

THE HIGHLANDS

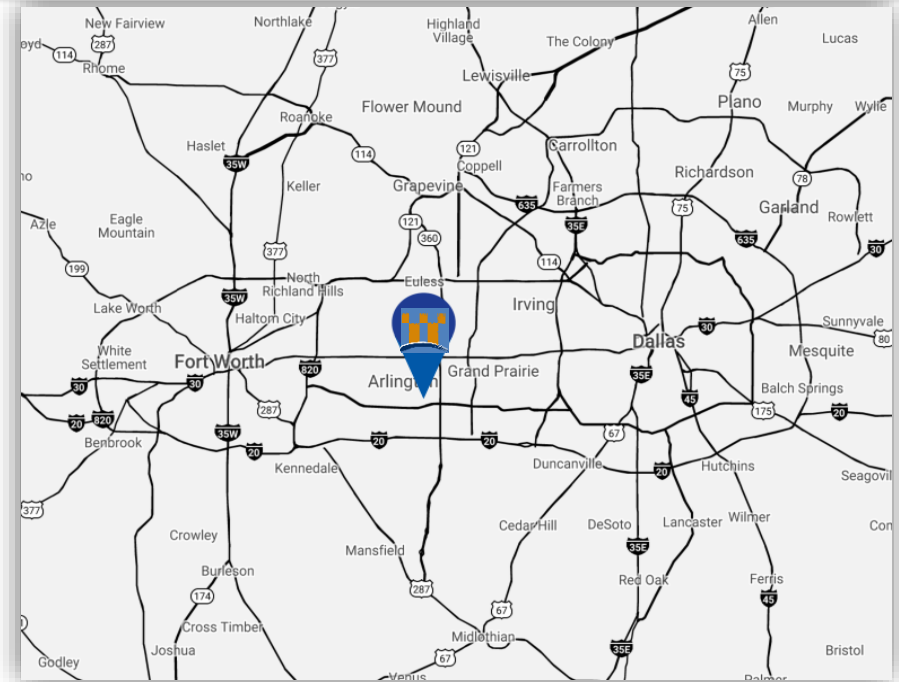


DEVELOPMENT SUMMARY

Highlands Mixed Use Development 24 acre mixed use development NW Corner Highlander Blvd & Center Street Arlington, Texas 76014

