

# Dutch Bros Coffee-Arlington

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
- Located south of UT at Arlington
- Excellent visibility and access



### POPULATION

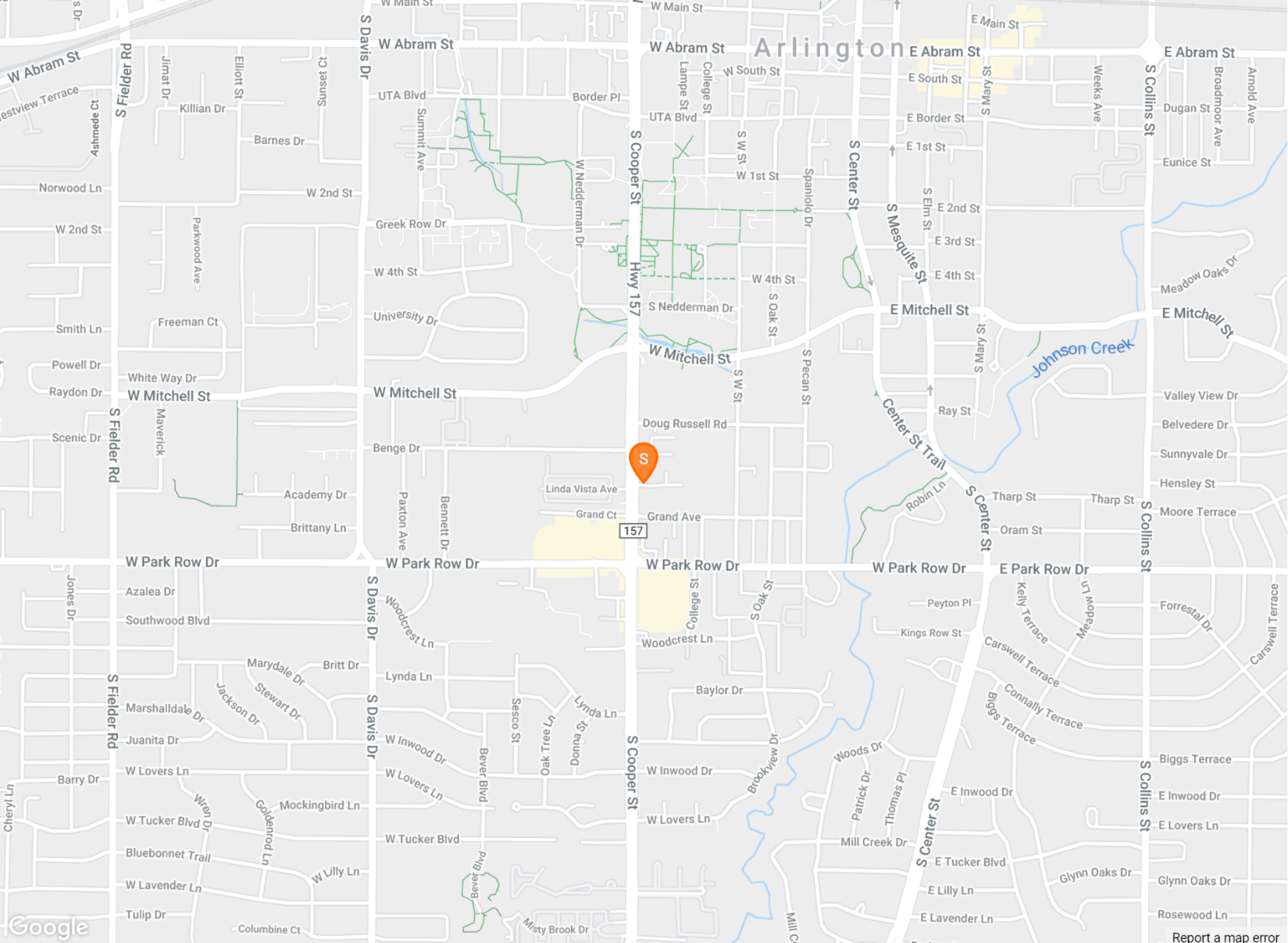
1.00 MILE	3.00 MILE	5.00 MILE
18,203	146,169	294,708

