FOCUS 287

US 287 CORRIDOR

STRATEGIC PLAN

SUPPORTING DOCUMENTATION

What's Inside

Public Feedback 1

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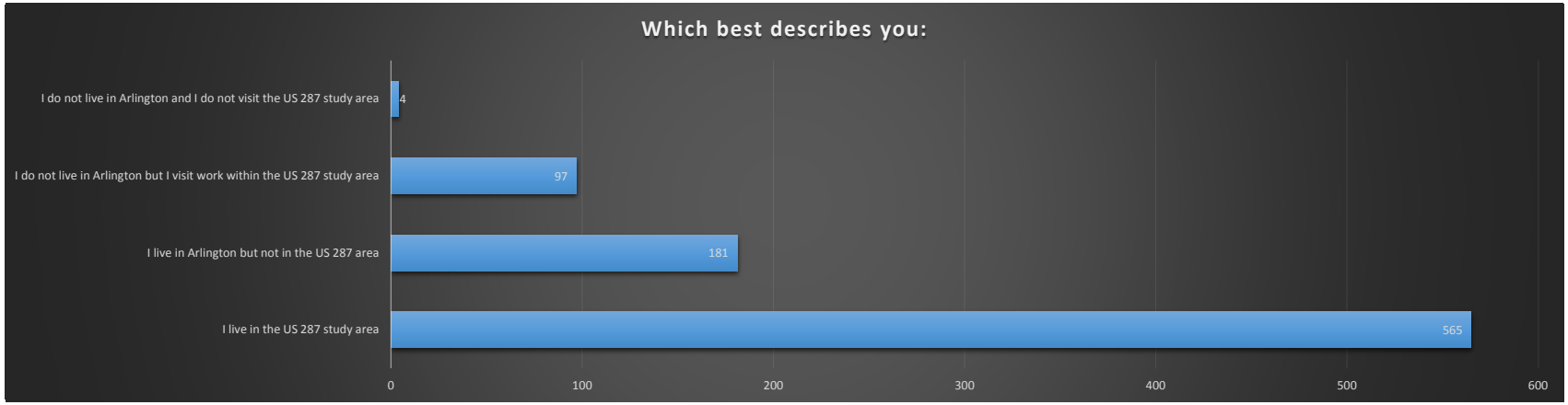
PUBLIC FEEDBACK

287 Strategic Plan Survey - RAW DATA

1. Which best describes you:

Answer A	I live in the US 287 study area	**565**
Answer B	I live in Arlington but not in the US 287 area	**181**
Answer C	I do not live in Arlington but I visit work within the US 287 study area	**97**
Answer D	I do not live in Arlington and I do not visit the US 287 study area	**4**

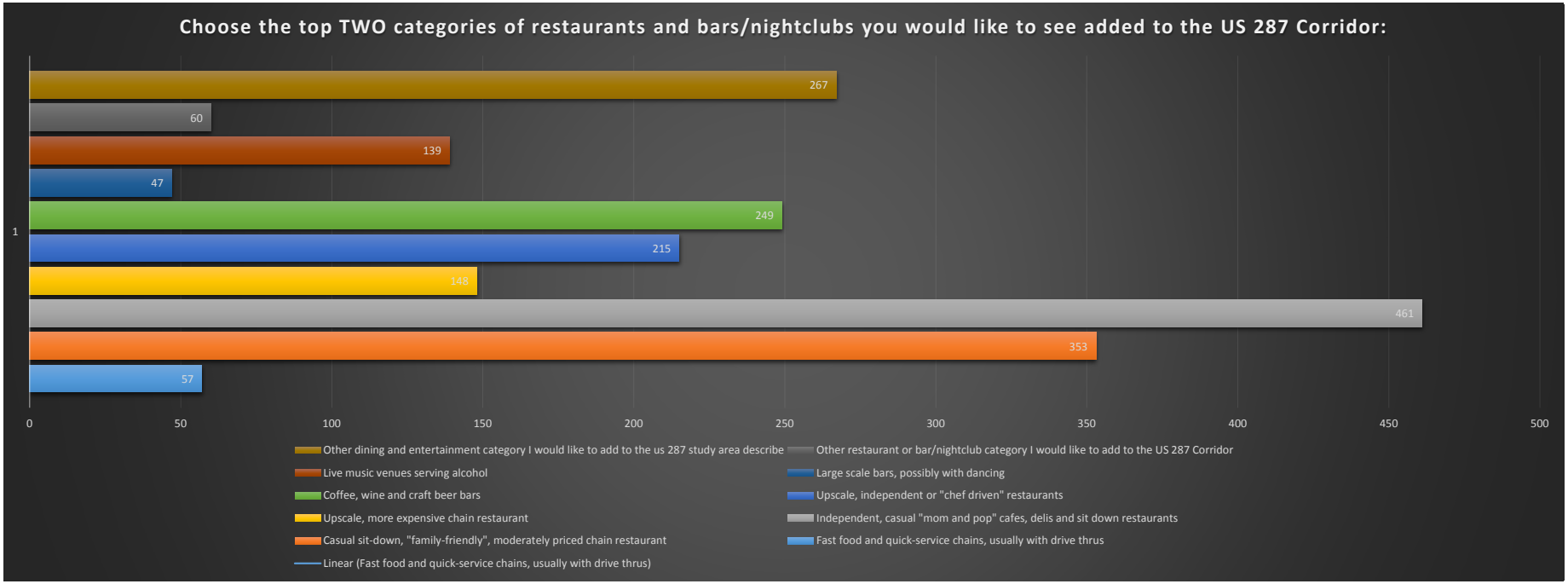


2. Which statement most closely reflects your habits and opinions related to restaurants and dining out:

Answer A	I rarely patronize these types of destinations and the numberand type currently available is of no concern to me	**25**
Answer B	I visit these types of destinations at least occasionally and the number and type available meet my needs and preferences	**351**
Answer C	I visit these types of destinations at least occasionally and find that the number and type available does not meet my needs or preferences I have to leave the area for dining and entertainment	**469**

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

Answer A	Fast food and quick-service chains, usually with drive thrus	**57**
Answer B	Casual sit-down, "family-friendly", moderately priced chain restaurant	**353**
Answer C	Independent, casual "mom and pop" cafes, delis and sit down restaurants	**461**
Answer D	Upscale, more expensive chain restaurant	**148**
Answer E	Upscale, independent or "chef driven" restaurants	**215**
Answer F	Coffee, wine and craft beer bars	**249**
Answer G	Large scale bars, possibly with dancing	**47**
Answer H	Live music venues serving alcohol	**139**
Answer K	Other restaurant or bar/nightclub category I would like to add to the US 287 Corridor	**60**
Answer K-2	Other dining and entertainment category I would like to add to the us 287 study area describe	**267**



Answer K **Other restaurant or bar/nightclub category I would like to add to the US 287 Corridor:**

less retail
none
none of the above
the demographics of the area do NOT warrent upscale. BUT we need NO more fast food.
Employment center
Please add a MiCocina
Antiques & Farmers Market
Independent casual restaurants with patios. Not mom & pop. Some family friendly but some date night and happy hour friendly as well.
Gas and convenience store
Anything healthy for once
Big name movie theatre
Top golf
Mall
Recreation destinations
no change
Top golf
Top Golf!!!
Healthy dining
Park/recreational/green space
Bowling alley
Summit fitness
none
Family friendly music venue; no alcohol
None

Don't see the need to add any, it will only increase traffic in the area and 287 and side roads are not designed to handle it. PLEASE NO ADDED CONSTRUCTION IN THIS AREA
Leave it alone! Keep it small town!
Main Event type of entertainment
aldi's
We have all we need
none, what is available is adequate
none. Leave it alone. Leave what little small town we have left.
None
It's not your job to spend my money doing market development. Stop it.
None
None, stop all the development!
parks and family venues
NONE
I dont want anything that requires domained property to be taken from this area
Parks
None of the above
none
More parks
NONE OF THE ABOVE
None. The Highlands is enough
small retail shops
No new businesses needed.
Choice a and b
Nothing more.
additional retail shops, upscale movie theater, family entertainment center
None
bookstore
None
None, there is too much development now and traffic is horrendous

I would prefer to leave the area as is.
nothing its fine as it is
i would like to see none of thesr. I would like to see it left the way it is.
Bbq and fish restaurants
None
I'm fine with the way things are.
I do not want to see any other places. We are not that far from other venues that can be visited

Answer K-2 **Other dining and entertainment category I would like to add to the us 287 study area describe** **267**

other dining and entertainment category I would like to add to the us 287 study area describe
Yes to upscale, independent restaurants, Live Music, restaurants with patios.
Whole foods
Nothing large scale. The purpose is to be different to attract our community members, guest and give small business owners an opportunity to thrive
YMCA, Walking trial, dog park
starbucks
i would love to see the type of place that requires a dress code.
New Restaurants to this area should be zoned to require sufficient and protected outdoor seating. By protected I mean that I don't want a view of the highway and it should be covered. I find that this is one of the main reasons we leave Arlington for Fort Worth to eat.

More restaurants like Mac's Steak and seafood, more Mexican restaurants like Rio Mamba, love the music at Tierra verde on weekend nights, need more of that and advertise it.
Lazerquest or Main Event type venue.

Would love to have bath and body works, ikea, trader joe's, central market small venues for eating such as prespas. More upscale restaurants and buissinesses or park.

Dining with more health specific diets (vegan, go, soy free)
Chic-fliet
More shopping.
Live music venues not serving alcohol
There are almost no quality healthy eating options anywhere in Arlington, including south of I-20 and also especially around UTA/downtown, so we typically go to Fort Worth. Most things available currently are pizza, fried/fast food, or chains with mostly starches (Italian, etc.).
Linear parks/hike & bike trails
Movie theater
Family restaurants and local options not fast food oriented.
None
Farmers Market
None, there are more than enough already.
For the love of God, no more fast food please.
Parks
More shopping places.

Better access to these restaurants. Little road needs to be widened or have a turn lane added to turn into restaurants. There is always traffic in that area, even in non busy times of day.
Outdoor bar/dining. There are very few patio destinations in Southwest Arlington to have dinner or drinks when the weather is nice.
Bowling. Meeting room- party rooms for rent
What is the plan for the salvage yards?

would love to see a good seafood restaurant
And would love to see all the businesses that are parking in the right of way along 287 have to move the cars and trucks inside their property lines (down along Eden) thanks
Chicago deli (Al's, portillo's, Wienberger's)
Entertainment
I would like to see walking trails from the Tierra verda area connected to nice bars/ resteraunts. Somewhat like the Katy trail in Dallas.
Yawn how many eating districts does Arlington need? Some people do other things besides Eat!
Think southlake Arlington, not Dallas Oak Cliff!! The cities decisions lately r bringing Arlington down.
HEB
Central Market
Traders Joes

Antique shops, small independently owned shops, no more large chain stores.
Think Bishop Arts, West 7th in Ft Worth, or Lower Greenville.
A mixed area of shopping, dining and entertainment similar to The Highlands (of course not on that large of scale).
Family friendly activities
It would be really nice to have a small to medium size live music venue in this area. It would probably have to sell alcohol to be successful.
Shopping, old navy or steinmart
Local kitchens. My family enjoys supporting small business over large corporate ones. I'd consider opening a small one myself if I could be located amongst the locally owned establishments.
Nothing. I like its rural feel

I live in the ever-growing residential area just west of this study area between Little School Road and Bowman Springs.

While prefer the mom-pop restaurants, chains would be a must to draw people in.

Not dining/entertainment related - grocery such as central market, HEB, etc.
is much needed.

Kennedale HS is in this area and should be taken into consideration when choosing types of businesses where alcohol consumption is a focus.

Although my children are now grown, I still see a need for entertainment that's primary target is for teens.

It seems I frequently drive to Mansfield area to meet my shopping/dining needs to avoid the overly congested area of 20's Cooper Matlock area.

Answer K-2 **Other dining and entertainment category I would like to add to the us 287 study area describe** **267**

Children's entertainment
Bars that have live music on weekends would be awesome to have as well.
Enough of the fast food and national chains already. I want mom & pop, posh, family, and more variety than McDonald's, Taco Bell and whataburger.

Bowling center, not a boutique alley or "family fun" place, but a venue for the sport that leagues, high schoolers and other youth, and colleges could use for competition.
Central Market or HEB!
Park with trails
There are not any restaurants other than pizza that deliver in thus area
HEB Grocery Store
Food trucks and running trails
Top Golf, Main Event, we need a mall in South Mansfield
Cultural offerings like art, music, or live theater.
Family friendly activity oriented businesses
Grocery stores
My question is where is the empty space for your ideas? I would love to see some other dining places ,but not at the cost of killing any residential areas. The City of Arlington is known for tearing down homes to put useless stuff in its place.
Live music venues, theaters, more restaurants, more shopping, more banking. I seem to have to go to cooper , arlington highlands or Mansfield area to get what I am looking for. We have no steak houses out here for example
Upscale housing. No apartments. Nature parks and walking trails.
Live music venues of any type (Would suggest making this part of the coffee/wine/beer bar)
Expanded library programming and services (already a large part of my family's entertainment)
Expanded city parks/recreation services (this may be my own lack of knowledge)
second-run or independent Movie Theater (Movie Tavern is close to this area)
Shopping, like in the Highlands or maybe an outlet mall like the Prime Outlets.
Central Market
Small live music venues (outdoors)

Live music venues of any sort (would suggest adding to a combination coffee, wine, and beer bar)
Expanded library programming and services
Expanded city recreation programming and services
Second-run or independent movie theater
Live event venue, of an Ikea
Independent, casual Mom and Pop Cafes, delis, etc.
Mansfield's 157/Debbie Lane area has become a booming area for chains. I would prefer a slower, local feel, based on community and families. I have no interest on establishments focusing on alcohol sales or high-traffic crowded areas.
Stores one would see in mall or outlet mall or Highlands. A Lowes or Home Depot or Petsmart
I want Central Market!
Arlington already has every chain restaurant known to man. It's time to bring more unique restaurants in.
Please, no more shopping retailers - there are enough retailers In Mansfield and SW Arl.
And regardless of what you do, please be sure to expand the size of 287 and improve its connection to I-20 to handle the added traffic. The bottlenecking there is awful! As Mansfield has grown, it has become a mess during rush hour, and only to get worse as more homes are built and businesses are added.

More restaurants for dining.
Coffee house, stays open late nights, so there is somewhere else to go besides a bar.
Craft brew pub like Trinity Tap House or The Gingrrman in Ft. Worth.
More mom and pop shops not big chains.
Arlington needs clubs and bars for music and dancing preferably 21 and up.
NONE
Bike trails
Dog-friendly establishments

Answer K-2 **Other dining and entertainment category I would like to add to the us 287 study area describe**

ethnic food options. Trader Joe's store.
Alamo drafthouse, go kart track
Recreation destinations- something to pull in tourists, or fun stuff to do. . . Places similar to Great Wolf Lodge, or Burgers Lake, or Coyote Drive-in.
More family friendly to-do's like Chuck E Cheese, putt-putt, bowling alleys, movie theaters
Upscale, healthy choice quick serve chains and sit down restaurants- Zoe's, breadwinner's. Independent brewery/ restaurants
Independent "mom & pop" cafes, delis, & sit down restaurants
Live music venues
Children's museum, organic food
Shopping, out door mall type of area
Rodeo arena
Something with a vegetarian cuisine.
7fpGnH http://www.FyLitCl7Pf7kjQdDUOLQOuaxTXbj5iNG.com
All in one area that caters to many needs
Honestly, the corridor from I-20 down to Hwy 157 is pastoral and peaceful. it is minutes, literally MINUTES, away from shopping and dining to the south in Mansfield, to the east at the Parks Mall and the Highlands, to the west at Hulen in south FW, and to the northwest in downtown FW. The best draw to this area of the 287 corridor is that it is not congested with retail and restaurant businesses, and the schools in this area are some of the best - why muddy all this up??
Not dining or entertainment - I would like HEB Plus or Central Market added to the area. There are a lot of residential neighborhoods in the area and HEB Plus is one of the best. Plenty of room for it. No high demand for entertainment in this area.
Parks
I would love to see mom and pop dining and some upscale stores
Outdoor family friendly concert areas - Levitt like- with walking distance restaurants/coffee and wine bars, etc.
Sandwich, soup, salad shop for day time; potbelly, panera, etc.

Quick serve for weekdays - pei wei, chipotle, etc.

Nicer dinner options similar to Mac's bar and grill
Dave N Busters
Whole Foods!! We currently drive to the other end of Arlington for this. It would be so nice to have one on this end, which would also benefit people in Mansfield. They just carry things that other stores don't, even compared to Sprouts.
Starbucks
Top Golf

Heb grocery
Less chain restaurants, more like west 7th area in ft worth
Family recreational venues
Something like Alamo Drafthouse
Possibly an outdoor mall
With Mansfield and the Highlands within 10 minutes driving distance, I don't see a need for much development with regard to chain dining or bars. Something unique like a Top Golf or alternative form of entertainment would be preferable.
As far as dining goes, I'd like to see some nice seafood options. Maybe the Pappas brothers would like to bring their chains out this way!
Play options for small kids, outside of fast food.
Kid friendly with play areas
I would like to see a fully developed are with higher end shopping, entertainment and dining.
Family activities at a reasonable price
Family entertainment like a water park or fun complex
NA Leave It alone. The residential portion is fine. We love having a neighbor hood - not a downtown right here! If I wanted to move downtown I would.
Further development of running/hiking/biking trails that are currently in the Treepoint area
Additional grocery options. Only one grocery store in the study area
Disc golf course, public swimming pool, walking trail, duck pond, sand volleyball court, basketball court, tennis courts, chick-fil-a, chuy's Mexican food, drive in theatre, plaza/outdoor shopping mall.

I would like to see healthier options like Chipotle, McAllister's, Potbelly's, and other college restaurants. Even though I'm way past my college years, these places are the best!
Central Market
Top Golf!
No more chains or fast food!!! Local independent businesses, shops, cafes, bars. NO CHAINS!!
Any type of dining other than a "McDonalds " type restaurant.
Dave and Busters, Drive in, indoor sky diving
Outdoor/patio type establishments.
Live music venue, family recreation
McAllisters
Healthy alternatives to Arlingtons ridiculous amount of fast food resteraunts. Possibly a museum that reflects the native history of the village creek 287 area
Neighborhood bars, upscale dining, no more fast food places.
Splash pads for kids....please please no more fast food!
Green space, family friendly activities, parks, nature, etc.
Whole Foods or Central Market!!
Top Golf would be great!
Really would love a place, like a coffee house, where groups (a dozen people) can meet regularly.

Answer K-2 **Other dining and entertainment category I would like to add to the us 287 study area describe**

Top Golf
Jason's Deli
Canes
Twin Peaks
Pollo Regio
Bowling
sport venues, linear parks, family entertainment, gyms... The main attractions to this area are the golf course and baseball fields. It would be nice if future venues catered to those crowds.
Arts district and shopping area
A seafood establishment would be nice and salad bar. Something other than chicken & sushi.
Local, fresh, vegan, gluten free, HEALTHY
Dog park, central market, hobby lobby fishing pond

Be very selective on the choice of businesses to put in this area. Don't sell out south Arlington like the city did in north Arlington. It would be great to compliment the existing green spaces(parks, golf course,etc) with more walking/hiking/biking trails that have restaurants or a food truck park that have healthy living as a focal point. Similar to the trinity trail area in Fort Worth. Why can't we generate income and tax dollars with well being? Work to change the dynamics of the city so people will stay in Arlington.
Top Golf! :)
Public tennis courts, bowling alley, mini golf, apple store, old navy, costco, patios and cafes
Retail

Movies
Mall
Nice Bars
Jason's deli!!
celebrity bakery
train the people working in the restaurants we already have so will want to go there
Activities like painting, video games, laser tag, bowling. A constructive place for youth and families.
I have to drive to Mansfield or Fort Worth for a bigger variety of restaurants and stuff to do as a family.
shopping center (similar to arlington highlands?)
Top golf
Less chains, as these are located just down the road in Mansfield. It would be nice to be different from there.
More fitness related activities aside from the existing expensive health clubs, such as a rock climbing gym
Splash pad. Dog park. Indoor play area for kids (Going Bonkers in Lewisville)
Live music venues without alcohol.
Pie shops
Frozen yogurt bars.
Petting zoo
None
none
The area needs a community center for the kids if Kennedale and SW Arkington to ha e place to go and do something productive with their free time! A community center would be perfect!
A place for kids to play indoor would be nice. :)

Walk friendly areas. I would love to be able to walk to the store, but the intersection are not safe. Sidewalks in our neighborhood would be great. Nicer restaurants instead of fast food.
This area seems to be family friendly so I would love to see things for the family, not bars or dance clubs. No liquor stores! Keep it a family friendly environment!
More family friendly entertainment
Pub/ bar type
Allsups
Reserved seating movie theaters. Central Market, organic grocery stores.
jasons deli
Like uptown or 7th street
A park for entertainment with bike trails and an area for dogs

Don't see the need to add any, it will only increase traffic in the area and 287 and side roads are not designed to handle it. PLEASE NO ADDED CONSTRUCTION IN THIS AREA
family fun center like a place to mini golf or bowl

Privately owned restaurants where BYOB is offered is desirable to many who live in our subdivision. This provides a unique dining experience and builds community in the area.

Answer K-2 **Other dining and entertainment category I would like to add to the us 287 study area describe**

Too golf
The only thing of benefit I see would be to perhaps build a rec center in that area. I do not see a need to bring in more fast food chains or other dining options.
I would like to keep it small!
Theaters
Piano bar or comedy club
Movie theater, book stores, bowling lanes
Kid friendly restaurant
Movies
none, please no shopping strips!
honestly I want to keep the area the way it is. the WANT to live in this area AKA "Kennedale" is that it doesn't have ANYTHING
More parks and open space.
Family/youth entertainment venue. Large park.
Leave that area alone. it is part of what little "small town" we have. Stay away.
With the amount of residential properties so close to the actual highway, I think that adding more dining/shopping to the mix is only going to cause more traffic concerns than we already have. The 287 corridor is the HOT SPOT for drag racing. It is poorly lit, with only a few exit/onramps meaning that the brunt of the traffic will be on the service roads which are already right in people's back yards. I see our crime rate skyrocketing.
Stop it.

Family entertainment like D&B or ItZ would be nice. Buttons or a jazz club with open mic for spoken word would be great too.
None of this is needed!
We need more variety with better customer service.
Open space, leave the farm land alone!
Clothing stores
specialty shops
Go Carts
We need some nice parks for our kids and safe places for families to go to. This is a family community area and we have plenty of shopping in other areas. Please don't make it like the area by the Parks Mall and the Highlands. that's just awful.
Moderately priced independent restaurants
family friendly entertainment
NONE ADDED TO THE AREA!!!
Upscale shopping, like what is seen at arlington highlands.
movie theater
None
bbq
Upscale restaurants
None. Leave this area alone. Find your sales tax dollars somewhere else. Land thieves that you are...
Leave it alone. There are already too many empty buildings and failing business in Arlington.
Laundry/Cleaners
parks/dog parks
Sports Bars

Chef driven family, small and large dining. Pappas type restaurants along with a cool factor like the Bishop Arts district in Dallas or even the Central Arlington area near Babe's.
Green space. Green Space. GREEN SPACE.
activities for children
Wider road on Sublette between 287 and Kennedale high school.
green and park area
None. It is congested as it is. Cooper St. is close enough.
bike friendly food truck park
walk and bike access food truck courts
walk in and bike in food truck court
Bowling, torcheys, Pappa brothers burgers And the steak house, upscale bar, tennis courts, ninja training gym, bass pro or cabelas
Bowling alley
Drive in
Malibu speed zone or thrill park like bungee jumping
Top golf
Main event/Dave n buster

Answer K-2 **Other dining and entertainment category I would like to add to the us 287 study area describe**

If businesses saw an opportunity they would already be in this area.

This area is so crowded already I try to avoid it. Debbie Lane and Walnut are busy enough without any more added to 287 feeder roads. Thank you for asking our opinions.
Central Market
Well advertised Music venues.
Atlanta bread company
Pie wei
No more fast food or chain restaurants whether they be casual or upscale.
None. The Highlands is more than enough.
no more strip ceneters
NONE!
Small live music venues with alcohol

Small parks with art incorporated into outdoor and public places
KFC
Fire Mountain

Main Event and mid-size shopping center
None
Movie theater

Movie theater, book store , pet store
Larger highway to relieve traffic issues
none
none
Fast food like Wendy's and Steak and Shake
With Kennedale so close it needs to keep the small town feel they have going with the mom-and-pop kind of places.
A nice, new gym offering many new classes and exercise options. Central Market, PLEASE!!! Maybe a Trader Joe's.
Dog park or bicycle park
Shopping!! Whole Foods! Bath and Body Works! Something similar to the Arlington Highlands.
Parks

Upscale housing

Quit letting people build low end housing
Movie Theater similar to Alamo Draft House
Non chain upscale restaurants
Nothing. Why do we need it? Is it because some developer wants to make money at tax payer expense again/ We have a developer -Mayor so this survey is just a formality. the decision has been made.
Nothing
n/a
Swimming pool :)
Dollar movie theater

Boutiques, HEB or Central Market grocery store. There are already too many banks, gas stations, fast food, and churches in this area.
I would like it left alone.
Organic and/or vegan food like Spiral Diner in Ft. W. Unique places that Mansfield doesn't have to get Mansfield folks to spend money in Arlington. I'd like to see an entertainment venue something like Levitt Pavilion so us folks in South Arlington don't feel like step children to North Arlington. Maybe a park with a stage and book music performances and maybe plays and movies. We need bike friendly and pedestrian friendly access to things in this part of town too.
none
Public parks
Love the small town feel of this area, which is why we moved here. Don't want to see it overly congested. There are enough dining and entertainment options within a short driving distance.
movie grill
NO FAST FOOD! Chef driven cozy type restaurants.
I think that the area is developed well enough and does not need more development and congestion as it has been created in the Highlands area. It's the only part of Arlington that has a residential feel to it yet not far enough to any desired destination.
Family entertainment areas
A second skatepark for the children off of 287.
Nature Park

I enjoy the rural aspect of the 287 corridor. If anything is added I would be excited to see family, locally owned businesses. We already have plenty of the chains around.
NONE!!!!
Organic or juice bars

Keep it rural in nature. DO NOT BUILD APARTMENTS. We have enough of those in the city as it is. Stick with the old 287 plan that emphasized large lots and low density housing.
Seriously, the road is far too congested as it is. Why the heck does Arlington like to build out areas without planning the infrastructure first?
I live just north of this zone, and you have highlighted my drI've to and from work every day. I may not live exactly there, but this impacts me directly.

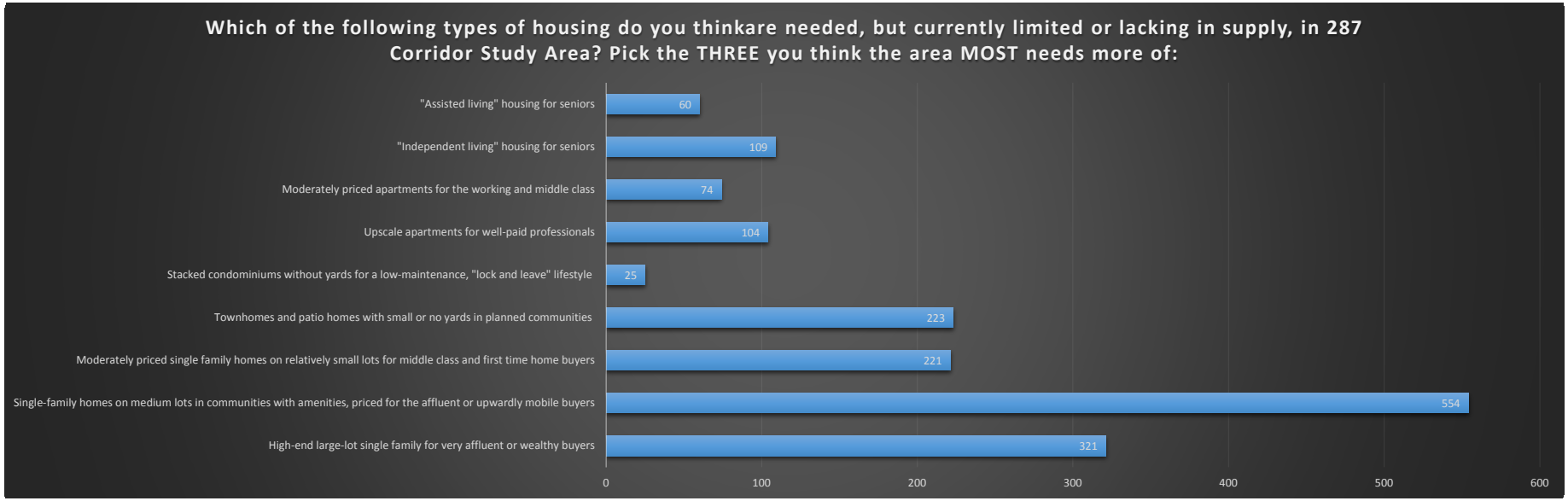
Fix the 20/287 interchange, widen 287 THEN start planning for growth. Not the other way around.

Common sense MUST prevail.

Kid friendly entertainment
HEB or central market
A library
Parking and access to anything added. Some of the current construction is creating problems. Also, the no u turn places are ignored and not enforced.

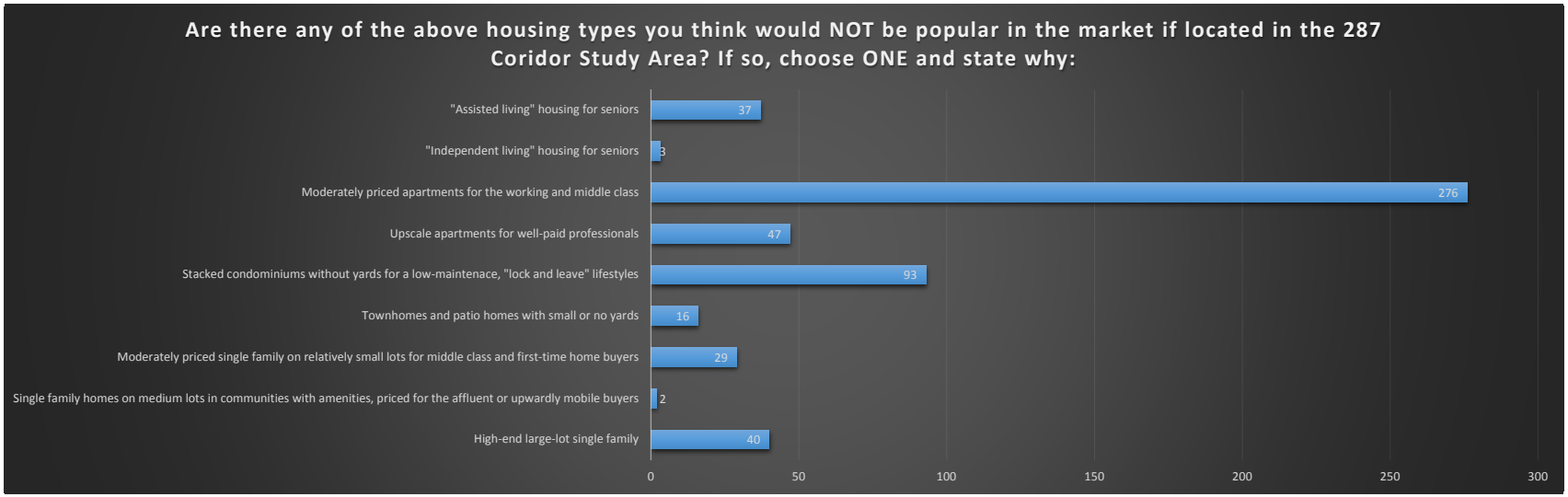
5. Which of the following types of housing do you thinkare needed, but currently limited or lacking in supply, in 287 Corridor Study Area? Pick the THREE you think the area MOST needs more of:

Answer A	High-end large-lot single family for very affluent or wealthy buyers	**321**
Answer B	Single-family homes on medium lots in communities with amenities, priced for the affluent or upwardly mobile buyers	**554**
Answer C	Moderately priced single family homes on relatively small lots for middle class and first time home buyers	**221**
Answer D	Townhomes and patio homes with small or no yards in planned communities	**223**
Answer E	Stacked condominiums without yards for a low-maintenance, "lock and leave" lifestyle	**25**
Answer F	Upscale apartments for well-paid professionals	**104**
Answer G	Moderately priced apartments for the working and middle class	**74**
Answer H	"Independent living" housing for seniors	**109**
Answer I	"Assisted living" housing for seniors	**60**



6. Are there any of the above housing types you think would NOT be popular in the market if located in the 287 Coridor Study Area? If so, choose ONE and state why:

Answer A	High-end large-lot single family	**40**
Answer B	Single family homes on medium lots in communities with amenities, priced for the affluent or upwardly mobile buyers	**2**
Answer C	Moderately priced single family on relatively small lots for middle class and first-time home buyers	**29**
Answer D	Townhomes and patio homes with small or no yards	**16**
Answer E	Stacked condominiums without yards for a low-maintenace, "lock and leave" lifestyles	**93**
Answer F	Upscale apartments for well-paid professionals	**47**
Answer G	Moderately priced apartments for the working and middle class	**276**
Answer H	"Independent living" housing for seniors	**3**
Answer I	"Assisted living" housing for seniors	**37**



Here are their "why's"

High-end large-lot single family

There are tons of those types of homes in surrounding neighborhoods but not enough houses for the average person to be able to afford without creating another housing market disaster

Not secluded enough

This is not an affluent area. It takes more than 50 houses to make an area upper class.

highway traffic and noise

Most folks can't afford, yet more housing is needed in the area.

This area is more urban and does not lend itself to high dollar homes. We need more housing for the young adults who are starting out & want to own a place. We need to create an area for young adults to want to move to.

Our job market can't possibly sustain any more mansions. Focus instead on improving quality of life for Arlington's middle class.

There is a lot of land already being developed for the larger homes in a vast price range of moderate to upper income.

Apartments always start out nice but just don't stand the test of time - look at the Lamar area between Cooper and Collins - I remember when the now torn down apartments were new and nice.

Owner-owned condo's, town homes, and upscale loft apartments with eateries and such on the main level (N Dallas has done this well), will

Appeal to the young professionals that we just don't offer well anywhere in Arlington.

We have plenty of these type houses.

Too costly for the average family.

This is not a high end area. Mostly middle class working families

As a first time home owner myself, we were looking for single family moderately priced housing with a medium sized lot. You can get more families to live in that area by not putting large expensive houses with big lots.

No other high end ammenities like restaurants, sports, etc

I am a Millennial. We number 70 million, and most of us are averse to this type of housing.

Take up too much land that could be used for stores. I am tired of driving to Mansfield to give them my sales tax money

There is already a few high end housing around the area.

