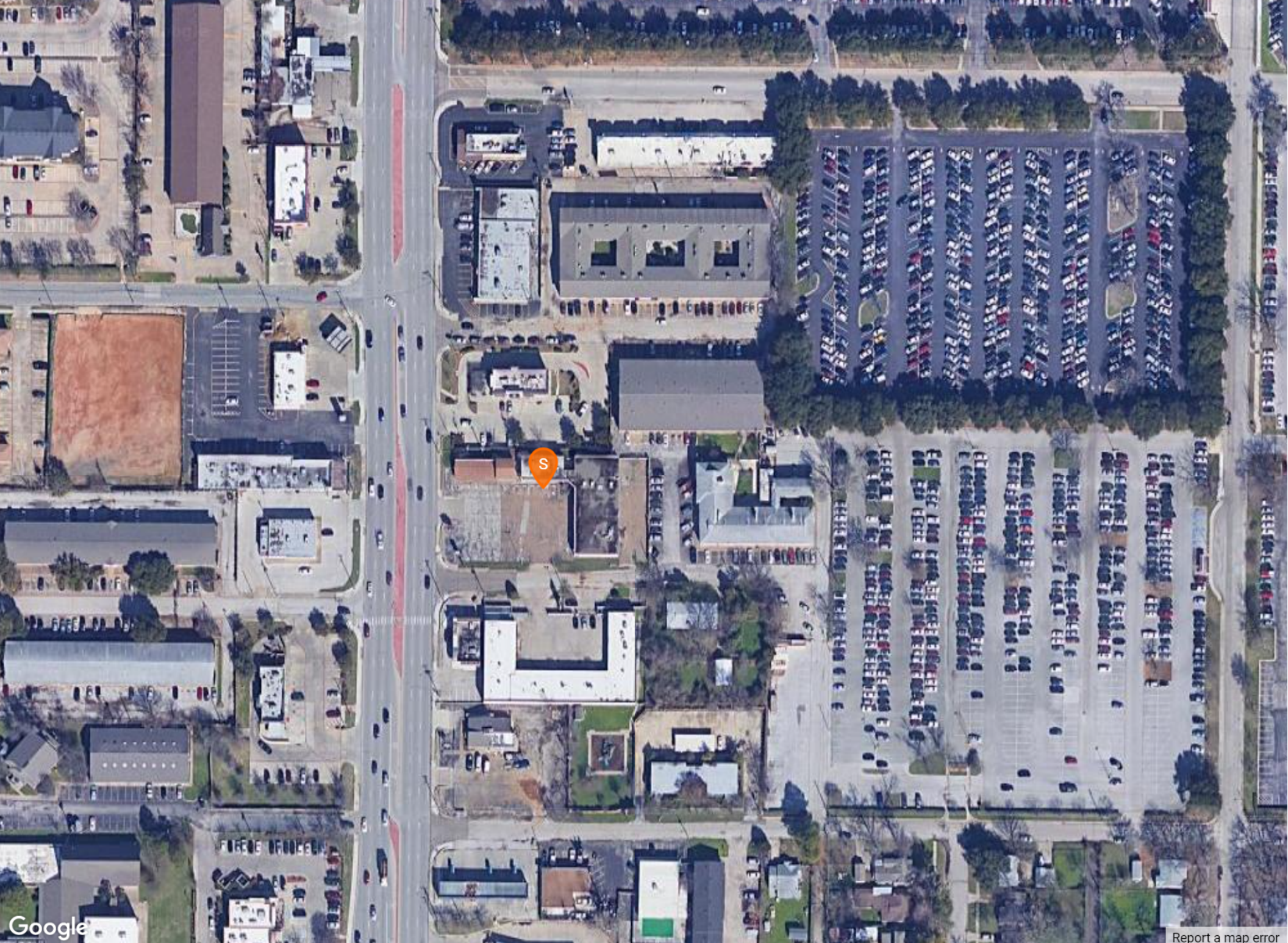


Arlington



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,084	143,469	275,725
2010 Population	16,989	139,280	280,472
2021 Population	18,203	146,169	294,708
2026 Population	18,780	150,812	304,970
2021 African American	2,965	25,175	70,471
2021 American Indian	160	1,146	1,918
2021 Asian	3,109	10,880	21,744
2021 Hispanic	5,849	61,668	101,201
2021 Other Race	2,783	26,415	43,868
2021 White	8,292	76,556	144,947
2021 Multiracial	870	5,761	11,348
2021-2026: Population: Growth Rate	3.15 %	3.15 %	3.45 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,599	6,644	11,578
\$15,000-\$24,999	1,059	6,214	10,645
\$25,000-\$34,999	793	6,185	12,165
\$35,000-\$49,999	1,021	7,907	16,416
\$50,000-\$74,999	1,074	10,490	22,625
\$75,000-\$99,999	524	5,837	13,836
\$100,000-\$149,999	371	5,536	13,714
\$150,000-\$199,999	142	1,966	5,453
\$200,000 or greater	156	1,447	4,979
Median HH Income	\$33,691	\$47,910	\$53,796
Average HH Income	\$49,238	\$63,612	\$73,296

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,620	56,352	112,672
2010 Total Households	6,379	50,220	106,746
2021 Total Households	6,740	52,225	111,410
2026 Total Households	6,983	53,910	115,357