### AVERAGE HOUSEHOLD INCOME

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

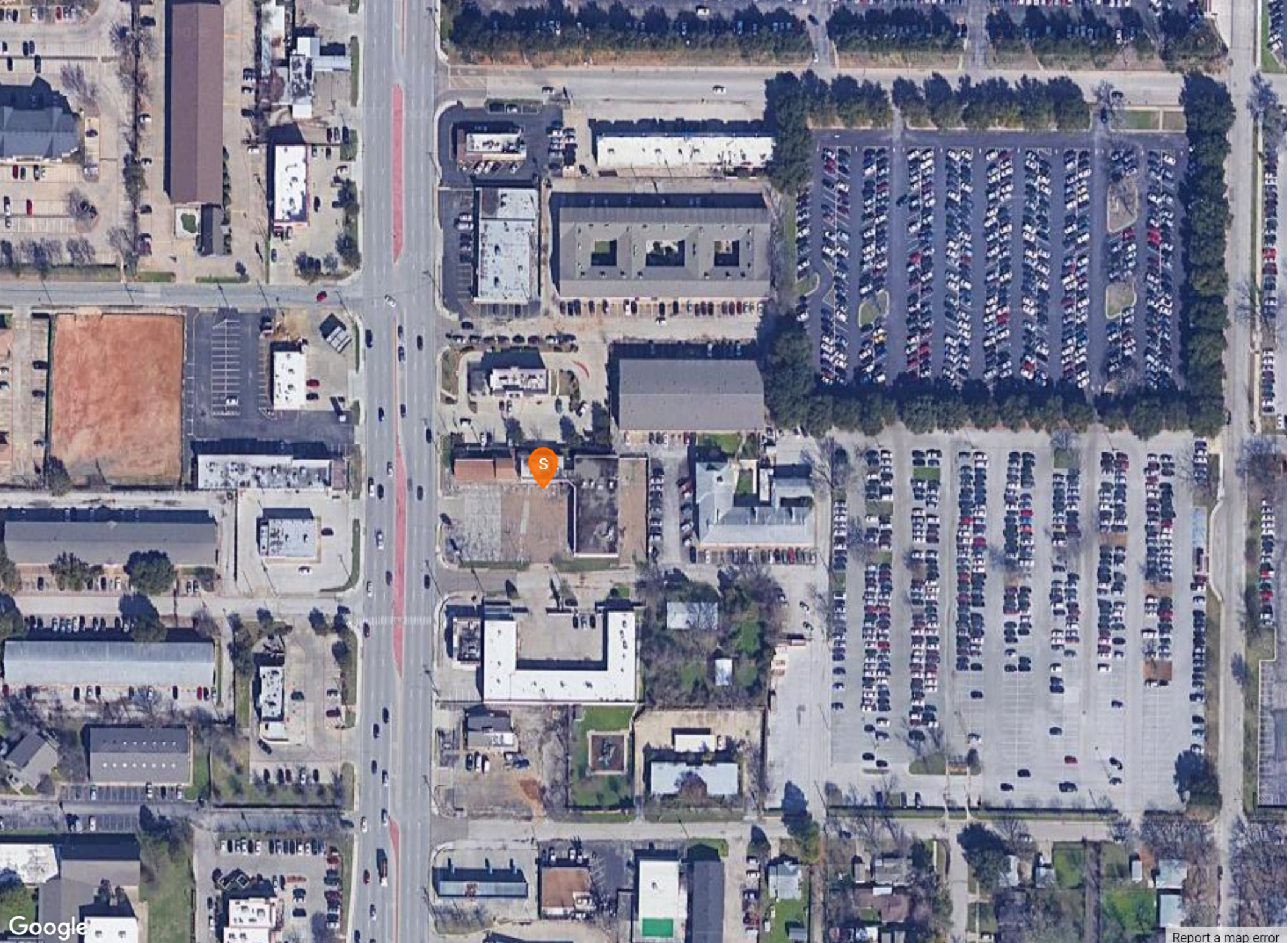
### NUMBER OF HOUSEHOLDS

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



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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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 %
<b>2021 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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 %