Drive taxes up

Large lots mean less houses/units and less people are able to move in there.

I don't think buyers of high-end large-lot single family housing would be interested in being so close to a major transportation route.

It prevents development of other areas of Study Area for use by a higher percetage of the a impacted population.

Unless or until the surrounding area had more attraction, such as better restaurants and stores. Not just cheap unhealthy fast food.

Not a draw for any reason

Takes up too much space, prices lots of people out of the community.

There is already this type of housing in this area.

Most of the current housing in the area is not congruent with this type of housing. Those types of houses would seem out of place.

Traffic

There's already a lot of it in the area

Too many "upscale" housing neighborhoods around

The affluent can live almost anywhere. Working class/middle-income have few affordable options.

There is already too many High- end Large lot single family homes near by to this location (with in a 1 mile radios of this area). Most homes are for new buyers, but there is not many homes that are between 1500 square feet and 3500 square feet.

There are already enough high end neighborhoods in Arlington but nothing that is considered reasonably priced retirement living with garages. Condo style apartments designed for budget conscious retirees.

Have enough of them in this area

this is just not an affluent area. everyone is on fairly equal ground and we don't need stuck up rich people here

We need nice housing for median to lower income folks

Income is moderate

Median income and demographics of the surrounding area

affordability

Not what the area has right now

There's already enough

I think most of Arlington and the surrounding area is middle class.

There is already plenty of housing for that market in the Mansfield/South Arlington area.

Too many lower priced homes in the area
OH joy. More expensive development removing wildlife from their habitats and making it for the upper class. More construction clogging up roads for a decade. Just what the area doesn't need. Just because there is land doesn't mean it needs to be developed.
Too close to the freeway, and neither Kennedale or Arlington enforce auto noise limits.
need more affordable home
This area is mostly middle class

Single family homes on medium lots in communities with amenities, priced for the affluent or upwardly mobile buyers

Lower values for current property owners
Surrounding area homes do not support it
Too many already
Do not want mobile homes
Low rent apartments
Moderately priced single family for middle class and first time home buyers
Mobile homes
No mobile homes!

Moderately priced single family on relatively small lots for middle class and first-time home buyers

We don't need more apartments and low-end housing. We need less congestion, and higher end housing if it is to be built.
This type of housing already exist in the area and other parts of Arlington...it would not offer anything different
Not appropriate economically for area.
Have too many now
Way too much of it already
It would bring our current market values down.

Build several and the whole area will eventually be full of them; same with apartment complexes. This would destroy the "rural" appeal at makes this area so attractive.
Already plenty of moderately priced SF homes. We won't attract the commerical businesses we want without higher end homes.
We need to raise the average home price in the area.
I feel like that's already what is mostly in this area.
These types of homes exist in droves in the area.

We need SW Arlington to stay nice! Too much of Arlington has become low income first home families. We need to attract more affluent buyers and consumers to the area.
There are lots of these options within Arlington
they are all turning into rent houses and not being taken care of and bringing down property values for rest of us- let renters rent apartments
the entire area is almost already comprised of these
There is already too many of them available.
Typically brings a neighborhood down fast b/c homes & yards not maintained.
Too many people added that would overcrowd schools and not add to tax base
We have enough single family small lot homes. moderate homes would be nice with nice lots and sidewalks. Why are there no sidewalks?
Already have too many rental properties in the area
seems to be a push against small lots. Seems people want bigger yards
Arlington already has an abundance of this type of housing
Section 8
There are plenty of houses in that area already accommodating to those needs.
Already too much of this available in Arlington.

Townhomes and patio homes with small or no yards

it usually attracts the lower income and lower life style type of individuals.
North Arlington and east Arlington have plenty of apartments and town homes.
attract crime
Ugly and already losing lots of green don't need more comcrete
Make for overcrowding and increased traffic.
We are not a downtown area- we are family oriented and love that. we are not a lock it and leave it. we live in our neighbor hoods and have communities there.
Would not increase market value of our homes
There is enough "smaller homes with no yards" that can be purchased instead of building townhomes and patio homes.
To much building and not enough land.

Stacked condominiums without yards for a low-maintenace, "lock and leave" lifestyles

High density housing does not fit the "rural" feel of this area.
Attract low income people
Most people living in suburbs want a house not a stacked condo.
Attracts low income, large families, frequently one parent households.
There are already apartments along the 287 corridor.
Freeway traffic and sounds
too dense & transient
The residents are in transit and don't really put down roots.
The LAST thing we need there is multi-family anything (apartments/condos/etc).
It's never a good idea to have one type of housing and individuals grouped together.
Cheap apartments
would lower value of existing homes
Kind of eyesore type of property.
There are already too many apartments and they didn't stay "upscale" for very long. They went downhill fast.
They are not generally as popular anywhere.
Tall housing would distract from the suburban country lifestyle.
Too much land available for condos to be a good investment. Most people buying real estate want yards.
We already have to many apartment buildings in Arlington
That seems more like an downtown city type of living, not the urban, closer to the country, style
Eye-sore
More family oriented area
The lifestyle of being able to easily walk everywhere is not available.
There isn't enough large corporations to support them
The buyers for this type of housing would be more interested in 7th street or uptown.
The amenities in the area (the lifestyle) simply would not support these types of residents.
It brings lower income families & therefore more crime
Already exist
too much like apartments too many people in small area.
Multi unit complexes brings in undesirable clientele. Look at north Arlington and Kennedale near Walmart. Don't repeat the same mistakes.

There's no entertainment nearby, no restaurants, and it is somewhat of an inconvenient location for professionals to commute to Ft. Worth, Dallas, and especially North Arlington, etc.
It's not located close to a downtown area.
Too small town
Would not fit the environment that this area has, such as farm land and large lots
There is already enough of this type of housing in the study area. Other housing seems to be lower income. We need to improve the area.
brings poor people and will ruin the area
Does not fit the area
Not needed in this area
Need popular attractions like beach or something over the top amazing
Already have section 8 housing apartments in the area.
We aren't close enough to Fort Worth or Dallas for these to be useful. This area is more family oriented, close to two high schools, and has more community than a "lock and go lifestyle"
No more apartment are needed. We need housing for people to stay and make this their home. Not a come and go like apartment living
Stop building housing! There's too many people in the area for the current road structures to support. I'm so tired of all this development.
we don't need any apartments or anything like that.
Lowers property values
There are already several apartment complexes to meet this need.
Brings in more undesirables
Usually occupied by lower income residents who are not inclined to maintain the property as they don't usually own it.
This is NOT the neighborhood for thi type of housing.
This type of housing would not support the high end retail I would want to see.
Doesn't fit the atmosphere and why people live in this area
low income housing we already have to much of that.
This area is not urban

Apartments offer same setting without investment
Congestion and appearance
Already plenty of those
Goff course area needs medium price homes for mid range families

Such condos work well in a high density, urban area with pedestrian-friendly access to shops and restaurants. However, such amenities might be a welcome addition to the corridor.
Area isn't urban enough to attract this group. Please do not zone for large apartment complexes. It will ruin the area.
too much traffic
DON'T LIKE THE IDEA OF TOWN HOMES OR APARTMENTS. LOOKS TOO CROWDED
Don't need any apartments
Doesn't seem the type of resident we have, seems more appropriate to a large downtown area
It would not fit in with what is already in place.
We do not need people packed in like rats. Every inch of land does not need to be developed. There needs to be more natural areas, as nature parks. There needs to be more grass, plants and trees. Less cement, brick, etc. We do not need neighborhoods w/ neighborhood associations to dictate how people live in their homes they are paying for. We have the city code enforcement when needed. We also do not need any toll ways in this area.

Upscale apartments for well-paid professionals

This is more a family area.
Too many people
Not a popular area for young, upwardly mobile renters w/o kids.
I feel if people wanted upscale apartments they would prefer to be living in Dallas or Fort Worth.
Arlington is short of well-paid professionals looking for apartments.
Need places for retired people.There is none on this side of the city.
Apartments are not upscale
Arlington is not a ugh end town, there's no high-end entertainment or high end jobs (yet?). And every new venue we build tends to cater to out-of-towners. That's not what people want around their homes. If you build one without the other it will fail. You would need to put in high-end shopping, restaurants, and homes all at the same time if you're trying to make this a high-end place.
Just seems more family oriented in this area
I think well-paid professionals are going to seek out apartments like that closer to financial commercial centers like downtown Dallas or Fort Worth.
There are few amenities in the area that cater to highly paid professionals.
High end apartments are usually in big cities with lots of business professionals.
Too many high priced availability in Mansfield. The school districts higher priced homes would fall are in Kennedale & Arlington which don't have the accountability ratings to support expensive housing.
That area really doesnt have money like that.
The vibe in that area reflects casual comfortable living.
We don't want any apartments or condos builded here....
Leave the up-scale apts for Fort Worth City living...Arlington is a suburb, meant for commuting families and retirees.
The walk to work business downtown approach isn't available for a young professional needing commuting capability
Area seems more blue collar
This does not reflect the area
Section 8
it will drive prices of housing and the cost of living up.
Outside of relative demographic compared to downtown FTW/Irving/Grapevine
Upscale apartment in down town FW have more choices for young professionals
Government housing. Section 8.
This area is middle class
That area is not close enough to a large city center.
This is a suburban area, not a downtown area with public transportation and walking access to most needs.

This area isn't really known for its high paying jobs. The attraction is the easy commute and family friendly area. Plus there are several areas nearby saturated with apartments already.
In regards to economic and social developments in the area, well-paid pros tend to reside in areas that are more upscale lifestyle appropriate.
It doesn't seem like the area for that... not in or close to a downtown scene, and not many places to walk to.
Professionals live in the city (as opposed to a suburb) or in Mansfield where neighborhoods are nicer and are overall higher income. The 287 corridor is lower middle class. Those people aren't leaving.
Apartments have too high turnover rate. People constantly moving in and out.

We don't need anymore apartments.
Too far south
I don't think there are too many wealthy apartment living people who want to live in this area
They'd most likely be commuting to Dallas or Fort Worth. If they're well-paid I would think they could afford to live closer to work.
there are already too many apartments.....trash all along the access road from these residents...no thanks
there are already apartments in the area...287 access road is littered with trash from these residents.
Too expensive
too much traffic for roads
The area is more family oriented than single, upwardly mobile types.
No additional housing of any type needed or wanted.
No additional business of any type needed or wanted
We want families to be here with homes
Too far away from where this type of professional would work.
area is not close to enough work areas for professionals to commute
Location and ease of getting to well paying jobs

Moderately priced apartments for the working and middle class

Increased density which negatively impacts schools
Residents in this area would rather not have aparments in this area.
We have a some already and they are a strain on our schools and have created trash along our frontage road at 287 and just south of Sublett.

We have the low end covered at I20 and little rd. Rents have become higher than mortgages, making buying more desirable than ever. A town home community would be preferred.

It may be popular but it woild.more than likely be low income. This would create other problems since there isn't any public transportation and I'm OK with no public transportation.
Because the rest of us that live in large lot or medium lot single family homes will leave the area if any more apartments are added to this area. The two apartments on 287 between Sublett and Eden are already a hot spot for petty theft. This is the last undeveloped region in Arlington, what not do everything you can to 'bring it up' to the standards of some of the other cities.
Because that is what Sherri Capehart and other community leaders want.
Too many apts in Arlington presently
Arlington has a glut of apartments already---Mansfield has apartments on 287 within 5 minutes as well
Other options would be more economically beneficial for the area.
Please no low income or section 8 housing. This type of housing reduces value of already established homes.
There seems to be enough of this high density housing currently along 287
There is already anadequate quantity and concentration of apartments along Treepoint Little Rd
Arlington has way too many apartments already.
Too many in this area. Need to find ways to keep the property value up.
Don't want more apartments
It would bring in people that are transient & don't care about keeping up their property for the future of Arlington!
Too many already.
Concern of who might "move into the neighbor"
Ultimately become a haven for transient population
Too many already there. No more apartments in Arlington.
To much traffic and population. Increased crime.
Already have too many at 287 and Little Rd!
The current residents don't want apartments in their area.
Apartments to not sustain a low crime quality over the long term.
Might bring down the value of the area
We already have plenty.
This area of town does not have many blue-collar jobs available. The working and middle class would have a longer commute to those jobs, as this portion of town is predominately residential with limited opportunities for wide employment of the target demographic for moderately priced apartments.
Treeepoint apartments are in my opinion the source of problem in this area. To help the area grow, we need to aim far away from low income needs.

Arlington needs to bring high quality housing only. More low end businesses r moving here & low income housing. The crime rate is high & Arlington is turning ghetto.
ability of apartment owners/management to maintain control of apartment areas -- quick downgrade in quality of apartments
too many already by sublett
It is commonly available already.

We need to keep apartments to a minimum or not at all.
To many apartments in the area already.
We need to raise Arlington home properties not decrease our value. Bad choices in Arlington, have made this city a place where people don't want to live
We have too many apartments for non tax-paying citizens.
They bring too many low income people and crime.
Arlington needs more long-term residents who pay property taxes, not transients and section 8.
Goal should be to attract young families who spend a lot upgrading their house and on their children.

Moderately priced apartments for the working and middle class

There are already several apartment communities in the general area
Unfortunately this housing type typically brings along criminal or suspicious activities. I think it's important to raise surrounding property values, especially if the city can gain the same amount of funds in property taxes.
It will drive down property values
There are already several of those and more are not needed!!
Already have a ton apartments in this area
It would keep the police much busier.
No more apartments of any type please! Apartments or senior living communities or condos will make this area less attractive.
Just like Treepount, it will go downhill. It tends to bring the value down
We have enough apartments and the schools are crowded enough
This area has enough apartments that bring in crime and lower the surrounding home values.
Several options available near by and in surrounding areas
There are enough apartments in this area that decrease the home values and increase crime.
We have enough of those already in arlington through the
Rented apartments will bring crime and low income residents.
Higher crime areas; lower property values.
All ready too many in the area.
Apartments would not be within walking distance of stores and restaurants, and would most likely lower property value.
There is an abundance of this type housing available in the area especially in the single family category I selected. The area needs more influx of higher income residents to better support any new business or restaurants.
I'm not sure what you mean by "popular". I think the area has plenty of housing for the working and middle class. All of the young professionals want to live in Dallas and Fort Worth, and all of the middle class families are moving north towards McKinney. We need to get some of that market to come this direction.
This area of Arlington is already fairly congested, but very safe. By adding any type of apartments or alcohol related businesses I am afraid you will diminish the safety and value of my neighborhood.
People living in this area moved here to get away from apartments that generally attract crime.
We have enough of it in Arlington and Mansfield. No more needed.
Already enough apartment living to the north and south of this area.
More traffic, apartments get run down
287 & Sublett area is already going down hill. The area needs to be cleaned up. Does not need anymore low income families. Most of Arlington has lower Income areas. South Arlington is one of the nicest areas of Arlington. It needs to stay that way. If you bring in apts for middle class, they will eventually become low class....
Arlington has enough apartments in all areas.
It would attract lower income people.
It draws the kind of people we don't want in our area
Transient middle and lower class apartments reduce the quality of schools and lower the value of current property owners.
It already exists, we don't need more
This does not attract upscale businesses
brings down the area
Not good for existing home values
Because property values are already struggling, and the schools in this area are some of the best. Creating a more transient and low-end socio-economic housing market will bring down the quality of the schools, bring down property values, and bring the whole area down, overall.
It would bring down the property value of the homes in the area. Generally the crime rate would increase as well. We don't want that.
Because there is already enough in that corridor
there is already an over abundance of this type of apartments
There is enough of this type of housing already present in this corridor.
Too many apartments in the area already
Too many apartments and multi-family housing units in Arlington already.
We already have many apartments around this area that bring in high crime

Many people worry that apartments hurt property values.
Most folks that live in this area have to commute and would find better apartment options closer to places of business.
Crime usually associated with apartments
There already seems to be plenty of moderately priced housing. Upscale housing has the potential to bring in more upscale and independent businesses.
Brings down surrounding property values
It would reduce property values and bring in transient individuals, raising crime. Apartment dwellers would utilizes resources, while not paying property taxes.
We don't need any more apartments in this area or low cost housing. The crime rate will just get worse!!
KISD cannot handle the student population fluctuations created by apartments.

Moderately priced apartments for the working and middle class

Don't want apartments in the area
too many already
Lower income apartments attract crime
Not generally good clean-living tenants
Only negative results
More opportunity for section 8 housing in apartments
There is already so many low income rental properties in this area, please do not add any more.
I'm all for the working class, but as a teacher, I know that over 64% of our students are at-risk or on free-reduced lunches already. We need to have a balance or I'm afraid our town will begin to get rundown.
Apartments of any kind bring in lower income families and drive down the housing market values of surrounding areas. No matter how "upscale" you try to make them, people will fill a one-bedroom apartment with a family of three and four kids. This area has enough apartments and the market has been driven down enough.
Mostly middle to upper class families, not many college age or single young adults
Arlington is filled with apartment complexes
Apartments usually will bring in crime.
It would be popular but we've already seen the trash that treepoint and the walmart has brought in. Theres constant shootings and Arlington is a city that stands with high standards like our other well to do Citys like Plano, Southlake, and Mansfield. Especially this side of Arlington.
Trying to Bring wealth to the area will need tax payers at a higher income
There are already a lot of these apartments near that area.
Draws in an unappealing crowd and more crime
Apartments often attract lower income or less families which can help to keep a neighborhood from thriving.
Already have to many on 287
Increase in traffic as jobs would probably be found outside the area
apartment dwellers generally do not take care of their areas
It will bring down the value of the homes in the area
We need more landowners and property tax payers to bring in money. Not more boxes for people to live in who live off everyone else.
Already have a lot. More apartments increases crime.
There are already too many apartments in the area near Walmart and the traffic is really high because of it.
We already have three complexes between Sublett and Eden Road. Unfortunately this type of dwelling often attracts undesirables and are many times not maintained well. I would like to keep the value of my home up and increasing.
There are enough apartments around with to many government funding/help
We don't need anymore apartments in this area please
I'm basically against any high density housing in the Arlington area. Traffic is already a major problem, so adding more apartments or patio homes crammed together will just make things worse for everyone.
It does not provide tax revenue needs and are usually not very well maintained by owners. At the 5 year mark the properties become an eye sore. The city does not do sufficient to require land owners to maintain properties.
we already have enough apartments in this area
Too many apartments in the Kennedale SW Arlington area already. Kids from apartments cause issues that are not normally found in families who purchase homes. Keep the riff-raff out just so developers can make money for low income housing. That area already has 4 major apartment complexes!
This area does not need more apartments of any type, nor does it need anymore housing for lower/section 8 families. Crime is getting high as shown by the need of a digital board needed on access road stating to keep belongings locked up
property value
Increased traffic, increased tax burden, increased school load, lower property values in an upscale part of town, reduction in the country feel in the city.
Lower our property values and the possibility of crime that generally accompanies this type of housing
PLEASE NO APARTMENTS IN THIS AREA. That will only increase the crime rate and overcrowd the schools in all ISD's that serve the area.
Low tax revenue coupled with high need for education.
It's a nice area. Apartments bring down the area.

The SW area around IH20 and 287 are heavily populated with apartments. This is the highest crime rate area in the study area at this time. Single family homes bring lower crime rates and more stability to the community.
There are already enough apartments in the area
Apartments
There are plenty of apartments located off 287 & little road for people to choose from
It would more than likely lower our home values.
There are enough of those near that area. Let's not create an overpopulated area that is concrete and transient feeling.
It already exists at Little Road and Tree Point, why create more competition causing these apartments to drop pricing and become a more unstable environment.
Too many transient families in today's society. People need to own homes they can be proud of and stay in
already have many apartments available in the area
apartments tend to being added crime to neighborhoods and they become eye sores after time
Because the crime rates rise. There are enough apartments along 287. We do not need a repeat of the 2 apt complexes that are closest to Sublett/Cooper!
apartments! NO APARTMENTS!
Possibility of increased crime
North/Central Arlington is overrun with thousands of cheap, rundown, & aging apartments as well as low income starter homes, particularly in South Arlington.
Might bring in more crimes or people who will not take care of the housing.
Apartments tend to lose value faster than single family homes
Not apartments. Only wealthy home owners. No small homes. no double stacked of anything. no mobile homes.
There are already 3 of these. This is one of the nicest areas of Arlington try to not ruin it with apartments.

Moderately priced apartments for the working and middle class

No more apartments

Will bring trash into the area, bring down property value, and crime will go up That's why we moved from Arlington into Kennedale. Looks like we didn't move far enough away!
Current residents do not want a huge number of lower-end residents moving in and turning it into a junky place like the majority of Arlington has turned into.
I don't want any housing built!
It would drive home buyers away from the area and decrease current home values
There are many, apartments of this type in the area already. There is a lot of crime due to it.
Apartments would just cause more traffic and lower home resells.
invites a lower social strata
I feel like it would bring the value of my home down and overpopulated the area as well as increase crime, as well as ruin the ambiance it the area
Blight. We already have an abundance of this in the study area. The blight near 287/Sublett is too much now. We don't need to import more.
No more apartments!
People are tired if the apartments around here and the transient atmosphere.
It drives down the neighborhoods and housing costs around them.
We want the area to be built UP, not down.
there are already apartments in the area..287 access road is littered with trash from these residents
I'd like to see the area attract a higher income property owner catering to the empty nesters.
Too many all over already
No more apartments!!!!!
Apartments historically are a venue for increased crime.
We have enough traffic in these areas without apartments, which only cause more traffic congestion.
Too much crime and congestion.
already have 3 apartments that I know of in the area. that's 3 too many
Apartments draw riffraff. Period. They do not stay nice forever. Within ten years or so, trash starts moving in which brings the whole area down.
Arlington does not need any more apartments that devalue existing property and bring increases in crime.

Mostly single family here and having lived in north Arlington for 19 years and seeing what "moderately priced" apartments did to that area, I'm definitely against them!
I don't want to see any development along this corridor. We need more parks and open spaces instead.
They are magnets for crime.
Apartments bring crime and trash into the area.
For the neighborhood that I live in it would be a downgrading of the area.
We do not want more apartments for large families with low incomes being a drain in our schools and resources
Section 8 housing
We have enough apartments
There are already too many apartment buildings in this area

There are already multifamily in the area and a better distributed mix of family types would serve the area better.
Need less housing density in this area.
It's one of the few places left with land and if you get the large lot big home customer they don't want low income.
Not enough infrastructure for this volume of people.

Moderately priced apartments for the working and middle class

Because there are many other choices in this area for that type of housing,
Working class/
Middle class apartments will bring down home values and, eventually, area crime will increase.
Apartments bring more crime and overburden the schools.
Decrease property values for surrounding homes.
Low end homes in small lots and NO MORE APARTMENTS
They are already many of these.
The perception that Arlington already has too much of that category
we already have several apartments complex near and in the area that are lower scale and bring in a criminal element. I'd like to discourage that.
This area is more single family oriented
Apartments bring crime. Tree point Road already has all of the apartments that we need around here. Don't bring more in! Our property value is struggling over here. Help us to improve it!
Too many people.
There are already too many apartments and duplexes in the area. They start nice and end up being an eye sore. NO MORE
I think these people would want to be in North Arlington with fast access to downtown areas of Dallas & Fort Worth. I think we have enough apartments in the area and low income homes / they're fine when they're new. In 10 - 15 yrs. they become ghettos like in central Arlington.
Brings value down.
Brings transient type of person and increased crime
increased crime
Not wanted in our area by current residents
It would lower the class of people in the area.
Because of the folks that would occupy that housing would possibly not be the best citizens to live amongst.
There is already plenty.
Any type of apartment style homes will bring the neighborhood value down.
I feel there are enough apartments in the area Plus crimen date would increase.
Apartments almost always end up being trashy in the end. Think about what happened in north Arlington by I-30, and central Arlington by UTA

We are a relatively safe, stable neighborhood. Building apartments would encourage a more transient population. I do not feel that this would improve our community.
increase in traffic

There is already a large number of these types of apartments at I-20 and US287 interchange and there is a higher crime rate there and at the Walmart across the street.
Bring to much traffic
It would lower the quality and appeal of the area.
There is not a lot of it located in this area now, do not start now.
These would lead to lower property values in the area and possible higher crime rates.
We have enough apartments in this area.
Because those types of properties have a strong tendency to degrade the neighborhood.
This category needs to be located closer to the metroplex.

Arlington does NOT need anymore apartments, condominiums, cracker box, cookie cutter, or any type of prefab housing. It will continue the downward slide of property value and devalue the existing residential home community. we will lose more population who want true family type housing not manufactured ideas of home life.
Low priced apartments
influx of traffic to already highly congested morning traffic
No more apartments. Too many already
Adds to many kids to the school district
Already have apartment complexes in this area. Not a great apartment style community area.
It would create the need for more schools and increase tax implications for homeowners.
This is the only area in Arlington that offers the 'rural' style of living. All other types of housing are easily found elsewhere in the city.
There is enough of this type of housing.
We have enough low end, low income housing & apartments

There are plenty of apartments already that fit this need.

"Independent living" housing for seniors

Apartments

These type facilities tend to be viewed as nursing homes and do not attract medium to high end buyers

I would rather it have a neighborhood feel than an institutional theme.

Already close by (820) and too many apartments already

There are other assisted livibg facilities in the area

"Assisted living" housing for seniors

Mansfield is building these

There are a lot of assisted living places in the area

To busy and loud

The type of area you are attempting to create is less likely to embrace an assited, or nursing, facility as it would an independent community for active seniors. Additionally, Arlington already has many assisted facilities, but no well-known independent facilities.

My generation is starting families and senior living doesn't interest me.

Seniors in assisted living can't go out and enjoy what is around them. If you are going to be building up the area at least do so with people who can enjoy And shop

Would hurt commercial areas

Several others locally

Not very close to hospitals

We have several in the area already.

This corridor is becoming busy and active and will become more so with improvement. I do not believe this would be the best place for assited living senior citizens who may be looking for a quieter, more relaxed setting.

There is already a large retirement center in the area

We just had an 83 year old man killed on the service road to 287/Sublett Road. Our traffic in this area is heavy and way too fast for seniors to navigate.

The current residents of this area are families with school age children in the Kennedale ISD.

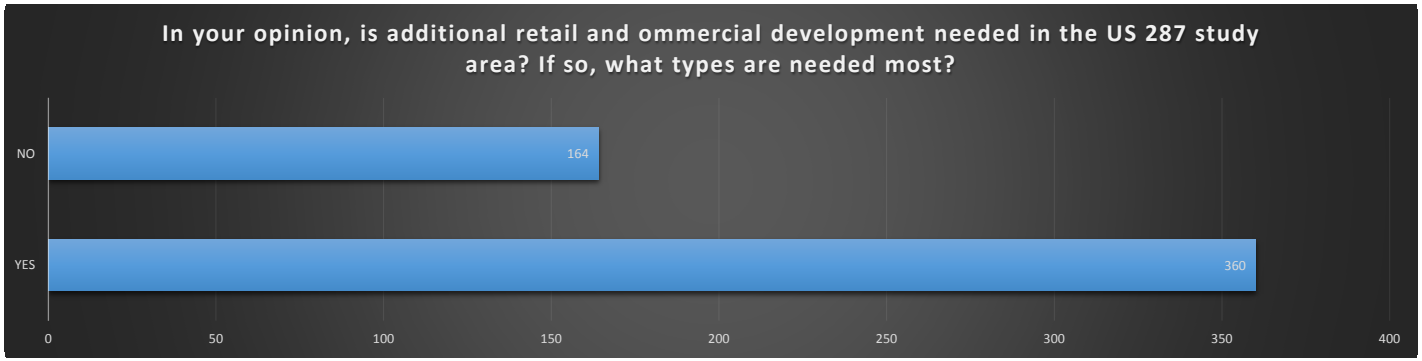
The community is made up of younger families.

There is already some of that and we don't need more. If I could pick a second it would be standard apartments as it can overpopulate the area and bring down the area.

you would be able to single out the Arlington section 287, if you don't match what already exists there.

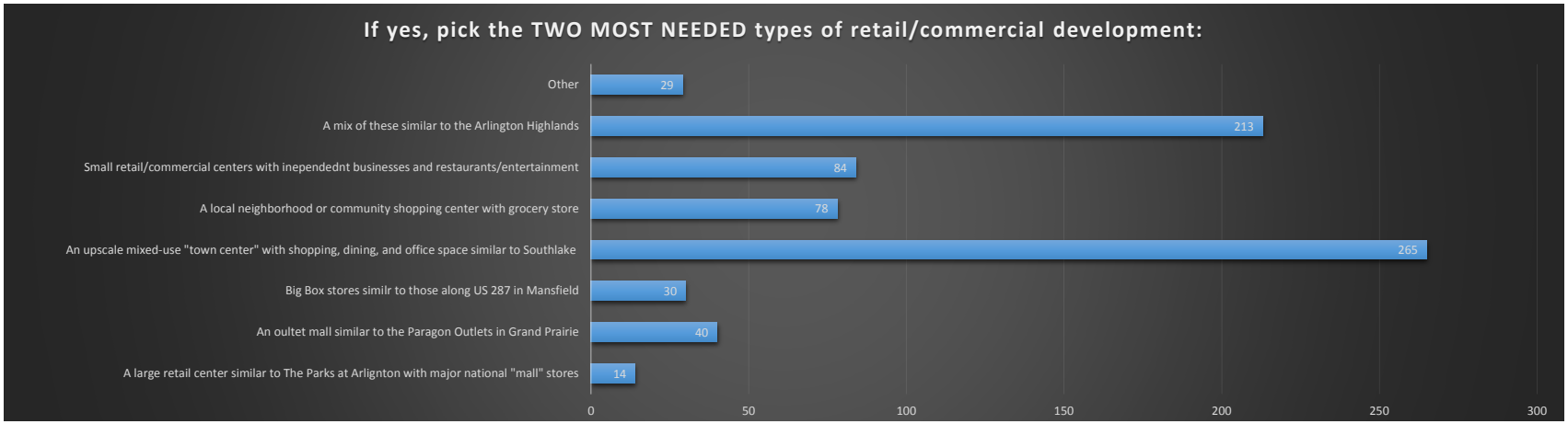
6. In your opinion, is additional retail and ommercial development needed in the US 287 study area? If so, what types are needed most?

YES	**360**
NO	**164**



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

Answer A	A large retail center similar to The Parks at Arlignton with major national "mall" stores	**14**
Answer B	An oultet mall similar to the Paragon Outlets in Grand Prairie	**40**
Answer C	Big Box stores similr to those along US 287 in Mansfield	**30**
Answer D	An upscale mixed-use "town center" with shopping, dining, and office space similar to Southlake	**265**
Answer E	A local neighborhood or community shopping center with grocery store	**78**
Answer F	Small retail/commercial centers with inependednt businesses and restaurants/entertainment	**84**
Answer G	A mix of these similar to the Arlington Highlands	**213**
Answer H	Other	**29**



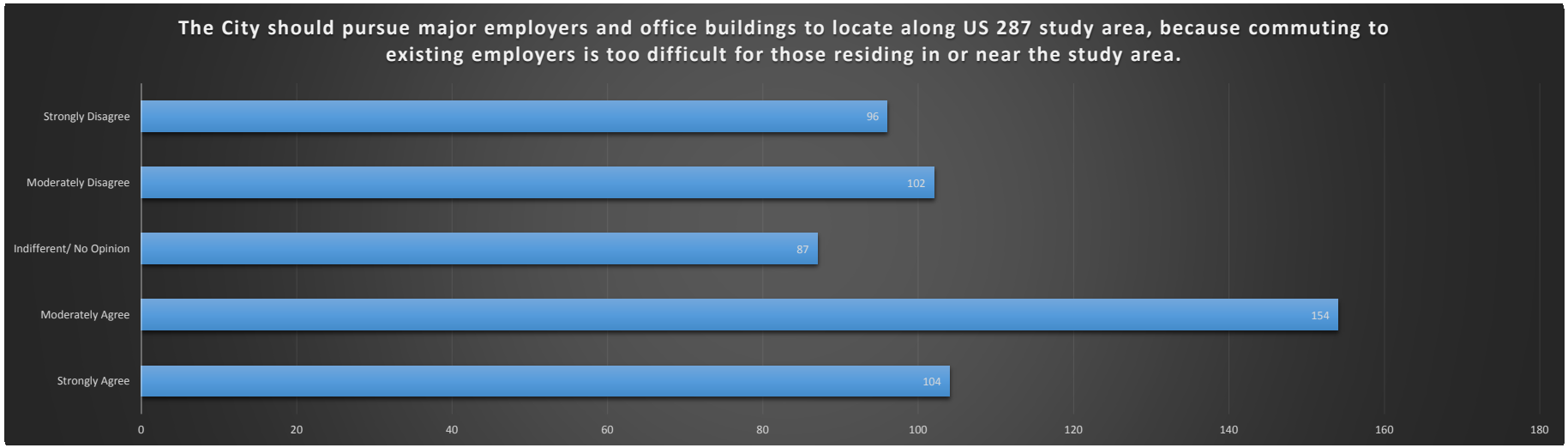
Other

WE DO NOT NEED MORE RETAIL
A walkable community area, please!!
none
d. is a dream, but hey you asked. In reality one more grocery would work and so lets make it a Central Market!!!
Farmers Market
Mixed residential, retail, and office space. You missed this opportunity with the Highlands. Don't screw up parking either.
Central Market
Health food stores like Central Market or Whole Foods

Honestly, the corridor from I-20 down to Hwy 157 is pastoral and peaceful. it is minutes, literally MINUTES, away from shopping and dining to the south in Mansfield, to the east at the Parks Mall and the Highlands, to the west at Hulen in south FW, and to the northwest in downtown FW. The best draw to this area of the 287 corridor is that it is not congested with retail and restaurant businesses, and the schools in this area are some of the best - why muddy all this up?? But to answer this question, I'll choose one option from above.
Costco
Trader Joes/Central Market
Something unique or nothing at all. Part of this areas appeal
Upscale grocery store
I think more things that bring the community together like farmers markets kid friendly outdoor restaurants
Affordable gym
TopGolf
An HEB grocery store
Nothing! Keep it country!
Aldi's
Boutiques
Private businesses and the market will decide what is needed. Stop it.
None.
laid back resturants and shops that are walking and bike friendly
HEB grocery store or HEB Plus
None
PARKS not businesses.
Tree scape needed!
the parks, the highlands, lincoln square, green oaks is enough
specialty retail

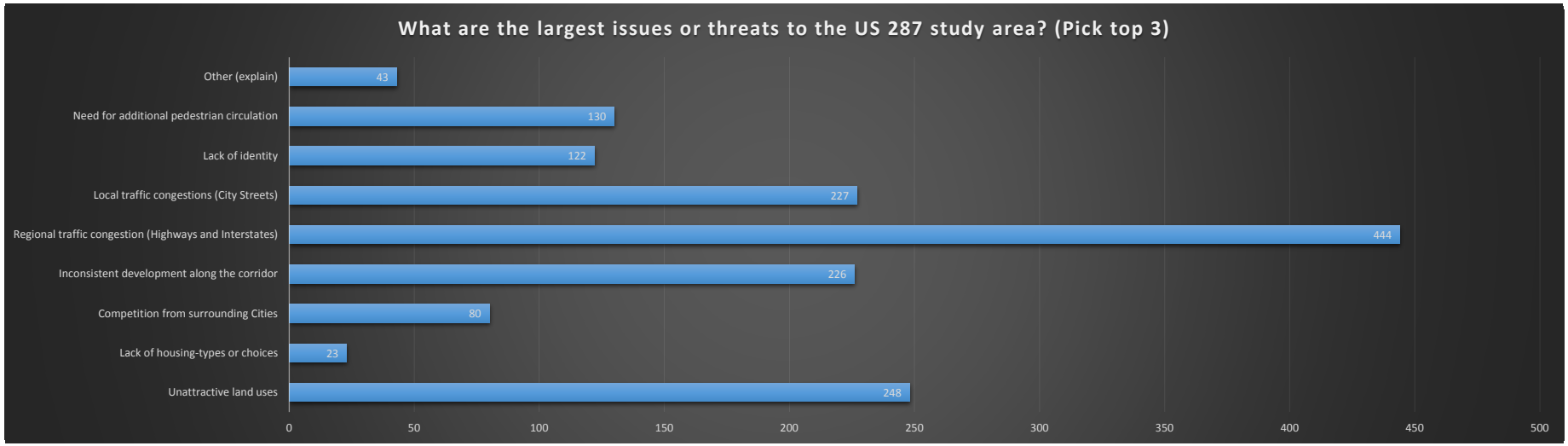
7. Please indicated your level of agreement with the following statement:
The City should pursue major employers and office buildings to locate along US 287 study area, because commuting to existing employers is too difficult for those residing in or near the study area.

