



**US 287
Strategic Plan**

INTRODUCTIONS



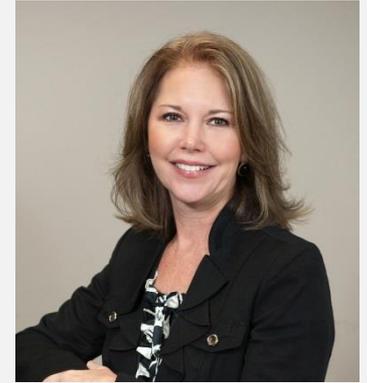
Wendy Shabay
Project Manager



Cody Richardson
Planner



Steve Spillette
Market Strategies

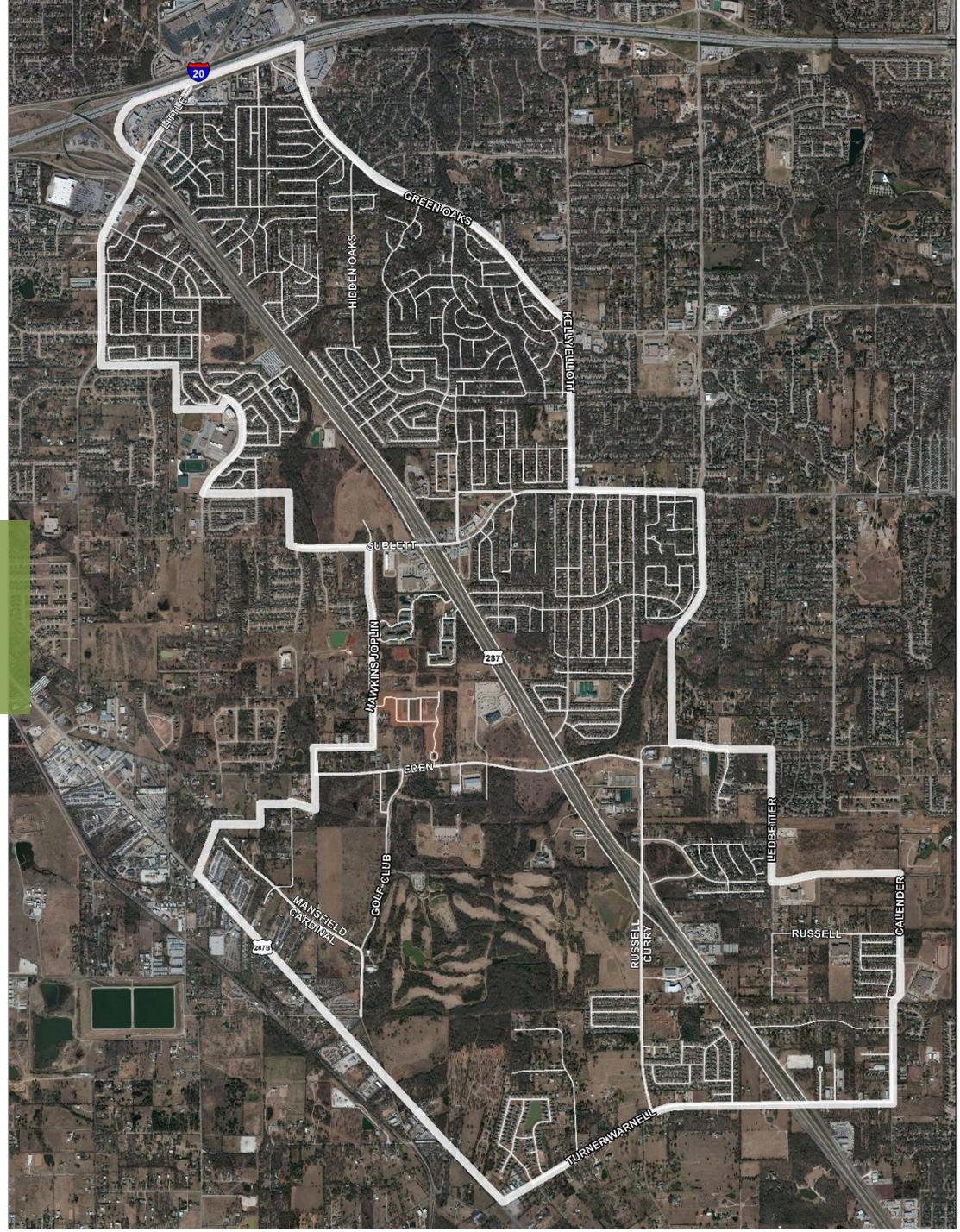


Brenda Crenshaw
Market Strategies



THE STUDY AREA

4,328 ACRES
6.76 SQUARE MILES



Purpose...

- identify a clear vision and identity
- analyze the area's SWOT
- identify new development as well as redevelopment opportunities
- build on the existing recreational amenities
- analyze the economic impacts
- identify opportunities for partnerships
- identify strategies to maximize growth potential

THE PROCESS

A group of five business professionals (three men and two women) are gathered around a table in a meeting room, looking at a large document. They are dressed in business attire. The room has a modern, professional feel with a large light fixture on the ceiling and a glass partition in the background.

APPROXIMATELY 9 MONTH PROCESS

APPROACH:

- 1. Data Gathering and Visioning**
- 2. Analysis**
- 3. Recommendations and Adoption**

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What We Heard



PAC Meeting #1

July 20, 2015



PAC Meeting #1

[WHAT IS GREAT?]

GOLF CLUBS
TRAFFIC COUNTS
ACCESS/LOCATION
WILDLIFE MAN/PRESERVE
TREE COVERAGE ✓
NATURE ✓
KEEP NH SMALL
NH AWAY FROM TRAFFIC
ROUNDBOUTS
HORSE FARMS
ROLLING HILLS

FARMLAND
RURAL FEEL
PARKS
PLANNED PET/GROCERY
DEVELOPABLE LANDS
RECREATION
SOIL
"CANYON" PARK
HISTORY
CULTURAL RESOURCES

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[WHAT ARE ISSUES AND CHALLENGES?]

TRAFFIC
NOT A DESTINATION
EDGE ROAD
NARROW
COMMON
DRAINAGE/ROADS
OLD STOP SIGNAL
287 LIGHTING.

RAMPS @ SOBLETT
HEALTHCARE? (MAP?)
287 TRAFFIC
I420/820
INTERCHANGE
PUBLIC TRANSIT NEEDED
PROCESS

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[Our Vision and Goals]

BIKE
TRAIL
CONNECTIVE
ROAD IMPROVEMENTS
CONNECT NH PARK
ROUNDBOUTS
RURAL
ROADS
LOW DENSITY
FAST DEV. PROCESS

MORE PARKS
STREETSCAPE
SIGNS
TOWERS
TREES
WALLS
OVERPASSES
BRANDING
LARGE SETBACKS
ENTRYWAY BRANDING
AMENITIES
QUALITY

FOCUS 287

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#SpeakUpArlington

The City of Arlington welcomes feedback and ideas for how we can make Arlington an even better place for living, learning, raising families and doing business. Please take a moment to add your feedback and ideas on any of the forums you see here or start your own discussion. It's your chance to speak up, Arlington!

SHARE your feedback | **POST** your ideas | **JOIN** the discussion

What's This All About?

SpeakUp Arlington is making it easier for you to communicate with the City of Arlington. SpeakUp Arlington is a way for you to find out about ongoing **Projects**, join in on top **Discussions**, and connect with other **Community Members**. You can also share your interest in **Projects** and take **Surveys** that will help us, as a community, shape the future of Arlington. The more input you give, the better SpeakUp Arlington can become.

847

SIGN UP

email address...

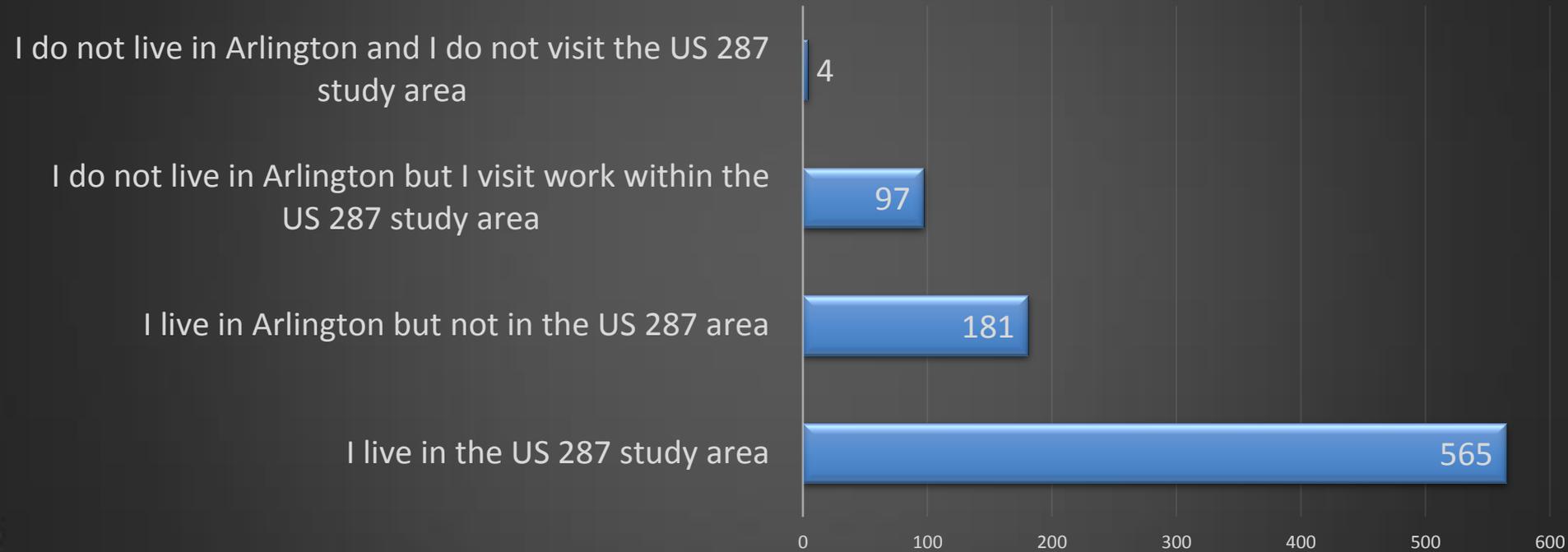
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RECENT ACTIVITY

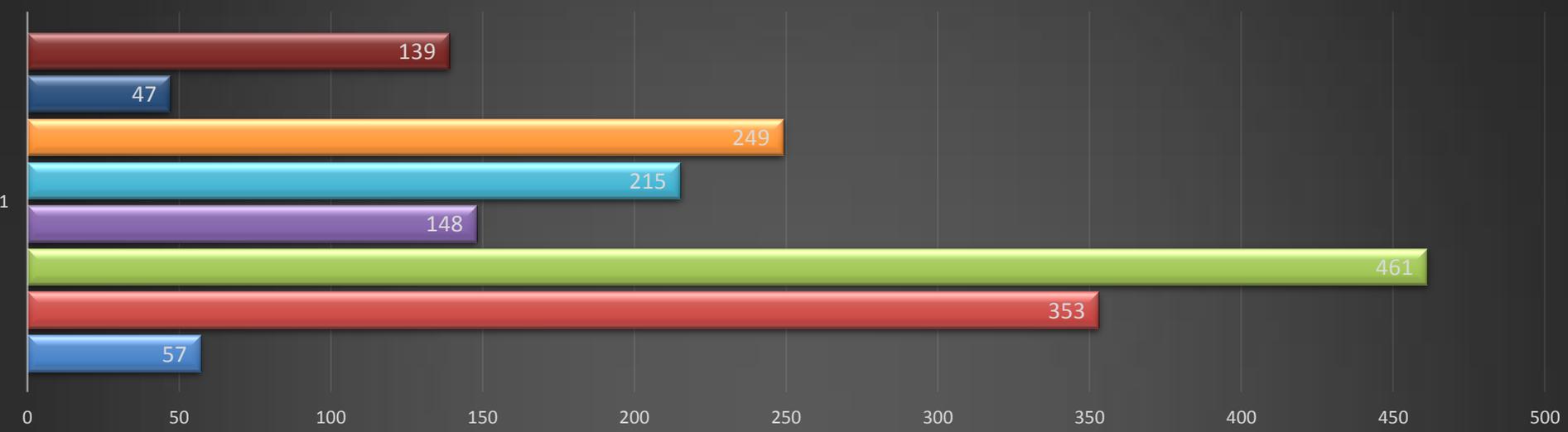
Kim Feil answered a Discussion

Which best describes you:



The US 287 residents were the majority respondents

Choose the top TWO categories of restaurants and bars/nightclubs you would like to see added to the US 287 Corridor:



- Answer H
- Answer G
- Answer F
- Answer E
- Answer D
- Answer C
- Answer B
- Answer A
- Linear (Answer A)