Source: esri

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

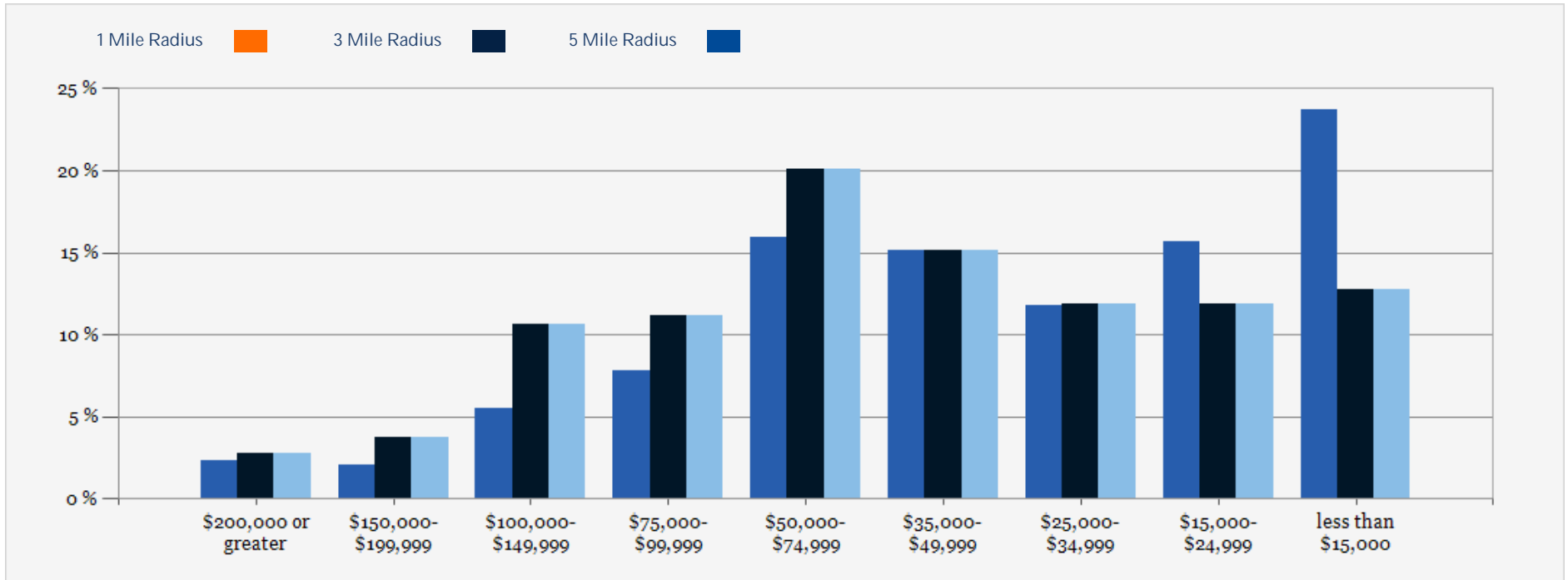
2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$34,012	\$45,699	\$49,623
Average Household Income 25-34	\$46,549	\$58,470	\$64,116
Median Household Income 35-44	\$36,750	\$51,866	\$57,168
Average Household Income 35-44	\$54,638	\$67,566	\$77,532
Median Household Income 45-54	\$46,483	\$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