Answer A	Strongly Agree	**104**
Answer B	Moderately Agree	**154**
Answer C	Indifferent/ No Opinion	**87**
Answer D	Moderately Disagree	**102**
Answer E	Strongly Disagree	**96**



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

Answer A	Unattractive land uses	**248**
Answer B	Lack of housing-types or choices	**23**
Answer C	Competition from surrounding Cities	**80**
Answer D	Inconsistent development along the corridor	**226**
Answer E	Regional traffic congestion (Highways and Interstates)	**444**
Answer F	Local traffic congestions (City Streets)	**227**
Answer G	Lack of identity	**122**
Answer H	Need for additional pedestrian circulation	**130**
Answer I	Other (explain)	**43**



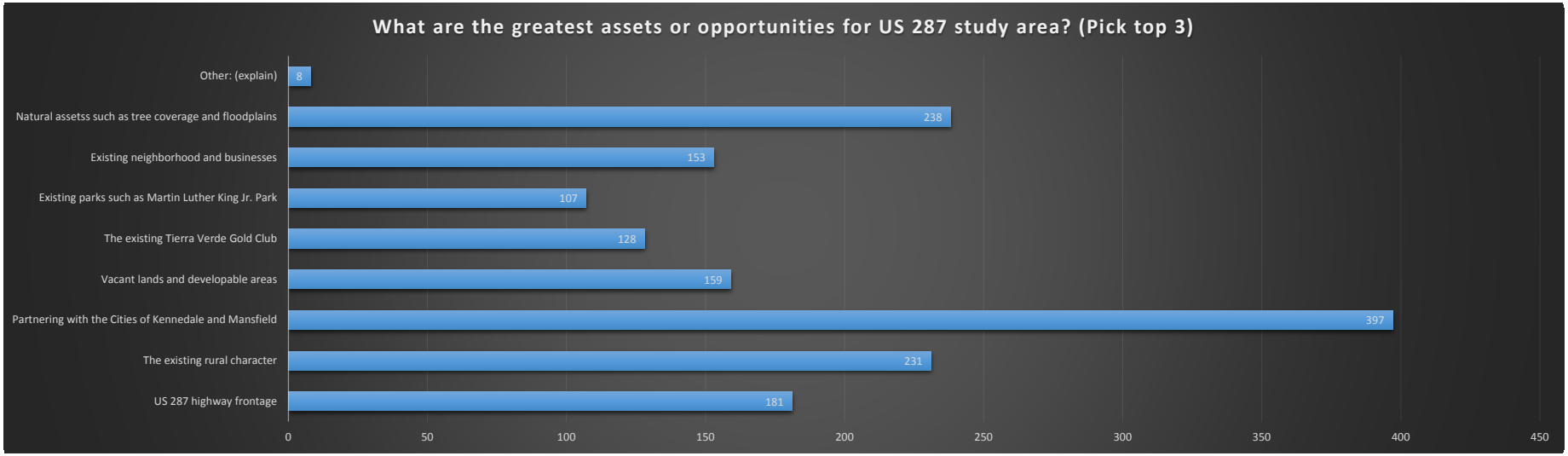
Other (explain)

None of the above
Frontage roads and city roads
increase in crime
I would like to see dedicated bike paths, sidewalks and more landscaping and parks in this area or Arlington.
Another park like river legacy
frontage roads used as highways
Crime
Money being spent by the city
Gas Rigs
Effect on property values
No Walmart type stores
Safety, traffic and home value
need for more/better parks
Brings in a unwanted crowd if not upscale
Loosing green space and parks
I think it will decrease the desirability for home owners in that area. We are already minutes away from everything we could need, and we live there because it is rural, peaceful, and the schools are wonderful. Now you want to congest it with more businesses and traffic.
insufficient drainage
There are none. This seems like a shameless plea for an excuse to exercise eminent domain. The land is already taken, so leave it alone!!!!!
money should be focused on finishing Hwy 360 before doing this project
Nothing to attract residents to this area for dining or recreation.

Worried that it's going to be a mall or fast food we need healthy family choices
Downstream impacts of development on already eroded streams and the risk of more flooding
Apartments are a big NO
Crime
Back up on 287 during morning and afternoon rush hours
Don't see the need to make changes
No concerns other than increasing traffic if you bring in more dining & entertainment
Bike lanes
Lack of bike trails/open space/corporate headquarter offices
nothing is wrong with 287
Government wasting our money doing things you have no business doing. Stop it.
Traffic
Eminent domain land thievery
Crime is increasing
Too many apartments
decrease in quality of residential areas
Crime
None! Leave it!!! Don't build up all of the land!
None
A very peaceful area will no longer be
Poor road conditions. Fix our crumbling streets.
Crimes in our neighborhood because of highway 287.
where is the wild life going to locate to? think about it . would you like ot be forced to move?

8. What are the greatest assets or opportunities for US 287 study area? (Pick top 3)

Answer A	US 287 highway frontage	**181**
Answer B	The existing rural character	**231**
Answer C	Partnering with the Cities of Kennedale and Mansfield	**397**
Answer D	Vacant lands and developable areas	**159**
Answer E	The existing Tierra Verde Gold Club	**128**
Answer F	Existing parks such as Martin Luther King Jr. Park	**107**
Answer G	Existing neighborhood and businesses	**153**
Answer H	Natural assetss such as tree coverage and floodplains	**238**
Answer I	Other: (explain)	**8**



Other: (explain)

Develop this area around the theme of it being a golf course community
New Kroger Store and more shopping and local restaurants and clean commercial businesses
Open space to create more parks and bike trails, connected to existing bike trails south of I-20
Convenient access to Mansfield, Arlington and downtown Ft. Worth
leave the freeway alone.
The greatest asset is the market and the private businesses and individuals making it work. Leave them alone.
easy access to rural roads for long bike rides
Family atmosphere.

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

Basic services such as grocery.
Clothing and the like as well as children's interests
Clothing Retail
Central Market or HEB
full service sit down restaurants.
Trader Joe's, HEB, Central Market
Whole foods,

I leave to shop. It's not appealing.
nothing. Mansfield is super close, and what they don't have, the highlands provides. More stores/ build up brings more crime.
anything we do not have here at the moment would be nice in the way of retail and restaurants.
nothing

AGAIN, WE DO NOT NEED MORE RETAIL IN ARLINGTON. In SW Arlington what myself and all the neighbors I've spoken with want for this area is, large lot single family homes, landscaped areas at the highway exits and bridges, A large park with splash pad and a Whole Foods, sidewalks and more prominent businesses along 287.
A new Kroger , more office and business uses along the highway and more quality residential like the one coming to Harris Road at Calander on the SE corner that Nathan Watson is developing, gated masonary walls , heavy landscaping and quality homes, the lots don't have to be big to have nice homes!
Most everything, all tats there is walmart & albertsons
A walkable living community
Central market
Upscale dining
N/A
Higher end shopping and Central Market-Trader Joe's type grocery stores.
Quality establishments and variety
Discount "family" shopping such as Target or Wal-Mart. Also specific shopping such as shoe stores, clothing stores, grocery stores, fitness centers, pharmacies.
Almost everything! Choice is nil. There is pretty much only one of everything to choose from.between Little Road and Turner Warnell
Unique restaurants and night life
Better moderate priced restaurants.
higher end shopping. This whole S Arlington, etc area has too much "cheap" shopping and dining.
It lacks considerably
Craft beer gardens-unique outdoor venues for doing & live bands!
Independent retail shops. Another grocery or two would be good.
Identity and local options.
None. Leave it like it is.
Decent grocery shopping and mid-level department stores. Enough fast food, already! And please, no more fried chicken joints!
Nothing
bus or train service to downtown Ft. Worth, downtown Dallas and DFW Airport.
Lack of variety
Maybe a grocery store. Fact is Lincoln court was built for all the stuff you are pushing in this survey and shopping changed. Folks go to big box CHEAP stores and "the mall"... there is a lot of empty retail space already built and EMPTY.... there is a reason!
Clothing stores and home improvement stores like Lowes.
This area would benefit from a specialty grocery store, such as Sprouts, HEB, Central Market, etc.The 287 corridor has a large percentage of residential coverage, with middle to upper income levels. This would be an amenity that the developing neighborhoods in that area could benefit from. The unique identity and rural feel could benefit from specialty markets to enhance that sense of lifestyle. A produce/farmers market similar to Green's produce in DWG would also thrive here.

NOTHING
mom and pop
High end stores
An attractive shopping area that would attract clients.
Dancing
Kohl's
Everything
another grocery store such as HEB or Aldi

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

Perhaps another grocery store choice, but NOT unless the highway and side streets are developed as congestion is an issue already. thank you
Alternative shopping outside of chains
High end shopping
Small restaurants and retail. Planned development.
Character, uniqueness, it has zero appeal. Cookie-cutter homes and chain businesses can't get any more boring. Those types of neighborhoods always decline.
Nicer shopping like highlands, unique shopping, a major sporting goods like bass pro or cabelas, furniture stores, IKEA, a gardening/nursery store, a HEB, bookstore, central market, a greenbelt for walking/jogging like Katy trails, quaint shops & cafes,
Local business. Arlington needs more character, not more corporations.
Clothing stores, outlets, target
A master plan. Seems disjointed.
Convenience store and clothing
Local dining, like Prespa's on Sublett. Maybe a linear park for bikes and runners. There's enough gas stations and big grocery stores around. Some patio enternainemt would be good as well. Keep the trees!
Nothing
Nothing
Please see 1st area in restaurant and entertainment for my thoughts on this.
Jason's deli abs ruby tuesday
Variety of stores. There are grocery and several strip centers. We don't need more of those...something like south lake town square would be nice
Traffic
Nothing
Costco and an upscale grocery store like Central Market or Whole Foods
Old Navy store
Retail such as clothing stores, better grocery stores.
Local businesses
Nothing immediately comes to mind.
We have enough shopping
Shopping centers or a mall.
Like to see a HEB or Central Market.
#1 HEB Grocery Store

#2 An open mall similar to The Quarry in San Antonio, perhaps situated north of Sublett. (Scaled down version of the Highlands.)
Central Market or Whole Foods
TRADER JOE'S, IKEA,
We need a mall, whether it be like the Parks or outdoor like Southlake. Kohls looks very lonely by itself and there is a lot of land waiting to be developed nearby
Variety of choice
Nothing needed. Don't screw this up like South Cooper Street and Matlock.
Grocery store
An upscale area
Nothing. US 287 is a small highway with lots of traffic issues that need to be resolved before shopping and retail are discussed.
Everything requires an automobile. Nothing mentioned at all so far incorporates any ideas about making our city more walkable or otherwise accessible without a car. We have to start thinking about that!
How are you going to lure businesses/retail into this corridor? I don't believe it is always fair to give them large tax incentives
Agriculture
Good choices of places to shop for clothing and other items
Would like to see more park trails.

Struggling to think of a grocery store other than Albertson's at 287 and Sublett
Clothing store
There is no real shopping or retail currently.
Kroger, local small businesses, retail stores
Home Depot, Lowe's, Petsmart, Target, Trader Joes
Uniqueness and character.
I don't feel anything is currently missing.
Independently owned restaraunts
Not enough variety.
Restaurants that cannot be seen on every other corner if the metroplex. No more big chains!!!
Nothing
Whole Foods, Central Market, pizza and pizza delivery.
A mall
Everything. Albertson's is the only thing around there for shopping.
Nothing. There are plenty of shopping and retail opportunities nearby.
diversity and character
Fashion stores, specialty groceries, exotic restaurants, supermarkets, auto parts.
High end grocer like central market or market street
High end retail and shopping
Central Market
Health food grocery, Aldi,

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

Fast food restaurants, grocery stores, chain casual restaurants & family apartments not section 8
Upscale grocery stores- whole foods, central market. High end exercise clubs- Barr method, yoga, Pilates
a high quality grocery, specifically Central Market. an independent nursery/garden center. a variety of quality dining. a good local hardware store.
Nothing. It is a desirable residential area. Commercial development would take away from it.
Rodeo arena
Major brand retail stores, i.e. Macy, and other clothing and sports businesses.
Nothing
Movie theaters
mid to upscale name brand stores
Honestly, the corridor from I-20 down to Hwy 157 is pastoral and peaceful. it is minutes, literally MINUTES, away from shopping and dining to the south in Mansfield, to the east at the Parks Mall and the Highlands, to the west at Hulen in south FW, and to the northwest in downtown FW. The best draw to this area of the 287 corridor is that it is not congested with retail and restaurant businesses, and the schools in this area are some of the best - why muddy all this up??
As stated before, a large HEB Plus or Central Market would be an added bonus to the area since we have so many residences in the study area.
higher end shops & boutiques
I go to Mansfield for shopping
Nice stores, upper class stores
Highland type area; should be located at 287 and Broad in Mansfield.
A lot!! There's practically nothing there!!!
Anything updated
Healthy food and groceries
Outdoor entertainment and patio restaurants.

There is nothing that would drive me to this area currently, were it not on my way to work in Mansfield every day. This area needs more recreational draw. Perhaps a bowling alley, or Main Event-style destination for you people, in addition to chain- and boutique-style shops similar to those in the Arlington Highlands or off Main St in Mansfield.
Whole Foods. Independent restaurants, coffee shop, unique like Magnolia street in Fort Worth. We often go to Fort Worth or near UTA for eating out.
A liquor store
Grocery stores
Clothing stores
Town Center like The Highlands. I mean come on Cedar Hill actually has one.
H e b
Higher end choices. The average household income in South grand Prairie and Mansfield and South arlington is very high and there is a high expendable income for luxury and finer things. Most current residents have to travel to other areas to find these things
A grocery store!

Independent specialty foods/restaurants. Pedestrian accessible mixed use developments for weekend and evening entertainment.
Really nothing. I like that it isn't packed. That is why I shop there.
quality chef driven restaurants.
Costco
Not much. Shopping and retail is in abundance just outside the area.
I would love to see a Kroger built at the Southwest corner of Eden and 287 for a few other small businesses.
Nice upscale restaurants and upscale department stores
This area needs something unique or nothing at all. Part of its "charm" is that it is quiet, yet we are close enough to Mansfield, Arlington and fort worth.
Major department stores and entertainment
Retail shopping
Sit-down restaurants
Everything but fast food
Academy Sports & Outdoors or some comparable outlet
Healthy food options, such as Central Market or Whole Foods
Grocery, restaurants

Restaurants!!! We have to travel to Mansfield or The Highlands for dinner, shopping and entertainment. A Target would be great! They're aren't any sports stores either.
Central Market
Variety
Local small business retail, chef owned independent restaurants, wine craft beer bars
Nicer shops and restaurants
Affordable Grocery, Family friendly Dinning and Entertainment.
Variety.
Small businesses
Strip mall
Clothing , fine dining, microbreweries, educational, arts,
Bars, dining, shopping. Have to go to Mansfield for most retail type shopping.
High end retail. SW Arlington finally received a sprouts and it is doing great! I would love to see a central market or other organic high end grocery.
Farmers market!!! Local vendors
Somewhere you can park, shop, eat and walk without getting in and out if the car

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

A Whole Foods or Central Market!!
Clothing
more variety of eateries
Health food options like HEB, Sprouts, or Trader Joe.
An upscale specialty grocery store, hobby lobby/ Mardel, clothibg stores such as American eagle and old navy
HEB grocery store, bike lanes, outdoor cafes
sporting good stores, like Academy. Dicks etc...
variety
Very few shops with broad interests.
Clothing stores
Jason's deli!
jcp bath body works hobby lobby old navy mcalisters pottery barn daiso academy pie5 celebrity bakery

There is a large number of retail space, just a lack of actual retailers. We have nice buildings that are empty. We need clothing stores, independent businesses, medical offices.
There isn't any clothing retail stores near by. You have to drive to Arlington/Cooper area or Mansfield
Everything ! There isn't any
hardware store
I think a Kroger would bring more competition, and again the small town feel of Mom and Pop eating establishments that have character.
Small, "trendy" restaurants
We need more family shopping other then Walmart. And more food choices
We really have it all and don't need much more
Costco or retail stores in highlands
Eating and shopping are only a minutes drive away. Maybe more parks, or outside activities.

I would like to see more independently owned businesses and restaurants open up. Allowing the Walmart off I20 and 287 was a mistake since it makes the area seem somewhat slummy.
Something like the Highlands
There's nothing between 287/Little Road and the 157/287 intersection. Yet I wouldn't want the rural character overly impacted.
nothing, more shopping is more congestion. It doesn't matter what's put in this survey, $ will dictate what happens.
Nice places to eat
nothing
Nothing! It is a short drive to Mansfield or Wal-Mart in Kennedale! Give the kids a place to hang out that is affordable and a safe haven for them!

We need to ensure there is ample area for foot traffic and bicycle traffic. We often currently have lots of Bicycle traffic where cars have to compete for use of the road.
Clothing, Pet

Another major grocery store such as HEB. Albertsons is expensive compared to Kroger. Walmart is not a option for weekly shopping. Needs to be built near Tierra verde!
Costco, shoe stores
An HEB! Love small locally owned businesses too.
Nice restaurants like what can be found in the Highlands and big grocery store like HEB or Trader Joes.
HEB grocery store, CENTRAL MARKET
Not a lot is missing in regard to shopping. Could use more restaurants. I don't want the traffic that shopping brings. We already have the Highlands and the Parks.....way more traffic than I prefer.
Reserved seating movie theater. Organic grocery store (central market/whole foods type. Costco!
One stop shopping
Nothing. There is more than enough available in the sureounding areas.
Variety
Almost everything is missing in this area. I live in this area & travel to Mansfield or Arlington South Cooper area for all but grocery shopping.
High end shops and resturants
nothing really. we like having a small town feel, but everything thing we need is right down the road in mansfield
Up scale restaurants like in Mansfield Hiway 287& 157 or on S. Cooper. Joseph A. Bank
High end stores
Nothing. We dont need more shops or housing.
Old Navy, Bath & Body Works, Gymboree
Hardware stores, dress shops, shoes stores and more grocery stores.
Variety
Academy
Nothing
Zero high end shopping.
nothing. Everything I need is readily available
grocery stores.
Grocery store
Quick places to pick up groceries like Aldi's/Trader Joe's.
NONE WE DONT WANT YOU TO DEVELOP EVERYTHING INCH OF LAND.
Mansfield already has many retail/strip malls along US 287. We need to preserve the rural feel, leave the trees, and allow some large lot development, parks, trails, and a few corporate offices
Family entertainment. Give the youth something to do!
There are several places like the parks mall or highlands but I think it would be perfect if we had something closer that focused on our community. This land area is very family focused, it's like a small town where everyone knows everyone. Having a square or an outdoor mall would be perfect for everyone to get out of the house and hangout with their neighbors. We don't want to be big city! Just looking for more opportunities to have something fun to do.
Lack of variety.
we do not need any malls, shopping areas, eating places. Leave the area alone.
I don't believe we are missing anything. We have Wal-Mart, Albertson's QT, many restaurants. It is only about 7 minutes to Mansfield where there is a multitude of shopping/dining venues, and even less time to the I-20/Green Oaks area where there are many of the same venues. We are already close to the Parks Mall and the Highlands. Any other retail establishments that you locate HERE are only going to take away from the already established shopping areas in SW Arlington.
It is a very nice area as is. Minutes from 2 walmarts Albertsons, chilis, etc.
Healthy fast food selection or quick service restaurants.
One way traffic on outer road will be congested

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

We are close enough to Mansfield and Cooper for our shopping needs.
NONE
All levels of retail.
A big Kroger, nice restaurants, boutiques and retail shopping, dog park
None. Mansfield has a lot of shopping and the Highlands are 10 minutes away.
Nothing. The area traffic is too much to add more congestion would be ridiculous
boutiques & specialty shops
nothing, we are fine with what we have. no need to turn it into another Cooper Street or Matlock, please.
nothing
I usually drive down to Debbie and 287 for most of my shopping needs (Home Depot, Target, etc... Walmart at 287 and 20 is my main grocery store)
Nothing
High end options
Department store
Nothing
na
Specialty or upscale grocery. Trader Joe's or Central Market would be great. Small independant restaurants.
Nothing
Nothing. There are plenty of restaurants, shopping, aND entertainment available within a short.drive.
Cleaners/Laundry
nothing
Ann Taylor loft
Better variety of restaurants and biking/walking trails.
Nothing.
More women's retail
Indoor mall
Nice restaurants
nothing
Nothing
HEB, Kohls, upscale stores
Starbucks/coffee bar
patio dining and entertainment with bike access
sporting goods store..
Nothing. Everything is nearby whether it be in Arlington or Mansfield.
More restaurants similar to Prespa's. More boutique type shopping, coffee shops, would love to see development similar to the West 7th area in Ft. Worth. To be able to walk to shops and restaurants from local neighborhoods.
We need a good coffee shop and moderately priced dining.
HEB
Nothing. Again, if businesses saw an opportunity they would be locating here already.
More shopping and food
More family restaurants
High end shopping
Central Market
none
Chuy's.
Food variety.
Chuy's.
Store options.
Winco
Independent retail - not anchor stores such as the ones at The Parks Mall.
Nothing. The Highlands and the Parks Mall are more than enough.
Too many fast foods already
Upscale restaurants
jason's deli
Nothing. We need more parks and open spaces, not more shopping.

Small, unique shops, restaurants, and bars that would draw customers from all over. Must have adequate parking, and preferrably with pedestrian access which encourages strolling from location to location.
Ability to walk to the various retail
HEB
Trade joe
I am happy with what is available and prefer trees and empty spaces to lots of stores and buildings.
Nothing. Leave us alone and stop wasting our tax money.
Nothing
None
Clothing!
choice that is distributed evenly
Ice rink
local mom and pop type stores
Grocery stores
restraunts
Dry cleaners, pizza restaurants, and groceries stories.
Not much if you want to drive to Mansfield, the Parks, or the Highlands. If you don't want to drive you are missing everything.
Mom and pop family friendly affordable places

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

a Costco store
Central Market. Trader Joe's. Sephora. Upscale Gym. Athletic Store.
upscale shopping and dining.
Nothing in my opinion. More shopping stores and retail stores create more traffic in the area.
Nothing

There is hardly any restaurants and shopping. Build upscale and people will come! No more duplex and low income. Go upscale, with the proximity to 287 this is a VERY desirable area
A shopping mall is needed.
The newly developed residential neighborhoods lack connecting sidewalks and bike lanes along the narrow old country roads, in the area west of 287.
I drive Mansfield for retail shopping so I don't have to bring in the congested I -20
NOTHING.
Restaurants and higher end stores.
Department stire
nothing
nothing, I do not want another Highlands on 287, this is Texas, not California
Arlington highlands
Nothing...there is plenty nearby!
Nothing its fine as it is
Nothing
high end boutiques
A Cinema close to Sublett.
A LOT! While there is plenty of banks and gas stations there is not a variety of restaraunts or shops
There is enough shopping and retail in this area already. There does not need to be anymore traffic. The county feel and look are the things that attracted me to this area and I would hate for it to be disturbed.
Nothing
We're losing our auto salvage yards
Independent shops.
Bbq and fish restaurant
More retail would be wonderful. Currently, WalMart is our only option.
Boutiques, an upscale liquor store, an upscale grocery store like Whole Foods, a department store, a nursery like Redenta's, organic produce
For more serious shopping g we have to go I 20 /Matlock Parks area it would be nice to have some in our area
An upscale shopping experience like Southlake or the Highlands
Parks and "town-center" areas. Similar to Sundance Square
Nothing
Target, sporting goods store
Nice non fast food restaurants and upscale retail in quality settings. Keep the traffic requirements lower than at present.

Clothing, outdoor sports
none
N/A
Locally owned businesses. Small boutiques. Fair Trade shops.
NOTHING
The Parks Mall is 15 mins away from 287 area. The last thing we need is tearing down more trees or what is left of them to make more shopping centers and restaurants. From 287, you can get to downtown Ft. Worth in 20 mins or less and eat at several different places or 30 mins be in downtown Dallas.
sidewalks and pedestrian routes
A small "downtown" area.
I like to come to this area to get away from the hustle and bustle, don't crowd this area with malls and large chain stores.
Upscale shopping and non chain restaurants.
You have to either drive to the Highlands or Mansfield to do shopping. Mall would be nice
Central market
Nice restaurants, not drive thrus!
Consistency

9. Dream Big! What could be added to significantly change the US 287 study area? What are some innovative ideas to improve the US 287 study area?

A unique, pedestrian friendly Town Center development with entertainment, shopping and retail.
Development in the study area should be driven by new development as determined by market forces and not the agenda of city planners.
Anything, that is well executed, would be an improvement there is a lack of options in all areas.
The hughway needs to have at least 3 lanes on both sides. That area has really grown and I think it should continue
Marry walking, nature and shops along the trails... keep the rural feel. Katy trail - Can we do it!
HEB, Central Market, Trader Joe's, Medical City Children's hospital, Dunkin Donuts, Krispy Kreme, Jimmy John's
Biking trails. I see many on bikes up and down the service road. A designated bike path on the service rds that connect to biking trails.
Sports complex, small businesses like coffee shops, restaurants and boutiques.
I like it As is I don't mind driving to Mansfield or farther into Arlington to shop
Housing for mature adults without family and seniors with disposable income
More trees, natural growth like highway in Grapevine.
Places that our community can come together and listen to music, look at art, or share ideas. Al other cities offer a local farmers market or a weekend of fun with art and music. We need this close to us to build a community of our own.

1.)Whole Foods
2.)Large (Sprawling) park with walking and bike trails and splash pad
3.)A community of large lot estate homes to increase the home values in this area
4.)NO MORE APARTMENTS
5.)New Restaurant with huge outdoor seating, chef and seasonal based menu
6.)NO MORE RETAIL
7.)A large campus style church
8.)Lure businesses to the SW Arlington 287 highway. Giving us and our children places to work close to where we live and continue to spend money here in the area.

More active retirement home communities, clean businesses, office buildings and local restaurants , another 9 holes at Tierra Verde.
A Dallas Stars Ice Rink
Develop a community that centers around an area where people can bike and walk to restaurants, grocery stores, a library and entertainment options. Give the Arlington area its first REAL walkable community (Viridian is not turning out that way as far as I'm concerned.) You've got a wonderfully large open area to do that here. Give me a reason to stay here when I get older and want to give up my big yard.
I think the city should purchase the 40 acre "Helzer tract" at the NW corner of Turner Warnell Road and Russell Curry Road and turn it into an equestrian center where people could "stable" their horses and come see them. Alternatively, purchase the land, keep the pond, native oak trees, and turn it into a walking park a la River Legacy in north Arlington. Please purchase this tract to keep our "rural feel" out here and do NOT let high-density housing be built on it, please!!
Improve the service roads and the under passes
The flow of truck traffic
?
Central Market/Trader Joe type store. Maybe a Farmers Market with fresh veggies and fruit year round. A cool park area for outdoor activities/concerts, walking, riding bikes. Open air Cafe restaurants within a garden setting with music. Let's think European.
Unique and quality development with a focus on mixed use and open space.

Bike trails, walking trails, senior centers, transportation from/to surrounding housing additions.
More parks and connecting bike trails between the existing parks. Adding dining options that are not fast food so that we'd have some reason to stay near home for dining instead of going to Fort Worth. Walkable areas.
More restaraunts
A really nice shopping area with a strong anchor such as a Kroger or an HEB/Central Market
Linear Parks with running/hiking/biking trails
Limit traffic congestion
A mixed retail/housing area similar to what is going on out 7th Ave in Ft Worth
Mixed use town centers. Look at Plano/Frisco area. Large employers, residential areas as well as shopping/entertainment. All in one area.
Outdoor beer gardens & social eating places that are unique!
Tech businesses
Attract a large employer and develop form based development.
Whole Foods, Sephora, Apple Store
Cleaning up the area and offering options that include businesses and shops with higher standards as well as dining options that veer outside the fried junk lineup would make it a much more appealing area
Central Market or Whole Foods
Bike and hiking trails
A linear park system with lakes and nature trails connecting Martin Luther King Park to Rose Park.
More higher end housing & businesses to help support the tax base & draw the types of families to Arlington whose involvement will help improve local schools.
Athletic fields for kids and adults linked to a park and shopping center with small shops, food and entertainment.
Cows, sheep, pigs. Ochards, truck gardens. Let's develop this area for locally grown food.

Not in favor of significant change. At the same time don't want any more marginal construction.
If I wanted to live in a highly developed area I would have moved to Southlake.

9. Dream Big! What could be added to significantly change the US 287 study area? What are some innovative ideas to improve the US 287 study area?

Entertainment venues, just not huge bars that are going to promote a rough crowd. Restaurants with nice patios. Young adults need places to hang out and meet people.
I think that establishing more of a "small town" feel within Arlington city limits would really help enhance the identity in the area, as well as increase property values and demand to build there. If a shopping center were to be built there, it could be modeled after the architecture of a small Texas town square - on street parking, an anchor store designed after a church or courthouse, and some green space to gather for picnics or small celebrations.
EMPLOYMENT CENTER for manufacturing jobs
Large wildlife preserve and nature park with hikeing and walking trails.
Multi use recreational facility with integration of commercial
We could use a shopping area in a park- like setting.
A shopping complex with a nice hotel would be nice.
easier access to natural areas near Kennedale. Fewer storage facilities, more lanes to freeway
Recreation areas
Highlands
Outdoor music venue like whatever Sharples is called now.
A big outlet mall bigger than the one in Grand Prairie
Upscale shopping including grocery similar to Southlake Town Square
Create a larger walking trail around the Tierra Verda area and make it more appealing to bring people in.
a Viridian type development
Expand highways/streets to fix congestion.
Stick to HC zoning plan and they will come. Don't micro manage
Central market
Planned development including businesses, housing, parks etc.
Bishop Arts, Lower Greenville, West 7th. No chains no chains no chains no tract homes.
See question before this!!!! An urban/eclectic vibe, mixing new "old" vintage buildings with new modern buildings . It needs a heart & soul, an identity. You want it to be a destination for people to live, shop, dine and relax.
More parks and outdoor recreation spaces. More ecofriendly development. Combined living, working, and retail spaces. New single family home developments for middle class families. How about something entertaining and unique.
Activities! Not like a waterpark or sports venue, but indoor kart tracks, shooting ranges, etc

A major employer would be the best thing to happen to the corridor and Arlington. That should be priority #1. Maybe a campus facility for a service company like GM Financial.

It needs to be small scale, traffic is jammed enough on 287
Smaller version of what Fort Worth is doing with 7th street.
Middle class shopping and restaurants
Mixed living like the West 7th area in Fort Worth.
Recreation center and city pool and splash pool
A open theatre like the Levitt, more development like downtown Arlington, but lee he rural feel, don't urbanize it. That is why we moved to this part of Arlington.
A farmers market. A park like Elmer Oliver Nature park.
Bike trails or bike lanes added to accommodate the cyclists who like to ride the corridor.
More parks and outdoor attractions
Clean up the trashy areas. Tear down old junky looking homes or businesses.
Improve the traffic flow before to put in the businesses.
Widen 287 to 3 lanes.
Central Market
Houston's Restaurant
Developed walking and biking park areas. Bike lanes
Large concert arena/amphitheater.
It needs something like the highlands. That us everything rolled into one place and would give the people in this area a one stop shop
A swimming pool operated through individual memberships.
Places for people to walk and shop and hang out outside. Running trails, a cool park, maybe something like west 7th street in Fort Worth
Light rail system. Ice hockey facility.
Dallas Stars Dr. Pepper Center, other sporting venues, Top Golf
Outdoor venues
Road expansion and access
LEAVE IT ALONE
Making the connections with US 287 and I20 less traffic and more realistic.
Public transportation!
River legacy park... well maintained with walking trails.
A large outlet shopping center such as the Paragon or Prime outlets.
Give it it's own identity. If you decide to attract some major employers/offices to the area, make it a place to live and play for those employees as well.
Evironmentally-friendly is trendy even if it isn't a major personal concern - focus on making future homes and businesses in this area sustainable with as low impact as possible on the existing natural features. Highlight the recreational opportunities in current and future (linear?) parks.
Drive in movie theater, or other unique attractions that have been doing well in other cities.
Any attractions aimed at younger generations to drive business in the area, since Manafield and Arlington seem like great competition. Add housing, breweries, upscale and on-trend small restaurants and shops, dog parks, and perhaps biking trails and large parks
Identity as a suburban community, rather than as a highway to get to Ft. Worth. Beautification.

9. Dream Big! What could be added to significantly change the US 287 study area? What are some innovative ideas to improve the US 287 study area?