2021 Average Household Size	2.41	2.74	2.61
2000 Owner Occupied Housing	1,775	23,426	49,237
2000 Renter Occupied Housing	5,542	29,876	57,544
2021 Owner Occupied Housing	1,736	22,833	51,342
2021 Renter Occupied Housing	5,004	29,392	60,068
2021 Vacant Housing	767	5,668	11,435
2021 Total Housing	7,507	57,893	122,845
2026 Owner Occupied Housing	1,828	23,800	53,845
2026 Renter Occupied Housing	5,155	30,110	61,512
2026 Vacant Housing	803	5,803	11,707
2026 Total Housing	7,786	59,713	127,064
2021-2026: Households: Growth Rate	3.55 %	3.20 %	3.50 %

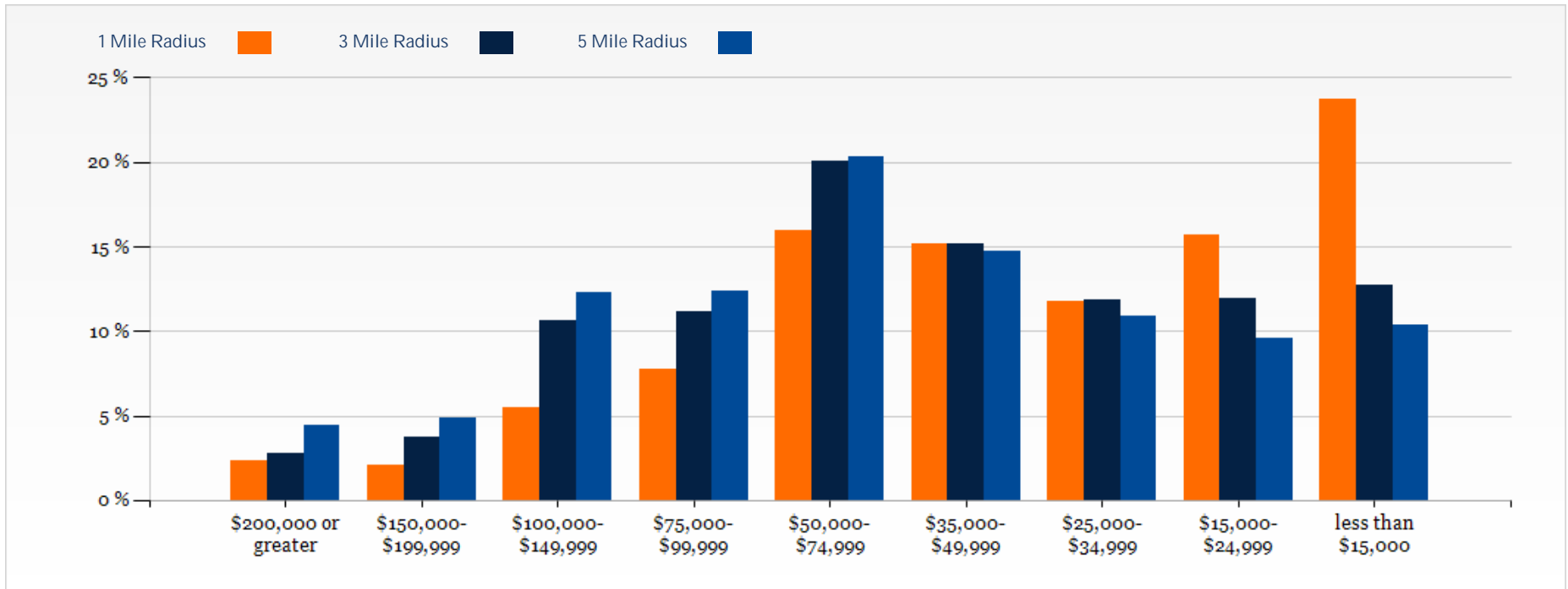
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,434	11,512	23,420
2021 Population Age 35-39	965	9,573	20,060
2021 Population Age 40-44	749	8,227	17,460
2021 Population Age 45-49	684	7,724	16,398
2021 Population Age 50-54	681	7,589	16,105
2021 Population Age 55-59	665	7,153	15,816
2021 Population Age 60-64	575	6,689	14,893
2021 Population Age 65-69	523	5,650	12,326
2021 Population Age 70-74	375	4,597	9,833
2021 Population Age 75-79	233	3,340	6,625
2021 Population Age 80-84	198	2,265	4,028
2021 Population Age 85+	234	2,431	3,900
2021 Population Age 18+	14,740	108,848	221,933
2021 Median Age	26	32	33