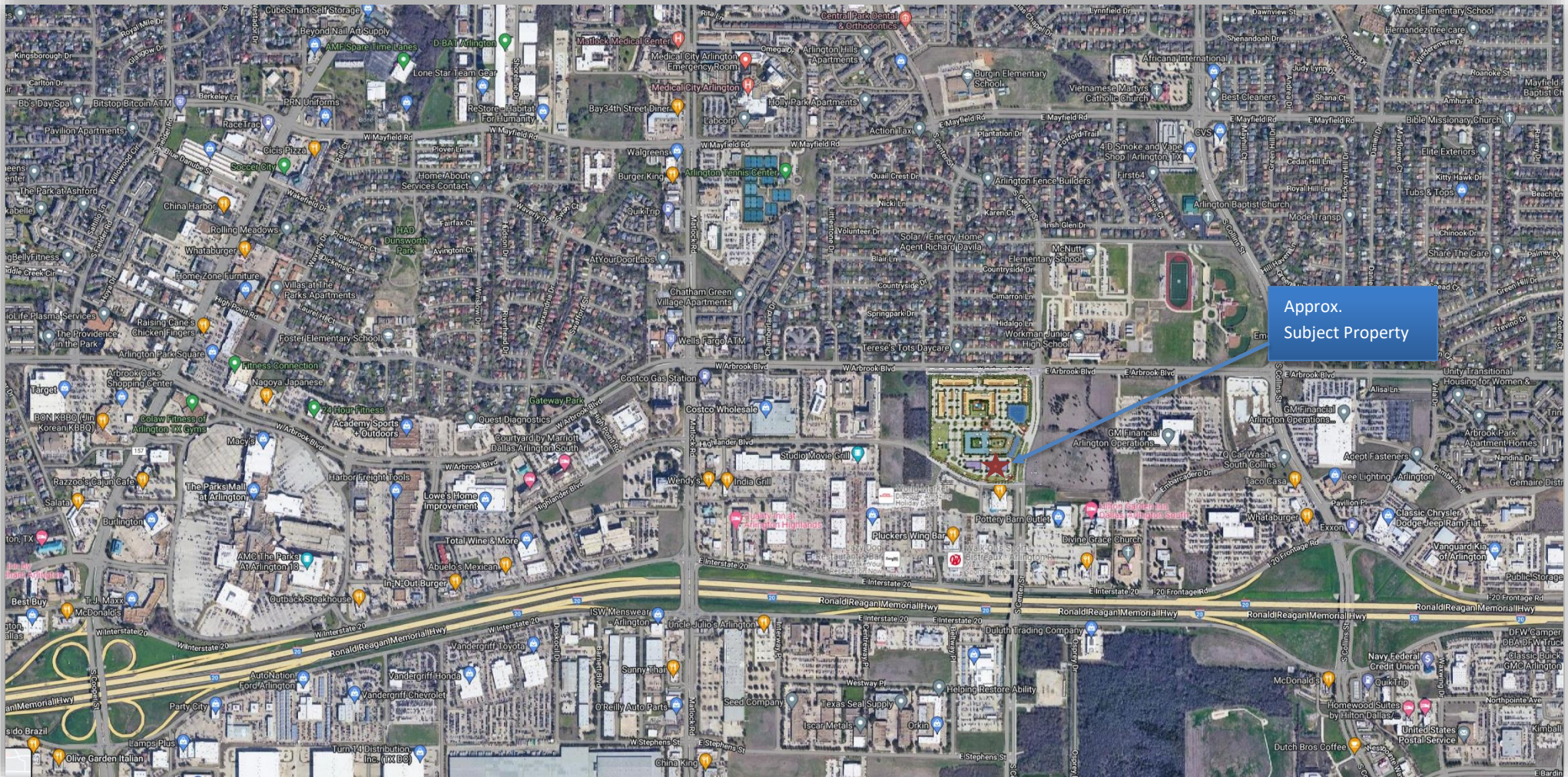
DEVELOPMENT HIGHLIGHTS

- 24 acre mixed use development with 348 unit multi-family development, 275 unit independent living development and commercial buildings
- 26,000 SF retail/office buildings development
- 2,240 SF For lease in Phase 1 currently under construction
- 6,580 SF for lease in Phase 2
- Complementary medical tenant mix including pediatric group, vascular and podiatry
- High finish out allowance for credit tenants
- Adjacent to Arlington Highlands which is a 750,000 SF project that includes a mix of junior anchors, local boutiques, national retailers and over 25 restaurants
- Future development opportunities/lot sales including c-store, small grocery anchor, fast food, medical and professional office
- Great Visibility/Accessibility – Hard corner of Highlander Blvd & Center Street with easy access to Interstate 20, Hwy 360
- Capture South Arlington/Mansfield areas
- Located in the region's primary east-west thoroughfare that sees more than 176,000 VPD
- Densely populated area with over 355,000 within 5 miles and Avg HH incomes over \$81,000



DEVELOPMENT SUMMARY

Use:	Retail, Medical, Professional Office
Lease Space:	2,240 SF – Bldg 1 6,580 SF – Bldg 2
Building Size:	9,420 SF, 16,580 SF
Offering Structure:	Building For Lease \ Sale Pad Sites Available
Lot Size:	3 acres, part of a 24 acre mixed use development
Zoning	Future "Neighborhood Commercial E"
Frontage	Highlander Blvd / Center Street