Area like Highlands or Southlake
Park area
An area like W7th in Fort Worth with trendy restaurants and boutique stores. Unique restaurants like Ozona in Dallas. Music Venues, and a small bar district would be nice. An area around the hospital district in Fort Worth is a good example. I might be dreaming big here, but a street like lower Greenville in Dallas with all of the cool bars and restaurants, surrounded by the beautiful old "M Streets" neighborhood.
Very happy with area the way it is.
There is a large tract of land/single family home/ horse ranch for sale at the intersection of Turner Warnell and Russel Curry. It already has large trees, pastures, a small lake. Wouldn't that be a GREAT park?!?
We need an identifying uniqueness for this part of Arlington. We have to stop looking like every other area, with all the same shops and restaurants.
Tourism tied to Tierra Verde golf course. Build on Audubon Society recognition with wildlife out bird watching reserve.
Acquire some unique restuarants/entertainment that would attract people from outside of the immediate surrounding area by promising to surround their unique business with supporting businesses and infrastructure
Better traffic flow
Something centered around food: retail, restaurants, food truck park, etc.
Sports arena
A mall and large dance clubs or bars
Begin with 287 widening
More development. If you build a area similar to the Highlands, it would take away a lot of the traffic from the Matlock area, and bring more jobs to south Arlington.
remove trailer parks, add some grocery and retail shopping

A 99 ranch or upscale large Asian market
Car repair shops, town square, exotic restaurants.
A large upscale housing development with many amenities. It's the only place that there is land for it in SW Arlington.

Add bike lanes on the frontage road.
Southlake town square style shops and restaurants with a Levitt Pavilion style concert area. Parks.
More fast food restaurants, parks, improved traffic flow
More corporate headquarters, parks, green space, high end shopping, upscale family focus
connect the parks with shaded walking trails. plant treesalong the highway.
A walkable shopping center with parks.
Large city park with hiking trails. Riding arena.
It's fine the way it is. I really don't want a large crowded shopping center like the Parks or the Highlands. That just makes everything congested and would contribute to air pollution. I have never had traffic problems on 287 in this region. If you added a large shopping center it would make this terrible.

An affordable, safe apartment complex would be helpful by creating places to live.
Nothing
Water parks
Enhance the connection between 287 and I-20. Increased population in Mansfield and SW Arlington has caused problems and bottlenecks during rush hour traffic from 287 up and through 820. And if you would absolutely have to do something to this area, I would stick to what the best asset in that area is currently: homes and schools. If you must add homes, add upscale homes for established families, and maintain the quality of schools in that area.
High speed rail
Not sure, but please expand the highways before you add them
Junior College & trade school institutions to teach non-degree certificate every day living skills ie: carpentry, plumbing, landscaping, home food gardening & cooking in a reality environment (not classroom), financial planning, personal health awareness & care.
a town-center type area with a few higher end homes. like a mini-southlake. just look to any of the cities north like McKinney, allen, etc. for guidance.
More mom and pop place to eat. Everything food wise in arlington is to commercial. More like a San Francisco feel.
Add smaller neighborhood parks.
A Central Market or Trader Joes to anchor the space with nice niche-y restaurants and shops. Love the idea of retail space with apartments above like around UTA. Hate the idea of more big box stores.
Small water park, amphitheater for concerts/ attractive venue, independent nicer scale non-chain restaurants, family friendly traffic plannjng
A shopping center filled with retail and dining. Adds employment opps as well
Movies and Dining/Gaming
Mini river walk/canal, drive in theatre, family friendly entertainment
Mixed use development.
Anything! Aside from exits at Little Rd and Sublett, there is little in this area. There is not even any draw to the in-between area of these two exits.
Park with a large walking/biking trail. Trendy, mom and pop restaurants. Healthy restaurant options.
Parks and rec areas
a smaller mall type structure with multiple stores in one location
Town Center. Minor League baseball team. Top Golf.
Frontage exit before sublett south and before little rd north.
Footbridge for sublett area
Trader Joe's, central market, nicer restaurants and shopping
Unique restaurants coffee houses, pubs with outside seating, live music! Something like levitt pavilion in central arlington?
A more pedestrian friendly development similar to the Highlands with independent and/or upscale shopping/entertainment/nightlife.
More natural areas that would allow people to enjoy the outdoors. Think Cravens Park on steroids.
More recreational area. It's difficult to be active in this area. Something like the Riverwalk in San Antonio would be perfect to get people out and about, moving around and spending money!
Alternative entertainment options outside of movie theaters and dining. An attractive outdoor concert venue would be interesting.
Stop developing every piece of land in Arlington. We have enough empty stores!!
Long running and biking trails
It needs mass transit so people can easily travel to the area.
A shopping center similar to The Highlands or University Park
Add more restaurants!!!
Major retail development similar to the square in Southlake. Big attractions.
Two way access roads along Hwy 287 to gain easier access to homes and businesses.

I would love to see an entertainment venue like Top Golf built in this area. Maybe a bowling/ family fun center. Top Golf would be my first choice!
Parks/pedestrian areas
Get rid of apartments. Change the ISD lines so that if you live in arlington, you go to arlington ISD schools. Local owned winery/brewery with tours. Plaza area like Sundance square, highlands.

9. Dream Big! What could be added to significantly change the US 287 study area? What are some innovative ideas to improve the US 287 study area?

Keep the fresh country look but add high quality restaurants, shopping and entertainment.
If you want to add something, focus more on green energy and solar power. Set up solar cells on building tops and get surrounding neighborhoods off the grid!
More community based projects, urban farming/farmers market, community gathering place (similar to Levitt)
Make a river walk type concept or a concept like shops of legacy in Plano with high end restaurants and bars
Need a dog park. Closest one is near the Arlington airport.
A nicer park similar to the Frisco Commons in Frisco.
Splash Park for Kids, Bike/Hike Trail that runs through the study Area
Safe, well lit, eclectic, family oriented, natural shops/dining.
Landscaping(maybe a place like ftworth botanical gardens) line 287 with some trees and shrubs rather than natural gas wells and industrial stuff. By all means do that too just hide em a lil better., shops, activities (educational and recreational)
Build a small lake and surround it with shops and upscale dining and bars.
Upscale dining. I would love to see something similar to vintage park in Houston happen in Arlington.

If it were to be developed I really enjoy downtown Little Rock AR how they have incorporated farmers markets plus a music venue plus entertainment!. Also downtown Fort Worth how it's very family friendly and always welcoming. Having options for those with small children and helping bring locals together will always improve a city!
Park. Dog park
Amusement park, outdoor music venue, hiking area with canoes.
I'll say it again! Whole Foods or Central Market!!! Can you tell that this is what I really want??!!?
Top Golf! So much fun but currently so far away!
Department store Von Maur (common in the north). It's an amazing company/store and would be a huge asset/attraction for shopping.
Upscale urban condos/apts
Bike lanes for urban feel
A splash pad, playground, shops ma and pa, and cute boutique shops.
outlet mall such as Tanger that is not high end but the average person can shop there for discounted goods.
?
There is a Planet Fitness in West Fort Worth, South Dallas, and Grand Prairie. They need to put one on 287 between South Arlington and Mansfield.
Add a huge park with a fenced in space for dogs to be off leash similar too tails n trails park but with more shade and benches, a large play ground, ball fields for local leagues to play at and a fishing pond.
healthy lifestyle focus
Food truck park
High end homes bringing more affluent people to our city instead of them leaving for the Frisco/west Plano areas
TopGolf
Top golf
Bike lanes, outdoor park , tennis courts, dog park!!
large retail stores, and city parks
Message it easier for craft breweries to move into the city.
Previous question answered this...something like Southlake or The Highlands in Arlington

I have a preteen, there's always something to do for little kids, but not much for preteens and teens other than movies. A fun, safe location that would be considered "cool" enough for 13 and 17 year olds alike would be awesome. A 3d arcade, maybe, or a climbing facility where they climb up a "mountain" and zip line back down (ideas courtesy of my 13 yr old, lol).
Add an entertainment area with family attractions, bars, and hang-outs.
Upscale shopping such as Southlake town square
Ease up on Traffic in the area.
Yes
home depot
Keep with the existing vegetation and rural feel. Keep signage on the ground to keep a clean look.
Make it more modern with adding trees, signage like at I30 in Downtown/Central Arlington,
More family Activity areas for movies or concerts.
Waterpark or dog park
Speed Zone, go cart racing, putt putt golf

I'm a proponent of physical fitness, so would like to see more indoor/outdoor park activities, but done in a way that doesn't invite all the teen gangs and losers who have infiltrated most of the other parks.
Add another lane for traffic flow.
Add retail and office center similar to the Highlands
A Highlands-type project around 287 and Broad.
A Summit fitness (or similar) for 50+ adults.
Make it greener. Make it more planned less "strip shopping center" oriented. Decrease truck traffic.
Shops bigger roads bigger road
none
Community center!
Ensure the area stays beautiful. No one wants to see flat land, we like the trees.
Parks and jogging trails.
I personally love this area the way it is. It feels like we're out in the country, but in the middle of the city. It feels like there's just enough. There's open land and yet still lots of options for food between I-20 and Mansfield.

9. Dream Big! What could be added to significantly change the US 287 study area? What are some innovative ideas to improve the US 287 study area?

Other than supporting the local neighborhoods, why do we want to change it so much? Let the big city hustle and bustle stay in the Highlands or I-30 corridor. I bought in this area for a reason.
Retirement condos with Garages.
Housing in the mid 200's range. It's either starter homes or over 300,000. Not much in between.
Create more nature areas along the highway to give the route a more small town feel. They can include walking and bike paths.
Increased green space, linear parks, bike and pedestrian trails, nature space, reduced traffic thoroughfare
Look at the urban areas of uptown in Dallas and downtown ft worth, Arlington needs that sceen
Clean out empty, decaying mobile homes; clean up existing businesses; create trails and paths! It's beautiful here, please don't destroy it!
Use some of the vacant land to develop more parks and rec sports facilities. Not business and housing.
A professional performance theater comparable to Bass Hall in Ft Worth. A nice movie theater would be good.
A professional theater like Bass Hall in Downtown Fort Worth that will bring in BIG entertainment.
A canal with shops along it like the Riverwalk in San Antonio.
Museum
Walgreens or CVS would be nice.
Close Starbucks.
Open an HEB grocery store.

No more restaurants.
Nothing. If the city quits expanding to create more shopping, that we don't need, then more roads are not needed. Leave Mansfield alone.
None. Like the rural feel!
A nice big shopping center with retail stores, restaurants and entertainment, with either a huge fountain or a small park like area or a very fancy building or a huge clock tower in the center and lots of flowers and trees.
Shopping and dining
A big lake
Would like to see bike & ped paths away from traffic.

More traffic lights at intersections. Bicycle riders don't think they have to stop at stop signs or share the lane
linear park connecting South Arlington to Mansfield, parallel with 287
Long walking trails, safe parks, bishop arts type feel
Entertainment district like Sundance or others
More shopping, add a grocery store
PRIVATE HOUSING
Preserve the trees and create a mix of open space with large lot (1 acre+) or corporate headquarter offices.
Well maintained mixed use shopping/restaurant/entertainment/high end condo area.
Adding Belk!
More high end housing. This area feeds into Kennedale isd. Patterson does not need anymore apartment feeding into that school.
nothing. leave us alone. leave the area alone.
WIDEN 287
Increase speed limits to 85 mph

Stop it.
Planned community moderately priced
I like the small town, rural feel of the area.
No big box retailers. Maybe an additional grocery store or two. Very limited selection in that part of town. More casual dining. Keep it laid back and simple.
I kind of like it the way it is.
Parks - walking and bike trails. A higher quality of life.
Na
Dog parks, walking trails, nice restaurants, wine bars, coffee places, outside upscale shopping . Nordstrom would be nice to have, nice hair salon like Toni and Guy.
Leave it alone.
Less traffic
Keep it simple, keep it small town and keep it safe.
Small number of medium to high end restaurants and brew pubs. Also preserve or increase green space by getting rid of unsightly houses and businesses.
Parks and public use areas.
Public transportation, I.e. DART Trains. Someway of getting to downtown Fort Worth, Downtown Dallas, AT&T Stadium and The Ball Park
Independent mixed retail, like west 7th in fw or wEST village in Dallas
movie theater
department store
Keep the nature with parks. No one wants it to look like Cooper st. or even Division.
na
Upscale grocery markets.

Leave the area alone... there are alot of original owners, homes and companies within this area that have developed at a more natural pace. You face an even bigger fight here than your stadium fiasco if you try to carry through.

9. Dream Big! What could be added to significantly change the US 287 study area? What are some innovative ideas to improve the US 287 study area?

a train station
a bike trail/bike paths
Leave it alone!
Unique & original dining & shopping experiences.

Make it a "destination", an attractive all-inclusive urban neighborhood. A destination park- one that would attract more than just those within walking distance. Destination retail, entertainment, and dining. All in all, a coherent plan to mixed use buildings attractive to young professionals and others looking for the urban neighborhood experience.
Some really nice parks or green area, least amount of large ugly buildings, some funky shopping and eateries
Community garden.
More parks or green space.
mall
Need better flow to current traffic. Roads cannot handle it now. Increase # of lanes on 287. Change 287 exit to 157, not enough highway length.
Indoor park with playground so kids can play year round
large public green area
None!
I like the idea of the Southlake look with mixed use.
hike and mountain bike trails... safe road bike routes to schools and entertainment.. fishing and kayaking area...drive in movie.. outdoor concerts
I live in Potomac Point and there are quite a few empty nesters in our area. It would be so nice to have locally owned establishments to frequent in our area. In addition, it would be nice to see a community developed for those empty nesters who would like to downsize, but stay in the area. Our children and grandchildren live in Mansfield and Midlothian. When we decide to downsize, we would like to find a smaller upscale neighborhood to move to in this area to stay close to them.
Family entertainment, bass pro or cabelas, tennis courts, pappas restaurants
I feel we need to upscale the Albertsons shopping area.
Central Market or Whole Foods
Make it BEAUTIFUL with trees, shrubs and flowers. Do not allow big box stores or manufacturers. And especially no big parking lots. Keep the rural feel with grass, not concrete. No signage.
Drive thru daiquiri barn.
An upscale firearms shooting facility. Again, if someone saw an opportunity there would be one here or in the works.
Bigger roads to accommodate traffic.
Get a major company to either relocate to the area or have a large presence.
More parks
Pedestrian foot bridge for kids crossing 287 after school. Another on ramp after the sublett one before getting to 20

Stop building retail in Arlington. Retailers are moving from one development to the next new thing without drawing significant new business.
I've requested this before. extend Park Springs all the way through to avoid having to go to sublett from Kelly Elliott and u turn to take 287 south.
A really great live music venue. NOT a sports arena. Something specific to music.
More indoor play areas for kids
Activities such as a community centers for youth and seniors.

Invest in agricultural production. Partner with companies like Blue Bell to promote the dairy industry. Promote corn production to provide help drive E85 fuel production.
The right developments on the West side of 287
More manicured green areas
another lane on 287
Open spaces and parks.
Add more businesses leading to jobs
Transit connecting Mansfield, Kennedale and Arlington to Fort Worth.
We need to improve our parks so people can coming frequently.Also, pet friendly restaurants and dog parks.
Maintenance of existing streets and utlilities
Parks, walking and biking trails.
Country resort - http://conestogaranch.com
sports fields
corporate offices (medium sized professional corporations - not manufacturing industry)
upscale housing - single lot
Train station to Dallas
Grocery stores/drug store
Increase the size of the highwAy. Remove all the old apartments at the 287 and little Road area.
We need a really nice multi use park like River Legacy
I recently visited pennsylvania. The close mix of residential to neighborhood commercial promoted a tighter community and foot traffic.
I would like to see mixed use commercial in the area. More mid-priced homes are needed in this area.
Family friendly. Big park, think water park, or rec like Big League Dreams, or city owned gym like Burleson did with the BRICK.
STOP putting in industrial areas, storage areas and oil/gas drill sites. Take a page out of Southlake's book.

I'm not a dreamer.
Drive in theater
Build a lake.
Home improvement store. Park land. Nicer restaurants.
People want pedestrian friendly shopping and park areas. High end stores and restaurants. Do it up nice Arlington. I have lived in Arlington my whole life and this part of town could be amazing if y'all would take a high end approach. People from Mansfield would flock to this area, they are begging for an upscale town center, they would come to this area for it in a heartbeat.

9. Dream Big! What could be added to significantly change the US 287 study area? What are some innovative ideas to improve the US 287 study area?

Southlake type area could be used.
Save the trees, require natural screen between 287 and businesses. Attract white collar business offices along this corridor. Partner with cities to the south to offer incentives as businesses located on this corridor should bring further development to the south.
Don't know
Restaurant not fast food. Shops like South Lake or the Highlands
rail service to Fort Worth, DFW Airport, and Dallas
Parks, waterways, biking trails
Rebuild older neighborhoods.

Get rid of the apartments on Treepoint.
Walking,biking trails.
Walking\bike path from little road to turner warned with walking crossovers about every mile. More fully developed the golf corse and park . Add few shopping areas along way for restaurants and mom and pop stores.
I don't really know, I just do not want a lot of huge businesses. I like driving down 287 and seeing privately owned farm land with cows etc.
Green space with walking traild
A elevated high speed rail.
Leave it as nature has built it to be
Leave it alone

Widen 287. Traffic backs up badly during rush hour.
entertainment or sports complex
No response as it is too late in the day for me to be creative.
Better "curb appeal" around the freeway. Keep the area quaint and not too "city" or "touristy"
Stop cutting down the trees and build around them as much as possible.
Leave it alone.
Trees, parks, drainage, maintenance.
Howsabout we make a park and ride with shuttle service to FTW Dallas and UTA

Hike and bike trails/linear parks adjoining Kennedale, Mansfield, and Arlington. Walkability and sustainability, new urbanism, mixed use like in Southlake, Frisco and Allen.
More parks
A park with a stage where there would be music, plays, and movies. There would be a large grassy area for sitting, and trees around the edges for shade. Behind the trees would be restaurants, a coffee house, and a couple small bars so you could eat and drink before and after the show. There would also be shopping with a few larger stores and several boutique type stores where you would stroll through, with lots of trees for shade. Parking would be outside this area in a parking garage. There would be bike trails and walking trails connecting this to other parks and neighborhoods. The park would include play grounds, maybe a pool and splash pad (since the closest pool to me is more than 5 miles at Woodland West), woods with trails (kind of like River Legacy Park) and a grassy area for Frisbee or soft ball.
Dairy Queen, Krispy Kreme, Frozen Yogurt place, outdoor shopping center, like Southlake or the Highlands
Creation of a Sundance Square type of area
I don't want to see anything that would cause the area to be any more congested than it already is.
I moved to this area because it was rural and still close to the city. Would like it to remain rural.
Dog freindly Parks with trails. Public transportation. Festivals. Gastro pubs. Out door seating restaurants.
Bike Lanes
Side walks
Currently everything offered can be found throughout the metroplex. We need something unique. A destination
Attractive sound barriers along 287, I-20, and 820 to reduce the noise levels already created by the construction previously approved by the city. The addition of other business as well as the existing traffic need to be handled in a way to reduce noise and enhance, not harm the community quality of life. More decent trees and vegetation as well as visual enhancements such as stone accents and even water features to provide a more serene setting and peaceful look.
Natural park, bike trails.
natural preservation
That's what you pay your people for. I am not on the payroll to answer this question.
To fill the shopping centers that have already been built but sit vacant.
Pedestrian/cycling mobility. Keeping all the tree canopy.
widening
Two way frontage roads or more access to get on to 287
Make sure people know this is Arlington, not Mansfield or Kennedale.

10. How would you improve local traffic circulation int the US 287 study area? (open ended)

Study the exit and entrance ramps of 287 to better accommodate new development. More connecting roads for residential neighborhoods.
Focus on traffic mobility and not bicycle lanes no one uses.
Better flow to the north on 287
Add one more lane of traffic in both directions.
The only way is to improve the city streets that connect to the frontage roads and 287 but not just band aide them, beautify them.
Continue the service rd along the whole stretch to Debbie ln.
Add more exits
Add an additional lane to the freeway but also add sound barrier walls to protect neighborhoods.
off ramp from 20 to 287 needs to retain 3 lanes to Sublett exit to ease traffic congestion as all roads merge
widen 287 to have the lane going to east bound 20 start further back.
The only problem i really see is the am 287 I20 merger
We have the least amount of traffic problems of anywhere in Arlington. (I was born and raised here.) More Retail will cause problems. Please proceed thoughtfully, this is your last chance do do something great in Arlington.
Fix with concrete streets and add the ones on the plan.
3 lanes each way w/convertable HOV that changes direction in am & pm.
Add an eastbound exit for Russell Curry Rd.

I don't know. 287 probably needs to be 3 lanes wide instead of 2. But that would be a mess for years to come, and expensive, I am sure. It's really not bad, as is, most of the time .. only 7-8-9 AM and 4-5-6 PM when it stacks up, usually moves pretty well though.
Make sublett road wider with easier exiting and entering as well as an extra exit between sublett and little road.
enforce the speed limit of 18 wheelers coming to and from Mansfield
ad a traffic light at Myers Road and Sublet Road and repave Myers
Wider streets created now with the new construction. Do not wait until massive congestion occurs, do it up front. Have plenty of parking.
Not sure at this time.
Keep access to/from major streets far away from traffic lights so that congestion does not clog area close to traffic lights.
Partner with Dalworthington Gardens and Pantego to extend Park Springs (or something) all the way north to I-30 as a new north-south corridor that isn't congested with school zones or businesses (like Bowen and Cooper, respectively, and Green Oaks that is reasonable, but very far west). Commuting south to/from north Arlington on the west side is a nightmare, and any increase of housing, business, etc. around US 287 will make this much worse. Congestion on Bowen is terrible due to all the school zones, and Cooper is reasonably quick, but very dangerous with all the turn ins and outs from businesses.
Add a third lane
Additional lane of traffic each way frrom I-20 to the south into Mansfield.
Currently there is a lack of continuity between arterial N-S streets streets in Arlington and streets that access highway 287. Kelly Elliot, Park Springs, and Bowen all do not go through to HWY 287
Widen 287 unfortunately
2 way access roads
A third lane will be needed in the future, however the I20/US287 interchange is terrible going North in the am and south in the pm.
A lot of curvs and lack of quick access for Emergancy vehicles.
Spread out the traffic that all merges at Bowman Springs-Luttle Road area---too many roads merge together here & have created many accidents!
Limit the amount of entrances and exits to the frontage roads.
More arterial roads.
More lanes on 287. 75MPH speed limit.
Signal timing would be helpful
Build an alternate connector or two... or three
More highway lanes
More lanes to Little Rd
Widen 287 to 3 lanes in each direction.
Widen 287
Put up stop lights for "local" .... but Hwy 287 needs to be widen now so it is ready for what ever you bring to the area.
Widening little road or adding a turning lane into the restaurants. Traffic is ways bogged down over there. 287 south at the Sublette exit is always high traffic too.
I would study the opportunities for future development, and try to connect them with planned collector streets. If space is available, 4 lane divided roadways with a tree lined median would be ideal to help maintain the tree cover aesthetics in that portion of town.
EXTEND TURNER_WARNELL from Cooper Street to 287
Not qualified.
expand to 3 lanes, or longer exit ramp to Sublett
Any Additional traffic in this area will cause problems. Right now, the 2 lanes can't hold all the traffic
It already needs to be wider. I have observed very heavy traffic going Southbound in the late afternoon.
better timing of lights at intersections with 287, wider arterial streets, such as Sublett, Calendar, Turner Warnell, Eden, etc.
improve traffic flow at sublett and little road with more lanes
Expand highway to 3 lanes north and south!
Really would not need to if the mall is on one side but if needed add turn arounds
More lanes on 287
Make on ramps closer to fire station 13 for easier access to wrecks. Improve response time and improve safety.
Widen the highway prior to ANY additional development
Broaden 287
Make 287 wider, and improve traffic lights and side streets to flow better.
That's not up to Arlington

10. How would you improve local traffic circulation int the US 287 study area? (open ended)

Expand 287
It's already very congested
On-off ramps could be improved with side street development.
Currently I don't think it needs to be improved. He developed the area around it I would hire an expert as I have no clue.

Add that third lane to highways. Look at the timing of the traffic lights. Expand & improve side roads that will get you to places without having to get on highway. Need for ample parking and maybe a parking garage once area is developed.
The freeway interchange at 287 and I-20 is dysfunctional and divisive to development patterns in the area.
More ramps for exits and entries
It currently works pretty well. At some point 287 will need to be widened and the intersection with I-20 improved.
Well, if this area is going to grow, 287 needs to get a 3rd Lane in each direction. I know that's a long timeline, but the feeder roads are sufficient.
Middle class shopping and restaurants
Widen 287 to 3 lanes each way and put in an express toll lane like has been install on 183 and 820

An alternate/additional easy access point to I-20. An additional easy access point from Little School to 287 farther south. Additional traffic light at Little and Pennsylvania, and another at Sublett where there is great opportunity for development from Little to 287 would draw more residents into the area instead of heading to Mansfield.
traffic study to have an impact on light cycles. The biggest need is an expansion of 287 itself to 4 lanes both directions.
Widen US 287
287 should have 6 lanes.
Add an exit on S bound 287 after Little Rd., before Sublett to alleviate the traffic along Little Rd. and I-20/287.
By limiting further housing development to larger, single family homes so that streets don't become more crowded than they already are.
You will probably have to widen both sides of 287 if you add more retail along 287. That will be a nightmare to live though for those of us that live in the 287 area.
Develope other larger roadways so people have alternative routes.
Provide public transportation. How about partnering with DART?
Improve the I20 problem at Bowman Springs. The traffic backs up there every morning. This causes a backup on 287.
Make the frontage roads two way. I currently have to go up to Little road and make a uturn to get back south to anything I want
Widen thru streets and add signal lights.
Make 287 three lanes instead of two.
Light Rail system.
Expand the Hwy without making it a toll road. Enhance the interchange with I20 to increase the flow
Improve access through side streets
There are many families who drive into Arlington from the Mansfield area to take our children to a private school in Arlington. The Little Rd/Green Oaks direction is really the only way to go in the morning. At times traffic is horrible. I would hate to see traffic increase.
Road expansion and increase access from surrounding neighborhoods
Widen the highway.
Please see above
Public transportation!
287 has to be expanded it is already congested
Please no toll roads.
If you make 287 a toll road, I'll vote you out of office!
More employers so adults can commute within their community to work instead of outside of it.
Wider lanes on the hwy, better off hwy roads.
The 287 and I 29 interchange is bad.
With the space available, 287 could be widened if necessary.
Exit onto Bowman Springs Rd. from 287! This should be easily created and would greatly help traffic on Little Rd. Please!
Make US 287 6 lanes. Better exit off east bound hwy 287 off I-20.
Right now, the traffic circulation is fine, but if you plan to bring in a lot of development, it might be a good idea to put an extra lane on 287 before the traffic problem gets too bad. The 287, I20, 820 interchange could probably use some improvement. If Mansfield and Midlothian grow a lot in the next decade, there could be a traffic nightmare right through the 287 study area and that will turn people away from the area.
There are a few stop signs on the 287 access that people do not stop at, possibly adding red lights? Also people on bicycles create huge traffic issues, not enough room for them. They slow traffic and put themselves and drivers in danger. I really don't agree with bike lanes, but perhaps that would help.
Work with Mansfield to make an exit going south on 287 after Cooper but before Walnut
Not sure.
Improve the interchange with I20
I would assume a traffic study would show a need for expanding us 287.
Do less building. The roads can not handle the flow now.
Traffic lights instead of 4-way stop signs.
2 way frontage roads
Widen 287
Widen lanes on 287

287 traffic becoming very congested
Expand the highway to at least 3 lanes.
control frontage road better
More exits along 287
I think the increased speed limit really helped.
Pave the frontage roads better.
Make the residential streets a little wider. Kennedale streets are very narrow.

10. How would you improve local traffic circulation int the US 287 study area? (open ended)

Nothing.
Expand 287 to 8 lanes, fix 20/820 interchange, widen side roads like Sublett, Turner Warnell, Harris
Add lanes to 287
Expand to 3 lanes n both sides
improve the Sublet Rd/ 287 intersection and extend Sublet 4 lanes with left turn lanes or median breaks to the city boundary.
Widen 287 before adding any more businesses.
Round a bouts
287 would need to be widened. The traffic on the highway currently is very heavy early morning and evening rush hours.
It's fine the way it is. Adding shopping centers would only make only create traffic problems that I don't want.
Would not need improvement if there's nothing being builted.
Don't know
A better merge onto i20, esp i20 west!
Enhance the connection between 287 and I-20. Increased population in Mansfield and SW Arlington has caused problems and bottlenecks during rush hour traffic from 287 up and through 820.
More public transportation options
Expand the highway. There are adequate on and off ramps, but if you take away the rural areas and add businesses, add the additional highway lanes first - and complete the tri-school construction before anything else.
Add a 3rd lane on each side of traffic

build a Debbie lane ramp/bridge. widen the other off/on ramps. and this has nothing to do with traffic, but plant some grasses, etc on 287 - it is an ugly, litter-laden highway.
make the highway three lanes wide, better ramp area for the little rd, 20 east and west get together
Add an additional lane south to Waxachie.
Create a tram system throughout the complex. Park once and catch the "People Mover" around the shops.
Added lane for south bound traffic off of 20
More highway exits/entrances
Lights under bridges instead of stop signs.
Improve 287/IH20 flow during peak hours.
A third lane needs to be added to the North-bound side of 287. This area is backed up nearly every morning for miles trying to merge with 820 and I-20
Explain to drivers how a passing lane is supposed to work
Widen US 287 and busiest part of the access roads (intersections, etc. similar to Mansfield)
more entrances and exits to retail areas
Make it easier to get to 360. Extend George Bush south at an angle that makes its way to 287.
See above
Widen 287
I'm ok w 287 traffic but will need expansion if this project takes off
Seems fine at the moment.
widen 287; improve traffic on frontage roads (entering/exiting highway)
Bike lanes and public transportation.
Traffic isn't bad now, just be sure to plan for entrance and exit into shopping areas! It would be so nice if the bowman springs area could be fixed. It's a pain to get to lake Arlington from 287/eden area.
Widen 287 and create efficient access roads.
Widen 287
Public transit along the 287 corridor
widen 287 and other surrounding roads/HOV lanes, and mass transit - trains, etc.
Circulation isn't bad...other than intersection at Sublet and 287
Widen 287 from 2 lanes to 4.

More lanes
No idea
Increase number of lanes
Two way access roads along Hwy 287 for easier access to homes and businesses.
There is considerable unused space in the median and shoulder of 287 and the growth of Mansfield and this area has led to some congestion on 287 as it connects to I20. There is certainly enough space to widen 287 to include at least one additional lane, which would ease that congestion.
Traffic less congested at 287/I 20
Add more exit and entrance ramps along the highway corridor.

I don't think it depends so much on the traffic on 287 but the traffic where 820 and 20 separate. These lanes should widened to accomate more traffic and keep it from clogging up.
Alternative routes (such as Bowman Springs between Arlington & Kennedale), and strategic placement of retail/community spaces
Develop a major north/south thoroughfare.
Widen highway 287
I think the roundabouts on sublett work well, but not everyone knows how to use them...
Public transportation of some kind.
widen Roads, Add a on and off bridge access to Debbie Lane from 287 rather than the existing exit at cooper/FM 197.
Easy to follow signage, multiple ways to move

10. How would you improve local traffic circulation int the US 287 study area? (open ended)

I would make the frontage roads 2 way roads rather than forcing everyone to make the 2.5 mile Loop. Then possibly build a bridge or underpass @ Andalusia Trail. Then line the Kennedale side of the Corridor with your retail shops, resteraunts, and activities.
Add additional lanes onto 287 and the bridge connecting to I-20.
Congestion on 287 little road needs to be addressed.
I think it's great as of now. I live in this study area and have had few problems except for loud noise
More express ways
I think it's ok. Maybe add a lane around I20
Express lanes/ more lanes- toll road
I'm not sure, but the 20, 287, little rd intersection is a mess on the weekends
Widen the roads and have more access for people to pick up there children from schools.
?
There is a serious problem EVERYWHERE with public transportation. Start there.
Re design highway exits to improve traffic congestion. Add an exit only lane at main exits.
limit retail businesses thereby reducing traffic
The merging of 287 into 20 west is horrible. One accident slows up the entire commute. I dread going to work every morning. Better alternates. Business 287 is already jam packed at the intersection of 20 light as well
additional lanes to 287
Expand 287 to three lanes.
Additional lanes on 287...some dedicated to through traffic (i.e. on/off ramps I-20 to 157 to 360) with other lanes for local on/off
a double exit ramp to sublett or exit lane only
Merging onto I20 West is horrific!
Sublett and 287 intersection is horrible during rush hour. Either the light timers are off, or the intersection is too congested. Would it be possible to extend Park Springs to Eden Road and widen Eden Rd to handle more Arlington traffic? This would give an alt route to quite a few who travel Sublett to get to 287.
Greater u turn capabilities at each under or over-pass.
It's great the way it is.
Two lanes on 287 makes it a nightmare during rush hours and if there is a wreck. There has to be a better options to get 1-20 West. Little Road from the 287 area is over congested. Those lights can take over 10 mins to get through a mile radius.
Widen 287 especially between little road and sublet
Yes
Widen the streets
1 more lane through to Mansfield
Long entries to the highway. Adding lanes of traffic

With development you would definitely need to consider more stoplights along the frontage road, in strategic proximity to the new development.
Improve traffic signals (the lights at corner of Treepoint and Little Road are broken), improve roads
Another lane
Sublett and 287 intersection improvement

Improve the interchange from 287, to 20, to 820. 287 itself is fine.
Arlington as a whole seems to have traffic issues, and they are getting worse. Lights seem to be timed in such a way to be the least efficient as possible, and many roads are not large enough for the capacity.
Add another lane each way to improve traffic flow
Decrease or limit truck use in as many forms as possible.
stop bringing in more businesses. walmart was bad enough!!!!!!
Widen the Little road exit and congestion area at 287/I-20!
We need more traffic lanes for traffic between Kennedale and Arlington. 1 lane each way in and out of Kennedale/ Arlington on Sublet is a problem that is growing.
I'm not sure
Two way access roads and more access lanes to I20
The traffic isn't terrible, in my opinion. But maybe some options to make s u-turn at bridges without having to sit thru the lights.
Sublett Road west of 287 needs to be widened. It's ridiculous. A turning lane going south on 287 from eastbound Sublett needs to be put in. A turning lane going west from southbound 287 needs to be added. Why is Arlington so far behind in this area?
More entrance and exit ramps instead of combining 2 main roads in exits and entrances to 287
Make a service road from Anglin exit off of I-20 east connect to business 287 to relieve some traffic heading towards Hwy 287. Add more lanes to Hwy 287 south.

More people would use 360 if it were completed. I would. But I drive from downtown Dallas to Kennedale going I20 to 287. So I assume many others do the same thing.
Smaller streets with separated bike lanes and pedestrian trails that are separated from traffic by landscaping. Traffic circles. Focus traffic onto main thoroughfares like Cooper and 287.
Keep the local streets rural in feel.
It needs to be 3 lanes
Hopefully current construction will help once complete.
There are no problems.
Better way to exit onto Little Road from 287. Perhaps send traffic both directions on service road.
Toll Road to downtown Fort Worth.
Similar to Walnut Creek & 287 build at Sublett Rd. and 287. Better maneuverability at Sublett intersection.