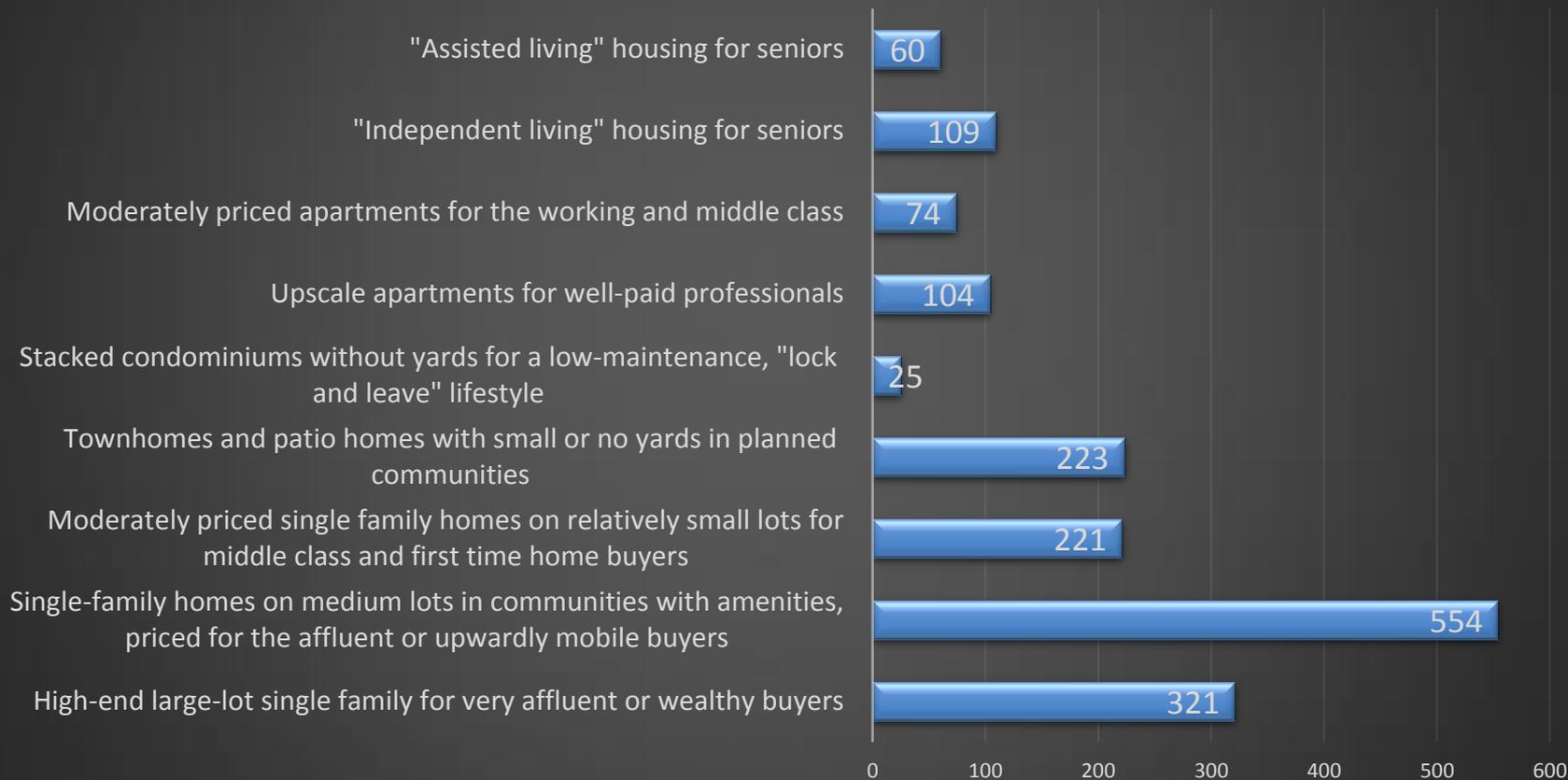
Public Comments: **Survey Results**

“What other dining and entertainment category I would like to add?”

Some Top Responses:

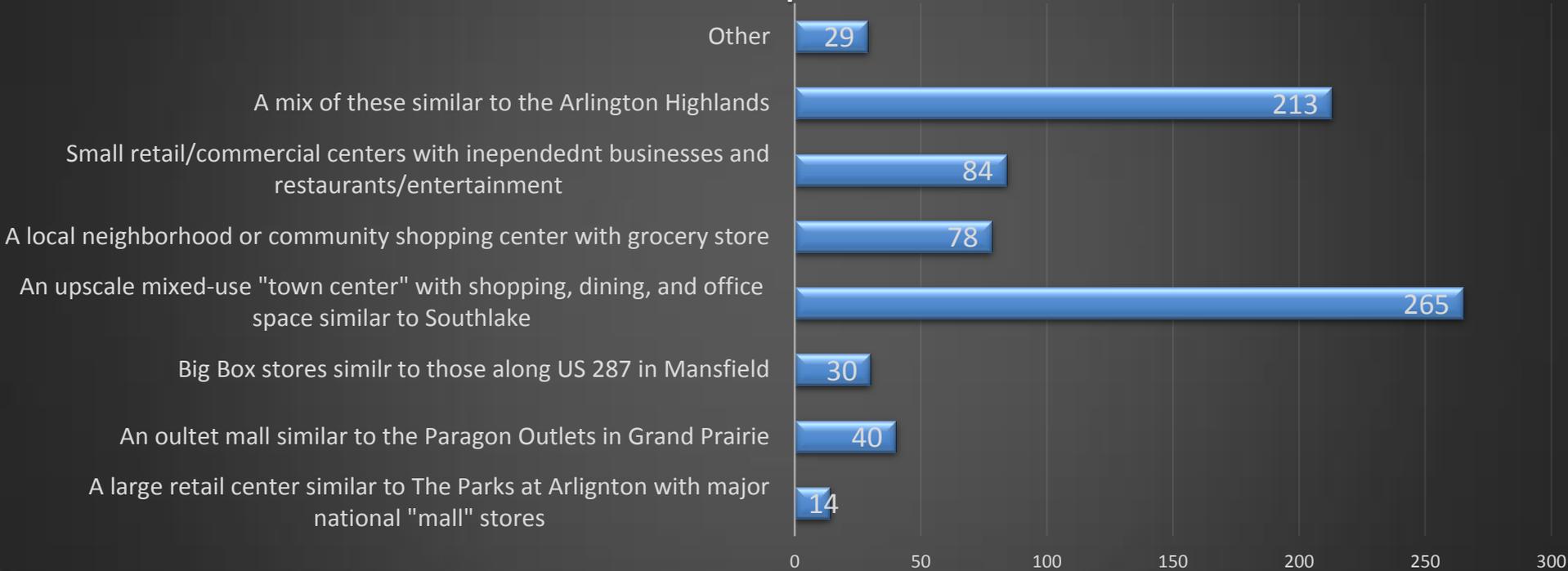
- **Top Golf**
- **Parks and Open Space**
- **Central Market or Upscale Grocery**

Which of the following types of housing do you think are needed, but currently limited or lacking in supply, in 287 Corridor Study Area? Pick the THREE you think the area MOST needs more of:



Mix residential types favorable. Desire for small, medium and large lot but especially upscale medium lots. Apartments not top desire.

If yes, pick the TWO MOST NEEDED types of retail/commercial development:



360 respondents stated they desire additional retail and commercial development

Public Comments: **Survey Results**

“What is missing in terms of shopping and retail to the US 287 study area?”

Some Top Responses:

- **Upscale Grocery Stores (ex. Central Market)**
- **Unique Restaurants**

Public Comments: **Survey Results**

Dream Big! What could be added to significantly change the US 287 study area?

Some Top Responses:

- **Unique High End Grocery Store**
- **Hiking, Walking, Biking Trails**
- **More Parks, Natural Areas**
- **Large Employment Center**
- **Youth Activities**

Public Comments: **Survey Results**

How would you improve the identity of the US 287 study area?

Some Top Responses:

- Increased landscaping
- Gateway signage
- Branding the area with unique name

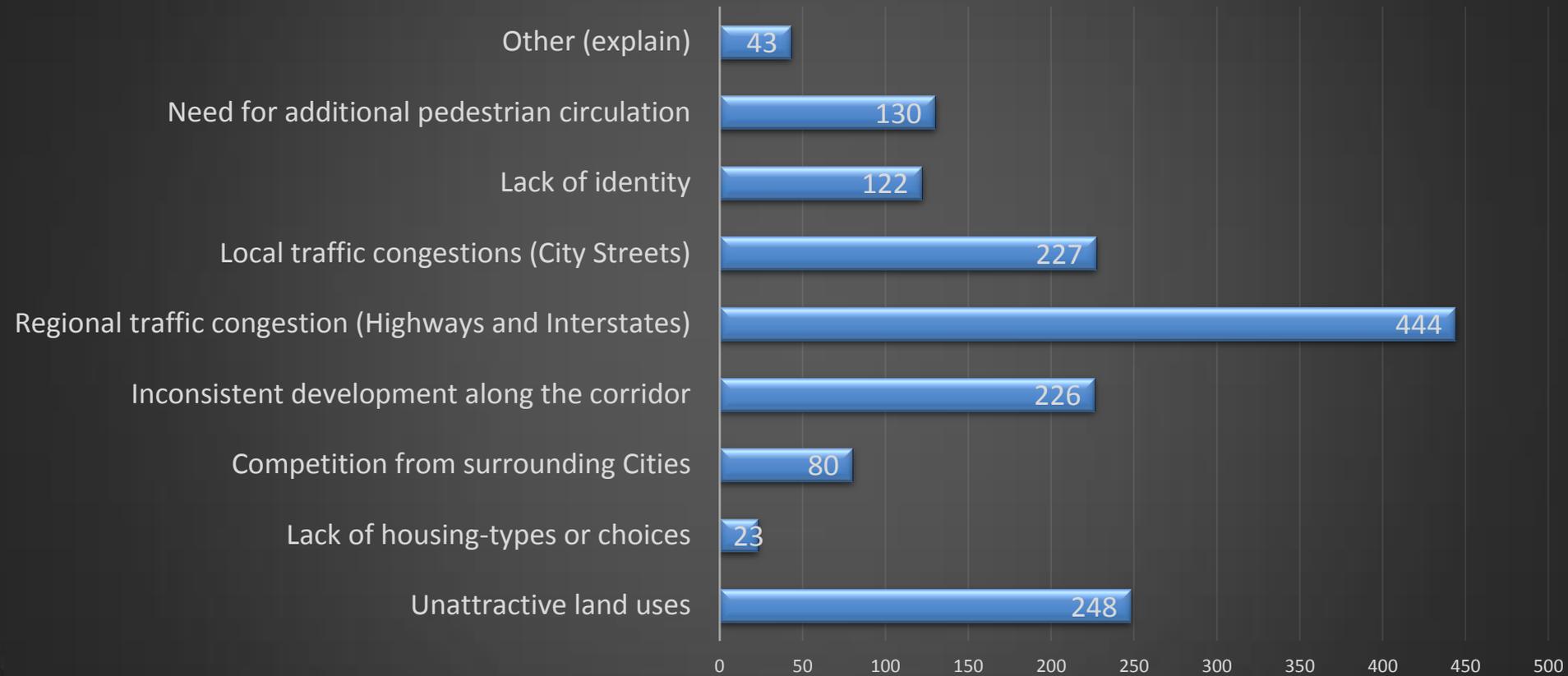
Public Comments: **Survey Results**

**“What is the US 287 study areas
single greatest characteristic?”**

Some Top Responses:

- **Rural Character**
- **Location**
- **Trees and Open Space**
- **Tierra Verde**

What are the largest issues or threats to the US 287 study area? (Pick top 3)



- **Congestion is top issue**
- **Salvage yards are example of unattractive land use**

UNATTRACTIVE LAND USE EXAMPLE

- WHAT DO YOU THINK?
- KENNEDALE IS ON BOARD



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Vision and Goals



US 287 Vision

Land Uses

Goals

Circulation

Goals

Branding and Identity

Goals

Public Space Network

Goals

We want your
FEEDBACK!





Arlington’s US 287 corridor will be characterized by its land uses, innovative circulation, local and regional identity, and public and open space connectivity.



GOALS: **LAND USES**

1. Encourage **public-private partnerships** as a tool to implement the strategic plan
2. Provide **regulatory environments** to meet development expectations and the established vision
3. **Redevelop, reuse and repurpose** underutilized areas and improve areas in decline
4. Develop greenfield sites as **catalyst projects** and make the most of infill development to unify land uses and to create a cohesive master planned area
5. New **residential** land uses should focus on **high quality, lower density products** and the preservation of open space
6. Ensure the long-term **viability** of existing **neighborhood areas**
7. Implement land uses that support the preferred **natural character**, vision, **desired lifestyle** and neighborhood focus

GOALS: **LAND USES**

8. Provide **non-residential uses that support** residential needs such as local services, restaurants, retail and employment
9. Provide **appropriate highway-oriented land uses** along US 287 and US Business 287
10. Make the most of existing activity generators and development anchors such as the **Tierra Verde Golf Club and area parks**
11. Create a **destination area** in southwest Arlington
12. Capitalize on the identified **trade area** demand or opportunity

GOALS: **CIRCULATION**

1. Incorporate **innovative circulation techniques** to maintain local character
2. Create an effective road network to provide great **localized mobility** and meet land use needs
3. Provide and maintain effective **east-west connections** between US 287 and Business US 287
4. Provide and maintain effective **north-south alternatives** to US 287
5. Use multi-modal **pedestrian facilities** to reinforce desired open space connections and improve livability
6. Use **non-typical street standards** and creative streetscapes to promote character
7. **Coordinate with adjacent cities** to boost connectivity
8. Partner with regional entities to monitor and improve travel on area highways and interstates

GOALS: **BRANDING AND IDENTITY**

1. Provide a recognizable **local identity** that promotes the Strategic Plan's vision, local character and amenities
2. Create **continuity in branding and identity** between individual amenities, existing developments and future developments
3. Increase the **City of Arlington's identity along US 287** to reinforce its role as a southern portal into the City
4. **Minimize branding and identity confusion**
5. Create a **unique sense of place** through design applications and guidelines