Approx.
Subject Property

GOOGLE EARTH PERSPECTIVE



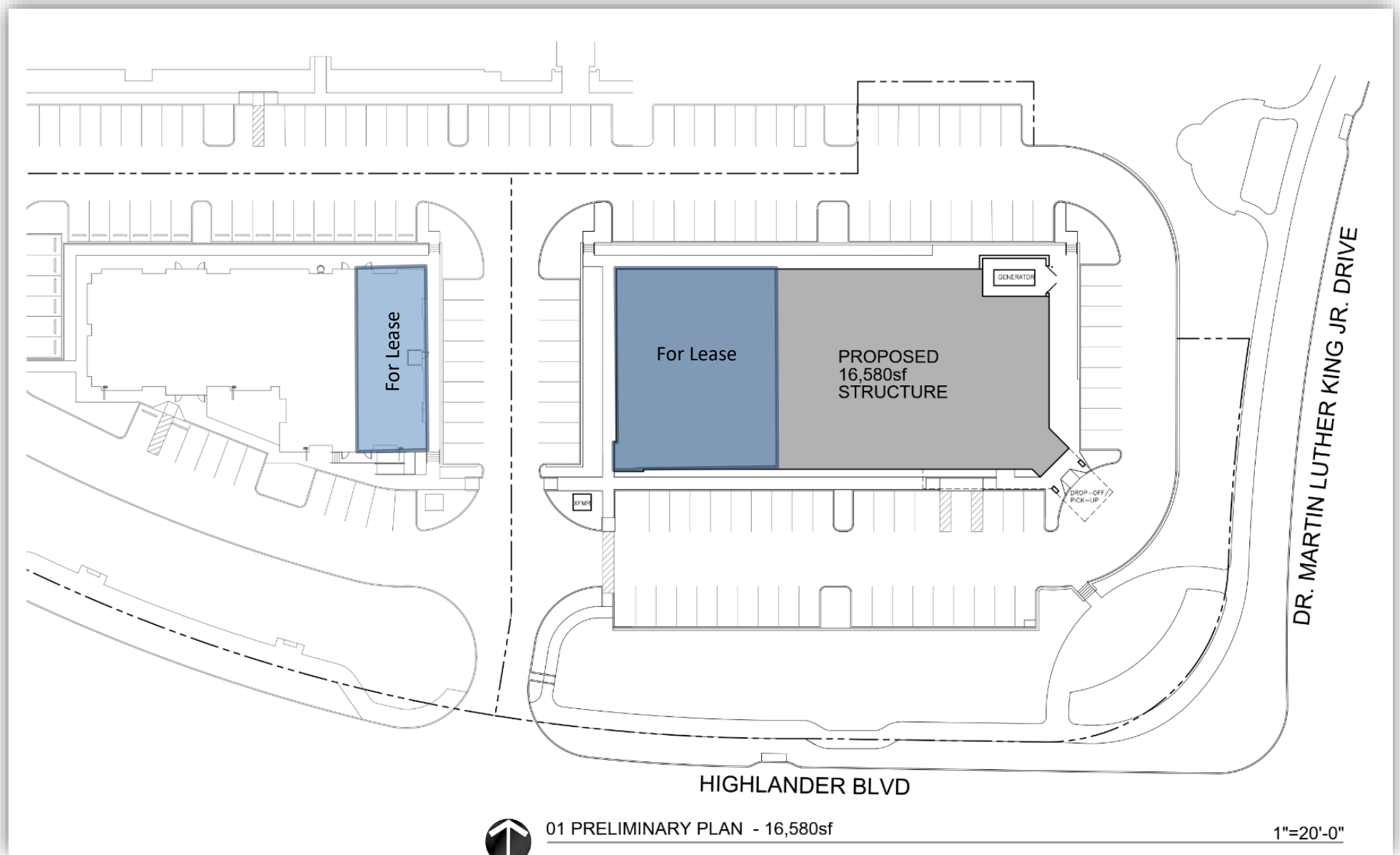
Subject Property

AREA MAP



Highlands
Medical Office
Development

SITE PLAN



01 PRELIMINARY PLAN - 16,580sf

1"=20'-0"

PHASE ONE FLOORPLAN



PRELIMINARY MASTER SITE PLAN



PD21-31 THE HIGHLANDS MULTI-GENERATIONAL

LEGEND

- MULTIFAMILY - 12.157 ACRES
348 DWELLING UNITS
583 TOTAL SPACES REQUIRED
587 SPACES PROVIDED
- INDEPENDENT LIVING - 8.807 AC
275 DWELLING UNITS
358 TOTAL SPACES REQUIRED
363 SPACES PROVIDED
- OFFICE SPACE - 3.266 ACRES
26,080 SF BUILDING AREA
130 TOTAL SPACES REQUIRED
130 SPACES PROVIDED