10. How would you improve local traffic circulation int the US 287 study area? (open ended)

?
Bridge from little road/287 into kennedale.
Widen highway and on ramps to I-20
287 needs to be expanded, there is already heavy traffic af peak times
20 wb to 287 hoorible at traffic times need to do traffic study and fix the mix master part for flow
I believe we probab)y need more exits.
More lanes
Circular intersections and street lights
improve and fix the existing roads
Widen Kennedale sublett road
More exits off 287 and widen
Change the traffic light timing
Add another lane each way.
NOT TO BRING BUSINESS IN THE AREA
traffic circles in some areas
Building more roads/bridges.
More lanes!! Higher speed limits and goodness gracious we have so many stop lights it takes me 20 minutes to get from Martin to kennedale!
Traffic right now seems to flow just fine
nothing. leave us alone. leave the area alone.
Need more on/off ramps. Did you know that the service roads along 287 are used for Truck Driver Instruction? This makes the entire 287 corridor VERY dangerous for pedestrians and drivers alike. I HATE getting behind one of those guys who is learning to drive a semi!
Easier access between I20 and US 287
WIDEN 287
Increase Speed limits to 85 mph, enforce patrol on drivers impeding flow of traffic in left lane.
Get the city to stop screwing it up and wasting our money on development instead of basic maintenance.
Allow frontage road to have two way traffic
The interchange at 287/I20/820 is a beast during rush hours. I usually take Sublett across to Mansfield Highway/Kennedale Parkway to bypass that mess.
A 6 lane highway would be beneficial - even now - prior to any additional development.

The part of Sublet Road that is in Arlington City limits, leading into Kennedale from 287, is very narrow. Our kids go to Kennedale HS and it would be great if that road were wide enough that they could ride their bikes to school from our house on the east side of 287.

Nothing other than expanding the freeway.
Na
Not bad
Stop building and then there wouldn't be an increase in traffic-then the current roads would be sufficient.
Don't develop
widen the highway.
Expand 287 to at least three lanes each direction. Add entrance/exit ramps between Eden Rd and Russell-Curry Rd.
Not sure there's a way to improve circulation without major highway construction, which I am against.
Side streets are good and flow well. More hi way on and off ramps may be beneficial but the flow from 287 to 20 then 820 is congested and short space between all 3 converging with one anothet
Would love see the TRE or Preferibly the DART rail in Arlington.
More than 2 lanes of hwy and each street to have its own exit!!!
Widen side streets
synchronize traffic lights
Make Little Rd exit better.
na
Put lights at all 287 cross streets on service roads.
Its one of the least congested areas around so dont do anything and it will be fine.
Increase the size of Eden & Russell Cury Roads.
Developing the 287/Sublett intersection is critical. It will also offset and ease traffic issues further south in Mansfield near the 157/Cooper area.
Nothing. Its perfectly fine as it is. Large roads and more roads have proven to lead to greater congestion.
none
Additional lanes on 287
add more lanes to highway
Don't know
good luck
I don't have any suggestions but this would be a MAJOR concern

The area around Little Road/287/I20 is always congested, but I only notice heavy congestion on 287 during rush hour. I think we need additional north/south roadways that parallel 287 without having to go over the Cooper and Matlock. The exit off of South 287 to Debbie Ln is terrible! It needs a major overhaul to help traffic flow.
Highway mergers are a problem. Confusing what lane to be in
add a lane to US 287 so it is a three lane road. Also we need metered light on ramps.
1. Make longer dedicated turn lanes going both North and south from Sublet Rd. to 297.
Make 287 three lanes instead of two
Redesign the choke point on south bound 287 close to I20 where you have west bound I20/820 traffic merging with east bound I20 traffic and service road traffic merging onto southbound I20.

10. How would you improve local traffic circulation int the US 287 study area? (open ended)

Widen some of the smaller roads to at least 2 lanes each direction-e.g. Eden Road, Sublett Road,
Widen 287 and add another on ramp.
Rework interchange at 20/287/820. It is hazardous with few alternate routes when an incident occurs.
I've requested this before. extend Park Springs all the way through to avoid having to go to sublett from Kelly Elliott and u turn to take 287 south.
Exit ramp on SB 287 before Median Way.
Improve the cross streets to 287. Traffic is fine now, but will be horrible with much more development.
Tram units
I would like to see some type of highway that connects north Arlington and south Arlington. Currently, there is not a direct/fast route.
Don't build unnecessary infrastructure that will increase vehicle traffic.
Add bicycle lanes on most roads
Not certain, not too crazy about more on and off ramps.
another lane
Not add more businesses and neighborhoods.
Better East/West Feeders connected to US287 in study area.
No traffic circles--hate those!

Expand the size of 287 and fix the junction at 287 and I20.
Improvements/updates to 287.
Using the extra areas by 287 to adding more traffic lanes and using the sides roads to relieve traffic.
Traffic is fine now. Further development would cause congestion
none
Widen 287
Add exits to 287
Widen and improve feeder roads to 287

Railway and jet packs
6 lanes
Make the interchange at 20 and 287 better
Frontage road improvements at I-20 to separate the through traffic from the local traffic
Widened the bridge over 287 at 157.
Roads are meant for local traffic only. They would need to be expanded where businesses went in.
Expand 287 lots of congestion by little road up to sublet
Improve and widen main roads
in neighborhoods; traffic lights in busy areas
More exits/on ramps.
widen 287. It is only two lanes each way. Leave access roads.
It's not bad right now, but upon future developments...add an extra lane each way
Widen 287
Add one lane in each direction to 287.
Easy access for east / west travelers.
Widen 287
Light rail from Waxahachie connecting to Arlington, FW, etc. would help alleviate congestion.
Widen 287 and have better timing of traffic lights on connecting streets
Widen 287
Have to widen roads. Ugh! More construction!
Add more lanes to highway

do something about the congestion of 287 feeding onto 20. Traffic is horrendous in am and evenings. Traffic flow must've handled prior to any thoughts on development
keep the current infrastructure repaired.
By not building the area out and thereby increasing traffic
I avoid driving on 287 by driving on business 287 in Kennedale.
Widen 287 to three lanes to Heritage.
The biggest issue is normally do to an accident on 20. Maybe an exit prior to Sublet prior to the storage facility.
I don't have any ideas about the traffic flow..
I wouldn't change anything.
remove the walmart

Roundabouts alleviate congestion and keep cars moving instead of traffic lights and stop signs. Look at what Kennedale has done on their new Sublett and Little roads
don't know. See it everyday backed up morning and night.

10. How would you improve local traffic circulation int the US 287 study area? (open ended)

A bridge over I-20 so that people coming south on 820 could get to US287 without having to cross all those lanes of traffic. A ramp so if you are coming north on US287 from the Mansfield area, you can get to Bowman Springs without having to go through Little Rd. An easy way for people to get from the Walmart to I-20 westbound so they don't cause all that traffic on Little Rd (maybe if the south side I-20 service road went both ways then there was a ramp over I-20 to get them to Westbound I-20 without having to sit through 2 stop signs on Bowman Springs.
widen the road or widen the frontage road
More lanes available along 287. Better access to 157 and Debbie lane exits. Always congested
Improve frontage roads.
You would have to widen the already congested US 287.
Public transportation
I would make it easier to get from one side of 287 to the other. It is becoming as bad as HWY 183 in Irving.

Improve the lane availability for turns at major intersections and properly synchronize traffic lights. Green Oaks and Little Road at 287 area are a real mess partly due to the cities previous poor judgement on existing retail in the area. Other areas are improperly constructed so as to create unnecessary traffic bottlenecks and traffic confusion. Wider, better streets and improved lane usage on 287 and an entrance westbound for 287 at little road.
North bound 287 gets backed up at Bowman Springs so many wrecks
The chance to keep it from degrading passed when Wal-Mart was allowed to build.
need additional lane in both directions
Ask your traffic engineers.
An additional lane where 20, 287 and Little Road all merge. An entrance and exit ramp between Eden and Russel-Curry.
I would have more traffic use business 287 and have the city do something about the traffic signals at business 287 and access road to 20 or 820 work better to make the flow of the traffic smoother.
A 3 way stop on corner of Potomac Pkwy and Little Rd
Exit traffic someplace other than Little Rd.
Improve the pedestrian/cycling mobility. Forget the main arterial style of planning for roads and instead do a grid pattern of equal sized roads to distribute traffic.
more lanes, no more large businesses
See above
Add an exit for Russell-Curry Rd.

Make sure that residential streets remain residential and not become cut throughs between high ways and frontage roads by enforcing the traffic rules (speed limits, stop signs, no passing, etc). Look at traffic flow with lights and signs. (Let the engineers drive it regularly including at peak times!) Better access to 20 for those who need it.

11. How would you improve pedestrian circulation in the US 287 study area? (open ended)

Mixed use, pedestrian friendly development. More park and other walking and/or bike paths that connect free spaces and neighborhoods.
Pedestrian circulation should be driven by actual need and not an ill-conceived agenda to generate pedestrian traffic where little demand exists.
Bike and walking trails the link parks to one another
Sidewalks
Get the parks connected and as we improve the streets, add walking/biking trails at the same time - in the end it will be win win and save over all costs, time, and inconvenience. If this is done I will live here as long as God allows me.
Connect walking trails and add sidewalks.
Well lit areas and sidewalks
find ways to link existing neighborhoods of which there are many on the east side of 287
Add walk ways, Pedestrian bridges and biker paths
Add landscaping at highway exits and bridges with sidewalks and bike paths. Can we follow in the footsteps of other cities that have made beautifying the city a priority instead of slapping up a bunch of shopping that no one needs and brings petty theft and crime to the area? Do you think it looks nice to see those mobile lifted police stations all over the place? Do you think seeing those makes people feel safer? No it makes people feel scared.
Build more sidewalks that connect subdivisions
Be proactive on upgrades toroads as needs arise
Sidewalks! I live within 2 miles of the Albertsons store and could easily walk it if only there were a safe place to walk. And bicyclists are crazy enough to ride on Russell Curry Rd, which adds even more safety issues to drivers.
Sidewalks and new street lights.
additional ways to exit highway. Access is very limited now
Bike trails.
Not sure....maybe walk bridges.
No ideas at this time.
Safe walkways, even over 287.

Make walkable and bikeable areas between parks, as it's currently unsafe to e.g. walk along Green Oaks. Finish extending Bardin to at least Park Springs on the west and include sidewalks to help connect neighborhoods to existing parks. It's unrealistic to think anyone is going to walk to any new developments, but at least make them walkable.
Not sure
not sure
Don't really think we need more people out here
unsure
Side walks and close proximity of related shopping areas will promote walking.
Bus and bike lanes. Parks and side walks

I wish Arlington would have areas where you could bike ride to different eateries & outdoor vineyards or beer type gardens- or maybe a trolley type of transportation to social networks! Maybe even a small canal with river rides !
Sidewalks in every neighborhood
More walkable neighborhoods with neighborhood shopping and park access.
Not sure
Linear patks
Sidewalks
More Sidewalks and trees on roads like Sublet and Little Rd. not conducive for walking
Ensure that every through street or road has paved sidewalks and/or bicycle lanes.
Waling/Biking linked to neighborhoods and parks

Not encourage pedestrian traffic. This is a connecting highway that is only two lanes wide. It is already crowded and if you "develop" the area the traffic will be awful.
More side walks and pedestrian crossings. Parks with paths that lead up to restarts like Katy Ice House in Dallas
Sidewalks should be incorporated into the above mentioned 4-lane divided roadways. There should also be designated street crossings that are clearly identifiable by pedestrians and motorists alike. Provide sufficient lighting at each crosswalk, and possibly incorporate other natural features, such as boulders or earth toned poles, to highlight these areas. Pedestrian access should also be linked to the Tierra Verde/MLK Sports complex. By allowing pedestrian mobility between each of the neighborhoods in this corridor, this will improve the sense of community and allow children to be able to safely get to school and the local park(s).
UNNECESSARY
Not qualified.
Multi use recreational facility with integration of commercial
I'm very fond of the pedestrian bridges in Las Vegas. I'm all about safety .
dedicated bike lanes along service roads to improve safety for bikers and drivers
wow I don't think the existing business areas are safe for pedestrians
But if providing sidewalks there must be shade trees
Move it to San Diego. It is 107 degrees today.
If needed: a walking and bicycle bridge across the highway for park access and beautification.
No need if a mall
More walk and bike paths
No need
Add bike lanes if possible.
Pedestrians should stay off of US HWY's
There are no friendly walking or bike trails.
Jogging trails, and I don't mean cement because you should not run on cement, bike trails, bike lanes, accessible to homes, restaurants and shopping.
Sidewalks, bike lanes, more trees for shade, benches, maybe a trolley system to get people around once more businesses comes to area.
Pedestrian walk ways over 287!
There is no development in the area that warrants any pedestrian activity. If you want pedestrians you need walkable mixed residential and retail and mass transit.

11. How would you improve pedestrian circulation in the US 287 study area? (open ended)

Due to its spread out nature, there isn't much pedestrian traffic. Individual developments may have it.
Sidewalks. So many people walk along 287 access roads and it is so dangerous with the higher speed limit and no sidewalks. And making them wide enough for bikes would be a game changer. It would get more people of of their cars. I'd love to be able to have the whole family bike to dinner.

Sidewalks along main roads and some walking paths that could meander away from the main streets and through the businesses to residential areas with park type benches and a water fountain here and there. A blending of commercial with park like strips of treed and pet-friendly walkways - Such as is present at a portion of the western edge of Randol Mill Park.
Pedestrians up and down 287 would be difficult. That would need to be focused around the attractions built.
Sidewalks & bike lanes
Add sidewalks to connect residential with parks. Make them wide enough for bicycle paths. Similar to Mansfield Linear Park system.
Make sure there are sidewalks anywhere that pedestrians will be walking.
N/A
More sidewalks.
Better bike lanes
Sidewalks and bike trails.
Actually have places for people to walk.
Light rail
Some form of public transportation like buses, or bring the Dart Rail into the area

Public transportation options
Public transit system.
Sidewalks on frontage roads
Planning has to include pedestrian accessibility and options for public transportation.
Sidewalks!!
More parks and well maintained open spaces. Nature parks.
More linear parks and/or wide bicycle/walking paths to connect neighborhood to local schools, parks, businesses, churches, and so on. Physical evidence and reminder the community is safe, even to those who don't use them.
More attractions in a closer group with sidewalks.
I do not currently know of any pedestrian circulation issues. If any, public transportation may help.
There is no pedestrian circulation on 287.
Safer sidewalks and bike paths along 287
sidewalks
Build things closer together. Plan for things like bike lanes, and walking paths that don't go right along streets. In Monterey California, I remember a path that cut right through the length of the town. Or another example is the Katy Trail. A linear park would be a good idea.
I don't feel this is a problem.
Make walkable areas between homes and businesses.
Trail connections that connect both sides of highway.
Connect Stovall park with linear park along Eden road all the way to development to create park access.
Pedestrian circulation is dangerous because of the busy traffic.
Pedestrian bridges, wide sidewalks along the access roads.
More sports parks
More walking and bike paths through the area.
Sidewalks
NONE
Unsure
install more traffic lights, add bike lanes
Sidewalks in Arlington
Sidewalks and bike lanes around the underpasses
It's freeway frontage -- so there isn't much pedestrian circulation, but it will be needed in the parks, shopping, and neighborhoods.
Adding sidewalks to major routes
But I don't see this as a problem
Add more walking/jogging trails, parks and green space. City of Richardson is a great example of incorporating this into retail and neighborhood areas
shaded walking paths. the nature of the existing highway makes pedestrian "circulation" crossing 287 problematic at best.
Bike lanes, nice beautiful sidewalks that are pleasant to walk on
Sidewalks
Don't know
Add bike trails along 287. The rolling hills, rural scenery and less congested traffic in that area are very desirable.
Add facilities similar to the Katy Trail in Dallas

This is not generally known as a pedestrian area and as a highway should not have pedestrian traffic. If you add anything for pedestrians, do it at the frontage road area.
Add bike lanes on access roads and some heavily travels side streets.
add bike trails where you can along with walking trails.
add a good walking park
Not sure.
I don't know... I have never needed a reason to be a pedestrian in this area!
It would only matter if they had somewhere to go!
Linear park connectivity. Green walkable 287 crossing.
Sidewalks connecting neighborhoods down Frontage Rd., in addition to in busy business areas such as 287 and Little Rd.
Sidewalks added when access roads are widened.
not sure
Not concerned. Just moved from Frisco and didn't need to walk places.

11. How would you improve pedestrian circulation in the US 287 study area? (open ended)

See above
?

Need bike trails. There's a lot of cyclists on weekends who have to use existing roads for now
Shaded outdoor shopping centers with a more pedestrian friendly layout and areas to sit/meet with friends/or eat.
Pedestrian bridges to and from close developments. If I can walk somewhere in 3-5 minutes, I will. I dislike having to get back in my car to go to each destination.
Find somewhere for the bicycle people! Someone is going to get hurt. They are everywhere, and they do not follow traffic laws. I am afraid for their safety every day!
Sidewalks?
No need to.
Sidewalks along streets or parks connecting homes and businesses to a transit corridor.
Mass transit system/connection with TRE, and availability of sidewalks.
Sidewalks and bike paths
Public transportation and more places to walk or bike too
No idea
Lighting along the access roads. Sidewalks on main streets and shopping areas.
Runners run along the access road between Sublett and Little Rd. I suggest a running path to keep them out of the road.
Sidewalks are currently non-existent along the shoulder/frontage roads of 287. It would be nice to see paved sidewalks for pedestrian traffic
Sidewalks, parks, bike paths
Add sidewalks throughout.
More sidewalks, bike lanes, parks, etc
Offer city transit
Bike lanes added, more parks/walking paths
Sidewalks
More side walks, better lighting along roads and intersections.
Walk over bridges for pedestrian use only, Walking areas like the ones made for the Rangers off of Collins and I30
Make places for them to walk safely while enjoying city attributes.
Sidewalks ..... Duh
An outdoor shopping area like the Outlet Mall in GP
More shops or trails. We need to get SW ARLINGTON out and about walking/biking
I think that their are a lot of bicycle riders and runners that would probably enjoy their own lane for improved safety.
Join shopping areas with mixed use retail and office space geared to walking with shade and attractive features
Add sidewalks
Sidewalks
Public transportation
widen the roads with bike paths, the runners and bikers slow traffic.
?
Put in side walks down the frontage road
Walking/ biking trails or designated pathways
Public transportation
Need bike lanes
bus route
Parking close to retail
Needs to be more convenient places to walk to & from.
Sidewalks work, provided they are there. A big issue with walking major roads is how close they are in relation to vehicles traveling upwards of 40 miles an hour. Where space is limited, maybe raise the sidewalk 3 feet to ensure pedestrian safety.
Sidewalks, public transit.
There are almost no sidewalks. Kids and Teens walk to and from work, KISD, and fast food on the side of the road and hope to not get hit.
More running/hiking trails
Yes
Put some sidewalks in
Sidewalks on the West side of 287 and Sublett for students to walk home on
Bike lanes, sidewalks
No ideas for this one, since I have not seen many people walking along the frontage area.
Add sidewalks, more shade (i.e. trees)
Add lights on streets.
Bike trails
More sidewalks
None

I don't think any pedestrian circulation is currently possible, except in the local shopping areas. I'd like to see bike lanes and/or walking paths separate from the busy streets put in, and perhaps some blocked off areas similar to what Sundance Sq in Ft. Worth has done.
Sidewalks? Bike lanes?
Add some... There is minimal or non existent pedestrian areas.
There should be some form of public transport. Yeah, right
Pedestrian isn't the problem now. Early morning traffic jams are.
side walks, preferably wider like along the area around River legacy park. Or a Bicycle lane on the road (both sides).
More jogging and bicycle trails.
More sidewalks! With shade!

11. How would you improve pedestrian circulation in the US 287 study area? (open ended)

Maybe just marking the shoulders as bike/ped lanes. There's plenty of shoulder along the frontage roads in both directions to do that.
Sidewalks.
Add a bus service to the area for commuting to Fort Worth/Arlington area. Its sad there is NO service at all
Offer bike lanes such as side walks so bikers that already use the area for biking don't block traffic.
Put pedestrian walkways along Hwy 287 service roads.
Sidewalks a little further off the side of the road. More shade trees.
Bike and pedestrian trails that are separated from traffic that link to parks and city networks.
More pedestrian locations like uptown, Bishop Arts, or 7 TV dtreet
Create some!
Sidewalks
Not sure what is needed in this area. See Riverwalk suggestion above.
Better selection
more side walks
There is no where for pedestrians to walk around 287.
Add more parks, hiking, swimming, ect
Sidewalks, pathways, and maybe even a pedestrian bridge
Sidewalks
Sidewalks on Sublett!
More sidewalks
would not encourage it
Add more sidewalks.
Side walks
Add walking and bike paths.
We need to create trail systems and link together.
More shopping and restaurants
Parks and sidewalks.
Not a great place for foot traffic. But really no where in Arlington/Kennedale/Mansfield is.
nothing. leave us alone. leave the area alone.
Did you know that the service roads along 287 are used for Truck Driver Instruction? This makes the entire 287 corridor VERY dangerous for pedestrians and drivers alike. I HATE getting behind one of those guys who is learning to drive a semi!
More sidewalks
Get the city to stop screwing it up and wasting our money on development instead of basic maintenance
Improve Sublett Road west of 287 with wider lanes and sidewalks.
See above - bike lane/sidewalks would be helpful
Walking trails.
More sidewalks
Bigger side walks
More sidewalks and park areas
Citypark
hello, sidewalks and such.
I wouldn't; there are plenty of parks in the area for pedestrians.

Pedestrian circulation is fine, but more sidewalks and public parks are always welcome. Bike lanes would be a nice addition as well, as long as it isn't cost prohibitive.
Maybe walking paths along the access roads and maybe a couple of walk overs that cross over highway.
It's not a pedestrian area to begin with, everyone drives. Make more parks for designated areas to walk in.

Parks, bike trails, side walks
more sidewalks
Make more bike lanes or sidewalks.
na
Not really an area for pedestrians. Maybe sidewalks for service roads.
Its fine
more side walks
Dedicated bike trails.
Widen the shoulders to allow more access for walkers, runners and cycling. As it is, I've had too many near misses as it is.
Add sidewalks and more parks. It's also a pain in the butt to exit when there are so few exits.
cross over bridges
More sidewalks
Add more sidewalks
We don't need to
Widen Sublett toward Kennedale to allow for safer pedestrian use.
safe hike and bike trails
I don't see enough commercial businesses in the area around me that I would walk to, but if the area were developed more like the West 7th area in Ft. Worth, wider sidewalks and landscaping would encourage people to walk more.
Bike trails
Put in side walks that are well connected.
Add a linear park with walking paths, trees, flowers, water features to mask the traffic sounds. The more fast food, gas stations and box stores we have the more downhill the city will go.

11. How would you improve pedestrian circulation in the US 287 study area? (open ended)

Turn off their TV's and air conditioning and force them to go outside. We are a car mobile society and pedestrian circulation is a nebulous term.
Build more sidewalks and bike trails. Have different businesses locate in the same general areas so that it would be a 'one stop shop'
Add a foot bridge accessible to bikes as well
Mass transit
Widen Sublett Rd west from 287 to Kennedale city line and add sidewalks and/or bike lanes
Bicycle trails and lanes.
Outdoor shopping
Unsure.
Augment or improve walking and biking trails.
No pedestrians, all bicycles
Need more sidewalks
Pedestrian circulation? I wasn't aware there was a problem with "pedestrian circulation" in the U.S. 287 Study Area.
Cluster stores/businesses with central parking, Add benches, sidewalk cafes, and shade as well as clear separation of auto and pedestrian traffic.
Adding sidewalk aling 287 and more lights by frontage and crossing roads.
There needs to be more sidewalks for the older neighborhoods.
Doesn't need to be improved
none
paved walking pathways
bike lanes
Who cares? No one should be walking in this area.
Put in sidewalks along frontage roads. There are very few sidewalks in this area.
Put in sidewalks and walking trails along the frontage roads.
A bunch of roads are two lane without curb and gutter, let alone sidewalks. Start there.
Bike paths.
Have adjacent parks much like what is already there or possibly a bike or hiking trails. This would tie in well with the natural beauty of Tierra Verde.
Add sidewalks and bicycle lanes
Sidewalks and bike lanes.
Inter connect neighborhoods with access across 287.
The area west of 287 is a vanishing countryside whose appeal could be recaptured with green space, walking trails and bike paths. Coordinate with Kennedale to preserve the area, to make neighborhoods desireable living spaces on the outside.
Build more trails and create pedestrian scale commercial development that ties to neighborhoods.
Bike lane on frontage. Lots of bikes. More bike signs.

more sidewalks, pedestrian crossovers
Bike trails.
bike lanes
?
no idea
Sidewalks
just add walkways
No need
Sidewalk could be added a small distance from service road so that walkers/joggers are safer.
Sidewalks and bike lanes.

11. How would you improve pedestrian circulation in the US 287 study area? (open ended)

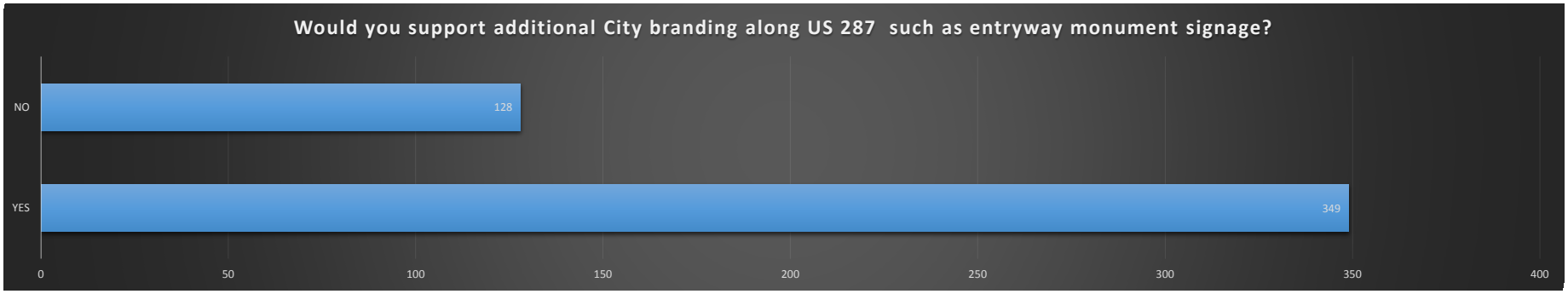
there is none
More sidewalks and linear parks, trees
Not sure how many folks we have walking down 287.
Walking trail and biking lanes. Many people ride bikes along 287.
Add bike trails and lanes for the may bikers in this area....they distract traffic
Are and fix sidewalks
Sidewalks, shade.
Bike lanes should be included, connect linear parks in the floodplain to shopping/dining to encourage more foot and bike traffic rather than solely cars.
Sidewalks & bike lanes
pedestrian and bike paths
BIG TIME: We need a sidewalk from the neighborhoods on the north side of I-20 to the Nature Preserve on the south side of I-20.
Besides that, a bike/jogging trail that winds through the area, something like they have along Green Oaks in North Arlington. It would be better if it was away from the highway a little ways with trees, benches, and water fountains.
foot bridge across the highway or outdoor mall like Southlake with plenty of brick sidewalks for pedestrians
Bicycle lanes avail on 287 frontage
Add more sidewalks to streets, make it more "walker" friendly.
Pedestrian freindly jogging and biking paths.
Sidewalks
Stop lights and crosswalks

Wider and more sidewalks and bike lanes established with a scenic touch including proper distances from streets preferable with traffic barriers such as trees and scrubs.
Bicycle lanes, better markings on the roads.
Bike trails & parks.
Ask your traffic engineers.
Side walks along the frontage road and side streets for runners and bikers.

There are several people that ride their bikes and walking on the service road of 287, I would mark the streets with "bike lane". A lot of the streets the lines have faded.
More sidewalks and pedestrian bridges over high traffic areas
build trails along creek floodplains as in elsewhere in the city, add wide, shaded sidewalks, bike lanes throughout.
make a bike trial, or park area
Not sure
SIDEWALKS!!!
Oh my! Safety?

12. Would you support additional City branding along US 287 such as entryway monument signage?

Answer A	YES	**349**
Answer B	NO	**128**



13. How would you improve the indenity of the US 287 study area?

Use landscaping and hardscape and lighting elements along streets, intersections, medians, walls, etc. to beautify, unify and connect
First of all having more attractive plants and the like rather than over grown grass areas that look dilapidated.
Lets make it our get out walk to destinations. It is such a small area and this is what I have always thought would attract people that want active healthy life styles that enjoy socializing but not in big crowded/congested areas.
A mixture of retail, restaurant and offices similar to the Highlands that includes walking and biking conveniences.
Wild flowers, decorative signage
currently it seems that you leave Arlington as you get on 287 and you are nowhere until you reach Mansfield. The area has no idnetity
Bring a strong feel of community bonding. Look towards bringing the good out.
Again... And I will be saying this until its done or until its ignored and I move. Beautify this area! Landscape your exits and entries to the highway and add landscaping and sidewalks to bridges and overpasses. When people come to this area and exit the highway, keep the rural feel and improve it by making the exits for this area look beautiful, taken care of and thoughtfully maintained.
Another pocket park at sublett and 287 along the access road on the north going side just north of the church on the hill, 4.7 acres for sale zoned office.
A city of Arlington sign at the overpass similar to mansfied's sign.
Small development nothing like Walmart or sams
landscaping on each side of hyw
?
More landscaping features.
Add retail but don't lose all the beautiful "woods" and "country" feeling.
I didn't even know south of I-20 was called the US 287 corridor.
nice landscaping rocks for signage. I have seen several cities have this. Mansfield, Burleson
Some signing is misleading
Give it a regional name similar to what was done for "College Park"
I had no idea there was even a study.
Parks
See previous comments!
Give it a catchy name like: Lowlands, the Corrior to ....., The roadway to Arlington.
Unified form based zoning.
I'm never sure which city I'm actually in at points of 287. Something similar to the highway murals on I30 could be nice
Conistent zoning
Bringing more retail and employers
Stop clear-cutting the native oak trees of the Cross Timbers belt. About 50 acres of native woodland has just been clear cut for yet MORE tract homes right behind my house (like we need MORE of those!!!)
More landscaping, create a village appearance. As soon as you leave the freeway you should enter a "I am home" atmosphere. Welcoming not concrete and more concrete. Add landscaping between freeway and service roads to break up the look.
So why does it need an identity?
How about Hwy 287. Simple.
better roads
I think it should be targeted as an area with its own identity within Arlington. It has a lot of potential with its rural atmosphere, and emphasis on "green," with Tierra Verde and Eden. This theme should be preserved - where the identity is a small town, rural atmosphere with green space, but entirely within Arlington city limits.
landscape - xeriscape
distinctive architecture on bridge/overpass
Street lighting
City branding, LED lighting along highway.
I don't know enough about what is planned.
more cooperation between the school districts represented -- Arlington, Mansfield, Kennedale
by providing a nice shopping center
It is true it is unclear where Arlington ends and Mansfield begins.
A big sign or monument
Traffic flow improvement.
Stick with HC zoning
Grass-roots are best.
See my previous answers.

Something unique to the area that sets it apart... Character in the design, lots of green space, give it a feel like it's been here forever in the buildings & landscaping, keep signage to minimum, get young adults single & married on your board to help breath new life into the area,
Your map sucks, I can't tell if I'm in the area or, although I don't believe I am. Why post a stupid map without the cross roads.
Anything would be helpful. Just don't build any more big box strip malls, traditional apartments, or churches. We have way too many of those already.
Sometimes I think of it as Mansfield rather than Arlington. Needs a catchyier name - Arlington's Growth Corridor?
I really don't know enough about it to say one way or the other. I just learned of this on FB. I am interested in learning more as well as being more involved.
Middle class shopping and restaurants
Specific identity would be nice. Looks like any corridor in America, no character
Branding to recognize you are in Arlington versus the other cities - it's been done well along Center Street. Using "Arlington" in some of the development names - similar to the Arlington Highlands
It needs a brand, Tierra verse is gorgeous and prides itself on being so nature friendly. That should be the brand of the area-natural, rustic, something you won't find anywhere else in the city.
Make improvements and let the superficial identity perception take care of itself.
Not identical, but coordinated road/curb features
minimal use of signs and advertisements.
No one even knows about it. Advertise more, let people know it's here.

13. How would you improve the indenity of the US 287 study area?

Develop into something people want to live near, be part of and visit.
Dress up the 287 median/shoulders with landscaping.
Needs more signage
Keep the rural feel when designing with wide, open spaces. Include landscaping with many trees, Texas natives, and Xeriscape plantings. Perhaps incorporate a small walking/bike trail park visible from the highway.
Make it a destination area by bringing in more retailers, businesses, restaurants, sports venues, and most importantly, homes

By bringing business that people want. Casual dining, community activities and options that don't require driving to downtown, college park, the highlands, or entertainment district
Appearance of area
Fix the connection to the two highways
Nice homes with nice retail mixed with nature parks and green space. Like the Katy trail in dallas.
more family-friendly
Community-building programming (this is where your existing libraries, parks, and neighborhood groups come in)
Better city representation
It isn't quite clear what kind of audience should be drawn to the area. It seems sleepy and dull on first appearance. Landscaping along the highway may help
Beautification
Adding nice new shopping area to compete with Mansfield.
more planned landscaping
Bring less chains and more opportunities for unique experiences.
Don't feel this is necessary.
Work with signage and even local news radio stations. I hear that area called Mansfield and Kennedale all the time.
Make it unique! Think Austin and not Frisco.
Capitalize on the golf course and sports field presence.
What identity? Industrial row with Tierra Verde hidden in the trees.
Needs a destination... Something similar to the Arlington Highlands
N/A
Begin with 287 expansion
Unsure
make it looking better and improve zoning by removing trailer parks from our neighborhoods.
City limit signs.
Naming/branding as a portion of Arlington. When someone mentions The Highlands, automatically an area is known. Give this section a brand
Extend "village on the green" vision
Bring organic farmers market, walkable local shopping and restaurants, more parks with walking trails.
It's not important
releave the traffic congestion
I wouldn't improve it
Just wondering - what is there to gain by spending money on branding and signage for that corridor? It's a great rural area in a wonderful, central location, convenient to shopping already in existence. I think branding this area will serve to increase congestion and decrease the rural aspect of it.