GOALS: PUBLIC SPACE

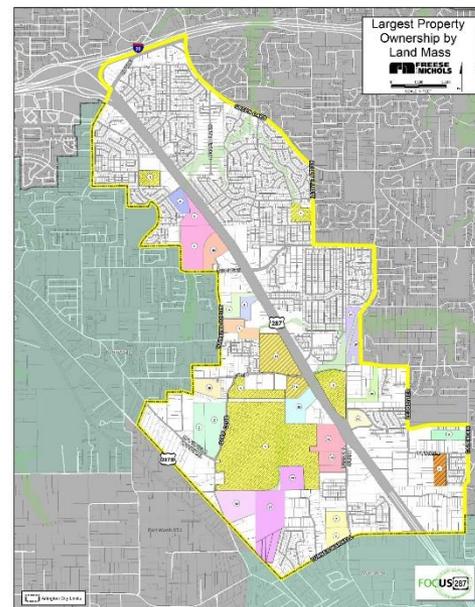
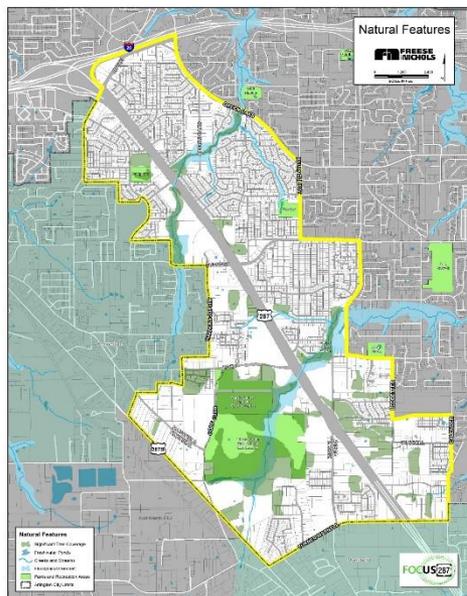
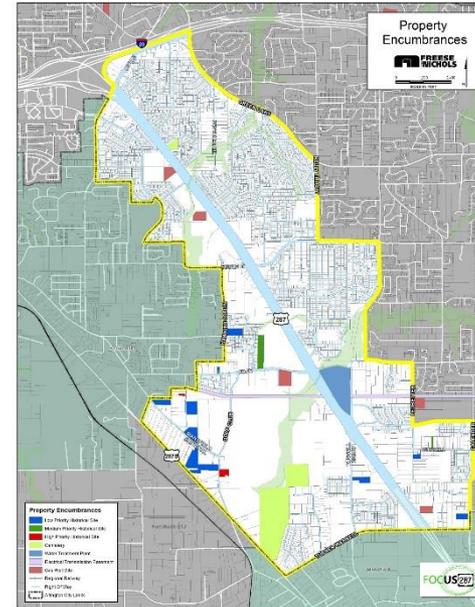
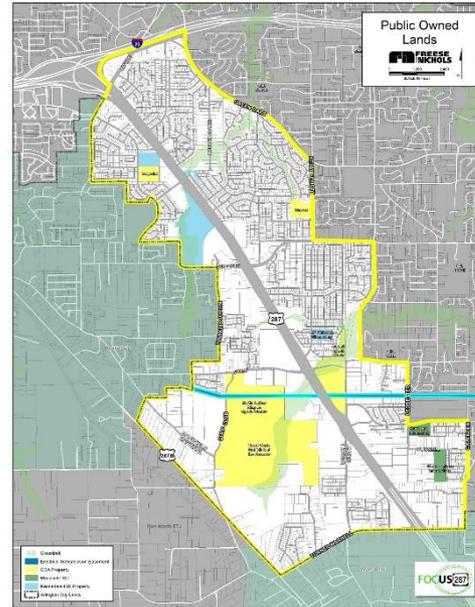
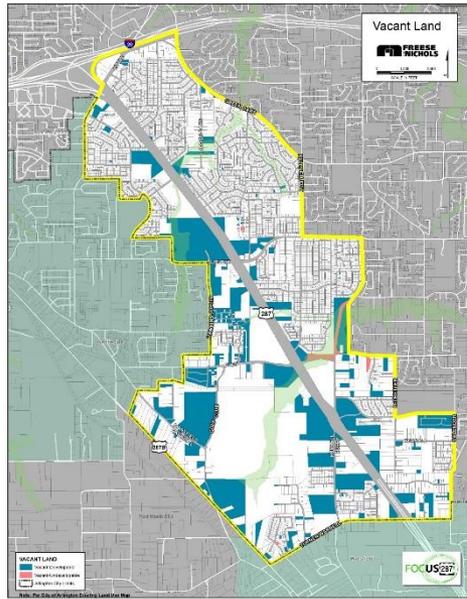
1. Coordinate and implement **existing** park, trail and bike **plans**
2. Incorporate **plazas, open space and public spaces** into new developments
3. Use existing open space and natural areas to **define land use** patterns, serve as **buffers**, and create an **amenity edge** for new development
4. Increase access to **trails and bike facilities** from residential areas
5. **Connect major points of interest** with open space and trails
6. Use open space, natural areas and park lands as a **defining character feature** for the US 287 corridor vision

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Mapping Assessment



MAPPING: DEVELOPMENT LENS



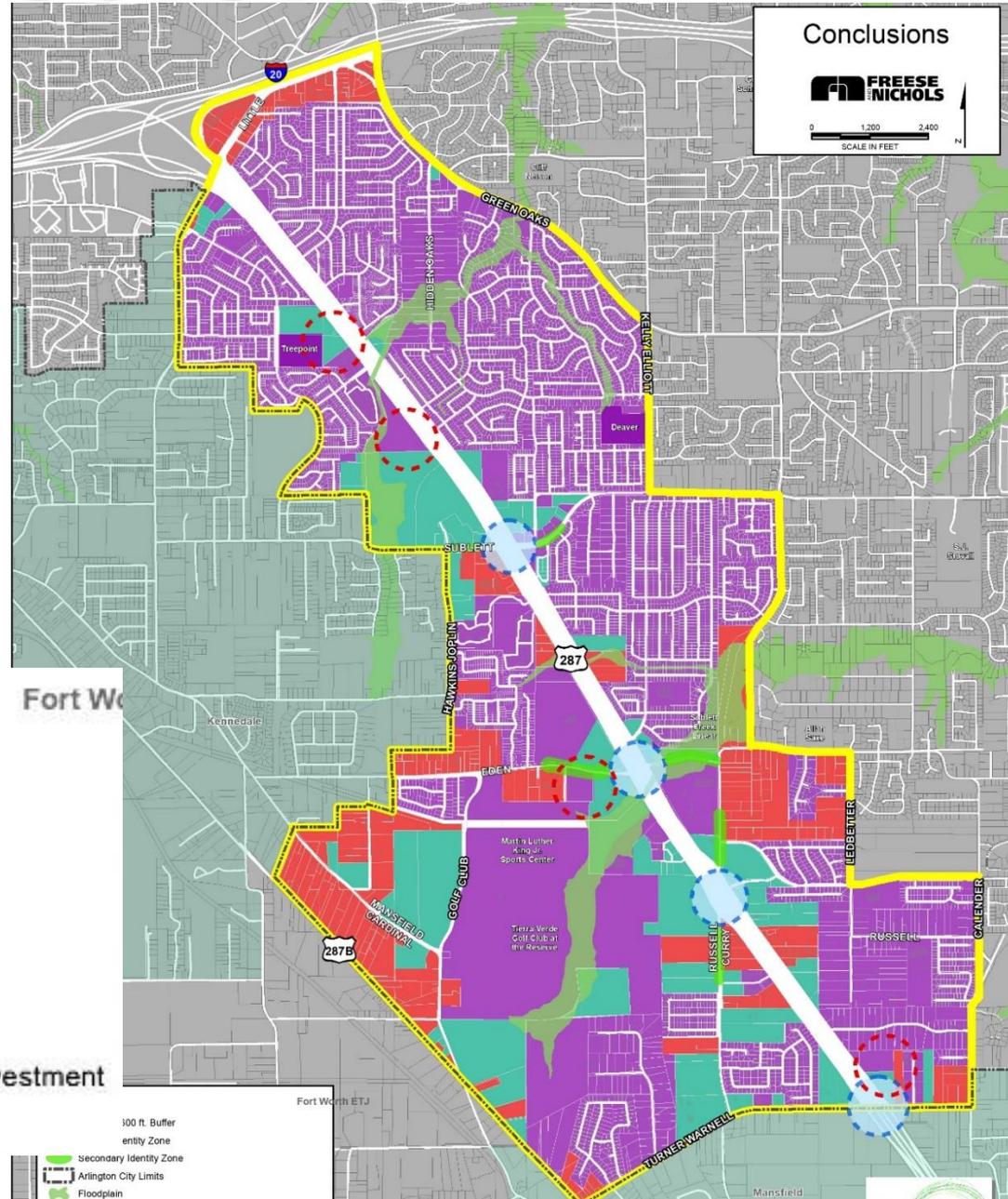
- VACANT LAND
- PUBLIC LAND
- ENCUMBRANCES
- NATURAL FEATURES
- OWNERSHIP

MAPPING: CONCLUSIONS

Category	Acreage	% of Total Area
Existing Strongest Identity	2835.49	66%
Most Likely Positioned for Redevelopment/Reinvestment	542.08	13%
Most Likely Positioned for New Development	630.77	15%

Legend

-  Gas Well 600 ft. Buffer
-  Primary Identity Zone
-  Secondary Identity Zone
-  Arlington City Limits
-  Floodplain
-  Existing Strongest Identity or Investment
-  Most Likely Positioned For Redevelopment/Reinvestment
-  Most Likely Positioned for New Development





Time for
a BREAK

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Market Assessment



Population Trends

Study Area growth rate similar to Tarrant / MSA

Population	2000 Census	2010 Census	2015 Estimate	2020 Projection	Growth 00-10	Growth 10-15	Growth 15-20
Study Area	15,624	18,799	20,010	21,282	20.3%	6.4%	6.3%
City of Kennedale	6,642	6,763	7,045	7,318	1.8%	4.1%	3.8%
City of Mansfield	26,543	56,368	65,459	73,273	112.3%	16.1%	11.9%
City of Arlington	330,357	365,438	383,528	403,135	10.6%	4.9%	5.1%
Tarrant County	1,447,773	1,809,034	1,953,208	2,090,787	24.9%	7.9%	7.0%
DFW MSA	5,204,324	6,426,214	6,951,575	7,446,320	23.4%	8.1%	7.1%

Source: U.S. Bureau of the Census; PCensus for Map Info, Copyright 2015 Tetrad Corporation

Household Trends

Study Area growing HHs faster than population
More small households

Households	2000 Census	2010 Census	2015 Estimate	2020 Projection	Growth 00-10	Growth 10-15	Growth 15-20
Study Area	5,424	6,987	7,441	7,924	28.8%	6.5%	6.4%
City of Kennedale	2,602	2,439	2,575	2,691	-6.2%	5.5%	4.5%
City of Mansfield	8,463	18,302	20,615	22,913	116.2%	12.6%	11.1%
City of Arlington	123,545	133,031	138,911	145,778	7.6%	4.4%	4.9%
Tarrant County	534,419	657,134	704,938	753,948	22.9%	7.2%	6.9%
DFW MSA	1,897,634	2,320,283	2,499,906	2,676,345	22.2%	7.7%	7.0%

Source: U.S. Bureau of the Census; PCensus for Map Info, Copyright 2015 Tetrad Corporation

Other Demographic Trends

Ethnicity – Study Area higher Anglo (75.3%) share of population than City or County

Age and marital status – Study Area tilts older, higher married share

Household size – Study Area presently oriented to 2, 3, 4-person HHs (smaller 1-person HH share)

Educational attainment – Lower share of residents without HS diploma

Other Demographic Trends

HH Income – upper-middle income profile; smaller low-income population

Housing tenure and age – high owner-occupied share, older housing structures (1980s)

Housing values – lower median home value in Study Area; 4.1% valued above \$400,000

Employed residents – White-collar orientation in Study Area

Office Market

169,570 sq.ft.