- 1 8' Sidewalk w/ Pedestrian Lights and Benches
- 2 Clubhouse/Fitness Center
- 3 Plaza
- 4 Resort-style Pool
- 5 Outdoor Dining/Gaming Area
- 6 Dog Park
- 7 Rideshare Drop Off
- 8 Indoor Pool
- 9 Fitness Center
- 10 Bistro
- 11 Game Room
- 12 Courtyard w/ Seating/Dining
- 13 Multi-Purpose Room
- 14 Courtyard w/ Walking Trails
- 15 Podium Parking Garage
- 16 Commercial Kitchen
- 17 Community Education Room
- 18 1.5 Acre Park w/ Looped Trail
- 19 Outdoor Kitchen w/ Restrooms
- 20 Pickleball Court
- 21 Electric Vehicle Station
- 22 Bike Racks
- 23 Public Art
- 24 Playground



RENDERING



DEMOGRAPHICS – SUMMARY REPORT

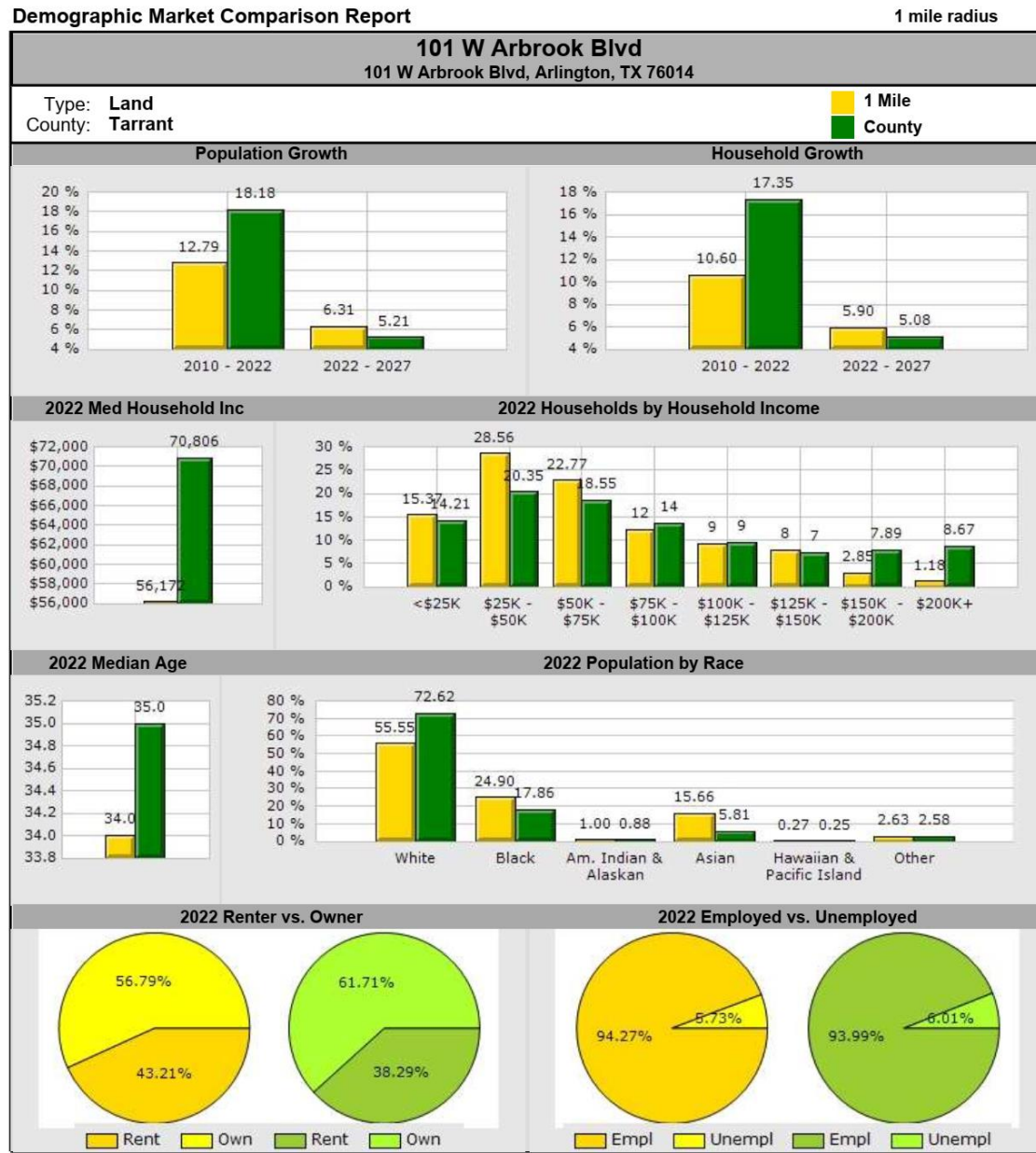
Demographic Summary Report			
101 W Arbrook Blvd			
101 W Arbrook Blvd, Arlington, TX 76014			
Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
Radius	2 Mile	3 Mile	5 Mile
Population			
2027 Projection	64,315	154,684	373,283
2022 Estimate	60,718	146,405	353,048
2010 Census	55,266	135,604	321,631
Growth 2022 - 2027	5.92%	5.65%	5.73%
Growth 2010 - 2022	9.87%	7.97%	9.77%
2022 Population by Hispanic Origin	24,401	55,120	122,227
2022 Population	60,718	146,405	353,048
White	35,656 58.72%	87,723 59.92%	220,897 62.57%
Black	15,659 25.79%	38,053 25.99%	85,686 24.27%
Am. Indian & Alaskan	672 1.11%	1,678 1.15%	3,645 1.03%
Asian	6,922 11.40%	14,562 9.95%	32,516 9.21%
Hawaiian & Pacific Island	168 0.28%	349 0.24%	687 0.19%
Other	1,642 2.70%	4,040 2.76%	9,616 2.72%
U.S. Armed Forces	22	59	197
Households			
2027 Projection	21,404	53,169	126,780
2022 Estimate	20,277	50,479	120,146
2010 Census	18,770	47,449	110,573
Growth 2022 - 2027	5.56%	5.33%	5.52%
Growth 2010 - 2022	8.03%	6.39%	8.66%
Owner Occupied	9,922 48.93%	25,657 50.83%	71,283 59.33%
Renter Occupied	10,355 51.07%	24,822 49.17%	48,863 40.67%
2022 Households by HH Income	20,277	50,479	120,148
Income: <\$25,000	3,392 16.73%	9,226 18.28%	19,940 16.60%
Income: \$25,000 - \$50,000	5,215 25.72%	12,675 25.11%	26,444 22.01%
Income: \$50,000 - \$75,000	5,163 25.46%	11,772 23.32%	24,693 20.55%
Income: \$75,000 - \$100,000	2,776 13.69%	7,026 13.92%	17,061 14.20%
Income: \$100,000 - \$125,000	1,641 8.09%	3,644 7.22%	10,396 8.65%
Income: \$125,000 - \$150,000	1,104 5.44%	2,552 5.06%	8,202 6.83%
Income: \$150,000 - \$200,000	681 3.36%	2,116 4.19%	7,921 6.59%
Income: \$200,000+	305 1.50%	1,468 2.91%	5,491 4.57%
2022 Avg Household Income	\$67,214	\$70,066	\$80,639
2022 Med Household Income	\$57,525	\$56,560	\$63,772