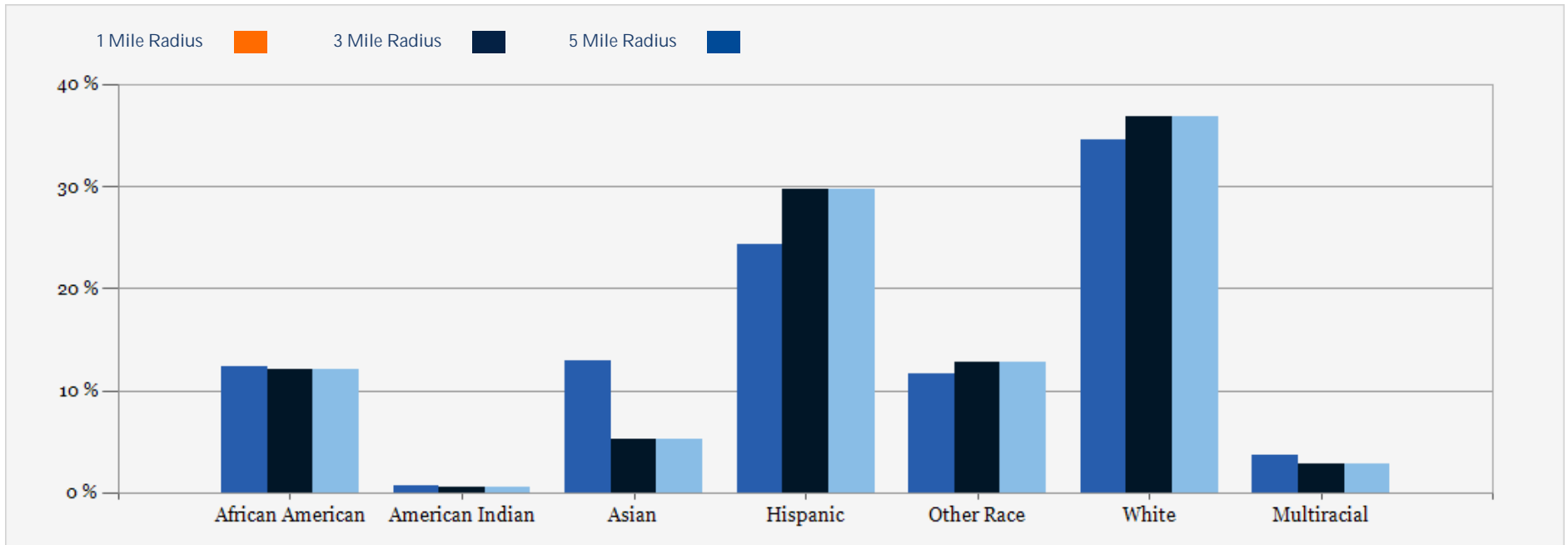
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$37,304	\$50,858	\$53,584
Average Household Income 25-34	\$50,657	\$64,155	\$70,864
Median Household Income 35-44	\$40,038	\$56,023	\$62,178
Average Household Income 35-44	\$60,787	\$75,263	\$85,858
Median Household Income 45-54	\$50,674	\$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