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$34,012	\$45,699	\$49,623
Average Household Income 25-34	\$46,549	\$58,470	\$64,116
Median Household Income 35-44	\$36,750	\$51,866	\$57,168
Average Household Income 35-44	\$54,638	\$67,566	\$77,532
Median Household Income 45-54	\$46,483	\$57,867	\$64,437
Average Household Income 45-54	\$64,764	\$75,623	\$86,428
Median Household Income 55-64	\$49,819	\$54,107	\$63,990
Average Household Income 55-64	\$67,840	\$70,971	\$86,774
Median Household Income 65-74	\$44,534	\$46,882	\$56,228
Average Household Income 65-74	\$62,578	\$65,406	\$76,977
Average Household Income 75+	\$46,397	\$55,789	\$60,899

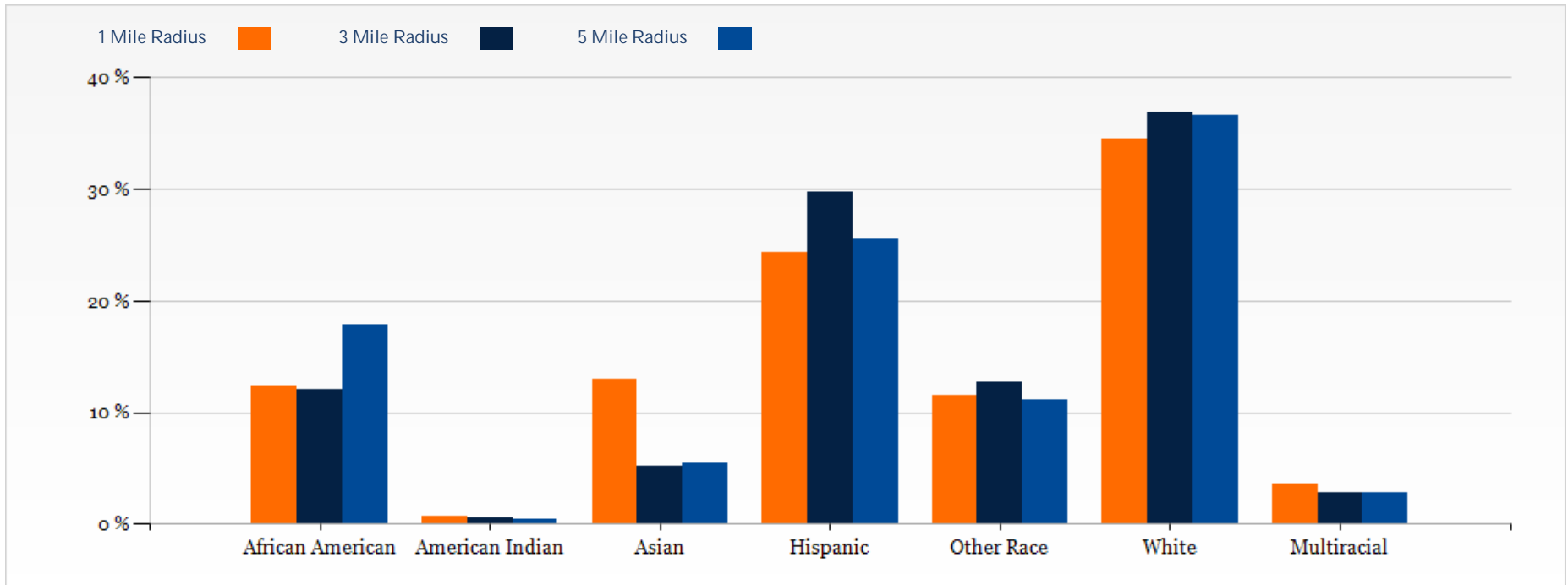
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,419	11,514	23,550
2026 Population Age 35-39	1,134	10,728	21,762
2026 Population Age 40-44	860	8,983	18,856
2026 Population Age 45-49	679	7,853	16,643
2026 Population Age 50-54	633	7,277	15,453
2026 Population Age 55-59	671	7,143	15,103
2026 Population Age 60-64	558	6,557	14,628
2026 Population Age 65-69	561	6,149	13,435
2026 Population Age 70-74	462	4,977	10,803
2026 Population Age 75-79	341	3,889	8,290
2026 Population Age 80-84	203	2,629	5,110
2026 Population Age 85+	233	2,520	4,319
2026 Population Age 18+	15,152	112,360	230,697
2026 Median Age	26	32	33