Only 17% built in last 12 years

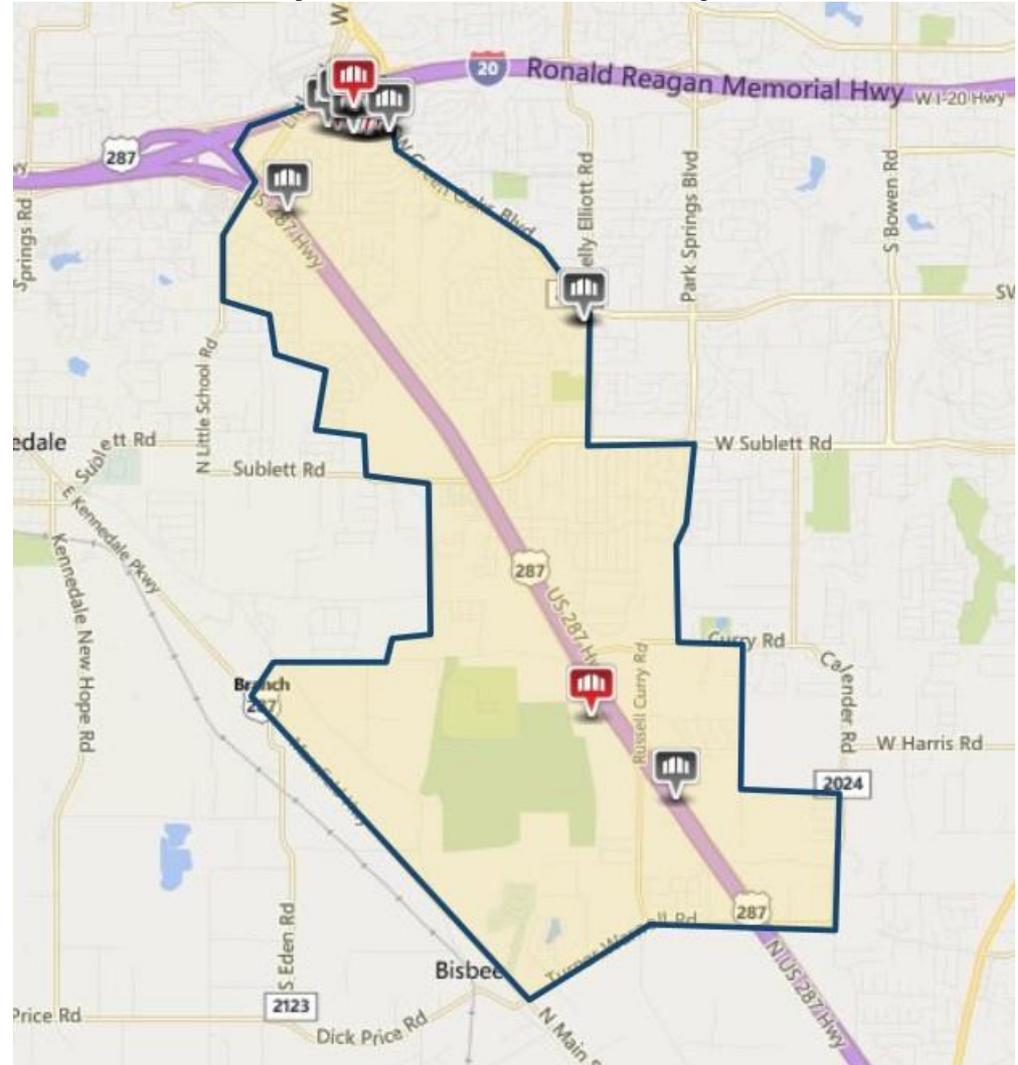
86% leased

Vacancy Trends



Source: CoStar

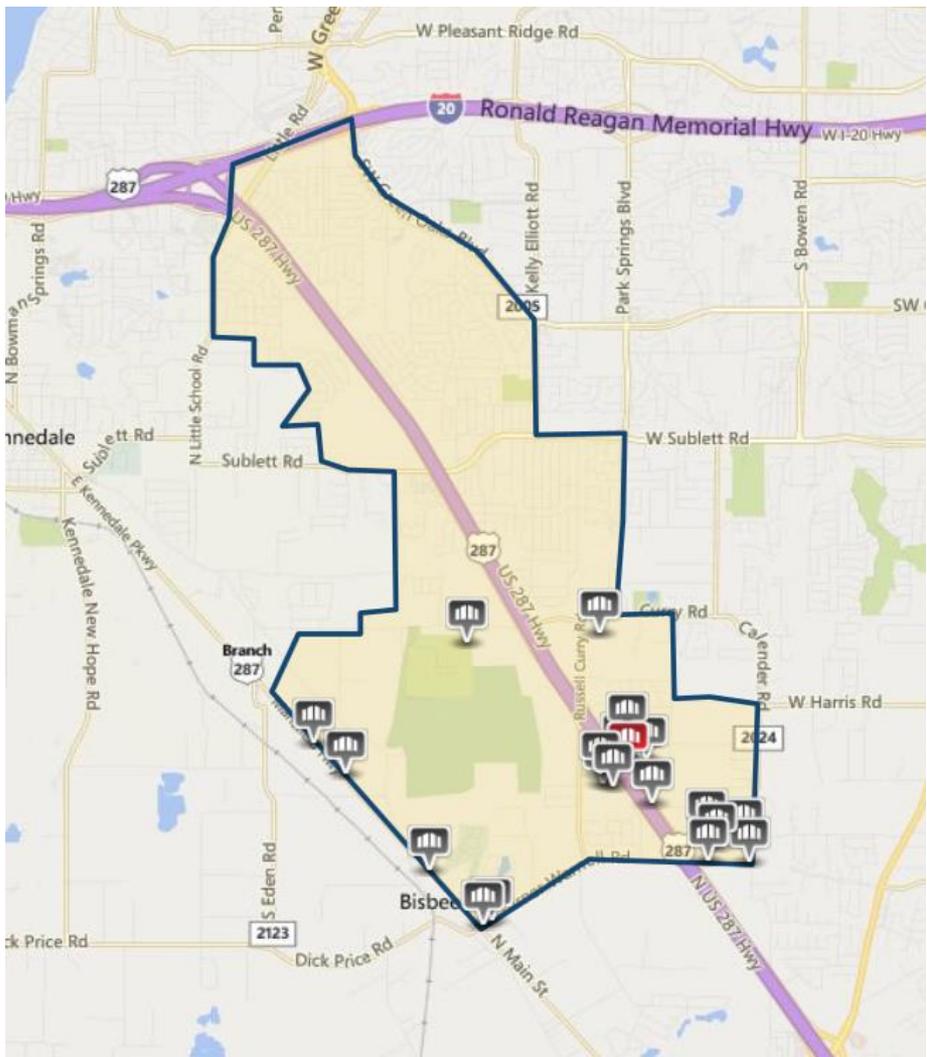
Study Area Office Development



Industrial Market

420,700 sq.ft.
100% leased
Rental Rates \$9.17psf

Study Area Industrial Development



Vacancy Trends



Source: CoStar

Retail Market

781,646 sq.ft.

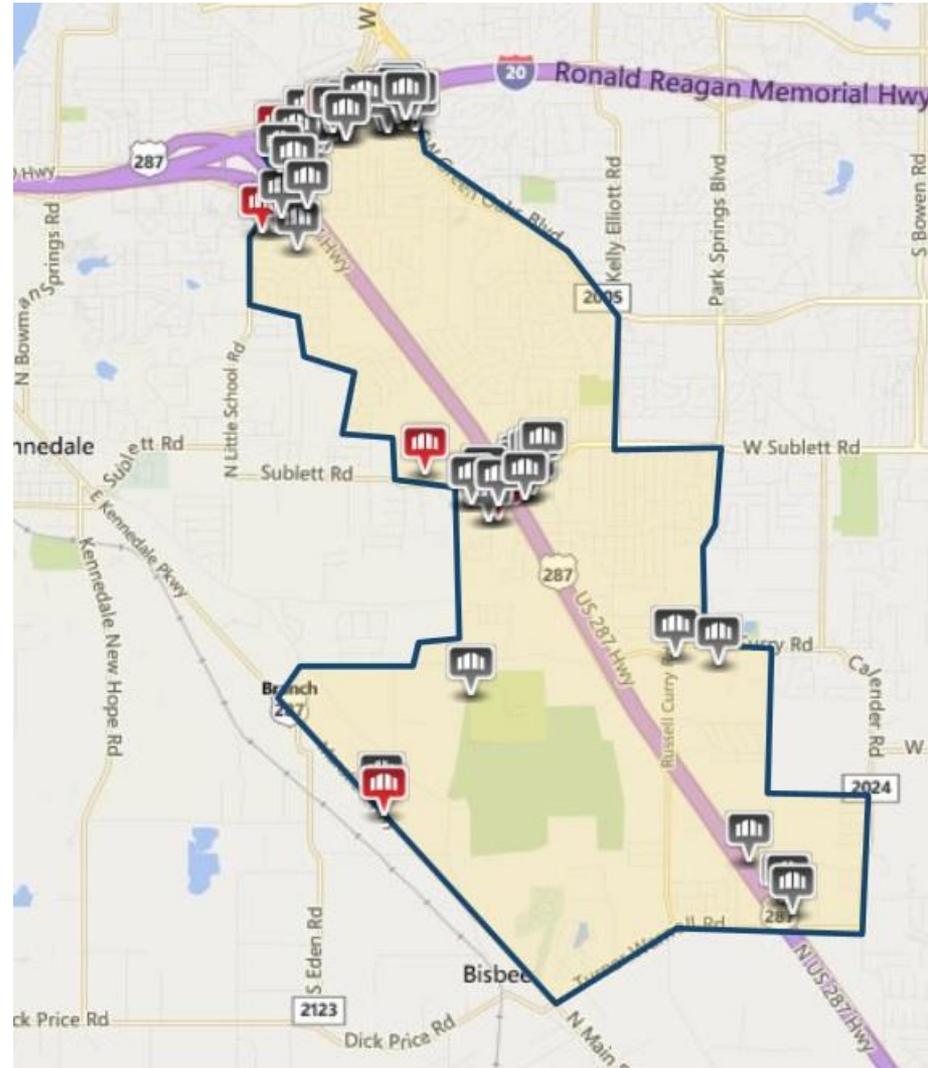
35% built after the year 2000

94% leased

Moderate lease rates - \$15.43psf avg.

Source: CoStar

Study Area Retail Development



Retail Market

10-Minute Drive Time Demographics

Category	287 & Little Road	287 & Sublett Rd	287 & Russell Curry Rd	287 & Debbie Ln
Population	170,335	120,268	125,224	96,584
% 16+ and Employed	47.5%	51.3%	52.4%	50.7%
% Age 25+ w/ Bachelor's Degree or Higher	17.9%	22.3%	22.4%	21.3%
Households	61,581	43,558	42,873	29,993
% of Households w/ Children 18 and Under	38.5%	40.2%	45.1%	52.1%
Median Household Income	\$54,641	\$66,824	\$74,305	\$81,342
Occupied Housing Units	61,581	43,558	42,873	29,993
% Owner Occupied	68.6%	74.9%	77.5%	81.9%
% Renter Occupied	31.4%	25.1%	22.5%	18.1%
Total Businesses	6,757	4,558	3,850	2,912
Total Employees	63,056	40,095	31,542	29,553

Sources: US Census, American Community Survey,
Nielsen/Claritas 2015 Estimates – PCensus for ArcView

Multifamily Market

700 units, 3 properties

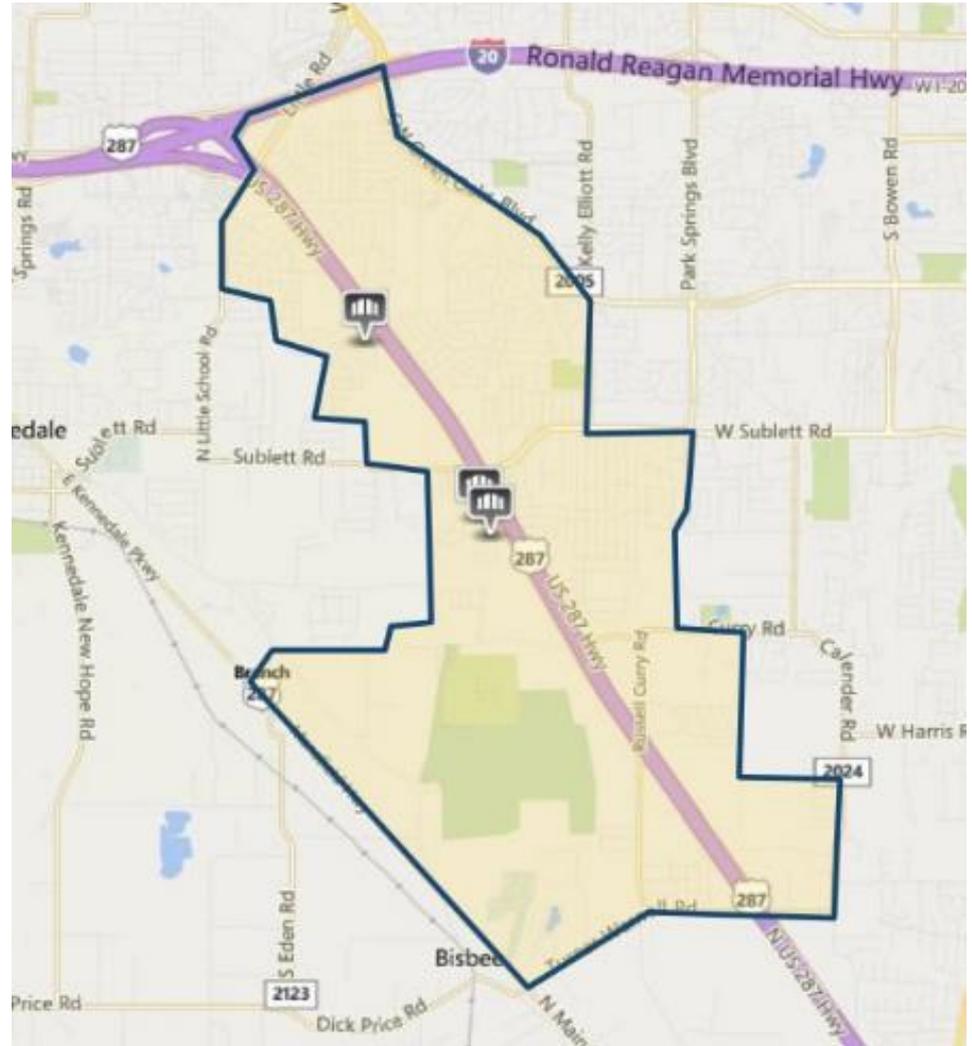
99% leased

\$0.79 - \$1.13/sq.ft.

Average age 2002

Mansfield has 2,969 units, 98% leased, 748 units since 2013 - \$1.26 - 1.51psf lease rates

Study Area Multifamily Development



Source: CoStar

Single Family Market

Sales Trends:

Average sales prices are higher in 76001; 76017 has more closed sales; average days on market and supply are equal in both zips

Mansfield and Kennedale sales prices are higher and supply is greater

Zip Code	Median Home Sales Price	Closed Sales	Avg Days on Market	Supply of Inventory
76001	\$157,762	40.5	50	1.2
76017	\$156,104	54.6	50	1.2
Mansfield	\$242,250	128	50	1.6
Kennedale	\$241,425	10	63	2.5

Single Family Market

Listings:

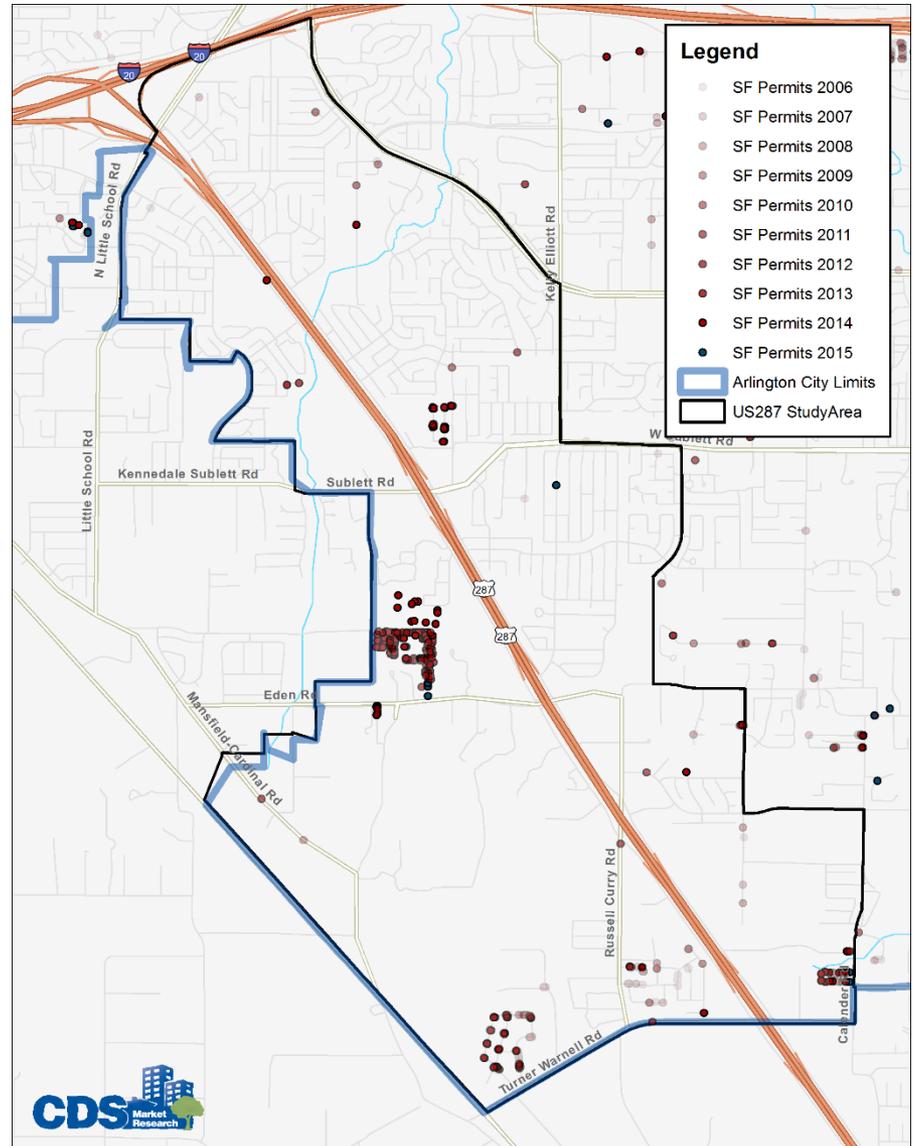
Northern - \$52K - \$240K

Central - \$125K - \$254K

Southern - \$205K - \$348K

Source: City of Arlington

New SF Residential Building Permits, 2006-15



New SF Development

Eden Glen – DR Horton

326 homes, 50x100 lots

\$180s - \$270s

1 lot left



Melia Ranch

66 lots; 20.24 acres

\$310s - \$420s

3 lots sold since April 2015

Kennedale ISD challenge

Mansfield is competition



New SF Development

Eden Village

40 lots on 9 acres – 1 street

\$349,990 to \$414,990

Zero lot lines, catering to retirees



Tierra Verde Estates

¼ acre homesites

19 lots

Gated Community

Pricing started in the \$300s

1 home left - \$369k

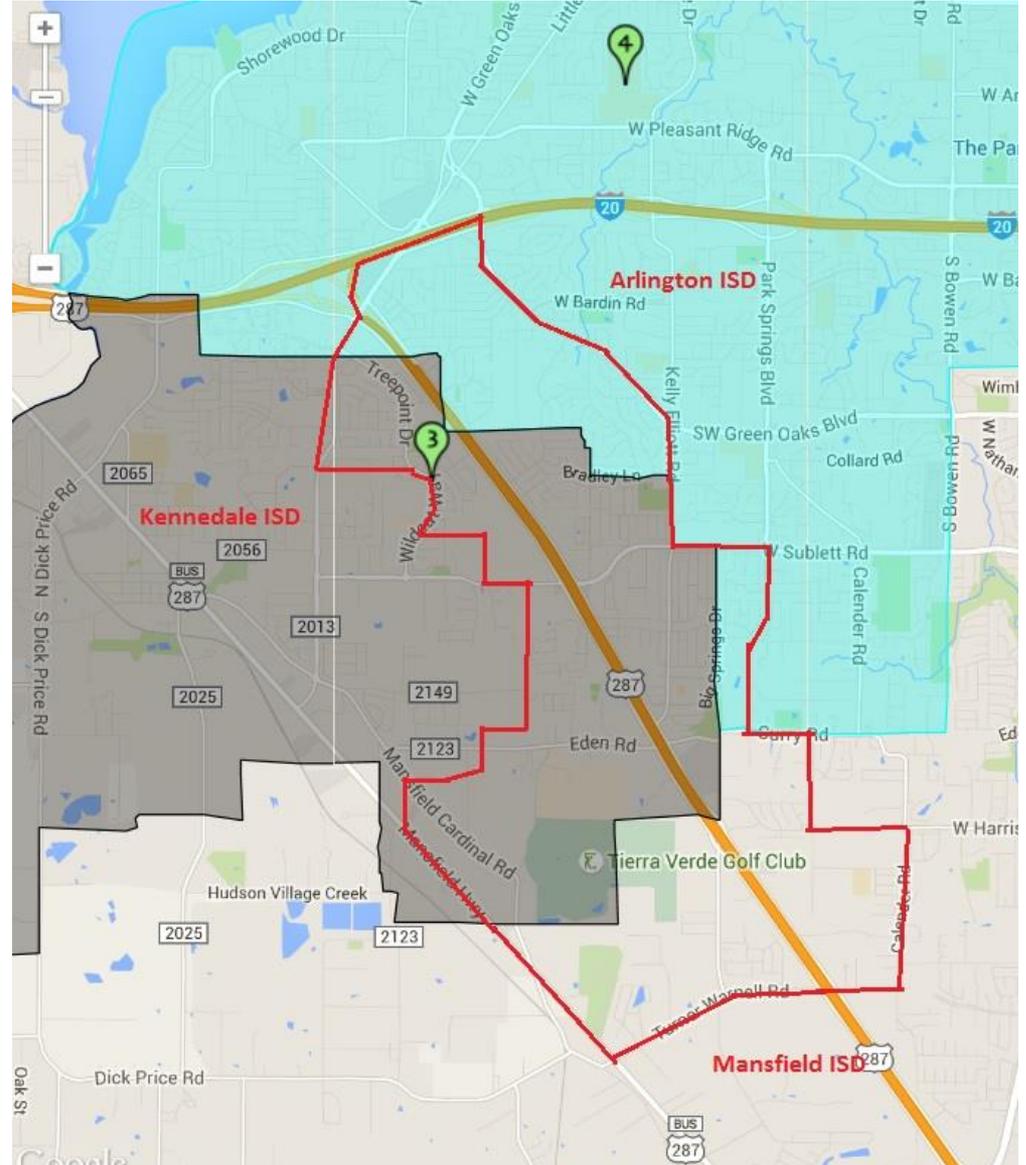


School Districts

Three ISDs in
Study Area

Mansfield ISD is
“preferred”

Enables higher home
prices



Interviews

Commercial Brokers and Developers:

287 Corridor is regarded as “no man’s land”; “old vibe”

Lacks interest from commercial development compared to I-20 corridor

Competes with Mansfield for retail

Values have been stagnant in the area

Zoning regulations and permitting harder in Arlington

Area needs better infrastructure

Office warehouse/flex is recommended and in demand

Senior facility would be asset

Interviews

Residential Brokers and Developers:

Prices are increasing

School districts affect pricing – Mansfield in demand

Buyer profiles – first time buyers, dual income families, retirees

Shortage of homes in the \$175k and below

Large lots (1/4 ac +) would be successful

Could use custom homes on larger lots \$300k - \$500k

Shortage of lots

Prices from \$400k need to be in Mansfield ISD

Prime location for upscale homes near golf course

CMA

The Competitive Market Area (CMA) is the area that contains the majority of existing residential and commercial facilities influencing the future development of the 287 corridor.

The boundaries are the railroad Arlington city limits to the north; Texas Highway 360 and Mansfield city limits to the east; FM 917 and Mansfield city limits to the south; and Rendon New Hope Road, N Dick Price Road, and E Loop 820 S to the west.

CMA Boundaries



Study Area compared to CMA

Rental rates for Industrial and Multi-family uses are higher in the study area and vacancy is lower than the CMA

	Office Market		Industrial		Retail		Multi-family	
Existing	Study Area	CMA	Study Area	CMA	Study Area	CMA	Study Area	CMA
SF or Units	169,570	13,228,976	420,700	22,394,281	781,646	22,394,281	700	54,200
Vacancy	14%	11%	0%	4%	6%	4%	1%	3%
Rental Rates/psf	\$15.16	\$17.63	\$9.17	\$6.39	\$15.43	\$14.86	\$1.01	\$0.98
% of CMA	1.3 %		1.8%		3.4%		1.3%	

Source: U.S. Bureau of the Census; PCensus for Map Info, Copyright 2015 Tetrad Corporation

Projected Growth in the CMA

Growth projected by NCTCOG shows significant growth in HH, population and jobs; population up 56% in study area while CMA increases by 46% from 2015 to 2040

Year	Households			Population			Jobs		
	Region	CMA	Study Area	Region	CMA	Study Area	Region	CMA	Study Area
2005	2,070,699	166,169	7,189	5,777,272	452,558	19,565	3,774,666	204,587	4,632
2010	2,290,365	184,008	8,127	6,399,514	503,214	22,209	4,196,341	231,989	5,412
2015	2,511,662	197,924	8,709	7,030,576	543,524	23,896	4,607,583	259,458	6,232
2020	2,747,929	216,086	9,628	7,701,248	595,840	26,525	5,030,815	286,967	7,255
2025	2,993,598	234,181	10,356	8,399,114	648,322	28,647	5,461,366	314,822	8,130
2030	3,244,450	252,409	10,968	9,113,004	701,521	30,462	5,894,042	344,627	9,044
2035	3,497,180	269,128	11,679	9,833,378	750,882	32,569	6,327,631	374,599	10,092
2040	3,729,184	262,294	13,672	10,676,844	750,167	34,920	6,691,459	347,489	12,344

Source: NCTCOG

Projected Development

Growth projected by NCTCOG and retail sales growth translates to new development in the CMA and Study Area thru 2020

	Office Market		Industrial		Retail		Multi-family	
Projected Growth	Study Area	CMA	Study Area	CMA	Study Area	CMA	Study Area	CMA
SF or Units	53,248	4,096,058	43,081	2,393,429	26,914	897,139	84	1,121

Projected Single family development in the Study Area thru 2020 equates to 445 new homes

Source: NCTCOG; PCensus for MapInfo, Urban Land Institutes Dollars & Cents of Shopping Centers, CDS Market Research

Initial Outlook

Commercial potential

Traditional office – limited to I-20 area at this time

Retail – limited to restaurants, services, possibly Top Golf

Flex office/warehouse - strong demand 43,000sf by 2020



Initial Outlook

Residential potential

Multifamily apartments – good potential for rents up to \$1.30psf

Move-up single family on typical lots – strong

- Pricing \$175K - \$300K
- Kennedale and especially Mansfield ISDs

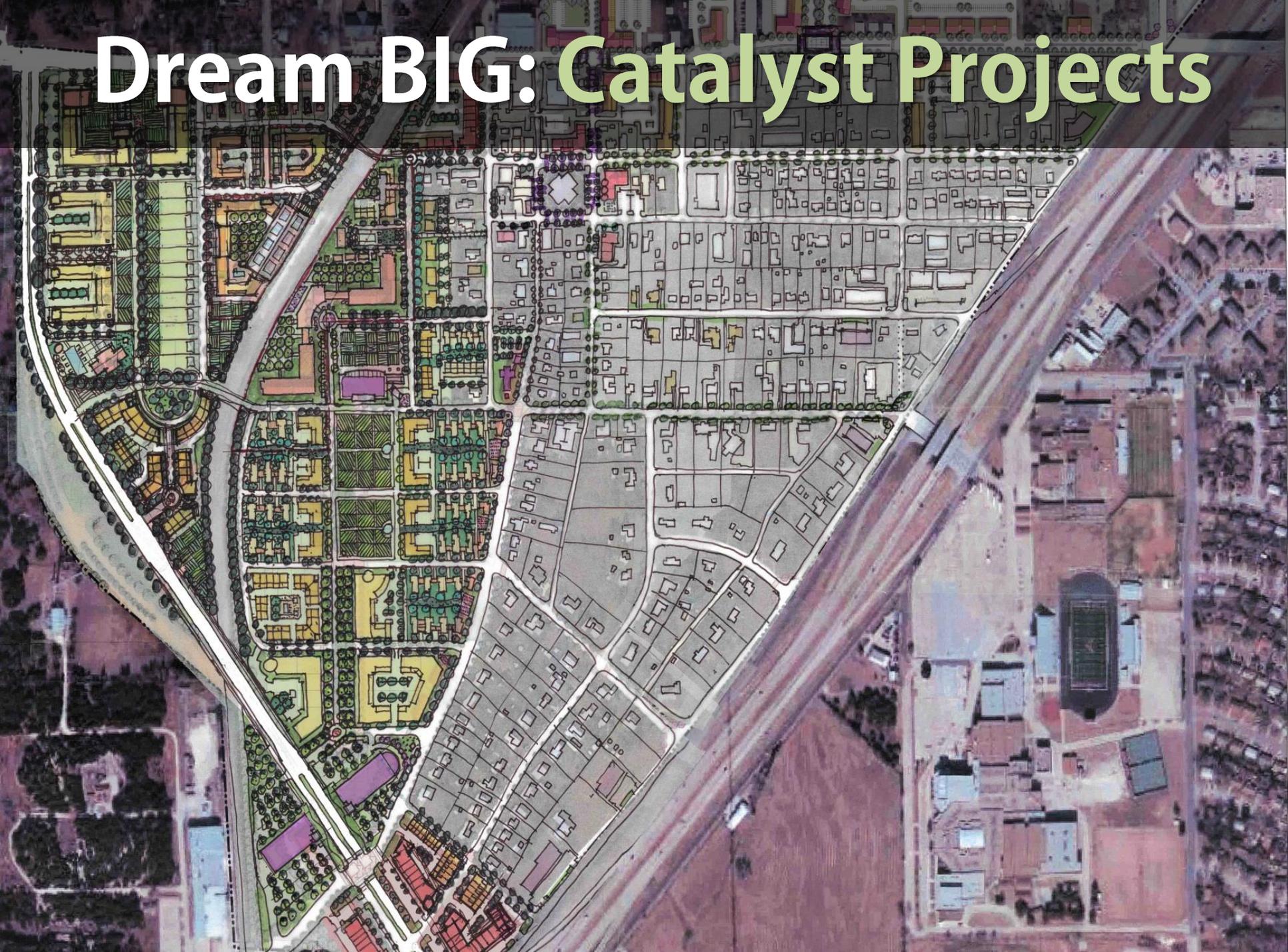
Higher end minimum ¼ acre lots in Mansfield ISD \$300K to \$500K