Highway design consistency
Twice now..if anything, add another large and high end grocery store such as HEB Plus or Central Market.
get rid of the gawd-awful mish mash of stupid lit billboards and nasty commercial buildings. Arlington needs to UP their code enforcement and quit allowing crap to be built on the corridor. again - would allen allow this? would McKinney. southlake or plano? no!
Give it a san Francisco feel, more mom and pop places to eat
Does it have an identity?
Mansfield 287 like bridges
Signage
Safe, outdoor entertainment center, upscale
Again, just providing the area with a draw beyond the handful of restaurants at Little and Sublett. Something large and iconic like a live-music venue would be a nice way to identify the area much like the Stadium/Ballpark area of Arlington is unmistakable.
Some areas look better and more attractive than others. Wimbledon area and park are nice. Some parts off of Sublett, Calendar, Kelly Elliot, and just near the edge of Kennedale in a subdivision over there. Landscaping makes a big difference.
Just moved here and first I have scene.
Make it nicer by doing my suggestions
Monument identifiers are good
Move it upscale or gear it towards weekend and evening entertainment.
Highlight things that are unique to the area.
We have no identity now. There is nothing to attract people. It would be so nice to have something huge and family friendly for people to visit.
I've already addressed this.
Build on the country and small town charm. We like that we're out I the country where the pizza places deliver.
No need
Consider getting the opinions of kennedale residents, as many of us use sublett and Eden road to gain access to this study area.
Mass transit. All of Arlington needs it.
Consistent zoning
Make Arlington known
As I mentioned before, a venue like Top Golf would complement the Tierra Verde Golf club and give people another option for entertainment in the area. It would be nice to see healthier options in the eating establishments in the area. A farmers market would be another great option!

13. How would you improve the indenity of the US 287 study area?

Having a public facility for recreational sports and fitness.

Make it a Polo Town Crossing or something of that nature with scenic and elegant statues or waterfalls/fountains like in Plano. When we value our land and city we will respect it.
Higher incomes housing. Lower the crime rate in the area.
Don't know, but didn't know it was Arlington
Add flair to the dinning and shopping such as the highlands, but more pedestrian friendly. Highlands is not pedestrian friendly.
Branding , Appearance, start demolishing some of the lower income housing (low end apartments aka Treepoint . Start pushing the riff raff back to FTW or GP
Read previous responses. Duh. That's what the whole survey has been about hasn't it?
Show pride with signage and gardens/trees around major traveling areas

Build things that truly bring the community together and supports local artists and small businesses. there are already tons of big name stores and restaurants in Arlington. I enjoy the greenspace that's there and I think that could be a huge asset. A floating weekend or permanent farmers market is something that we are missing. I believe something that improves our community in health and wellness and fun will only encourage us to be a better city. I love Arlington and I'm happy to call it home! -Zena
Attractive water feature on the highway, signage identifying upcoming businesses, electronic marquee with current events
Add less chain restaurants and stores, more nightlife
Giving it a cool name for easy identification like Highlands, Sylvan 30, etc
I'm not sure
TopGolf
Need more landscaping.
A slug line (i.e. The Highlands in Arlington), Logo, consistent signage, etc.
The Section 8 housing has to be removed.
More restaurants, or things to do.

The world has enough concrete jungles. The area is plain right now, trees for shade, flowering bushes for color. Something that fuses development with the rural area.
I like to monument idea.
Make it prettier. Years of lower middle class families not being able to afford to take care of their homes and yards looks unwelcoming.

get rid of solitation
Dog park, Side walks, Fix roads
Maybe add the Arlington logo.
Welcome to mansfield or kennedale signs
NA
I've never thought of the study area as a single entity, so tough to say. It probably needs some sort of name (preferably something NOT named after a person), or a consistent signing pattern.
Better signage with upscale look - like The Woodlands outside of Houston
Stop calling it the US 287 Study area.
Community Center!
I'm not certain.
It looks "low-end" at present time. Wal-mart, apartment complexes galore and tons of fast food. Nice housing is tucked away so those moving in only see what's along the highway which is not appealing to upwardly mobile families
Fix the roads, especially Sublett west of Highway 287. Sublett has way too much traffic. Ever sit at that light for several minutes waiting to get through the outgrown intersection on a weekend night? If not, I invite you to do so!
Posting area of what a great area this is to live in.
Leave it alone!!!
Make sure landscaping is a focus of the project, using many native plants for easy maintenance. A good mix of residential along with business development is important so the area does not turn into another Highlands.
Increased green space that would set Arlington apart as a pedestrian friendly rural area. Clean up the area and enforce improved building standards.
Already mentioned
Clean it up and leave the rural feel
Don't see a need.
Give the area a name like the Highland's has.
Name the area like the highlands
It needs something to make it special and set it apart from the rest of Arlington. A fun place tailored more for retirees and less for young adults.
More upscale dining and retail
Make 287/Arlington Area part of Arlington ISD.
Higher end shopping
More Green, less buildings
Better access off 287 to new venus
As long as there are not apartments involved I would probably support 100%

Enhance the landscaping and mow regularly. TxDOT does a horrible job of keeping this maintained and litter free. Large monument signage with city logos would be great.
I never thought it had an identity. Just a conglomerate of everything. It needs a brand.

We've had recent criminal out breaks that has people on edge or feeling like we live in the ghetto, focusing on family and middle class values will go far in the community.
Not broke don't fix it
nothing. leave us alone. leave the area alone.
Bring in nicer homes on larger lots
By getting the government to leave it alone.
Logo brand overpasses, improve landscaping in all ramp exit-entrances
We mostly identify with Kennedale, because our children go to school there.
A new park might be nice but don't really want shopping/restaurants. These = more traffic!

13. How would you improve the indenity of the US 287 study area?

Na
Make it groomed, attractive and upscale
Brand it as a rural/agricultural area and leave it alone.
Keep it clean, simple and unobstructed with signs and billboards and such. No highrise buildings, keep it pretty.
I don't think it needs improving. What reasons are there for a strip of highway to be uniquely identifiable?
Leave it rural.
Make more parks leave the open areas alone.
Small signs would work.
na
Side walks and connectivity with neighboring cities

Leave it alone and the existing residents will be happier
not sure
Unique signage.
A coherent plan which can create an urban neighborhood known as an attractive place to live, work, shop, dine, and visit.
Not aware it had any identity
Infrastructure improvements and higher end everything. We lose to FW, Dallas, The Highlands and Mansfield.
It's Fine.
newspaper information about it
Give it themed architecture
Nothing
More community opportunities for youth, such as boys and girls clubs. Partner with schools. Health related facilities, but not clinics.
there is a large presence of joggers, cyclist, and walkers... use the active community approach
I think advertising can be Arlington and Mansfield magazines that we get. Also, getting the word out by posting signs in the local grocery stores.
If it is not beautiful then we do not want to remind people it is Arlington. So, first, improve the area with attractive plantings. Then add a monument.
We don't have an identify problem. We know who we are.
I would improve the identity of central and southeast Arlington before 287.
There isn't any identity. If it will be improved, it will need more identity. It worked wonders for The Highlands.
Tram system
I would leave it alone.
Proper residential/retail mix
Signage ONLY if it wouldn't cost more tax dollars!
Doesn't need it
leave it as it is.
I don't know that it really has an "identity" per-se and maybe that is what I like. I know I don't just want to see big retail or large gas stations.
It needs something to creat an identity.. I had nothing now.
keep it rural
Improve the look of existing structures off the frontage roads. The older structures off 287 aren't consistent with newer buildings.
Start with an identity, it doesn't have one.
Landscaping/signage that is well-maintained.
Not sure. I'm not a city planner.
Develop corner of Sublett and 287 NW corner.
Clean up apartment/Duplex areas at 287 and little road -Sublett
Plant more trees along this corridor to screen the adjacent neighborhoods and businesses.
Unique and consistent wayfinding.
Don't over build.
Define the area as an upscale family friendly area
not sure
more hardy trees and local plants along the highway would be nice, even a wildflower garden look great
Not sure
Once again think out side of the desk of a developer and think inside like a resident---leave it alone!
Leave it alone
Naming it
Honestly, until this survey popped up on my Arborgate neighborhood web page, I did not know it existed.,
Definitely some curb appeal.
Walking/running trails as well as some biking lanes. Make sure the area is well lit.
no comment
I wouldn't change the identity just clean it up
Let's keep it a secret
Signage, xeriscape landscaping (think George Bush tollway).
The park and shopping area I described in an earlier question and a name to identify the area, like maybe "Bisbee" after an old town that used to be in that area, or maybe "Sublett Crossing"?
More visibility to Kennedale and/or creation of specific rural arm of the metroplex identity.
Branding
More landscaping, less congestion, more family friendly areas, parks, neighborhood swimming pools.
Clean it up

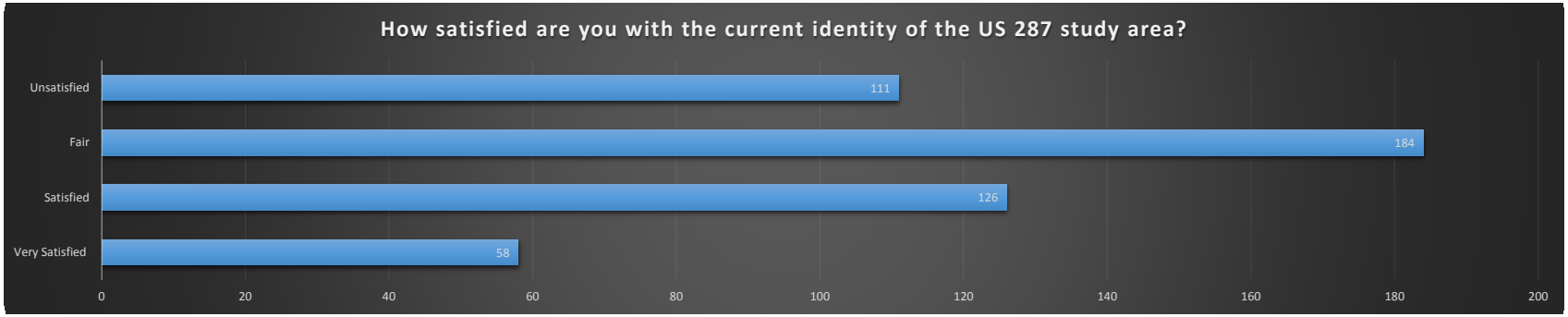
I would give it "personality" using signage, something that lets people know where they are.
See previous comments

13. How would you improve the indenity of the US 287 study area?

Area needs a catchy name
keep the open country look
N/A
Make it more functional and friendly; Focus on the senior population.
Use the Tierra Verde brand throughout.
Arlington symbols, and cowboy culture stuff
To make it less rural and more of a down town feel.
Add trees, landscaping
Add upscale residential areas, NOT employers or industrial.
Get the retail in first and then the answer will follow. Walmart is enough big box. Let's see smaller homey places. We have enough grocery options.

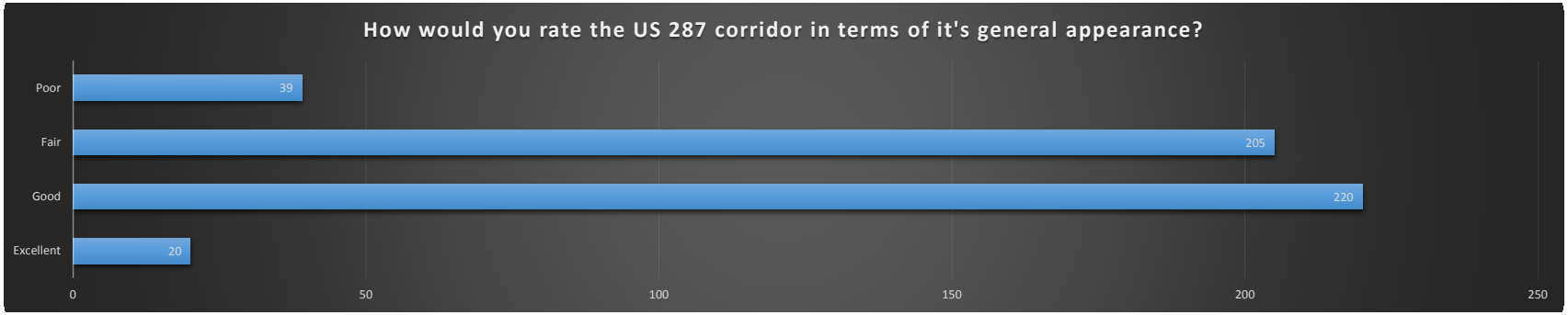
14.How satisfied are you with the current identity of the US 287 study area?

Answer A	Very Satisfied	**58**
Answer B	Satisfied	**126**
Answer C	Fair	**184**
Answer D	Unsatisfied	**111**



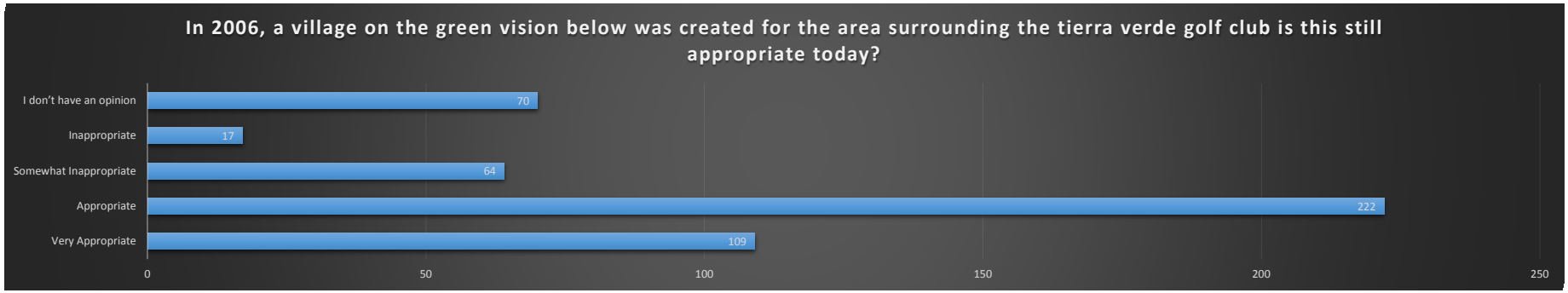
15. How would you rate the US 287 corridor in terms of it's general appearance?

Answer A	Excellent	**20**
Answer B	Good	**220**
Answer C	Fair	**205**
Answer D	Poor	**39**



16. In 2006, a village on the green vision below was created for the area surrounding the tierra verde golf club is this still appropriate today? Tierra verde will be a financially and environmentally sustainable community memorable for its rural character village like atmosphere mix of high quality housing options and complementary commercial activity the public audubon signature golf club and first tier sports complex are at the heart of a network of trails and roads linking neighborhoods schools businesses and open space.

Answer A	Very Appropriate	**109**
Answer B	Appropriate	**222**
Answer C	Somewhat Inappropriate	**64**
Answer D	Inappropriate	**17**
Answer E	I don't have an opinion	**70**



17. If you could select a corrider or area located in another City as a model fo US 287 study area, what would that be and why?

Lewisville
South Lake area with Central Market
Southlake, it is trendy and people drive to go there. It is also clean.
Katy Trail in Dallas. Walking trail with shopping and eating/pet friendly area. Getting out of the house with out having to get in a car.
75 in Allen

Southlake town center. Walkable, outdoor music venues. Retail, restaraunts. Wide enough green spaces, parklike walking trails and gathering room to host community events, art or music festivals.
Legacy Dr area in Plano or Grapevine
121 in Hurst/Bedford
Maybe 1709 in Southlake or Frisco's portion of the North Dallas Tollway?
?
Southlake area because it started out a rural area and has developed beautifully.
southlake town square
Unknown at this time.
Combination of Southlake and The Highlands.
Burleson, Mansfield
Fort Worth's West 7th area. It is a trendy area with good night life that attracts people from out of the area
The Woodlands
114. Very smart development around N. Tarrant County.
Too bad I can't go back to page one ... but I think employment would be the best development for Hwy 287. Problem is I-20 was to be employment 35 years ago and the companies never came.... if people worked and lived in Arlington it would be wonderful for all.
Waxahachie, along the 287 corridor. Nice houses, small-town, historic vibe, access to all the necessary suburban amenities, and a town square that allows people to congregate in a walkable setting.
Soutlake towne center
New areas in south Grand Prairie around and connecting to Joe Pool Lake
I like the target center in Mansfield but it needs a clothing anchor
Maybe the Barton Creek area of Austin?

Southlake Town Square

unsure
Southlake
Plano
Their city leaders know how to raise the cities value
Aledo has good schools and has attracted many young families.
Bishop arts District, West seventh, lower Greenville. They all have a unique identity, or not full of chains, or interesting, well populated with purchasers, fun and need to look at, absent of chains, attract the upwardly mobile.
Chisolm Trail Parkway in Fort Worth - Major development built around a major thoroughfare
Mansfield. I'm there nearly every day for dining and or shopping or just going to starbucks
Southlake. Love the walkability. Like the Highlands as well for the Same reason.
West 7th in Fort Worth
Southlake along 114. But too invasive

The trinity trails area in FTW, or Bear Creek area in the mid cities. No apartments, but more trendy places to hang out, more park land with connecting trails, more high end homes.
The Hwy 360 south area in Austin.
Southlake Town Center, because of nice shops, restaurants and overall attractive space.
Can't think of one off hand.

The Quarry in San Antonio that is parallel to Hwy 281 (McAllister Freeway). Wide open space - shopping,
grocery, restaurants, movie theater, and plenty of parking.

Mansfield - Most commercial establishments along 287 are grouped together within a 1 or 2 mile radius making it very convenient to shop (and/or eat, even see a movie) for a variety of needs quickly, saving time and gas. Because of this grouping the rural "feel" is preserved. One need only travel a mile or two to be back "in the country."
Denver, Co. Lots of trails, lots of pedestrian and light rail options.
121 due to the large highway area for flow of traffic and frontage roads for on and off access
I like the landscapongb and look of the 1-20 duncanville area
Katy trail in dallas.
None
Maybe I30 just west of downtown Fort Worth because it has a lot of development, but it still has trees and it's more that a lot of concrete.
121 in The Colony/Frisco
Not sure.
Bryant Irvin and Chisolm Trail Parkway in southwest Fort Worth. It has a diverse mix of housing and commercial that function well together.
Fort Worth 7th street. I enjoy how the park leads straight into a thriving community of businesses and residents.
360 south of 20
Arlington Highlands mixed with a sports complex. For day and night fun.
Northern Metroplex areas like Plano and Frisco. Branding
down town Mansfield

17. If you could select a corrider or area located in another City as a model fo US 287 study area, what would that be and why?

Southlake
Southlake Town Square or central Arlingtons Levitt
Dallas arts district, Clyde Warren Park- beautiful, fun, social, community center
Southlake, university park
Southlake Blvd, Southlake
west Fort Worth (Camp Bowie, W 7th past University, etc.) a good mix of commercial and residential development that would generate enough tax to "pay its way"
The river walk in San Antonio.
The woodlands. Low advertising signs and uniform business fronts create a desirable community without taking away from the landscape.
Downtown San Marcos or Gruene Texas
N/a
The current LBJ expansion project in North Dallas
lol - ok, didn't know this question would be in here. :) look to the cities north - southlake, prosper to the west and McKinney and allen to the east. no METAL buildings and increased BRICK on all - more landscaping with grasses, flowers and trees.
Arlington highlands
Unknown

Southlake, University drive in FW. Arlington highlands, common in flowermound
Bricktown, San Antonio, Las colinas.
similar to the highlands and the parks mall put together
Frisco 121 and Tollway. Has everything I needed to get to. Retail, dining, fine dining, bars and clean and easy to maneuver.
Southlake town square
Plano - Preston Rd type retail
Riverwalk in San Antonio. It is outdoors, but there is plenty of shopping, dining and entertainment.
The Woodlands, north of Houston. Keep as many trees as possible, and have businesses situated back from the road, shaded by trees and other landscaping.
Southlake or grapevine - well developed, major stores
Southlake Town Square
Roanoke, kept rural identity while incorporating trendy ideas.

Allen, TX. In addition to the Top Golf, they have a Market Street shopping center and several independent chef-inspired eateries nestled in with moderately priced chains.
The Colony, TX along highway 121 has a broad mix of chain restaurants and shopping destinations with a small water park and Top Golf mixed in.
Southlake, Euless (new development on 121), Sundance square, highlands.
Plano, Southlake, Keller. They take great pride in their city. So should we.
I would pick 1709 in Keller/Southlake. It provides upscale variety while maintaining the rual feel.
Southlake, Shops Legacy Plano. High end selections of restaurants and bars, something Arlington does NOT have
Frisco Square/Main Street area. It's a nice family area, but also fun for younger people.
San Antonio River Walk. This is a great place to go with or without family. It is a tourist attraction and brings in lots of revenue.
Highlands...ability to walk/shop, MUSIC, natural look with water/rocks/flowers/seating, variety of shopping/dining...
I would like to see it as University Dr. of Downtown Ft. Worth. University has the shops, both chain and small niche' resteraunts, arts and culture, landscaping, homes that encourage well groomed appearance, and the big thing $$$$ for its community.
Southlake Town Square
Little Rock-music, farmers market, local businesses family friendly fun
Fort Worth- music, fun family activities, water fun
Austin area
Downtown Naperville, Illinois

Sylvan 30 or bishop art district, both have names to easily identify, are appropriate for location, attract diverse groups, hip, green, healthy options (restaurants/grocers)
Dana point, CA
Laguna Beach, CA
Fort Worth west seventh area or magnolia.
Can't think of any
Southlake, and/or Grapevine. They've done a wonderful job meeting the needs of their citizens.
southlake
No idea!
I30 looks nice and updated
The canal area in San Antonio is good since it has a mixture of businesses, attractions, entertainment and restaurants.
Flower Mound or perhaps some areas of Keller.
New broad street area and the cross over 360 with master planned community
Mansfield along their 287 area. It is clean, good architecture, roads are good, stable establishments. Please don't put ugly strip malls in. They all go downhill after years. Give us something desirable.
N/a
Uptown or McKinney in dallad
Downtown Southlake
Downtown Southlake
South lake
The highlands, but on a much smaller scale
Southlake
Downtown Ft. Worth. High end shopping and dining, great outdoor spaces, beautiful trees and lights.
Hulen St near TCU Ft Worth
Small town America.
Na

17. If you could select a corrider or area located in another City as a model fo US 287 study area, what would that be and why?

South lake shopping, out let malls and the Highlands shopping, highland park shopping and restaurants. They have a lot of nice store, restaurants that are uppercase with shopping
Fort Worth has a great plan and great planning, keeping things clean and simple and natural.
I35 in Fort Worth and I30 at Cockerel Hill have both been developed very nicely with many shops and restaurants over that last several years. They always have many patrons no matter the day and time. Could be great way to bring more money to the city.
na
Mansfield. Has grown but has managed to keep a small-town feel.
not sure
Why do we need a change? We need the tax dollars to.improve the roads we already have that are terrible and maybe you could spray for mosquitos in this WHOLE corridor instead of stopping at Sublest every year.
Lake Ridge-Grand Prairie; This area appears to have been well-planned.
Something in Austin. Play parks inside of shopping and retail centers with good shade and park access.
Highlands. Walkable with a lot to do.
Arlington Highlands
Southlake
South lake for sure, but I am sure there are others. When you enter city limits yo know it. The streets are nicer. They are lined with trees, flowers, walking paths. And buildings are set back from the road to allow space for greenery. You think "wow, wouldn't it be nice to live here.
Anyone I can think of is usually one that I would try to avoid. I rarely go to the Highlands because of its chaos and stress.
Southlake
We shouldn't aspire to be like other cities.
unsure
unknown
Uptown Dallas
Sugarland town center
Myrtle Beach, SC- just really gives an "upscale" feel
I love the Highlands in Arlington
Hwy121 in the colony
The S. University St area in Ft. Worth , between I 30 and the zoo. There's retail, restaurants and natural areas.
Downtown Burleson, south lake town center, Highlands. You need a central business, or dining area maybe around Eden that would draw people away form Mansfield or Kennedale. And the small town downtown area few is what's working right now. Mansfield is trying to do it right now with their old downtown.
Southlake Town Center
No idea.
The Highlands. A good mix of nice restaurants and box stores.
Southlake, Texas
The Woodlands, Texas because of the appeal of so much nature that surrounds the boulevards.
Southlake
The Woodlands

Love their villages, parks, lakes and waterways

It has become too commercialized but 5-10,years ago it was perfect
Southlake / Grapevine 114 area
I don't know
Frisco or south lake
I don't recall the highways, but there are some nice ones in San Diego to NE that don't allow billboards or Pylon signs. Just small monument signs. just a thought.
Not sure of one

Something unique. Like a cross between Mayberry and San Francisco with a Texas twang. It should be cutting edge as far as sustainability and eco friendly. Maybe even have it powered by it's own solar farm? It should have things like green rooftops and community gardens. It should be a place where people park their cards in a parking garage or leave them at home and then either walk or bike around. It should be someplace new where other city's would want to model after us, not where we model after them.
Southlake Town Square because it's very well kept and inviting
Southlake. Some commonality w proximity to 114 and semi-rural area
It needs to be the first of its kind, with a rural feel.
Bishop arts in Dallas. The mixture of restaurants and mom and pop shops. Easy to walk around.
The Chisholm Trail Parkway has a cohesive look and feel, and has helped to alleviate traffic in the area.

The Woodlands in Houston. It incorporates all the suggestions previously mentioned.
Uptown in Cedar Hill
Southlake
The Capitol of Texas Highway By the Austin Country Club in Austin, TX. It is rural in nature, and seems to offer a unique way of living in the Austin Metro, much like Arlington could offer if this was managed correctly.
South Lake. Just looks more up to date.
Southlake, frisco, plano
Uptown Dallas area. Downtown McKinney. Southlake and Keller town centers.

18. What is the US 287 study areas single greatest characteristic?

Rural feel, upscale but small town feel
Strong community already present
Location to everything and everywhere in the metroplex.
Diverse options in a close proximity.
Trees and greenery. Leave as many older trees in place as possible. Thin them and add variety but don't completely level every building site.
Close to the city with a country feel.
Open space
Tierra verde and nice retail uses and great neighborhood with lots of trees.
Much land avail for development
Available development land, large trees, rural feel.
Open
Space to build with a rural feel.
open land
It's potential.
Openness and greenery
Inexpensive housing, but we never stay in the area for dining or shopping (other than groceries, which could have better options), so I don't know other than that since we have no reason to stay in the area other than to come home at night.
I travel through here almost everyday and it I like the easy access to everything in that area.
There is enough open space to have continuity of development
accessinility
Available land for development
Wide open feeling
Access to highway and growing area with developable land.
It's rural
Open space ....
The green space, trees, and ability to host suburban amenities in a more rural atmosphere.
Tierra Verda area
great neighborhoods with easy access to highway
open feel
lots of land
Easy access
Opportunity to be great. But it is far from it.
Location and access.
Ease of access to 287, 20 E and W bound, and 820 N. Also convenient side streets.
Tierra verde
Rural.
Blank canvas
Access - it allows people easy access to both Fort Worth and Arlington
Land, glorious undeveloped land
Clean slate, lots of land. Great opportunity to plan the area out and provide thoughtful insight to traffic, business mix, etc.
The natural rural feel that is out here.
Nice open spaces and rural feel.
The feeling that we live outside the busiest parts of the city, and the more rural areas that still remain.
Plenty of room to expand.

Affordability and access to I-20.
The rural feel.
The land and space available to take the area to the next level
Hidden gem with lots of potential to enhance quality of life for Arlington residents
Green space
287s volume of traffic

I appreciate the lack of traffic congestion and the quiet residential neighborhoods. I would be opposed to any development that encroaches on this 'peaceful' feeling of the area. I welcome the development of the 287 corridor, but urge the city to keep said development in line with the current 'feel' of the surrounding neighborhoods.
Probably location. Other than that, I don't think the area has a ton of character at the moment.
Rural Atmosphere
The rural charms.
Room for rural and not all developed.
Tree coverage and natural terrain
Rural small town feel
Space
areal views
Open land, rolling hills, nearby population
Land
Lack of identity, lower income look
the relatively quiet, rural/suburban character. not too congested, but convenient to several amenities.
Land available

18. What is the US 287 study areas single greatest characteristic?

Natural landscape and tress.
Land
Lots of undeveloped land.
Open land
Rural, peaceful area in a prime location - minutes away in every direction from prime shopping and dining, and the schools in this area are some of the highest rated schools in Arlington.
Rural Texas feel...
Beautiful views
Rural character - cows, fields, etc.
nice rolling terrain
Openness
Rural setting.
A stones throw from big city with small town dreams
Space and location
Tierra Verde
The parks and that it is not too crowded. If it's possible to find a balance between this and adding some better restaurants and attractions to the area, it would be perfect. Basically, replace some of what is already there and just spruce it up. Especially thinking of the Green Oaks area just off 20. 287 and Sublett
Rural look with some ammeities.
?
Potential/undeveloped land.
Rural, welcoming vibe
287 and the access roads! The beautiful trees ans nice mix of homes.
Wide open spaces.
rural, wide open spaces, country
Location
Location location location
Ease of mobility
Quick and easy access to main highways and roads connecting Arlington, Mansfield, and Kennedale.
It has a good mix of rural and "semi-urban" identities. There is a small town feel among many of the people living in this area. We love living in this area!
Rural natured.
Accessibility. I can go to Mansfield, Arlington, Fort Worth and Dallas by jumping on the highway.
It's existing population

Beauty/natural landscape & country feel
Rural environment

Beautiful land with pastures and livestock, hate to lose that
Easy access from 287
Undeveloped land, Anything is possible with this.
Open space

At this point open land, so its basically a blank canvas. The homes that line the Corridor are generally 80k and up which is family style domiciles, which encourage our economy.
Open land for development.
It already has green space use that to your great advantage. We already live in a concrete jungle in DFW. This area is why I haven't moved to Plano yet even though my spouse works in Garland.
Accessible to metroplex
Location
space
Rural
Roads
The surrounding zip codes (at one time) were some of the most affluent in the nation in terms of income per household.
Tierra Verde
It seems to border the developed area and the rural area.
near my home
The country feel.
Convenient b/c of variety of stores
It's in Texas!
It used to be its rural characteristics but that ship has sailed with growth.
The best Characteristic is that it does not look run down for most of the area.
It has beautiful mature trees that could house wonderful neighborhoods like that in houston's suburb of The Woodlands. That would be great to see!
The fact that it's still rural and natural. I like that it's untouched for the most part. It's quite peaceful to get off of 20 and drive that stretch to Mansfield without seeing a whole lot of restaurants, bars, entertainment venues and such. For a brief moment it feels like a drive down a rural highway in the hill country.
Small town living.
Family oriented.
The rural feel in the city. The upscale neighborhoods along Calendar rd.
Good link between Arlington and Msnsfirld
The rural feel; the green-ness; Calendar Rd
It's the access point into the Metroplex for many people south of the area.

18. What is the US 287 study areas single greatest characteristic?

It's open amd under developed
?
The cows, please don't purchase these peoples land to build more housing additions. There are plenty of houses currently around 287.
Hometown feel
Rural atmosphere
Trees & open land
Beauty
Connection to the other major highways
Country feel
Access between north & south cities.
MLK and Tierra verda. But Eden road through Kennedale needs to be widen. Bicycle use this all the time. Very dangerous.
It is fairly quiet here, and we like it that way.
Beautiful rolling hillsides
Little urban congestion. Small town feel. I do not want a lot of extra "destination" traffic like the Parks or the Highlands.
NOT TOO CONGESTED!
Na
The country-like environment that provides a getaway from the horrible-ness of overly busy or slum areas like Cooper/I-20 and central Arlington.
Close to Arlington, Kennedale and Mansfield
Families.

Relatively low population density.
Open space.
Rural nature.
Its rual type atmosphere.
na
Rural feel outside big city.
Rural country feel.

not sure
It's rural feeling.
The small town feeling in the city with a great location
Faith Christian Center! Their property is nice and beautifully maintained. A model for the whole area.
Positive rural views
Not too crowded
Small town feel
There is a lot of new construction that is not attractive. Old fast food, gas stations, car wash and grocery stores that are built out to the street without trees or plantings. Older streets (sublet) without needed turn lanes.
It's country residential feel. It's a nice place to raise a family away from the overly busy shopping mecca's.
green spaces
largely undeveloped
287 is in good condition and there isn't much traffic, except at rush hour when it's HORRIBLE.
It is rural.
RURAL
Rural character
Traffic is not bad.
This part of Arlington is not as congested and crowded as north and east Arlington, there is more of a rural feel. Keep the cows.
Green space
open space; the use of which should be blended in to retain green space and open space.
It's still rural
Huge amount of flow from Mansfield, midlothian, waxahatchie
Simplisity
rural atmosphere with access to big city amenities.
Parts are still rural.
The road traffic going through

18. What is the US 287 study areas single greatest characteristic?

Nice neighborhoods in the southern portion
large, cheap land
It's location and ease of access.
It has a rural feel.
Trees and open spaces.
Open land for development
Under developed at present.
Tierra Verde park area.
family friendly
Rural atmosphere.
Country charm
Does really have one other than the open land.
Open space but close enough to city.
small towns all growing together
room to grow
Open spaces
natural landscape
Tierra Verde Golf Course
Semi rural at present.
There is a lot of land

County like appeal..
Restaurants and shopping
I love the rural feel of our little neighborhood!
An eco friendly area where people want to get out and spend time with their neighbors and families.
close to Mansfield and SW Arlington, great location
Lots of open land immediately adjacent to highway
"Rural-ness"
It's potential for growth
Rural nature in the middle of the city.
Country bumpkin trying to be a suburb and failing.
Family living.
US 287
Rural feel
Small town rural feel. Not being overwhelmed with car lots, heavy lighting at night, big box stores, and traffic. Rural setting is pleasent.
Mature population; laid back culture
Rural appeal, natural beauty, proximity to major employment centers.
287 highway.
Tierra verde
Available land for development with large trees and open areas.

19. Any additional comments, concerns or reccomendations?

Thank you for looking into this area to revitalize.
I hope others share my vision. I have lived here 15 years and have had this same vision for the area from the beginning. I would love the second half of my life to be in the vision I described.
Low to mid range appartments and mid to high end housing do not mix. Go for, Shopping centers with upscale appartments or townhouses within walking distance. Then doctor/dental and office, local grocery. Mid to high end housing behind that and farther from the actual highways.
We have live I. This area since 2006 almost 10 years and we love how the traffic is not that bad compared to other parts of Arlington. We love how the schools are not crowded and kids can learn. Close community.
Call me I have lots to recommend. Jim Maibach

Tierra Verde's concept sounds good, but nothing is being done to capture the vision of it. Current zoning allows small lot sizes with high density, large developments which completely negates what I thought was the intent of the overlay. Please fix that first. And please don't let this area become just like Mansfield's part of 287, all retail and concrete.
N/A
I am happy to see proposed improvements and emphasis on Tierra Verde Golf area. That has great potential.
I love that you are asking for input from existing residents/businesses.
Please try to make it a viable option to walk/bike to neighborhood parks instead of having to drive to them (in terms of safety, distance, sidewalks, etc.). There are reasonable parks and bike trails, but getting to these is extremely dangerous and generally a bit too far from most neighborhoods.