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$37,304	\$50,858	\$53,584
Average Household Income 25-34	\$50,657	\$64,155	\$70,864
Median Household Income 35-44	\$40,038	\$56,023	\$62,178
Average Household Income 35-44	\$60,787	\$75,263	\$85,858
Median Household Income 45-54	\$50,674	\$61,391	\$69,542
Average Household Income 45-54	\$70,453	\$82,734	\$94,862
Median Household Income 55-64	\$52,321	\$57,859	\$68,367
Average Household Income 55-64	\$73,181	\$78,008	\$94,300
Median Household Income 65-74	\$51,059	\$50,938	\$60,149
Average Household Income 65-74	\$70,682	\$71,792	\$85,232
Average Household Income 75+	\$49,225	\$61,875	\$68,782

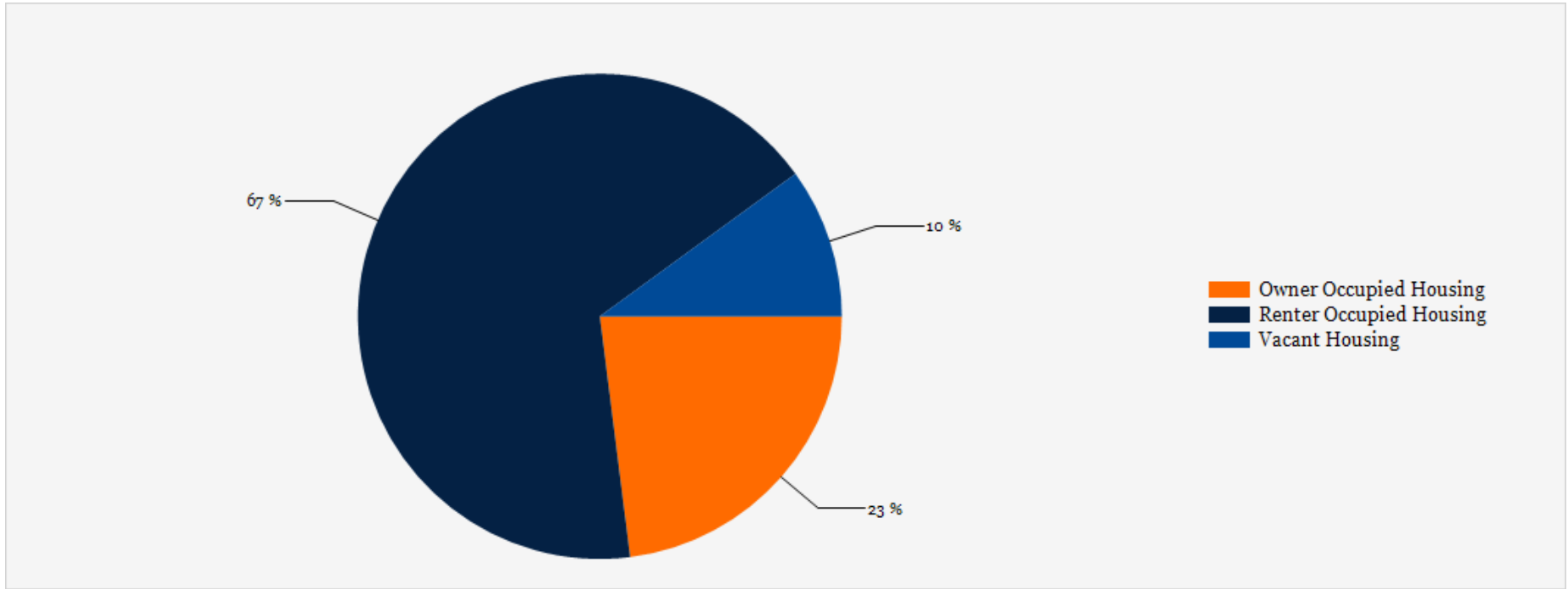
2021 Household Income



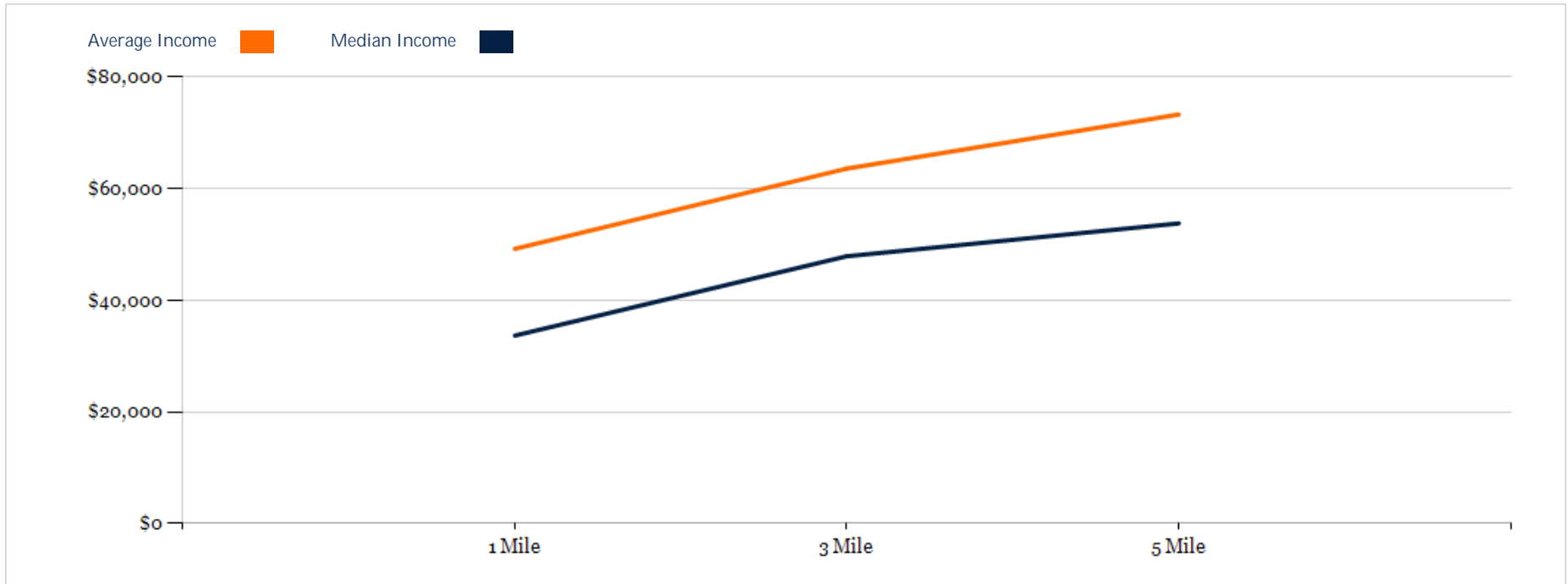
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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