- Financially riskier for developers
- Located near Tierra Verde Golf Course

Opportunity-Focused



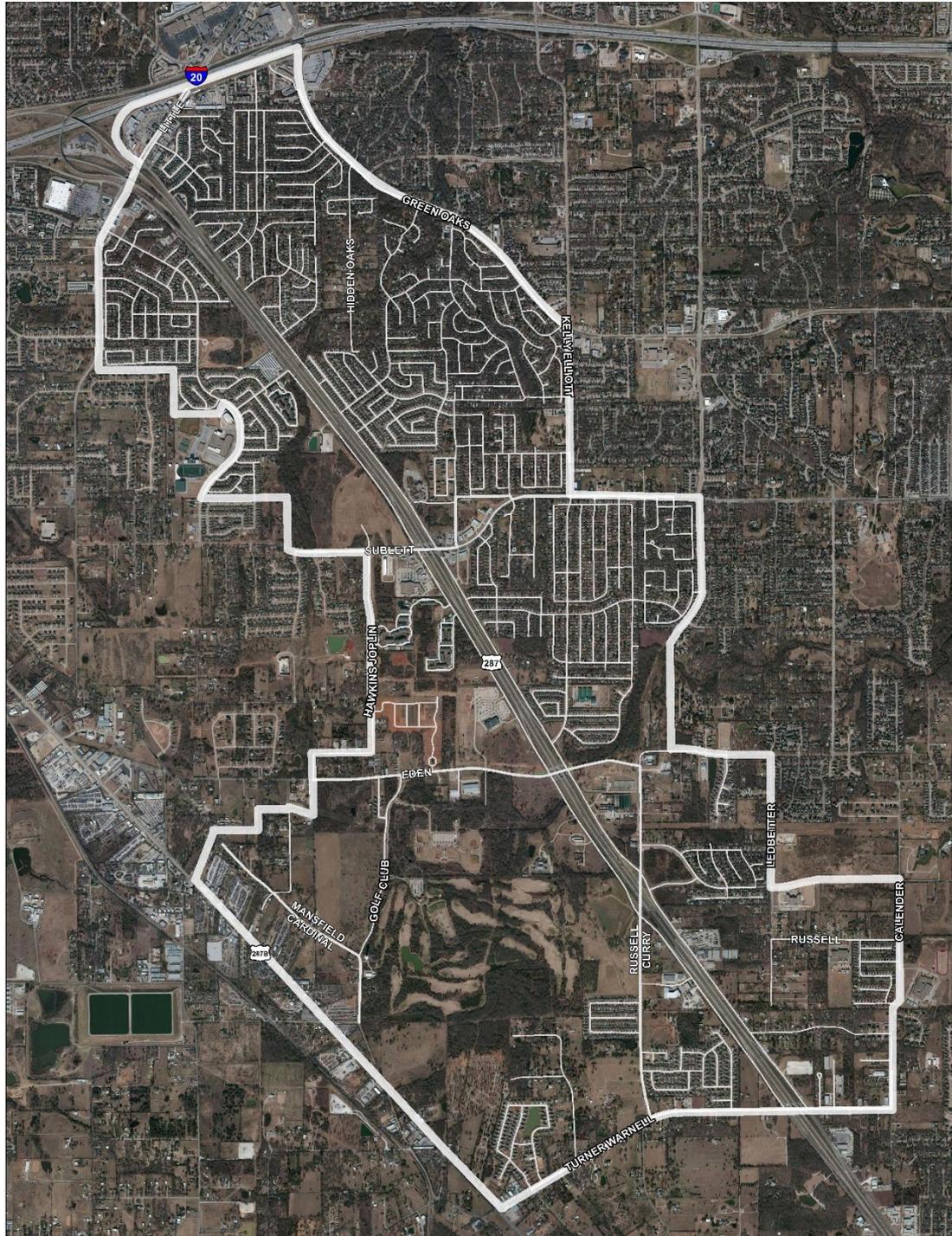
Dream BIG: Catalyst Projects



Next Steps

- Charrette - October
- Public Meeting - October
- Preliminary Strategies
- PAC Meeting #3 - TBD





Ethnicity

Study Area higher Anglo (75.3%) share of population than City or County

Race/Ethnicity 2015 Estimate	Study Area	City of Arlington	Tarrant County
2015 Estimated Population	20,010	383,528	1,953,208
White Alone	75.43%	56.28%	64.86%
Black or African American Alone	12.83%	20.12%	15.48%
American Indian and Alaska Native Alone	0.60%	0.68%	0.66%
Asian Alone	2.75%	6.90%	4.97%
Native Hawaiian and Other Pacific Islander Alone	0.03%	0.11%	0.17%
Some Other Race Alone	4.88%	12.30%	10.58%
Two or More Races	3.47%	3.60%	3.29%
2013 Estimated Population Hispanic or Latino			
Hispanic or Latino	13.71%	29.75%	28.30%
Not Hispanic or Latino	86.29%	70.25%	71.70%

Source: U.S. Bureau of the Census; PCensus for Map Info, Copyright 2015 Tetrad Corporation

Age and Marital Status

Study Area tilts older, higher married share

Age and Marital Status 2015 Estimate	Study Area	City of Arlington	Tarrant County
Under Age 18	24.9%	26.8%	27.0%
Age 18 to 24	8.9%	10.5%	9.6%
Age 25 to 34	13.0%	14.9%	14.2%
Age 35 to 44	14.2%	13.8%	13.9%
Age 45 to 54	15.2%	13.4%	13.7%
Age 55 to 64	13.1%	10.9%	11.1%
Age 65 and Over	10.7%	9.7%	10.4%
Median Age	37.2	33.5	34.4
Average Age	37.1	35.0	35.5
Married	54.8%	49.6%	52.2%

Source: U.S. Bureau of the Census; PCensus for Map Info, Copyright 2015 Tetrad Corporation

Household Size

Study Area presently oriented to 2, 3, 4-person HHs

Household Size	Study Area	City of Arlington	Tarrant County
Total Households	7,441	138,911	704,938
1-person household	20.4%	25.2%	25.1%
2-person household	33.5%	29.1%	29.1%
3-person household	19.9%	17.4%	17.1%
4-person household	16.1%	14.4%	14.6%
5-person household	6.9%	7.9%	8.0%
6-person household	2.1%	3.6%	3.6%
7 + household	1.2%	2.5%	2.4%
Estimated HH Size	2.68	2.74	2.75

Source: U.S. Bureau of the Census; PCensus for Map Info, Copyright 2015 Tetrad Corporation

Educational Attainment

Study Area – fewer residents without HS diploma

Education	Study Area	City of Arlington	Tarrant County
No Diploma	1.6%	3.7%	7.2%
Some High School	4.8%	4.7%	8.6%
High School Graduate (or GED)	23.0%	20.4%	23.0%
College, no degree	27.8%	25.6%	25.5%
Associate Degree	8.3%	7.8%	7.0%
Bachelor's Degree	24.5%	25.7%	19.6%
Master's Degree	8.5%	9.9%	7.0%
Professional Degree	0.9%	1.3%	1.2%
Doctorate Degree	0.6%	1.0%	0.9%
Bachelor's or above	34.5%	37.8%	28.7%

Source: U.S. Bureau of the Census; PCensus for Map Info, Copyright 2015 Tetrad Corporation

Household Income

Study Area – upper-middle income profile; smaller low-income population

Household Income Group	Study Area	City of Arlington	Tarrant County
Less than \$15,000	5.1%	11.2%	10.8%
\$15,000 to \$24,999	5.2%	10.5%	10.2%
\$25,000 to \$34,999	10.6%	11.8%	10.4%
\$35,000 to \$49,999	11.7%	14.7%	13.6%
\$50,000 to \$74,999	23.0%	19.1%	18.9%
\$75,000 to \$99,999	16.3%	12.6%	12.8%
\$100,000 to \$124,999	12.2%	8.0%	8.5%
\$125,000 to \$149,999	7.1%	4.6%	5.2%
\$150,000 to \$199,999	5.2%	4.5%	5.1%
\$200,000 to \$249,999	1.7%	1.4%	1.7%
\$200,000 to \$499,999	1.8%	1.5%	2.2%
\$500,000 or more	0.2%	0.3%	0.7%
Average HH Income	\$81,784	\$68,130	\$75,020
Median HH Income	\$68,978	\$52,297	\$56,736

Source: U.S. Bureau of the Census; PCensus for Map Info, Copyright 2015 Tetrad Corporation

Housing Tenure and Age

Study Area – high owner-occupied share
older housing products

Housing 2015 Estimate	Study Area	City of Arlington	Tarrant County
Total Housing Units	7,772	151,109	763,836
Occupied Housing Units	7,441	138,911	704,938
Owner Occupied	77.3%	57.7%	62.3%
Renter Occupied	22.7%	42.3%	37.7%

	STUDY AREA	Kennedale city, TX	Mansfield city, TX	Arlington city, TX
2015 Est. Housing Units by Year Built	7,772	2,752	21,430	151,109
Housing Units Built 2010 or later	6.34%	4.36%	11.61%	4.58%
Housing Units Built 2000 to 2009	21.93%	20.75%	47.85%	15.81%
Housing Units Built 1990 to 1999	22.83%	24.20%	17.82%	16.55%
Housing Units Built 1980 to 1989	33.52%	24.38%	12.16%	25.67%
Housing Units Built 1970 to 1979	12.51%	9.70%	6.15%	21.49%

Source: U.S. Bureau of the Census; PCensus for Map Info, Copyright 2015 Tetrad Corporation

Housing Values

Study Area – lower median home value; 4.1% valued above \$400,000

Housing 2015 Estimate	Study Area	City of Arlington	Kennedale	Mansfield
Owner Occupied Homes	5,751	80,189	1,856	16,163
Less than \$20,000	2.40%	2.30%	2.91%	2.26%
\$20,000 to \$39,999	0.60%	1.30%	2.42%	1.43%
\$40,000 to \$59,999	0.80%	1.70%	2.59%	1.07%
\$60,000 to \$79,999	1.70%	5.00%	4.96%	2.26%
\$80,000 to \$99,999	6.10%	10.50%	8.78%	4.60%
\$100,000 to \$149,999	37.40%	34.10%	22.20%	17.42%
\$150,000 to \$199,999	29.20%	23.30%	17.94%	26.54%
\$200,000 to \$299,999	13.40%	14.60%	26.72%	28.57%
\$300,000 to \$399,999	4.40%	3.50%	5.55%	9.04%
\$400,000 to \$499,999	1.80%	1.60%	2.80%	3.42%
\$500,000 to \$749,999	1.50%	1.40%	2.21%	1.94%
\$750,000 to \$999,999	0.50%	0.50%	0.38%	0.56%
\$1,000,000 or more	0.30%	0.30%	0.54%	0.88%
Median Owned Housing Unit Value	\$151,818	\$142,913	\$167,117	\$189,479
% above \$400k	4.1%	3.8%	5.9%	6.8%

Source: U.S. Bureau of the Census; PCensus for Map Info, Copyright 2015 Tetrad Corporation

Employed Residents

Study Area – white-collar oriented

Occupation Category	Study Area		City of Arlington		Tarrant County	
	11,034	%	193,336	%	954,397	%
Blue Collar	1,754	15.9%	44,063	22.8%	210,756	22.1%
White Collar	7,749	70.2%	115,878	59.9%	586,561	61.5%
Service & Farm	1,531	13.9%	33,395	17.3%	157,080	16.5%

Source: U.S. Bureau of the Census; PCensus for Map Info, Copyright 2015 Tetrad Corporation

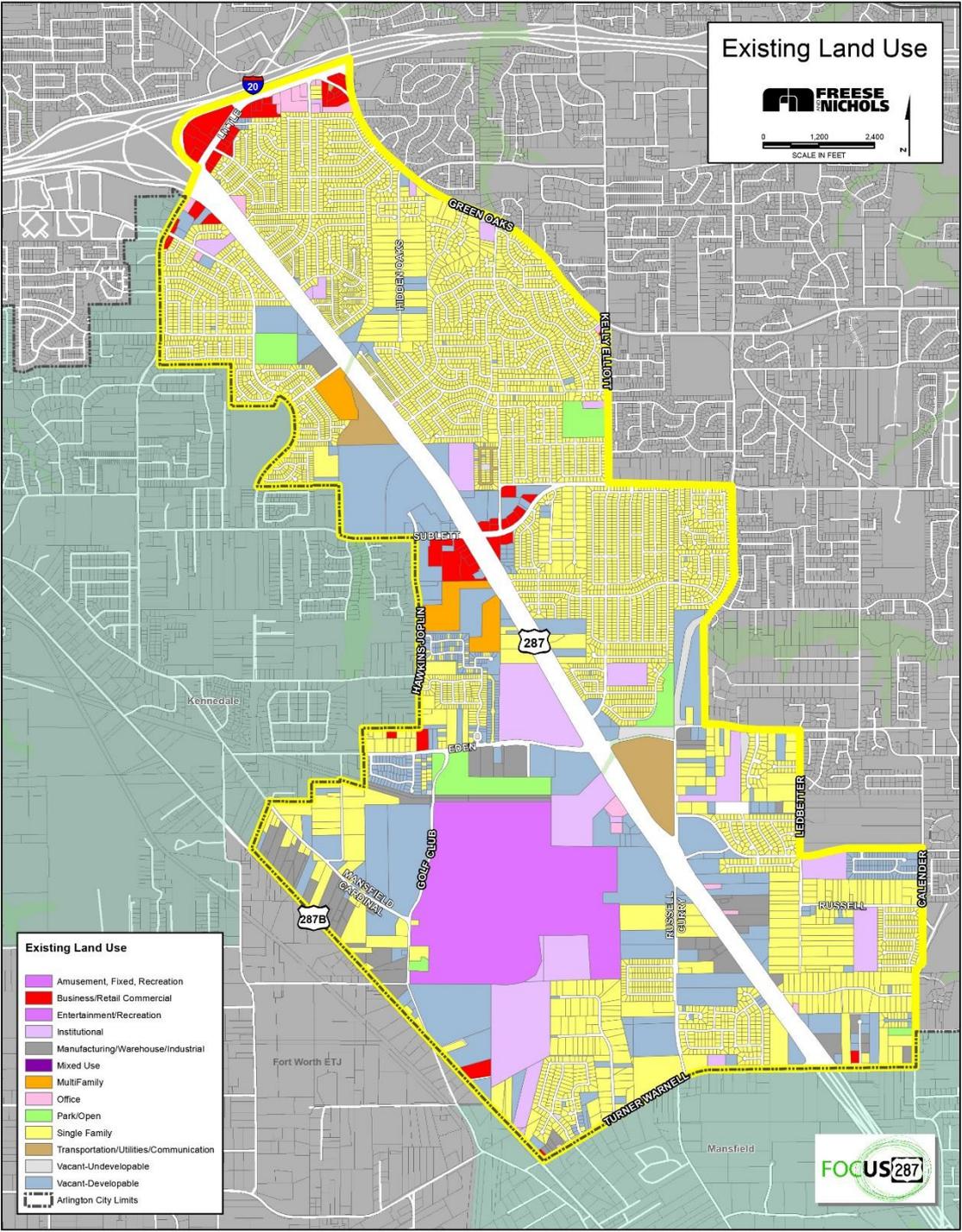
Existing Land Use



0 1,200 2,400
SCALE IN FEET

Existing Land Use

- Amusement, Fixed, Recreation
- Business/Retail Commercial
- Entertainment/Recreation
- Institutional
- Manufacturing/Warehouse/Industrial
- Mixed Use
- MultiFamily
- Office
- Park/Open
- Single Family
- Transportation/Utilities/Communication
- Vacant-Undevelopable
- Vacant-Developable
- Arlington City Limits