One concern would be to improve the access to West I-20 from 287. You have to get onto Little road and then wait for the traffic lights. In rush hour traffic it gets real congested.

Since Mansfield is developing rather quickly through this area I think it is time for Arlington to join in and reap some of the benefits of all the shopping. I know Manfield has quit a bit but if Arlington could get the business Mansfield doesn't, I think more people will be interested in this area to live and shop.
If you build it up too much, two-line 287 won't be able to handle the traffic.
Encourage local not big box growth.
None of them nice or helpful. I am glad I got to do this survey. I have been debating whether to stay in my house of 30 years or to move. With is advance notice I know know I will be moving.... as development of Hwy 287 and the traffic changes will kill the plus sides of living here.
Arlington has very little space left that allows for premier development without totally sacrificing the natural geographic characteristics. This is essentially the last opportunity to help create a unique identity within Arlington that won't be totally "vanilla."
Aim high end.

make the commercial businesses along 287 quit parking in the right of way and in the frontage road street. They should have to provide parking on there own property. And one big business has trucks etc parking on dirt dust blows off that lot all the time. Why don't they have to pave the are they are using? And screen the storage area down by Eden it looks bad
Please don't put in businesses that will be noisy to nearby neighborhoods. The 287 traffic is noisy enough without adding to it. Please improve highway if adding businesses along w/ access road and lights. Thank you

Arlington should spend all it's money on improving the schools.
Please do not make another boring golf course, or chain restaurant area, or shopping center without any uniqueness. Do not need another strip mall. Or low-end or tracked housing. This town completely lacks character.
Thanks for asking for input.
Don't fill it all up. We need a couple more options but don't want to feel or look overcrowded like the highlands. I avoid that area as much as possible.
Benchmark with other cities that he done this and ask them what they would have done differently if they had the chance.
Don't want too much added. Keep it simple and rural.
Need more children and family geared entertainment both city and business
Expand 287 to 4 lanes each way, fix the flyover somehow that ties into 20, both directions. We have to alleviate traffic there FIRST before we can expand.
Please don't overdevelop with housing. We back up to the very southern edge or Turner Warnell, and we don't want our property values to drop by adding more single family developments that would necessitate the widening of Turner Warnell Road.
No
I and my family are new to the area. We just moved from Odessa, back in February, but want the best for my community!
If you haven't guessed by now, please bring us an HEB!
It is a superior grocery store chain, with good prices, excellent store brand items, and Native Texan. Please!
Roads - roads all across the city are falling apart. Need to develop a comprehensive plan to continually maintain and upgrade road suffices before we start building other structures or roads
No big box stores. No bass pro, no Walmart. No low income housing or apartments.
Do create more basic and boring, uninspired shopping centers
I think I've said it all.
Buy the land at Turner Warnell and Russel Curry to make a park that plays off the rural character of the area. It might even include history about horses and how they helped shape the area.
None. Good luck.
I think the current parks and open space available around 287 are the factors that could make this developed area stand out among all other recent developments
Major concern is the increase of traffic
none
Thanks
Something that would increase home values not reduce them
Adding a safe park with ample trails would be ideal.

19. Any additional comments, concerns or reccomendations?

I don't want anything built here
My biggest worry is that you'll build more low-income, transient homes/apartments here that will decrease the quality of the schools in the area. Or that you'll limit building of homes to be so expensive that middle class, professional, established families will no longer find this area desirable. I don't believe we need MORE shopping or dining to be plunked down in the area of 287 between I-20 and Hwy 157, when there are plenty of established dining and shopping businesses minutes away in every direction. Traffic flow needs to be improved from 287 onto I-20 and onto 820 (sooner, rather than later).
Please do not add an entertainment or shopping district to this area. What an eyesore that would be.
it may be too late for this as you already have crap apartments, townhomes, storage (ugly) buildings, old, nasty commercial buildings and plain jane landscaping often riddled with so much litter it's embarrassing!
Na
Continue Turner Warnell west 4 lanes from Cooper to business 287.
Thanks for asking for feedback! As a new homeowner by Tierra Verde, I look forward to seeing what the future holds in this area!

Set up an email group for updates: ashton17@gmail.com
Just make sure to keep the roads proportioned to the needs of the businesses.
Minimising traffic congestion is a big concern.
Love the idea. Go Arlington!
I'm excited to see what this study will bring to our area!
Utilize local consulting engineers/architects for the design work. Would prefer local resident business owners, rather than mega stores.
Keep it Classy, Arlington! I think Ron Burgandy agrees!
Stay away from eminent domain
Don't take every square inch of green tree & build over it. We don't need another Cooper Street or Highlands area.
Make it family Friendly. Create an environment that would make people from other cities want to come and visit!
NO low income housing!
Yes please reply back to me if you like any of my opinions. Bennywimb@gmail.com

Nope.
Please I live in this area and the last thing I want to see is more fast food or malls. Arlington has this! If you have to develop make it about the community and encouraging a healthy lifestyle. Also since someone is reading this in an office somewhere please seriously consider our thoughts! I know you'd like to have a cool place to go after work . Enjoy your workday :)
Mansfield has potential but needs more fun! More unique shopping and dining, we have no nightlife at all.

My largest concerns when it comes to development are traffic and crime. I live in this corridor and would like to reduce both of these issues as opposed to making them worse.
Keep it clean, keep it green and pick up the trash.
This area could have a wonderful master planned community with houses, local shops like in the Woodlands. Even something like Grand Peninsula would be I nice. I moved from this area to Mansfield due to lack of large, upper middle class housing. The current patrons speak more to a lower demographic. To attract companies and businesses, they must see economic potential. Section 8 apartments and housing does not really speak to that.

I understand progress, but there's something to be said for the simplicity of staying the same. I don't believe that every city needs to develop every single piece of land on the city limits. Leaving parts of it raw and natural is a good thing. Maybe instead of more retail development and entertainment venues you could focus on parks or nature preserves or something like that. I know Arlington as done a great job of that with all of the fantastic city parks there already are, but maybe a public place to ride horses or learn about different animals where the kids could get in there and see how to do those things. Maybe a throwback to FFA, since those are prevalent in the city anymore.
Don't forget the residents in this area live here because of the lack of hustle and bustle.
Please keep the rural feel of the area. Don't turn it into an area like along 360 in Mansfield.
Uptown
Please don't turn this area into a Highway 360 in Mansfield mess! We just left Mansfield for this area because of the rural atmosphere in the city feel
Go Big. GO HIGH END. Make this area a destination!!!
Concern regarding the obvious influx of traffic with additional venues/businesses
Kennedale and Mansfield must be on board
Whatever is decided, keep it maintained no matter what. Budget for that.
Would love for Arlington and Kennedale to work closer together to help Kennedale out with water dept.
Arlington has plenty of destination attractions. I like the small community nestled in the corner of a big city that we already have here.
No
Dog park!!!
Do not add high density neighborhoods to an already congested highway
Just don't mess it up again, I bring up Cooper Street and Matlock, those are awful. I hate going over there, please don't screw this up.
Don't ruin the best section of Arlington and turn it into an urban mess like north and south Arlington. Leave well enough alone.
I think the city of Arlington should not worry about developing 287 more and focus on cleaning up Disvision St. and the east side of town. Clean up other areas instead of bringing in new ways to run down good areas. People love the ruaul type feel over off 287 and if they not then they do not live there.
na
Side roads would have to be improved first to handle traffic, no matter what you choose.

I don't want to see it becoming a concrete corridor
None, at this time.
Sheri Capehart needs to retire from public service.
Don't over develop areas.
Do not add apartments or a lot of housing. You will lose the charm!
Don't add to the big corporate companies. Plan traffic on the front end.

19. Any additional comments, concerns or reccomendations?

See previous comment. There is already a ton of shopping and restaurants nearby at the Parks mall and Arlington Highlands and also in Mansfield. I don't feel more shopping and restaurants are necessary. Additionally, traffic is already congested, especially in the morning and afternoon rush hours. I think the current rural feel is a nice transition or of the hustle and bustle of Arlington off of I-20.
If you look high end more high end business and housing will come.
If you want to create a massive development in a residential area I'm out of here and I'm taking my six figure income with me.
Moving Arlington's most affluent residents so close to new Mansfield retail is a very poor idea for Arlington's tax base.
I've requested this before. extend Park Springs all the way through to avoid having to go to sublett from Kelly Elliott and u turn to take 287 south.
Treepoint Park is a major disappointment. High Point neighborhood deserves better.
Most of the shops at The Highlands are places I would never shop. We need decent shops and food, and not all the empty space that seems to pop up everywhere lately, or this project will add nothing but traffic and frustration.
Listen to us that lives here.
The area is fine the way it is. We moved from Arlington to Kennedale because of the rural feel. Please keep it that way.

Major concern is the already heavy traffic conjestio
Improve the frontage road by adding bike lanes and sidewalks.
The area has nothing going for it but houses. Everyone leaves it go out shopping and dining. Build around the golf course and baseball fields to bring families in. Add some casual dining in a city like feel along the frontage road at Eden.
Don't allow small lot, less expensive homes to be built next to more expensive housing. A senior center would be an asset.
No more empty strip malls. Need nice dining similar to The Keg, PF Changs, etc.
I was disappointed when more natural area was torn down to accommodate baseball diamonds at Tierra Verde.
Help our existing neighborhoods to improve. Poor road conditions are a good place to start.
No more apartments and cheap strip centers. Get rid of some of the existing older apartments. Learn from your mistakes Arlington, no more cheap low end housing, that is why everyone wants to move to Southlake area.
none
Don't build out Arlington
I enjoyed thinking and answering the questions.
There needs to be some part of the area that remains a serene country like appeal...this is the reason why most people moved here. I would vote no to any more development in this area..
To reiterate, I believe there is a great need for 2-way traffic along the frontage roads of 287.
You might want to include the current retail area along Little Rd from 287 to Pleasant Ridge since it is sort of a connector to the area you show on your map. I live in one of the neighborhoods just West of there, near I-20 and Bowman Springs. I would be VERY interested in this project since it is really my part of town too, even though I m just outside of the area.
One other thing, we need to do something to clean up the Walmart area. Walmart bags and other trash blow from there across I-20 and into my neighborhood. There are lots of trees with Walmart bags stuck in their branches. For one thing, we probably need a plastic bag band, and then other things need to be done to clean up the trash in that area and in the I-20 and 287 corridors.
Thank you for taking the time to seek out the community opinion!!
NO CONGESTION!!! :)
Why is Arlington looking to build new restaurants and entertainment venues when 70% of the students in AISD are eligible for free lunch? If their parents can't afford to provide lunch for their own children, why should they eat out?
Green space and rural character are highly needed and desirable. There are plenty of strip malls and food joints.
I would hate to see this area become a "slum", by piling a bunch of buildings on top of each other. Please keep sufficient green space.
Please don't mess this up. Make this an asset to the community not another traffic congested eyesore for people to endure. Make us all proud not ashamed.
I thoroughly enjoy the fact that when I drive home - through Arlington- when I get on 287 it feels more rural. It is the reason I purchased a lot and built my home this far South Arlington. I would prefer the rural feel to stay and would be greatly disappointed if it did not. I love my city and have lived in Arlington my entire life. Let us keep some of the characteristic and charm that the residents love and value so much.
I'm just really tired of building so many more chain restaurants stores and destroying land. 100 of trees that have been here for decades are bulldozed and maybe 20 twigs that are supposed to be trees put in their place. We are so consumed with convince but our environment is suffering. There used to be a baseball field that kids played at by Turnell Warnell and 287. The grass is still there but kids are not allowed there anymore. Why not do something like a sandlot for kids to play. The biggest complaint is that kids are never outside anymore, that technology has taken over. Make more kid friendly places, maybe a skating park.

I think if asked many people in Arlington would say, look how well the city did with I 20. Now you have another shot at doing it right or allowing the greed of corporate tax income to rule your decisions. Allowing big box stores, car lots, office buildings, multi story condos and apartments will not make the quality of life any better for those of us living in the study area. The city often claims to be concerned with qualtiy of life issues, this is the perfect opportunity to not sell out corporate interests. Another example is the mayor and council attempting to turn Abram street into something it will never be. Just because "you have a dream" does not mean that the citizens wish to support, endorse, or wish to pay for that dream. Sometimes it not even a good dream. The needs of the many should always outweigh the wants of the few. Arlington is a great city today just as it stands. Creating more places to eat will only lead to failed resturaunts/ vacant structures. Don't we have enough places to eat in the Highlands? More population in apartments and condos just makes for more traffic. More people quates to more crime. That will require more officers, more city employees to maintain all the infastructure we will have to add to support that additiional load. I think overall slow and small should be the pace and guide word for the 287 corridor. May God bless and direct all the decisions you plan to make relating to this area.
Keep the theme on the more mature population; so that it stays safe for us.
Keep the trees. I repeat: KEEP THE TREES.

Connect the trails, add a small pedestrian oriented 'downtown' area close to the golf course, and MLK park, off of 287. North of Sundance Hospital and south of Eden Road, seems like a good place.
Please DO NOT put offices, employers or industrial areas here.

Number of individuals who responded to the survey (partially or completely) **889**

2
CDS MARKET STUDY

City of Arlington 287 Corridor Plan: Market Study

Prepared for:

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September 2015

Prepared by:

CDS Market Research
Community Development Strategies

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Summary of Market Findings

Office Market

- There is currently 169,570 square feet of office space in the study area – Class B and C.
- Only 17% of the supply was built in the last 12 years – majority of the buildings were built prior to 1990.
- The office space is 86% leased with rental rates from $13 (SW Green Oaks Blvd.) to $20psf (I-20)
- Office development is clustered around I-20.
- General multi-tenant office demand will be comprised primarily of smaller tenants that are businesses local to the area, often because the business owner lives in the area. These tenants are likely underserved by the existing supply of quality office space, but many will have limited capacity to increase leasing costs.
- Demand for typical office space will grow as population increases and employment growth continues. Absorption rates are difficult to project for such product, but increments of space in the 10,000 to 20,000 square foot range would likely lease up within 12 to 18 months, in CDS' estimation.
- Development is probably limited to the I-20 corridor for the next five years.
- Office development should be considered in the form of flex industrial space for the study area.

Commercial / Retail

- There is currently 781,646 square feet of retail space in the study area.
- Only 35% of the supply was built after 2000.
- The retail space is 94% leased with rental rates from $12 to $22psf
- 10 minute drive times show high population concentration at 287 @ Little Road; high percentages of households with children and high median incomes at 287 and Debbie Lane – retail site indicators
- The demographics of the market area, while showing some signs of evolving toward a higher income population with more disposable income, does not yet support a major change in the area's retail profile. Recent retail development is currently locating south of the study area in Mansfield and is expected to continue over the next few years.
- The study area could expect to absorb approximately 30,000 sf of retail over the next five years.
- Based on CDS experience, the retail space should be marketed to eating and drinking places, family entertainment such as Top Golf, Baseball Centers, and Music Venues to name a few.
- Based on the opportunity analysis in this report, the area is lacking in general merchandise stores, Sporting goods, hobby, book and music stores. There is also demand for additional grocery stores in the CMA. A grocery specialty store with either Aldi or Trader Joe's would be additional tenants to obtain.

- The phenomenon of pioneering local businesses such as bars or restaurants investing in the study area, has not happened to any noticeable extent yet, and is more likely to occur closer to I-20 or farther south near Mansfield.
- Independent local businesses serving the area's moderate income population will generally prefer the lower-rent existing, if often aged, retail space in the area over more expensive newer space, which will attract the limited set of regional and national chains that target such demographics. Increasing population growth will help mitigate this situation over time as associated retail demand increases, along with the ability of local businesses to pay higher rents.
- CDS advises that redevelopment concepts for properties along I-20 take place to enhance the area.

Industrial

- There is currently 420,700 square feet of industrial space in the study area, located to the south of Eden Road along 287 and Business 287.
- The industrial space is 100% leased with rental rates at $9.17psf which is very high for the area.
- The majority of the space is flex office/warehouse (office in the front and warehouse in the back).
- CDS sees an opportunity for the study area for industrial space over the next five years with 43,000sf easily absorbed. CDS also estimates that the office space projected (53,000sf) could be absorbed in the flex market.
- Brokers and local experts agree that supply is below demand for flex space and see the study area as a prime location for this type of development.
- This type of industrial product can be aesthetically pleasing with brick facades, office development facing road frontage with warehouse in the back.
- Small manufacturers, medical suppliers, other suppliers, pool companies, etc. would be tenant profiles for the area.

Multifamily Rental

- Currently there are 3 multi-family properties including 700 units in the study area. One of the properties accepts Section 8.
- Apartments are 99% leased in the study area
- The average age is 2002 or 13 years
- Rents vary from $0.79 (section 8) to market rate of $1.13psf
- CDS estimates 84 units could be absorbed in the next five years
- Rents at non-income-restricted properties in the study area already appear to be rising; if a competitive new product with more attractive features can be developed with lease rates affordable to moderate income renters, there should be no shortage of demand.
- The study area cannot yet support rents for typical new Class A multifamily properties. For market-rate new apartments, rents from $1.20 to $1.30 should be targeted. This likely means more "garden-style" low-rise product with surface parking, limited on-site amenities, and moderate-quality finishes and construction materials.

- Senior Age-Restricted housing could also fall into the category of multi-family which might appear to be more attractive to the community and land owners.

Single Family

- Average sales prices are higher in 76001; 76017 has more closed sales; average days on market and supply are equal in both zips.
- Median home sales in the study area at approximately $157,000
- Listing/sales prices vary by location with lower prices in the northern portion of the study area (north of Sublett) and higher in the southern portion (Eden Rd. and south)
- New single family development is happening in the study area – Eden Glen, Melia Ranch, Eden Village, Tierra Verde Estates
- Homes over $300k in the Kennedale ISD are challenged
- Move-up single family homes priced from $185 to $300 are sought after in the study area
- Large lots (1/4 ac +) would be successful in the study area
- Could use custom homes on larger lots $300k - $500k
- Prices from $400k need to be in Mansfield ISD
- Prime location for upscale homes near golf course
- Homes marketed to retirees on zero lot lines have been very successful in the study area.
- Over the next three to five years CDS estimates 445 new homes could be absorbed in the study area.
- Single family homes within the Mansfield ISD will have a marketing advantage.

Introduction and Study Overview

As part of the City of Arlington 287 Corridor Plan being prepared this study will create a comprehensive vision to direct the corridor's potential for development, and build on the special residential character of and recreational assets in the general area. The City desires the corridor to be functional for all users, economically diverse, and add value to and improve the quality of life in the adjacent neighborhoods and the city as a whole.

The study area is general in nature includes 6.7 square miles. The area is generally bounded by Interstate 20 to the North, existing city limits to the West and South, and to the East by a combination of streets including Calender Road, Russell Road, Ledbetter Road, Parks Springs Boulevard, Sublett Road, Kelly Elliott Road and SW Green Oaks Boulevard.

The objective of this study is to identify the level of market support that could be reasonably anticipated for redevelopment concepts that could be considered in the plan. Importantly, the research and analysis seeks to gain a sense of magnitude and pace of absorption that will allow the plan to better conceive its scale and phasing.

Also included in this report are demographic and economic profiles of the study area. As well as a defined market area containing the study area which will examine population, households, income and employment. Land use profiles, challenges and opportunities will also be part of this study.

Arlington, Texas

Arlington is centrally located between two major urban areas, Dallas and Fort Worth. It has access to three interstate highways and a Class 1 railroad, and one of the 10 busiest passenger airports. It has a growing population, a branch of the University of Texas (UT-Arlington), a major theme park (Six Flags), and the largest industrial park in the region. In fact, the 7,000-acre Great Southwest Industrial District offers more than 82 million square feet of space. Arlington is home to facilities that host two professional sports franchises: Globe Life Park, a baseball-only facility created for the Texas Rangers, and AT&T Stadium, which hosts the Dallas Cowboys.

Arlington went through a period of rapid expansion during the latter half of the 20th Century, fueled by industrial growth surrounding the General Motors Arlington Plant and a burgeoning regional aerospace sector. Arlington's recent job growth, however, has been in low-wage sectors related to its growing hospitality, tourism, and retail sectors. Many of the city's residential and commercial developments were built during the boom years—now more than three decades ago—and are aging. Opportunities for green-field development are more limited in Arlington as the city approaches build out.

At 2013, the city had just under 15% vacant acreage. The largest portion of Arlington's land area is devoted to single family use with over 43% located south of Interstate 20. Land devoted to multi-family uses is concentrated primarily in the north and east areas of the city. East Arlington contains the largest share of the city's manufacturing/warehouse/industrial and commercial/retail uses at 56.3% and 39.2% respectively.

The study area is located in south Arlington.

EDC Projects:

New York-based startup **Blue Apron**, a fresh ingredient and recipe delivery service, is opening a new fulfillment center in Arlington as a way of reaching even more customers. According to Blue Apron, the company plans to hire around 250 full-time employees with the launch of the new facility, which should start shipping products to customers June 1. Blue Apron also has fulfillment centers in Jersey City, New Jersey and Richmond, California and currently delivers more than two million meals per month to customers across the country.

General Motors announced in early summer that the company is investing $1.4 billion for a range of improvements to its Arlington Assembly Plant, the largest single plant investment in the U.S. this year. The investment, which includes raising the total minimum number of employees at the plant to 3,179 and 1.2 million square feet of plant expansion, will allow the Arlington Assembly Plant to continue to competitively produce high-quality, full-size SUVs. General Motors is one of the biggest employers in Arlington and North Texas and is a key part of the City's economic foundation.

Since 2011, GM has invested nearly $2 billion in manufacturing improvements at the Arlington Assembly Plant. This includes the recent announcement of the launch of the current full-size SUVs and a newly built stamping plant. The facility produces 1,140 vehicles each day, including the Cadillac Escalade, GMC Yukon and Yukon XL and the Chevrolet Suburban and Tahoe. To support GM's expansion, Arlington created a reinvestment zone and authorized a tax abatement of 80 percent over ten years for this agreement.

WNBA owners unanimously approved the relocation of the **Tulsa Shock** to the Dallas-Fort Worth metropolitan area. The team will finish the current season in Tulsa before beginning play in Arlington in 2016. The Shock will play at College Park Center on the University of Texas at Arlington campus, subject to approval by the University of Texas System's Board of Regents.

Other projects in play by the City of Arlington, Office of Economic Development include:

Projects in Play	Description	Estimated Delivery Date	Size	Value/Capital Investment
NORTH				
360 Interchange	The project will provide a fully directional interchange at I-30 and SH 360 and will include the reconstruction and widening of the Six Flags Drive bridge over I-30 from two lanes to five lanes (three southbound lanes and two northbound lanes). The bridge will improve access to Six Flags Over Texas and the greater commercial area by extending Six Flags Drive north to Avenue H.	Fall 2015 - TxDOT contract award		$254 M
Aloft Hotel	Starwood Hotels and Resorts bringing Aloft brand to Arlington at 2140 E Lamar Blvd - 136- room hotel with loft-like rooms and cutting-edge design.	2016	2.5 AC (site)	
Arlington Commons	Demolition of aging apartment complexes and redevelopment of the premises through the construction of a new multi-family development to include a total of 1600 multi-family units and associated non-residential space.	Phase I 2024 Phase II 2027 Phase III 2029	32+ AC	$200M
Champions Park	Mixed-use development located on the NE corner of Collins and I-30, a prominent corner of the Entertainment District. Trammel Crow marketing		14 AC	$30M
HQ Hotel & Expansion of Convention Center	Proposed project is envisioned to include an expansion of convention facilities integrated with the existing Arlington Convention Center and the development of a new convention hotel. A full-service, resort-quality headquarters hotel with approx. 750-1000 rooms is envisioned for this development.	N/A	N/A	N/A

Projects in Play	Description	Estimated Delivery Date	Size	Value/Capital Investment
DR Horton	Agreement to develop corporate headquarters at 1361 Wet-N-Wild Way, providing for 350-500 jobs. 150,000 SF office space with structured parking.		150,000 SF	$20M
Progressive Insurance	Progressive Insurance Regional Claims Office - office, call center, vehicle inspections	Complete - CO issued June 2015	25,650 SF	
Stadium View	Former TX-DOT Property at NW corner of Collins and I-30. City purchased the land and has entered into an agreement with Trammel Crow to market the site as an office headquarters.	N/A	18 AC	N/A
Viridian	Viridian is an award-winning, master-planned community in North Arlington that includes Viridian Elementary School and the Viridian Lake Club. Viridian is one of the largest infill master planned communities in the country. Viridian offers homes priced from the $180s to over $1 million, offering a broad range of home types, including town homes, zero lot line homes, and detached single family and estate homes.	Homes available now; full completion expected in 2025	2,063 AC	$425.5M capital investment
CENTRAL				
101 Center Street	Mixed-use development with a minimum of 20,000 SF of space for live/work, office, research/development, 7,500 SF retail/restaurant space, and 200 residential units with 600 space structured parking facility.	August 2017	36,000 SF	$30M
404 Border	4 story, 135-unit market rate, multi-family project at the SW corner of E. Border and Mary Streets. (404 E. Border)	September 2016	2.88 AC	$20M
Abram Street Project	Abram Street Rebuild project SH 360 to N. Cooper St.	2019 estimated completion		
Former Eastern Star Property	Former Eastern Star Home site south of AT&T Stadium was sold at auction on June 25, 2015 fir $5.8M. Development plans for the site south of AT&TY Stadium are pending/unknown.	unknown	28.5 AC	
Arlington Lofts	229 unit, 597 bed student housing development including a 475 space structures parking facility at 815 W. Abram St.	August 2016		$40M
New Library/Council Chamber	Construction of new library, civic plazas, and Council Chambers adjacent (north) to existing City Hall.	2017		$25M

Projects in Play	Description	Estimated Delivery Date	Size	Value/Capital Investment
Sapphire Project Site	*Former plans were to develop at 260-unit student housing development and a structured parking facility (min. 700 spaces)*	*N/A*	*4.51 AC*	*N/A*
SOUTH				
Center Street Bridge	The Center Street bridge project over I-20, which will improve mobility, safety and connectivity, will consist of the building of a 4-lane bridge with a sidewalk extending from S. Center St. to Bardin Rd	Summer 2016	N/A	$10.4M
Former Johnson & Johnson site	Former J&J site and Highpoint Church- 423,000 SF for sale at $18.9M	N/A	106 AC	$18.9M ($44.68/SF)
National Semiconductor site	National Semiconductor demolition is complete, and a new industrial/spec development is planned for the site. 840,000 SF divided into 2 buildings, divisible to 50,000 SF		70 AC total	$30M
Texas Rehabilitation Hospital	40-bed, freestanding inpatient rehabilitation center that will bring high quality care to patients suffering from strokes, brain and spinal cord injuries, amputations, etc.	July 2015	46,000 SF	$16M
Williams Sonoma Distribution Center	Williams-Sonoma located its regional distribution facility in the newly constructed 821,500 SF Building C of Arlington Commerce Center, and occupies 100% of the facility.	Complete and operational	821,500 SF	$20M

Source: City of Arlington, Economic Development, August 2015

Study Area

The study area includes 6.7 square miles located in south Arlington. The area is generally bounded by Interstate 20 to the North, existing city limits to the West and South, and to the East by a combination of streets including Calendar Road, Russell Road, Ledbetter Road, Parks Springs Boulevard, Sublett Road, Kelly Elliott Road and SW Green Oaks Boulevard.

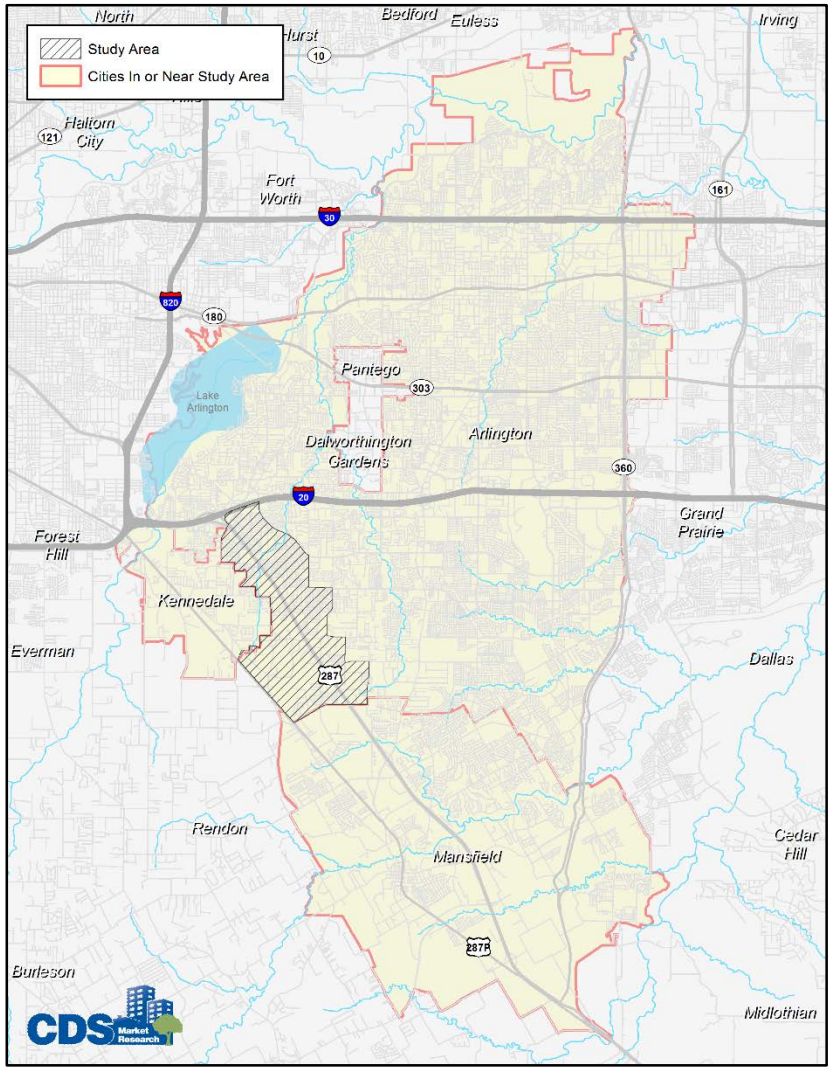
The study area is bordered by Kennedale and Fort Worth to the west, and Mansfield to the south.

The study area includes the single family residential, multi-family residential, office, institutional, recreational, entertainment,

commercial, industrial uses and vacant land as shown on the following page.

The study area includes zip codes 76001 and 76017. A very small portion of 76060 also lies in the area.

Study Area Map

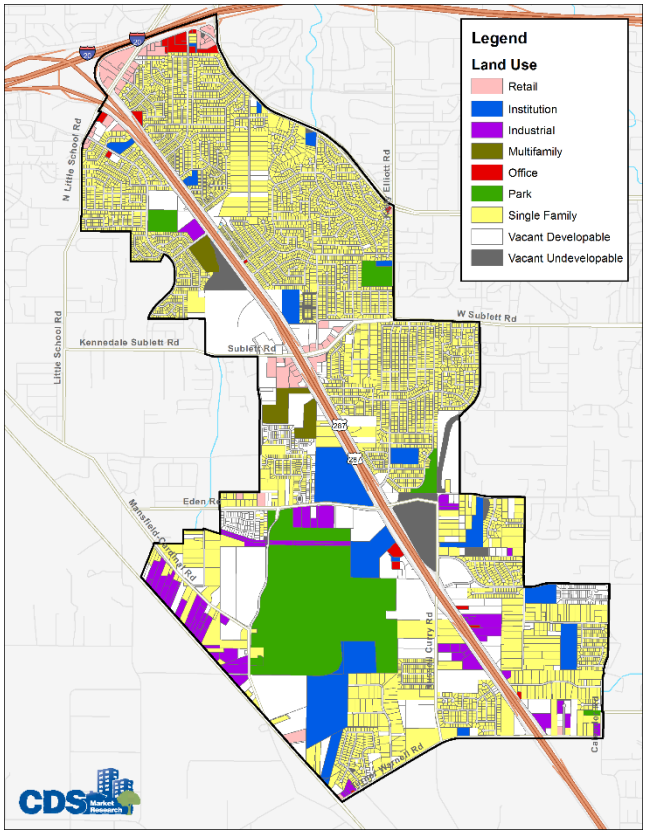


Land Use

As shown in the map below, the majority of the land within the study area is single family development.

The Entertainment/Recreational land use is that of the golf course and sports fields.

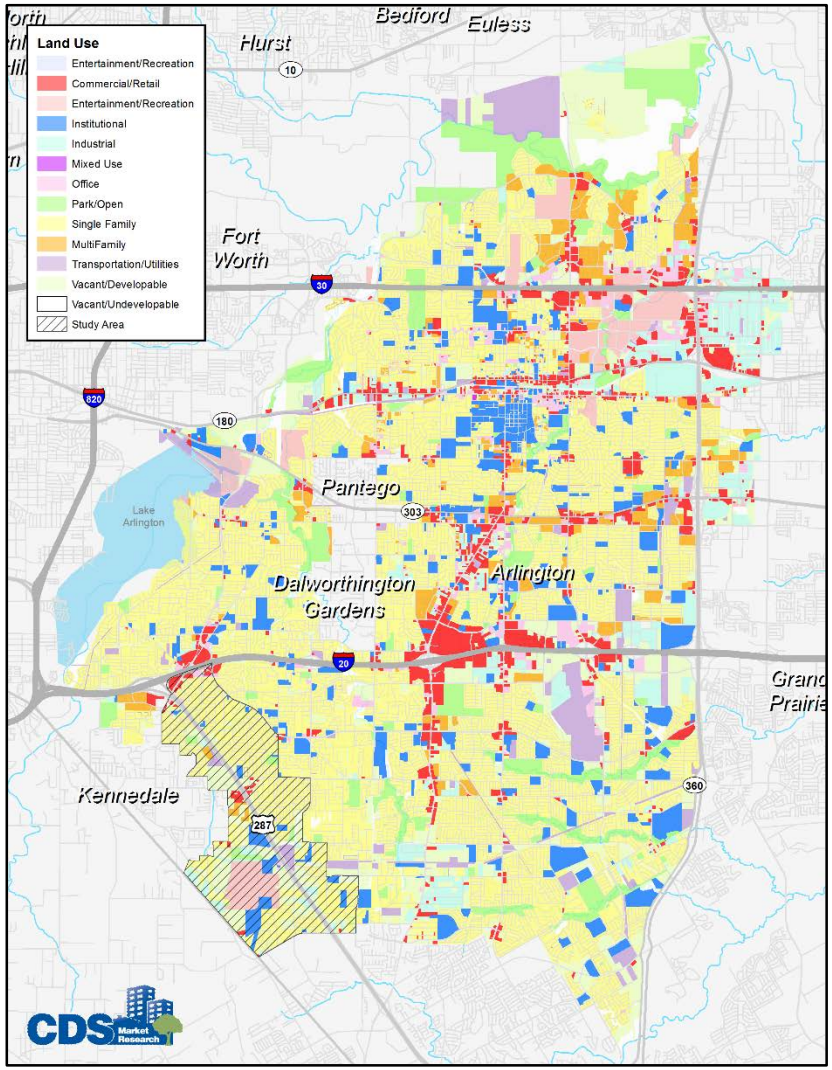
Institutional development includes churches and schools.