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11/8/2022

DEMOGRAPHICS – MARKET COMPARISON



DEMOGRAPHICS – MARKET COMPARISON

Demographic Market Comparison Report

1 mile radius

101 W Arbrook Blvd 101 W Arbrook Blvd, Arlington, TX 76014				
Type:	Land			
County:	Tarrant			
	1 Mile		County	
Population Growth				
Growth 2010 - 2022	12.79%		18.18%	
Growth 2022 - 2027	6.31%		5.21%	
Empl	6,570	94.27%	1,050,228	93.99%
Unempl	399	5.73%	67,112	6.01%
2022 Population by Race				
	13,720		2,132,014	
White	7,621	55.55%	1,548,220	72.62%
Black	3,416	24.90%	380,821	17.86%
Am. Indian & Alaskan	137	1.00%	18,796	0.88%
Asian	2,148	15.66%	123,863	5.81%
Hawaiian & Pacific Island	37	0.27%	5,377	0.25%
Other	361	2.63%	54,937	2.58%
Household Growth				
Growth 2010 - 2022	10.60%		17.35%	
Growth 2022 - 2027	5.90%		5.08%	
Renter Occupied	1,911	43.21%	294,734	38.29%
Owner Occupied	2,512	56.79%	475,057	61.71%
2022 Households by Household Income				
	4,423		769,791	
Income <\$25K	680	15.37%	109,386	14.21%
Income \$25K - \$50K	1,263	28.56%	156,620	20.35%
Income \$50K - \$75K	1,007	22.77%	142,822	18.55%
Income \$75K - \$100K	539	12.19%	104,419	13.56%
Income \$100K - \$125K	405	9.16%	72,584	9.43%
Income \$125K - \$150K	351	7.94%	56,443	7.33%
Income \$150K - \$200K	126	2.85%	60,738	7.89%
Income \$200K+	52	1.18%	66,779	8.67%
2022 Med Household Inc	\$56,172		\$70,806	
2022 Median Age	34.00		35.00	