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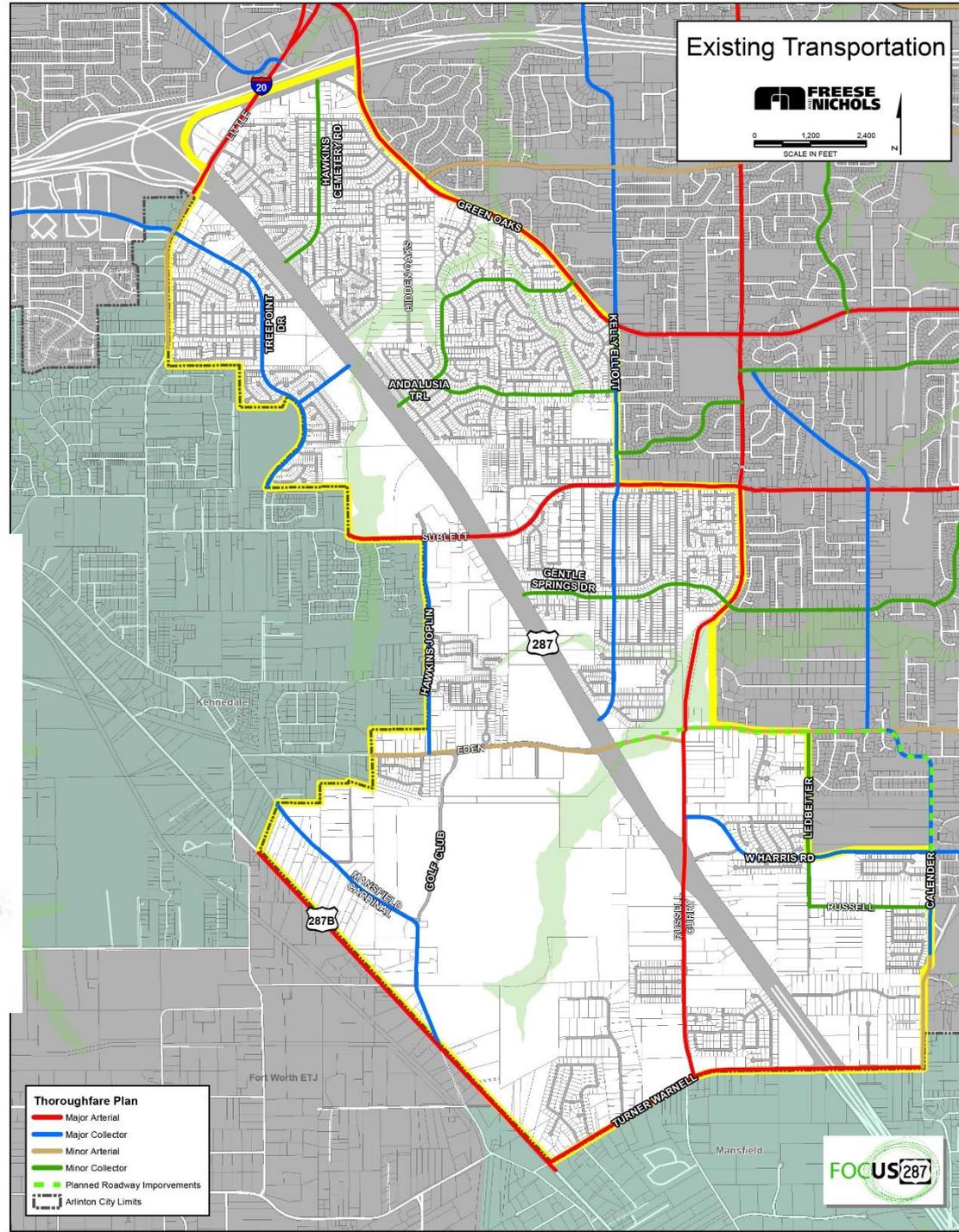


Existing Transportation



Thoroughfare Plan

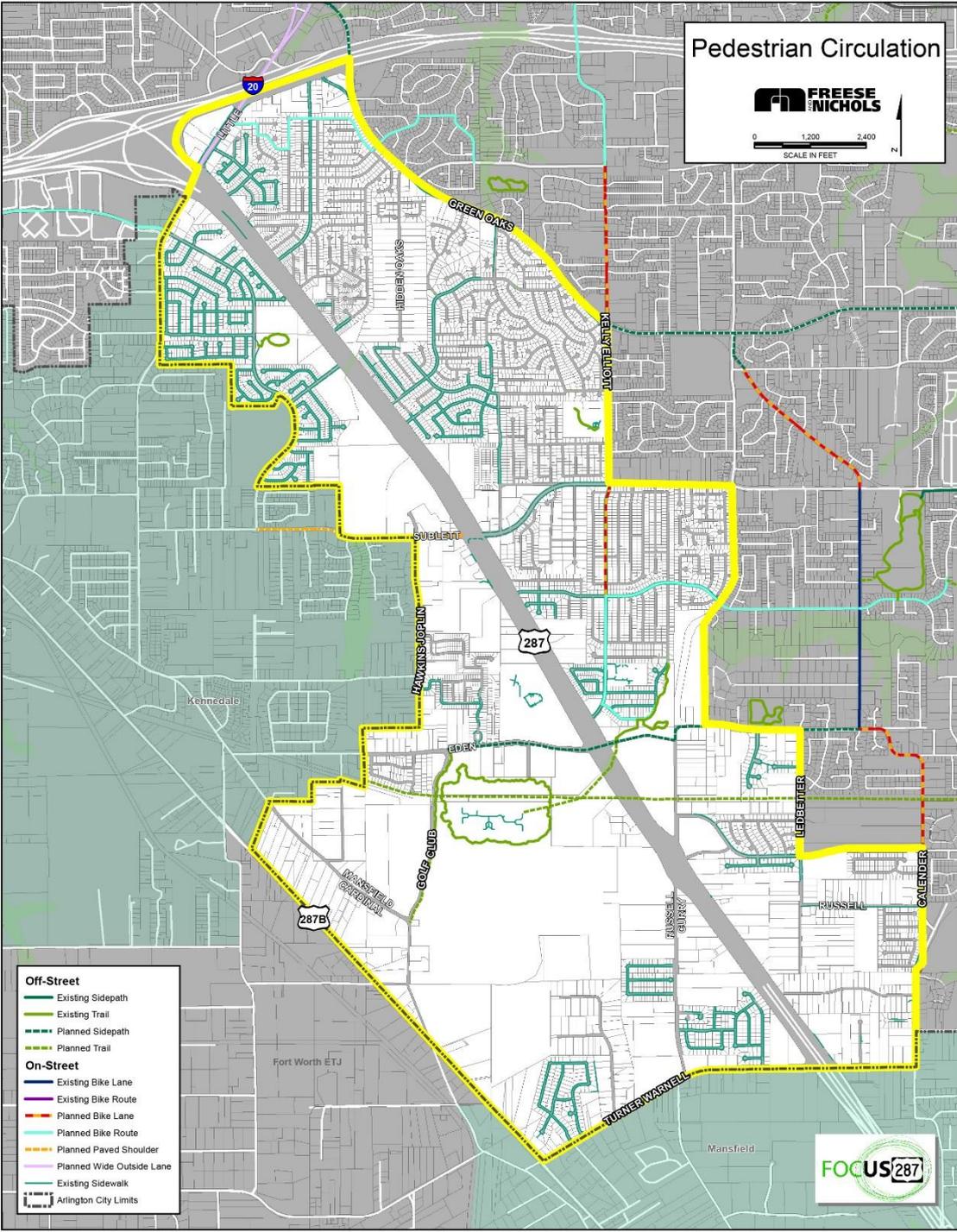
-  Major Arterial
-  Major Collector
-  Minor Arterial
-  Minor Collector
-  Planned Roadway Improvements
-  Arlington City Limits



Thoroughfare Plan

-  Major Arterial
-  Major Collector
-  Minor Arterial
-  Minor Collector
-  Planned Roadway Improvements
-  Arlington City Limits





Off-Street

- Existing Sidewalk
- Existing Trail
- Planned Sidewalk
- Planned Trail

On-Street

- Existing Bike Lane
- Existing Bike Route
- Planned Bike Lane
- Planned Bike Route
- Planned Paved Shoulder
- Planned Wide Outside Lane

- Existing Sidewalk
- Arlington City Limits

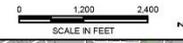
Off-Street

- Existing Sidewalk
- Existing Trail
- Planned Sidewalk
- Planned Trail

On-Street

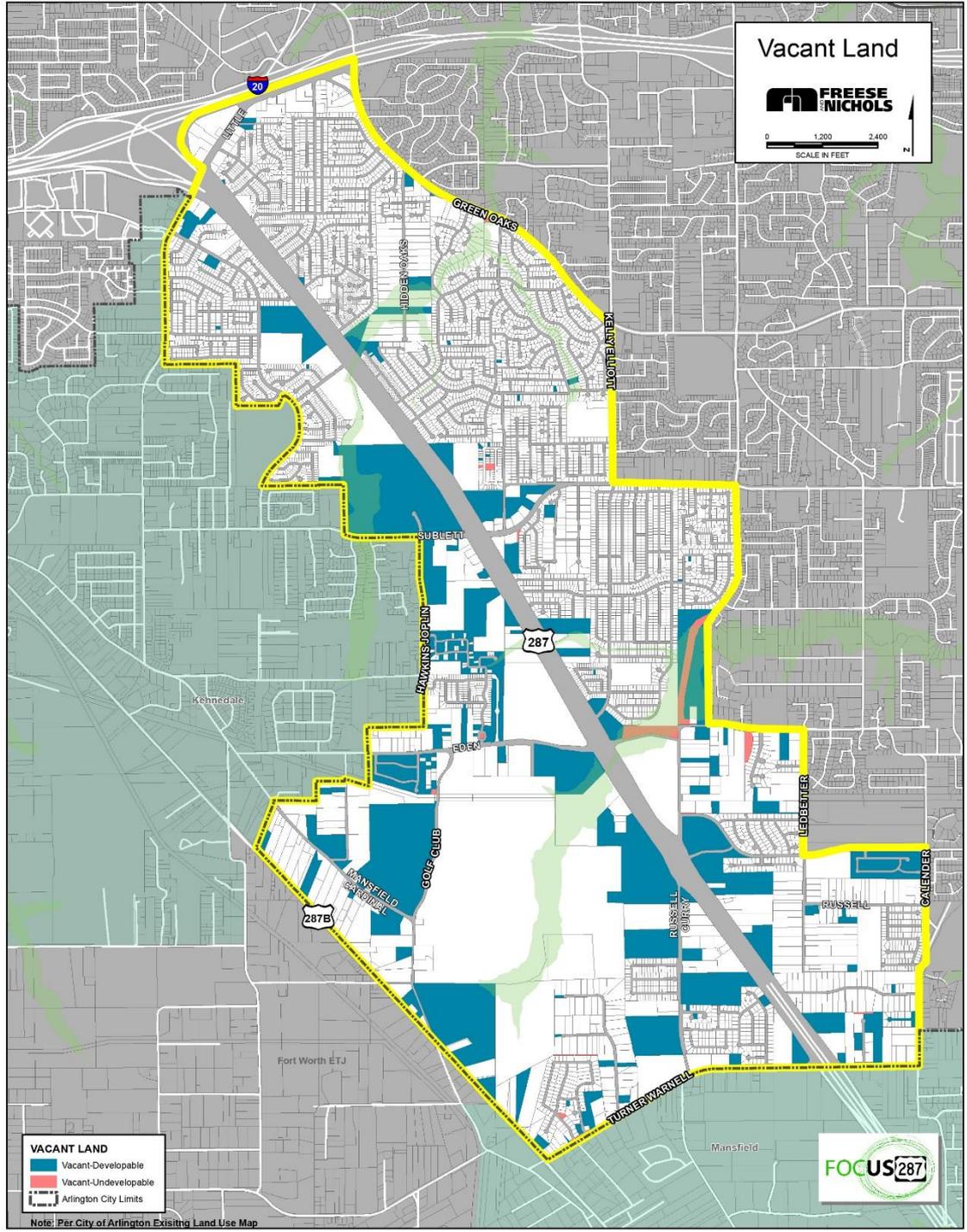
- Existing Bike Lane
- Existing Bike Route
- Planned Bike Lane
- Planned Bike Route
- Planned Paved Shoulder
- Planned Wide Outside Lane
- Existing Sidewalk
- Arlington City Limits

Vacant Land



VACANT LAND

-  Vacant-Developable
-  Vacant-Undevelopable
-  Arlington City Limits



VACANT LAND

-  Vacant-Developable
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Note: Per City of Arlington Existing Land Use Map