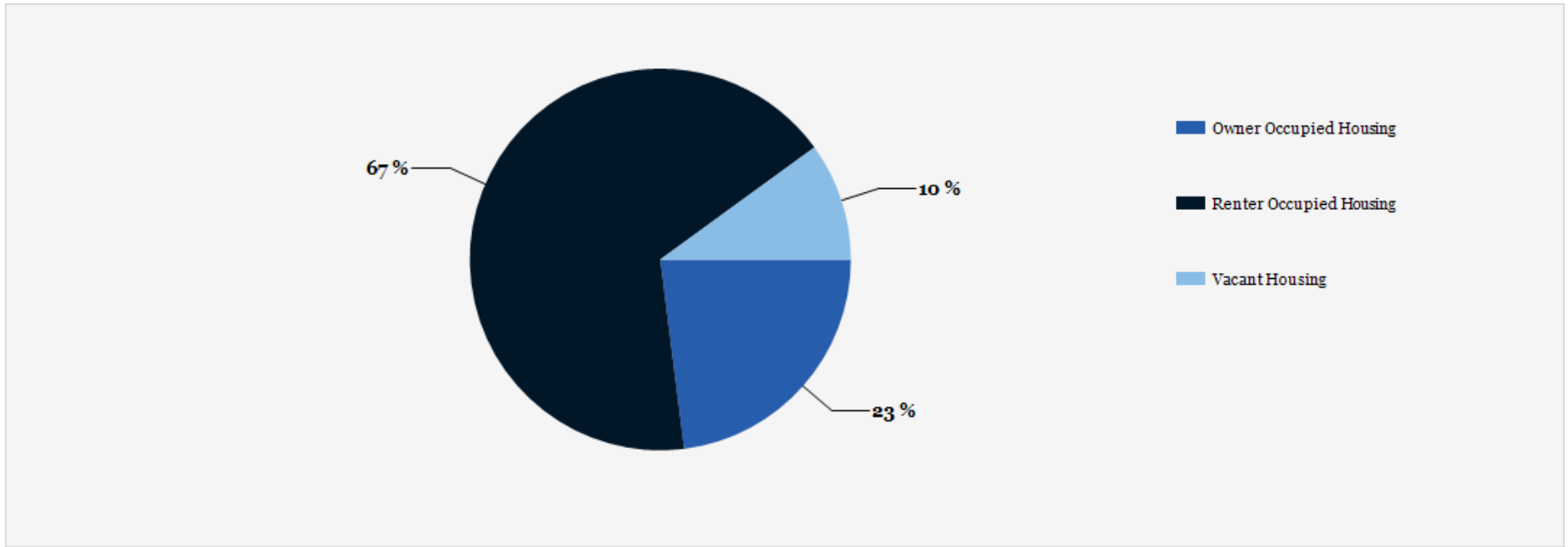
## 2021 Household Income



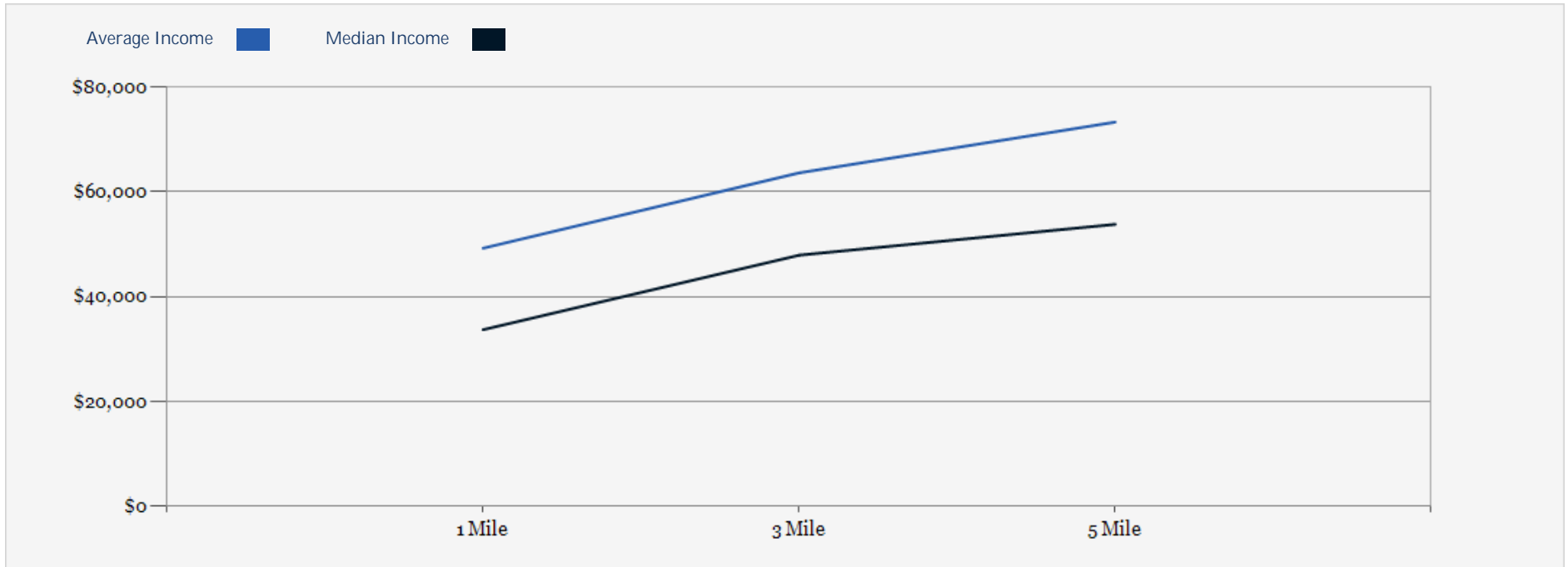
## 2021 Population by Race



## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median





# Dutch Bros Coffee-Arlington

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*Exclusively Marketed by:*

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date