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

101 W Arbrook Blvd 101 W Arbrook Blvd, Arlington, TX 76014

Building Type: **Land**
Class: -
RBA: -
Typical Floor: -

Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: -



Description	2010	2022	2027
Population	12,165	13,721	14,587
Age 0 - 4	950 7.81%	959 6.99%	981 6.73%
Age 5 - 9	1,000 8.22%	977 7.12%	990 6.79%
Age 10 - 14	1,005 8.26%	1,011 7.37%	1,010 6.92%
Age 15 - 19	972 7.99%	1,009 7.35%	1,026 7.03%
Age 20 - 24	1,004 8.25%	979 7.14%	1,023 7.01%
Age 25 - 29	952 7.83%	1,063 7.75%	1,036 7.10%
Age 30 - 34	918 7.55%	1,089 7.94%	1,073 7.36%
Age 35 - 39	863 7.09%	1,042 7.59%	1,084 7.43%
Age 40 - 44	828 6.81%	929 6.77%	1,032 7.07%
Age 45 - 49	827 6.80%	848 6.18%	948 6.50%
Age 50 - 54	757 6.22%	784 5.71%	861 5.90%
Age 55 - 59	609 5.01%	753 5.49%	794 5.44%
Age 60 - 64	499 4.10%	686 5.00%	731 5.01%
Age 65 - 69	319 2.62%	553 4.03%	640 4.39%
Age 70 - 74	194 1.59%	422 3.08%	517 3.54%
Age 75 - 79	160 1.32%	282 2.06%	375 2.57%
Age 80 - 84	122 1.00%	168 1.22%	239 1.64%
Age 85+	185 1.52%	167 1.22%	228 1.56%
Age 15+	9,209 75.70%	10,774 78.52%	11,607 79.57%
Age 20+	8,237 67.71%	9,765 71.17%	10,581 72.54%
Age 65+	980 8.06%	1,592 11.60%	1,999 13.70%
Median Age	31	34	36
Average Age	32.90	35.40	36.70
Population By Race	12,165	13,721	14,587
White	7,377 60.64%	7,622 55.55%	7,931 54.37%
Black	2,641 21.71%	3,417 24.90%	3,788 25.97%
Am. Indian & Alaskan	122 1.00%	137 1.00%	152 1.04%
Asian	1,706 14.02%	2,148 15.65%	2,281 15.64%
Hawaiian & Pacific Islander	27 0.22%	37 0.27%	39 0.27%
Other	272 2.24%	361 2.63%	395 2.71%