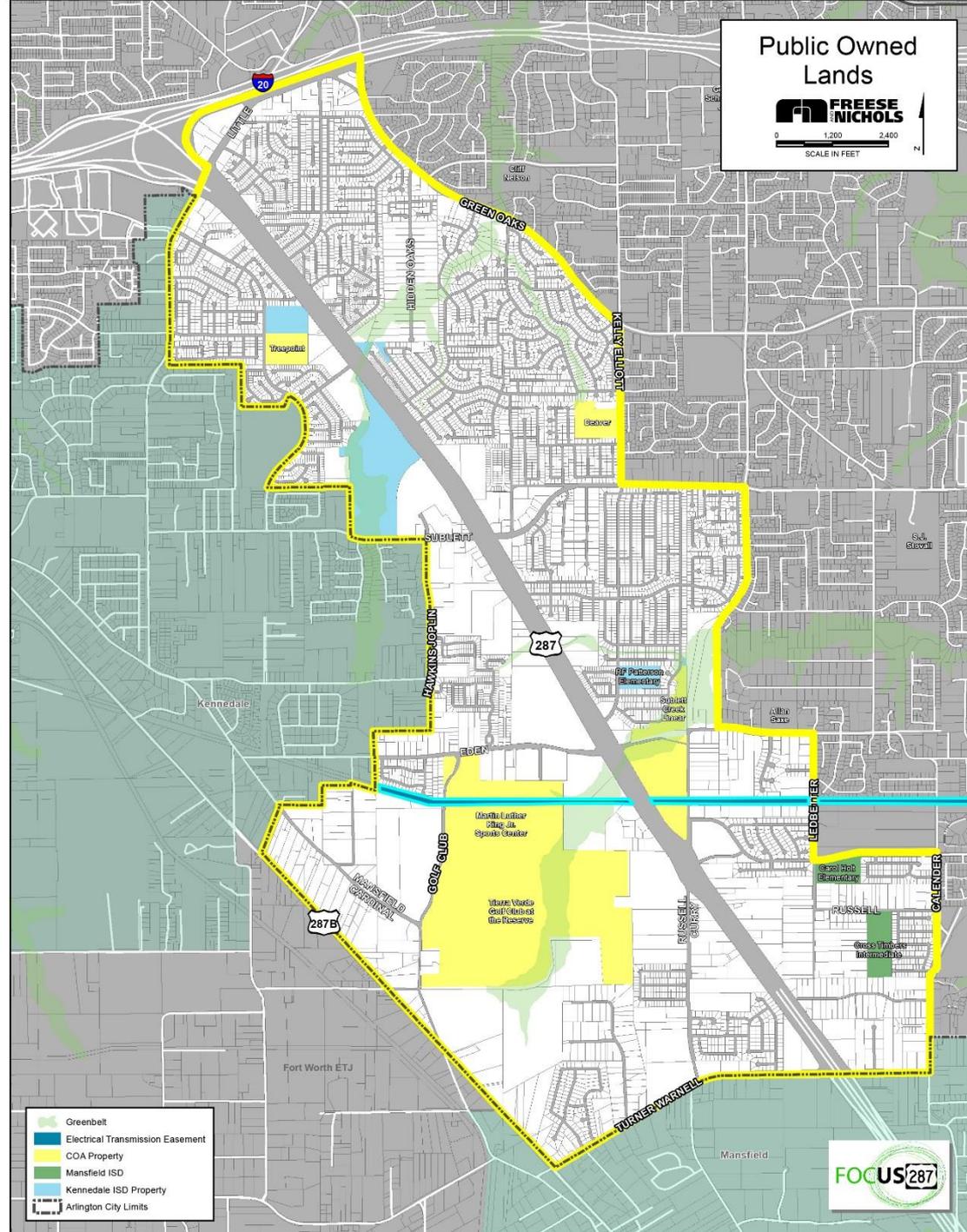
Public Owned Lands



0 1,200 2,400
SCALE IN FEET



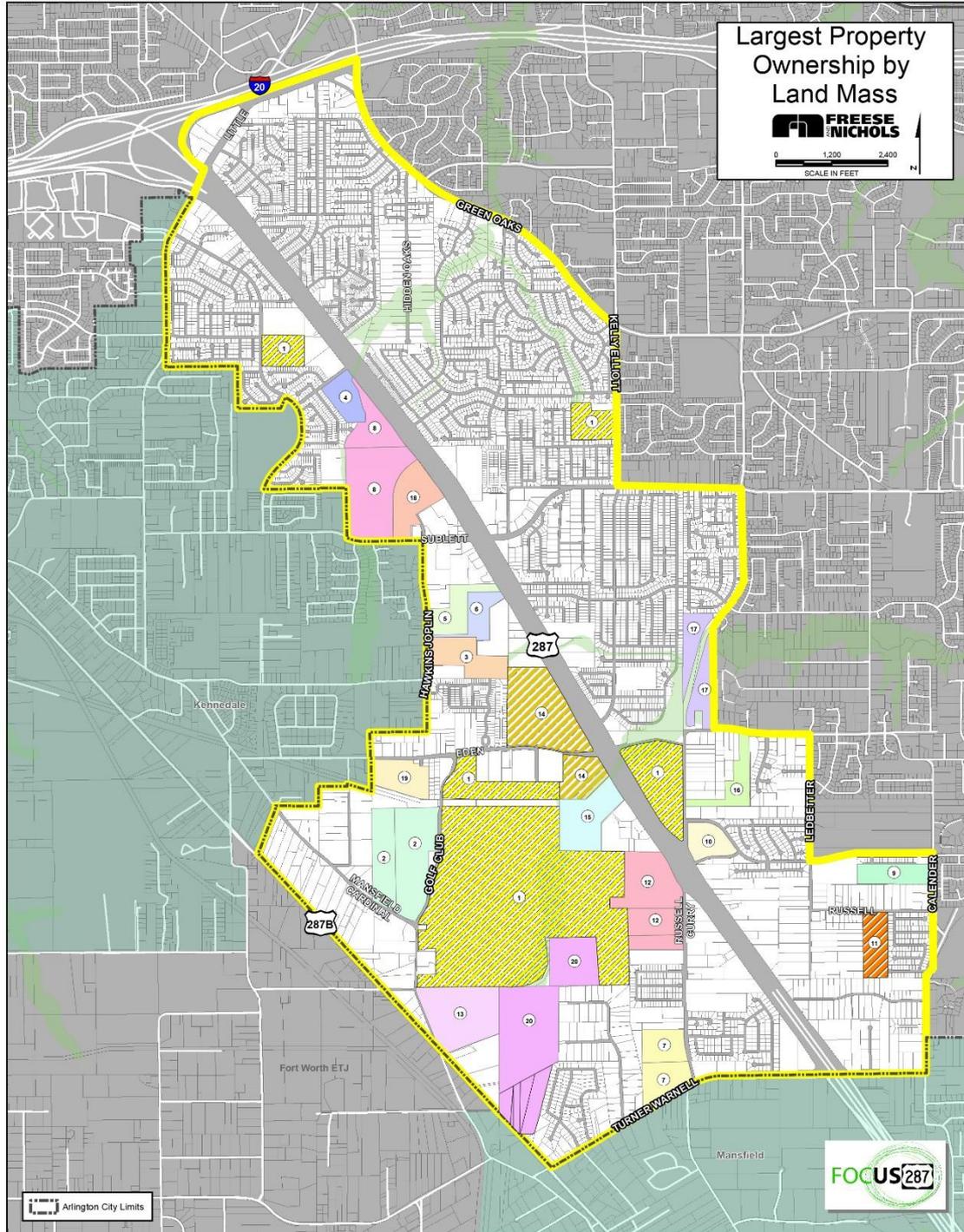
-  Greenbelt
-  Electrical Transmission Easement
-  COA Property
-  Mansfield ISD
-  Kennedale ISD Property
-  Arlington City Limits



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Owner	Rank
Arlington, City of	1
Birk, William M Etux Sylvia C	2
D R Horton Ltd	3
Desoto Partners Ltd	4
Falcon Lakes Ltd	5
G & R Stx Investments LLC	6
Helzer, James E Etux Marilyn	7
Kennedale ISD	8
Lan-Cal Ltd	9
Lin, Kou-Laung Etux Su-Mei Lin	10
Mansfield ISD	11
Middleton, Paul Gene	12
Nettje Engler Properties LLC	13
Overcoming Faith Ch Ctr Inc	14
Sas Healthcare Inc	15
Robertson Charities Corp	16
Snowden, Jack	17
Sublett Corporation, The	18
Tierra Grande Joint Venture	19
We-Cedar Hill Mem Park Inc	20

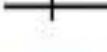


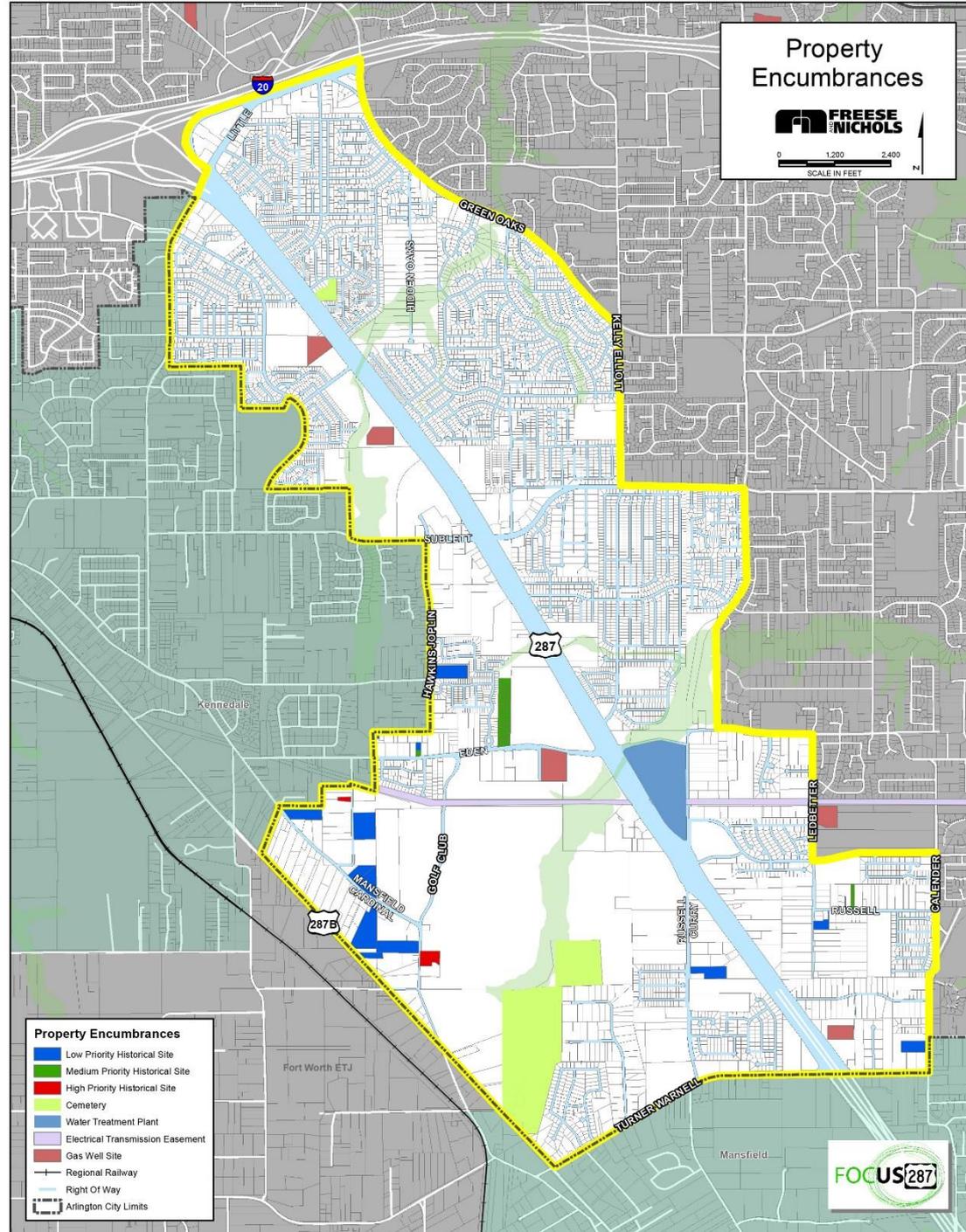
Property Encumbrances



0 1,200 2,400
SCALE IN FEET

Property Encumbrances

-  Low Priority Historical Site
-  Medium Priority Historical Site
-  High Priority Historical Site
-  Cemetery
-  Water Treatment Plant
-  Electrical Transmission Easement
-  Gas Well Site
-  Regional Railway
-  Right Of Way
-  Arlington City Limits

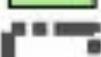


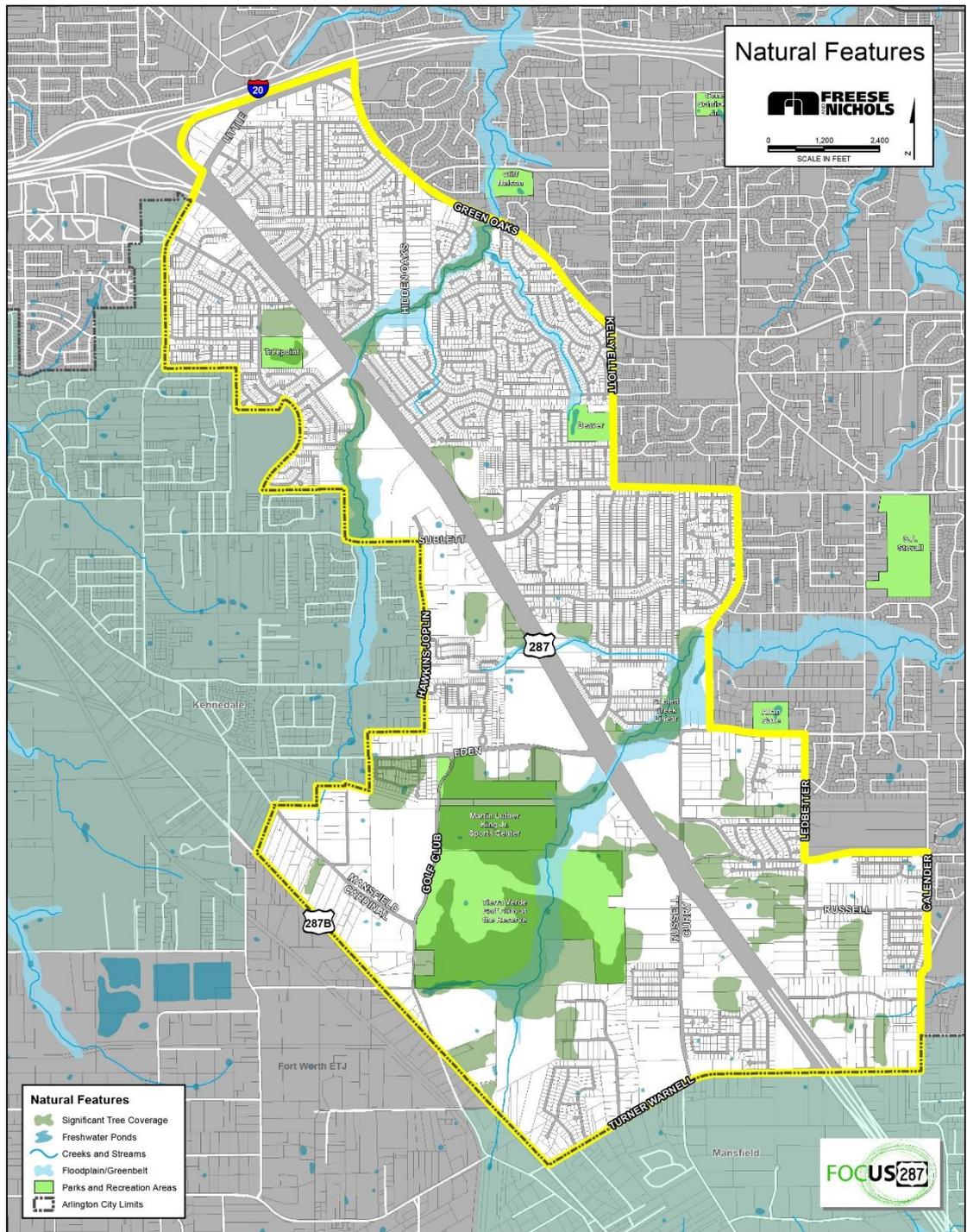
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Natural Features

-  Significant Tree Coverage
-  Freshwater Ponds
-  Creeks and Streams
-  Floodplain/Greenbelt
-  Parks and Recreation Areas
-  Arlington City Limits



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