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

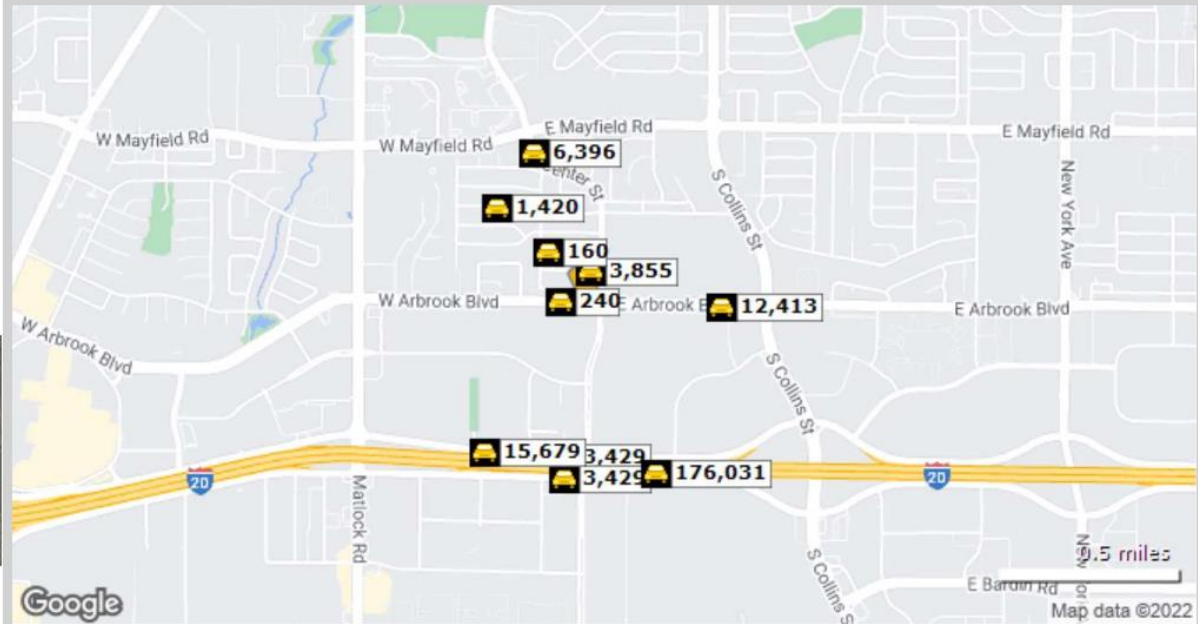
101 W Arbrook Blvd						
101 W Arbrook Blvd, Arlington, TX 76014						
Description	2010		2022		2027	
Population by Race (Hispanic)	4,073		5,182		5,716	
White	3,764	92.41%	4,749	91.64%	5,220	91.32%
Black	136	3.34%	201	3.88%	231	4.04%
Am. Indian & Alaskan	93	2.28%	111	2.14%	127	2.22%
Asian	20	0.49%	27	0.52%	32	0.56%
Hawaiian & Pacific Islander	9	0.22%	16	0.31%	18	0.31%
Other	52	1.28%	78	1.51%	89	1.56%
Household by Household Income	4,001		4,423		4,685	
<\$25,000	901	22.52%	680	15.37%	716	15.28%
\$25,000 - \$50,000	1,402	35.04%	1,263	28.56%	1,313	28.03%
\$50,000 - \$75,000	912	22.79%	1,007	22.77%	1,055	22.52%
\$75,000 - \$100,000	406	10.15%	539	12.19%	575	12.27%
\$100,000 - \$125,000	191	4.77%	405	9.16%	442	9.43%
\$125,000 - \$150,000	59	1.47%	351	7.94%	393	8.39%
\$150,000 - \$200,000	75	1.87%	126	2.85%	135	2.88%
\$200,000+	55	1.37%	52	1.18%	56	1.20%
Average Household Income	\$54,524		\$67,708		\$68,456	
Median Household Income	\$44,786		\$56,172		\$56,935	

Traffic Count Report

101 W Arbrook Blvd

101 W Arbrook Blvd, Arlington, TX 76014

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Arbrook Blvd	S Center St	0.11 E	2022	240	MPSI	.08
2	Hidalgo Ln	S Center St	0.03 E	2018	3,855	MPSI	.13
3	Cimarron Ln	Spring Meadows Dr	0.03 W	2018	160	MPSI	.20
4	E Arbrook Blvd	S Collins St	0.12 E	2022	12,413	MPSI	.39
5	Volunteer Dr	Littlestone Dr	0.12 W	2018	1,420	MPSI	.39
6	I- 20 E	Hoods Pl Dr	0.00 E	2022	3,429	MPSI	.40
7	I- 20	Matlock Rd	0.58 W	2022	3,429	MPSI	.46
8	I- 20 E	Arlington Highlands Blvd	0.04 NW	2022	15,679	MPSI	.48
9	S Center St	Spring Meadows Dr	0.05 SE	2022	6,396	MPSI	.48
10	I- 20	S Collins St	0.44 E	2022	176,031	MPSI	.49