Source: City of Arlington

Comprehensive Plan, 99 SQ Miles, March 2017

Arlington and Study Area Land Use Map



Land Ownership

There are several large vacant land owners in the study area including the City of Arlington (411.1 acres), We-Cedar Hill Memorial Park Inc. (140.7 acres) and the Kennedale ISD (112.8 acres). The following is a list of land owners which correspond to the numbers on the map 21 of this report.

Vacant Land Owners

List #	Property Owner	Property Address	Acreage	Totals
1	Arlington, City of	7001 Golf Club Dr	313.4	
		7000 Russell Curry Rd	40.3	
		4950 Eden Rd	27.9	
		5800 Kelly Elliott Rd	15.3	
		5403 Treepoint Dr	14.1	**411.1**
2	Birk, William M Etux Silvia C	7517 Mansfield Cardinal Rd	42.0	
		7441 Mansfield Cardinal Rd	24.4	**66.4**
3	Bowerman Investments Inc	1309 Swiney Hiett Rd	47.0	
		1309 Swiney Hiett Rd	47.0	**94.0**
4	D R Horton Ltd	6601 Joplin Rd	23.7	
5	Desoto Partners Ltd	5700 Median Way	14.0	
6	Falcon Lakes Ltd	6450 US 287 Hwy	17.8	
7	G & R Stx Investments LLC	6500 US 287 Hwy	13.8	
8	Greysword Turner-Warnell Ltd	674 Turner Warnell Rd	19.3	
9	Helzer, James E Etux Marilyn	8110 Russell Curry Rd	17.7	
		8110 Russell Curry Rd	15.2	**32.9**
10	J E H Exports Inc	8110 Russell Curry Rd	17.7	
		8110 Russell Curry Rd	17.7	
		8110 Russell Curry Rd	17.7	
		8110 Russell Curry Rd	17.7	

List #	Property Owner	Property Address	Acreage	Totals
11	Kennedale ISD	5451 W Sublett Rd	50.8	
		901 Wildcat Way	43.8	
		5700 US 287 Hwy	18.2	**112.8**
12	Lan-Cal Ltd	7343 Ledbetter Rd	15.7	
13	Lin, Kou-Laung Etux Su-Mei Lin	3801 Woodland Springs Dr	14.4	
14	Mansfield ISD	7701 Calender Rd	28.8	
		2934 Russell Rd	17.3	**46.1**
15	Middleton, John E & Paul G	7300 US 287 Hwy	32.7	
		7508 Russell Curry Rd	16.0	**48.6**
16	Nettye Engler Properties LLC	7801 Mansfield Cardinal Rd	45.3	
17	Overcoming Faith Ch Ctr Inc	6914 US 287 Hwy	18.1	
		6890 US 287 Hwy	55.3	**73.4**
18	Rcr Healthcare LLC Etal	7000 US 287 Hwy	30.5	
19	Robertson Charities Corp	3806 Curry Rd	16.3	
20	Sas Healthcare Inc	7000 US 287 Hwy	30.5	
21	Snowden, John	4001 Curry Rd	18.4	
		4031 Curry Rd	12.9	
		4001 Curry Rd	18.4	**49.8**
22	Sublett Corporation, The	5331 W Sublett Rd	24.7	
23	Tierra Grande Joint Venture	5104 Eden Rd	19.5	
24	We-Cedar Hill Mem Park Inc	4425 Garden Dr	57.9	
		4430 Garden Dr	57.9	
		4420 Storie Rd	24.8	**140.7**

Land Ownership Map

Study Area School Districts

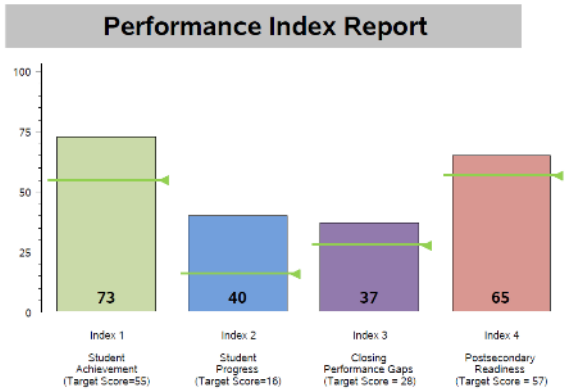
The study area includes three school districts – Arlington ISD, Kennedale ISD, and Mansfield ISD. The following map illustrates the boundaries for each of these within the study area.

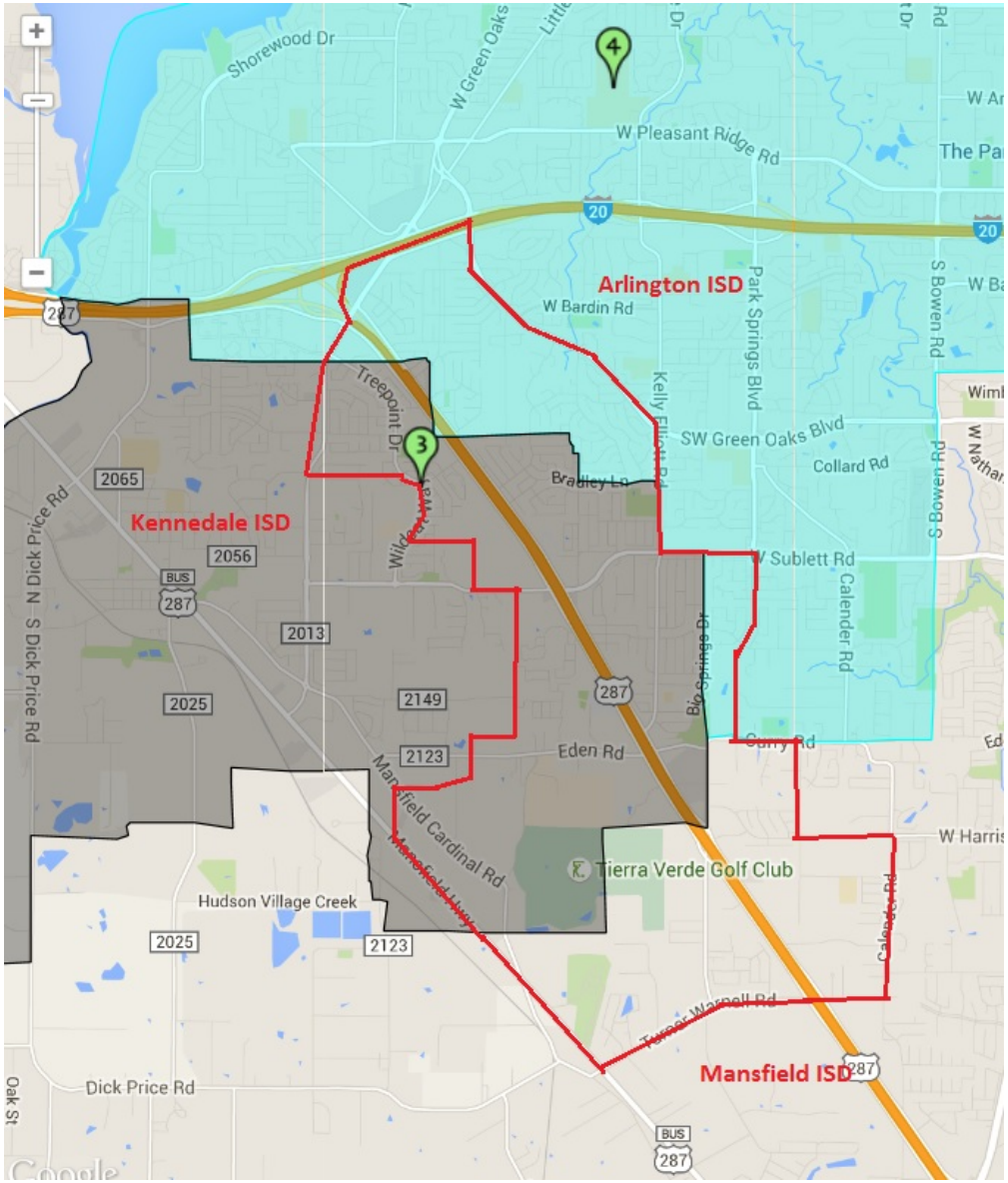
As seen, Arlington is by far the largest school district and Kennedale is the smallest among the three compared. Kennedale ISD has the largest white population of students while Arlington has the largest Hispanic, and Mansfield the largest African American population. Mansfield reports the highest scores on the Performance Index Report.

The facts and figures for each school district follows:

Arlington ISD – 2014/2015

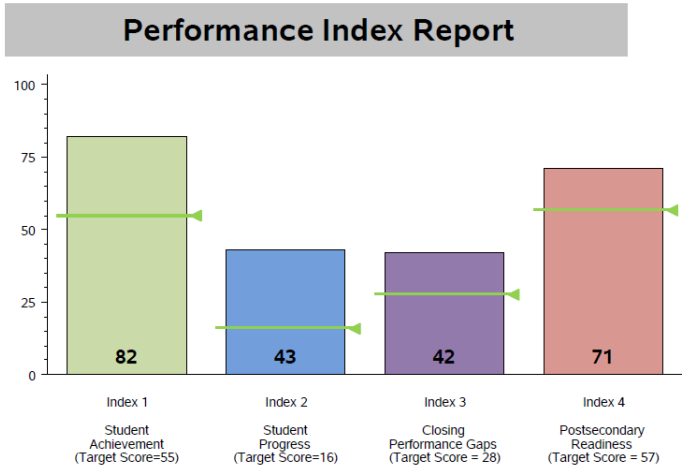
- *More than 60,000 students/8,500 staff members*
- *75 schools – 10 high schools; 11 junior high; 54 elementary schools*
- *43.8% hispanic; 24.3% african american; 23.0% white*
- *2014 TEA Accountability Summary*





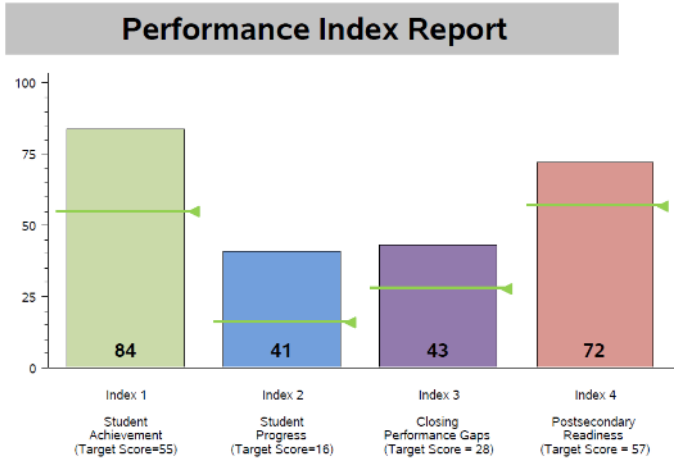
Kennedale ISD – 2013/14

- *3,181 students/385 staff members*
- *50.7% white; 22.4% hispanic; 18.9% african american*
- *5 schools – 1 high school; 1 junior high; 1 intermediate; 2 elementary*



Mansfield ISD

- *32,732 students/4,228 staff members*
- *38.4% white; 26.5% african american; 24.2% hispanic*
- *22 elementary schools; 6 intermediate; 6 middle schools; 5 high schools; 1 career and technology academy; 1 alternative education center*
- *2014 TEA Accountability Summary*



Study Area Demographic / Economic Analysis

Population growth is one of the principal measures of the economic vitality of any market area because increasing population is generally the result of more jobs, a higher level of in-migration and a stable or expanding economy.

The following tables and text illustrate the demographics of the study area and compare it with the demographics of surrounding cities, the City of Arlington, Tarrant County and the Dallas-Fort Worth MSA.

Population and Household Historic Growth and Projections

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

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

The study area is estimated to contain 5.2% of the city of Arlington population. According to the 2000 Census, the study area gained population and households from 2000 to 2010. By 2015 the study area continued on a similar trajectory, reaching 20,010 residents and 7,441 households. Projections from 2015 to 2020 show the CMA gaining population, but at a considerably slower rate than the County and MSA.

The city of Mansfield saw explosive growth of 112% from 2000 to 2010. Although, growth has slowed since 2010, it is still projected to increase faster than all other areas compared.

Ethnicity

The table above shows the ethnic breakdown of the population in 2015. The study area population has a higher share of persons who identify as "White Alone," (75%), than the City and County, where the shares are 56% and 64% respectively. For the study area, the Black or African American population is at nearly 13% is significantly lower than the 20% in the City of Arlington and 15% in the county.

The identification of persons as Hispanic or Latino is considered an ethnicity separate from racial classifications. The Hispanic share now comprises over 70% of the populations of Tarrant County and the City of Arlington. In the study area however, it is higher at 86%.

Ethnicity Profile

Sex and Age 2015 Estimate	Study Area	City of Arlington	Tarrant County
2015 Estimated Population by Single Race Classification	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			
Not Hispanic or Latino	86.29%	70.25%	71.70%
Hispanic or Latino	13.71%	29.75%	28.30%

Source: PCensus for Map Info, Copyright 2015 Tetrad Corporation

Population Sex, Age, and Marital Status

A slight majority of the population the study area (51.3%) is female. This is slightly higher than the percentage of females than the City and County as a whole.

In 2015, 24.9% of the population in the study area was under the age of 18. This is slightly below the City (26.8%) and County (27.0%). The greatest difference is for the 45 to 54 and the 55 to 64 year age group; the study area is comprised of a far higher share of these groups than the

City or the County. As a result, the estimated Median Age and Average Age of the study area, 37 years, is higher than the City and the County. Married households are a greater share of households in the study area at 54.8% percent of persons over the age of 15 than the City or the County.

Household Size

The estimated average household size in 2015 in the study area was 2.68, slightly smaller than the estimates for the City or the County. This is likely due to the relatively low estimated share of 5 to 7 person households in the CMA compared to the City or the County.

Household Size

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 American Community Survey; PCensus for Map Info, Copyright 2015 Tetrad Corporation

Comparison of Population Sex, Age, and Marital Status

Sex and Age 2015 Estimate	Study Area	City of Arlington	Tarrant County
Male	48.6%	49.0%	49.0%
Female	51.3%	50.9%	50.9%
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: PCensus for Map Info, Copyright 2015 Tetrad Corporation

Educational Attainment

More than 34% of study area residents over age 25 hold a Bachelors, Masters, Professional or Doctorate degree. This is lower than the City of Arlington at 37.8% but higher than the county at 28.7%.

Furthermore, the share of adult residents without a high school diploma is considerably lower in the study area (6.4%) than the City (8.4%) or the County (15.8%).

Educational Attainment

Population over Age 25

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 American Community Survey; PCensus for Map Info, Copyright 2015 Tetrad Corporation

Household Income

The estimated median household income in the study area overall is well above both the City of Arlington and Tarrant County. The income profile of the study area indicates a predominately working-class population, with over half of households (67.5%) making more than $50,000 annually. These shares for the City and County are 51.8% and 55.1% respectively. This is relatively unsurprising, as this corresponds with other demographic characteristics of the study area:

- A relatively high share of white only population and low share of Black households (tend to have lower incomes than White households).
- A relatively high share of 2-person households, which obviously can benefit from a second income.
- A relatively high share of the educated population (over 34% have bachelor's or higher)
- A slightly higher share of working age population (55.5%)

About 28.2% of study area households earn over $100,000, while only 20.1% in the city and 23.4% in the County earn this amount.

Annual Household Income

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 American Community Survey; PCensus for Map Info, Copyright 2014 Tetrad Corporation

Housing Units and Tenure

Owner occupied housing in the study area is 77.3% of the total occupied housing units. This is higher than the City and the County at 57.7% and 62.3% respectively.

The study area has an 87.7% single family share of total housing units, lower than the city (63.6%) and county (70.3%). Since the share of single family detached is higher than the owner-occupied share, it is reasonable to conclude that many of the single family homes are likely being rented.

The average length of residence in the study area is slightly shorter duration than City and the County. Again, as with household size, this may be related to the high share of residents over age 65, who may have lived in the area since the 1970s, coupled with a relative lack on new housing development.

The dominant year built (median year built is unreliable if more than half of the units were built in 1939 or earlier) for housing units in the study area is at 1985, which is the same for the City. The county geography obviously includes large amounts of newly built housing both in the urban core and suburban areas, making the average age of housing much younger.

Comparison of Housing Units and Tenure

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%
Average Length of Residence (yrs.)			
in Owned housing	13	15	14
in Rented housing	6	7	7
Units in Structure			
1 Unit Attached	2.7%	3.5%	3.2%
1 Unit Detached	84.9%	60.2%	67.1%
2 Units	0.5%	2.6%	1.8%
3 or 4 Units	0.2%	4.6%	3.7%
5 to 19 Units	6.1%	19.0%	14.1%
20 to 49 Units	3.5%	4.0%	3.9%
50 or More Units	0.2%	4.3%	4.1%
Mobile Home or Trailer	2.0%	1.8%	2.0%
Boat, RV, Van, etc.	0.0%	0.1%	0.1%
Dominant Year Built	1985	1985	2005

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

Housing Values

Residents of owner-occupied housing who fill out Census forms provide estimates of their home's value. Estimated median housing values in the study area are slightly higher than those of the City of Arlington and Tarrant County. The study area's median value of an owner-occupied home in is $151,818 while City and County have median home values of $142,913 and $150,014 respectively. It should be noted the estimates of home values are based on the perceptions of home owner, not actual sales data which will be presented later in this report.

Employment by Occupation

Approximately 70.2% of the study area residents are civilian employed persons 16 years of age or older and are in white collar occupations including management, business, financial and professional. This is a higher percentage compared to 59.9% for the City of Arlington and 61.4% for Tarrant County. However, as the table on the next page shows, a significant share of these white-collar workers are in office support positions, which may not necessarily offer high wages. Service workers in the study area account for about another 14 percent of employment, a bit lower than the share of this sector for the City and County. Wages in the service sector can be among the lowest of all occupations, as they include low-wage jobs in retail and similar sectors.

Comparison of Housing Values

2015 Housing Value Estimate	Study Area	City of Arlington	Tarrant County
Owner Occupied Houses	5,751	80,189	439,211
Less than $20,000	2.4%	2.3%	1.9%
$20,000 to $39,999	0.6%	1.3%	2.3%
$40,000 to $59,999	0.8%	1.7%	3.8%
$60,000 to $79,999	1.7%	5.0%	6.2%
$80,000 to $99,999	6.1%	10.5%	9.9%
$100,000 to $149,999	37.4%	34.1%	25.9%
$150,000 to $199,999	29.2%	23.3%	19.6%
$200,000 to $299,999	13.4%	14.6%	15.9%
$300,000 to $399,999	4.4%	3.5%	6.1%
$400,000 to $499,999	1.8%	1.6%	3.2%
$500,000 to $749,999	1.5%	1.4%	3.0%
$750,000 to $999,999	0.5%	0.5%	1.2%
$1,000,000 or more	0.3%	0.3%	1.0%
Median Owned Housing Unit Value	**$151,818**	**$142,913**	**$150,014**

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

2015 Employment of Residential Population by Occupations

Occupation Category	Study Area		City of Arlington		Tarrant County	
	11,034	%	193,336	%	954,397	%
Management, Including. Farmers, Farm Managers	165	1.5%	3,662	1.9%	20,579	2.2%
Business and Financial Operations	112	1.0%	3,042	1.6%	14,472	1.5%
Computer and Mathematical	204	1.9%	7,693	4.0%	36,560	3.8%
Architecture and Engineering	712	6.5%	10,003	5.2%	52,868	5.5%
Life, Physical, Social Science	154	1.4%	2,452	1.3%	12,927	1.4%
Community and Social Services	373	3.4%	5,183	2.7%	28,209	3.0%
Legal	293	2.7%	10,928	5.7%	51,110	5.4%
Education, Training, and Library	854	7.7%	12,429	6.4%	58,481	6.1%
Art, Design, Entertainment, Sports and Media	30	0.3%	415	0.2%	1,617	0.2%
Healthcare Practitioners, Technical	541	4.9%	11,458	5.9%	55,258	5.8%
Healthcare Support	816	7.4%	9,614	5.0%	45,645	4.8%
Protective Service	227	2.1%	3,654	1.9%	18,089	1.9%
Food Preparation, Serving Related	556	5.0%	7,264	3.8%	34,333	3.6%
Building and Grounds Cleaning, Maintenance	120	1.1%	1,277	0.7%	8,476	0.9%
Service: Personal Care and Service	88	0.8%	1,009	0.5%	4,247	0.4%
Sales and Related Occupations	1,111	10.1%	15,796	8.2%	93,084	9.8%
Office and Administrative Support	1,765	16.0%	30,101	15.6%	140,283	14.7%
Farming, Fishing, and Forestry	363	3.3%	12,865	6.7%	57,828	6.1%
Construction and Extraction	113	1.0%	3,580	1.9%	16,159	1.7%
Installation, Maintenance, and Repair	1,480	13.4%	21,310	11.0%	107,290	11.2%
Production	416	3.8%	6,595	3.4%	29,397	3.1%
Transportation and Material Moving	542	4.9%	13,006	6.7%	67,485	7.1%
Employment by Occupation Class						
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%

Occupation Category	Study Area		City of Arlington		Tarrant County	
	11,034	%	193,336	%	954,397	%
Service & Farm	1,531	13.9%	33,395	17.3%	157,080	16.5%

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

Employment by Top Industries

The top five industries employing residents in Tarrant County at 3Q2014 reflect the heavy concentration of white collar and service workers.

Tarrant County Top Five Industries

Occupational Category	822,130	%
Trade, Transportation & Utilities	190,976	23.2%
Education and Health Services	103,017	12.5%
Professional and Business Services	100,582	12.2%
Leisure and Hospitality	98,502	11.9%
Manufacturing	84,026	10.2%
Subtotal	577,103	70.1%

Source: Texas Workforce Commission, 3Q2014

As the Dallas-Fort Worth Metroplex's third largest principal city, Arlington's location, access, and visibility make it a prime destination for business and professional services. The City of Arlington has identified the following targeted industries as its primary focus in furthering local economic development efforts: Aerospace, Automotive, Professional and Business Services, Medical Devices, and Industrial Machinery. The top employers in Arlington are listed in the table below.

Top City of Arlington Employers

Occupational Category	# Employees	Business Type
Arlington ISD	8,000	Education
University of Texas Arlington	5,300	Education
General Motors Co.	4,484	Automotive Assembly
Six Flags over Texas	3,800	Entertainment
The Parks Mall	3,500	Retail
Texas Health Resources	2,871	Medical service
City of Arlington	2,315	Government
GM Financial	2,000	Financial Service
JP Morgan Chase	1,965	Financial Service
Texas Rangers	1,881	Entertainment

Source: City of Arlington, July 2015

Arlington's projected growth over the next few years shows the continued growth in low-wage sectors related to hospitality and food services and less growth in higher-wage sectors.

FIGURE 2. CITY OF ARLINGTON PROJECTED EMPLOYMENT GROWTH BY MAJOR SECTOR, 2012-17

Sectors where average earnings per job is below the regional average ($52,325) are in orange*

DESCRIPTION	2013 AVG. EARNINGS PER JOB	2012 JOBS	2017 JOBS	CHANGE 2012-2017
Health Care and Social Assistance	59,938	20,088	24,635	4,547
Accommodation and Food Services	19,848	18,408	21,421	3,013
Administrative and Support	38,469	12,190	14,341	2,151
Arts, Entertainment, and Recreation	51,057	5,465	7,107	1,642
Retail Trade	35,926	18,354	19,353	999
Government	72,111	11,463	12,419	956
Construction	56,987	6,191	7,038	847
Manufacturing	70,072	11,045	11,861	816
Professional, Scientific, and Technical Services	75,854	5,657	6,463	806
Finance and Insurance	80,146	8,249	9,028	779
Wholesale Trade	72,668	8,137	8,861	724
Other Services (except Public Administration)	29,865	6,420	7,142	722
Transportation and Warehousing	62,028	4,191	4,626	435
Educational Services (Private)	42,396	2,207	2,500	293
Real Estate and Rental and Leasing	48,992	2,932	3,187	255
Utilities	130,867	373	478	105
Management of Companies and Enterprises	91,282	1,043	1,104	61
Mining, Quarrying, and Oil and Gas Extraction	117,043	63	77	14
Information	63,214	2,112	2,093	-19

Source: Theory In Practice Sept 2014; City of Arlington

Businesses by Major Sectors

According to PCensus for MapInfo there are 450 establishments in the study area and 3,852 employees. The major dominant business sector is retail trade with 656 employees.

Businesses by Major Sectors	STUDY AREA				
	NAICS Code	Total Establishments	Total Employees	Sales ($Thousands)	Establishments with more than 100 employees
Total Businesses	**All**	**450**	**3,852**	**$1,504,809**	**6**
Retail Trade	**44-45**	**58**	**656**	**$179,705**	**2**
Motor Vehicle and Parts Dealers	441	12	57	$22,391	0
Furniture and Home Furnishing Stores	442	0	1	$363	0
Electronics and Appliance Stores	443	7	17	$4,296	0
Building Material and Garden Equipment and Supplies	444	7	28	$9,195	0
Food and Beverage Stores	445	4	212	$59,530	1
Health and Personal Care Stores	446	6	24	$6,396	0
Gasoline Stations	447	3	13	$8,983	0
Clothing and Accessories Stores	448	3	8	$1,142	0
Sporting Goods, Hobby, Book and Music Stores	451	1	5	$711	0
General Merchandise Stores	452	2	250	$59,353	1
Miscellaneous Store Retailers	453	10	41	$7,276	0
Nonstore Retailers	454	0	0	$70	0
Finance and Insurance	**52**	**43**	**163**	**$65,777**	**0**
Monetary Authorities-Central Bank	521	0	0	$0	0
Credit Intermediation and Related Activities	522	12	42	$15,399	0
Securities, Comm Contracts, Financial Investments and Related Activities	523	9	51	$37,215	0
Insurance Carriers and Related Activities	524	23	69	$13,163	0
Funds, Trusts and Other Financial Vehicles	525	0	0	$0	0
Accommodation and Food Services	**72**	**26**	**501**	**$24,451**	**0**
Accommodation	721	1	1	$86	0
Food Services and Drinking Places	722	25	500	$24,365	0

Businesses by Major Sectors	STUDY AREA				
	NAICS Code	Total Establishments	Total Employees	Sales ($Thousands)	Establishments with more than 100 employees
Other Services (except Public Administration)	**81**	**56**	**324**	**$13,560**	**0**
Repair and Maintenance	811	14	72	$4,580	0
Personal and Laundry Services	812	29	200	$8,980	0
Religious, Grant Making, Civic, Professional, Similar Organizations	813	13	53	$0	0
Agriculture, Forestry, Fishing and Hunting	**11**	**0**	**1**	**$31**	**0**
Mining, Quarrying, and Oil and Gas Extraction	**21**	**2**	**4**	**$4,710**	**0**
Utilities	**22**	**0**	**0**	**$0**	**0**
Construction	**23**	**55**	**457**	**$143,492**	**1**
Manufacturing	**31-33**	**16**	**150**	**100,249**	**0**
Wholesale Trade	**42**	**16**	**323**	**$836,535**	**1**
Transportation and Warehousing	**48-49**	**9**	**80**	**11,298**	**0**
Information	**51**	**8**	**25**	**$12,363**	**0**
Real Estate and Rental and Leasing	**53**	**23**	**58**	**$13,698**	**0**
Professional, Scientific, and Technical Services	**54**	**43**	**254**	**$40,734**	**0**
Management of Companies and Enterprises	**55**	**0**	**0**	**$0**	**0**
Admin and Support and Waste Mgmt Remediation Serv	**56**	**40**	**130**	**$13,971**	**0**
Educational Services	**61**	**10**	**222**	**$265**	**0**
Healthcare and Social Assistance	**62**	**36**	**459**	**$41,883**	**1**
Arts, Entertainment, and Recreation	**71**	**8**	**33**	**$2,089**	**0**
Public Administration	**92**	**1**	**12**	**$0**	**0**

Source: PCensus for Map Info, Copyright 2015 Tetrad Corporation

Study Area Development

Office Inventory

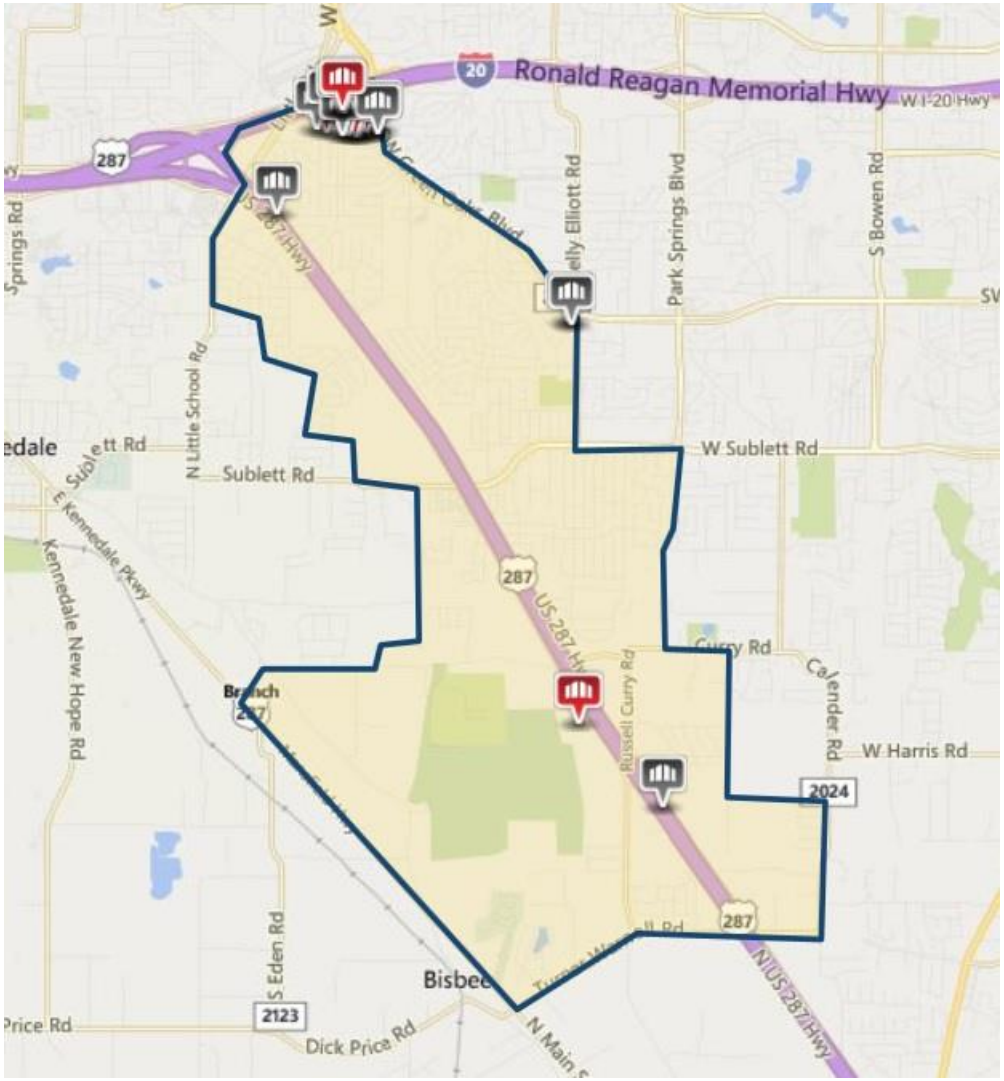
There is 169,570 square feet of office space in the study area. The office development has concentrated around the northern section of the study area, near I20. The majority of the office space was built prior to 1990, only 17% of the office space was built in the last 12 years.

Study Area Office Inventory

Building Address	Building Name	Building Park	Class	Year Built	RBA	% Leased	Average Rental Rate
5616 Forest Bend Dr			C	1979	1300	100	-
4300 SW Green Oaks Blvd	Allstate		C	1985	2180	100	-
5609 SW Green Oaks Blvd			C	1955	4200	100	-
5612 SW Green Oaks Blvd		City View Office Suites	B	1984	4450	100	13
5616 SW Green Oaks Blvd		City View Office Suites	C	1984	5304	70.57	13
5620 SW Green Oaks Blvd		City View Office Suites	C	1984	4223	58.49	13
5624 SW Green Oaks Blvd		City View Office Suites	B	1984	2025	0	13
5628 SW Green Oaks Blvd		City View Office Suites	C	1984	5628	100	-
4304 SW Green Oaks Rd			B	2008	5057	100	-
4607 Hawkins Cemetery Rd			B	1985	4200	100	-
7445-7501 S Highway 287		Peyco 287 Business Park	C	1987	1148	100	-
5732 I-20 Hwy			C	1969	2800	100	-
5740 I-20 Hwy			B	1986	5896	100	-
5732 W Interstate 20			C	1969	2629	0	20
5800 W Interstate 20	First Land Title		B	2004	10000	100	-
5840 W Interstate 20	Bldg A	Cordovan Park	B	1986	39220	88.02	17
5850 W Interstate 20	Bldg B	Cordovan Park	B	1986	39300	100	-
5001 US 287 Hwy			B	2003	15010	100	-
7100 US Highway 287			C	1987	15000	36.67	15
TOTALS/AVERAGES				**1985**	**169,750**	**85.8**	**15.16**

Source: CoStar

Map of Study Area Office Development



Current active listings in the study area include:

1101 N Little School Rd
Kennedale, TX 76017 | Tarrant County | Mid Cities Market | South Arlington/Manfield Submarket
Property Type: Ofc / General Available SF: Bldg
Size: 5,225 Max Contig: Stories:
1 Min Divisible: Building
Class: B Lease Rate: Negotiable
Year Built: 2004
Sublease: No
Parking: 18
Occupied: 100%
Listing Contact
English Realty
Eric English
(817) 8600074x10
eric@englishrealty.net
Includes the use of conference room and break room.

5612 SW Green Oaks Blvd • Arlington, TX 76017
Space Available 1,150 - 1,753 SF
Lease Rate $13.00 sf+ electric
Lease Type MG
Date Available
Space Type Office Building
Spaces available 2
Building Size 21,399 SF
Building Class B
Year Built 1984
Market Dallas / Fort Worth
Sub Market South Arlington
Cross Streets SW Green Oaks Blvd

Retail Development

There are 62 buildings including 781,646 square feet of retail development in the study area. The average lease rate is $15.43psf with vacancy at 6.4%.

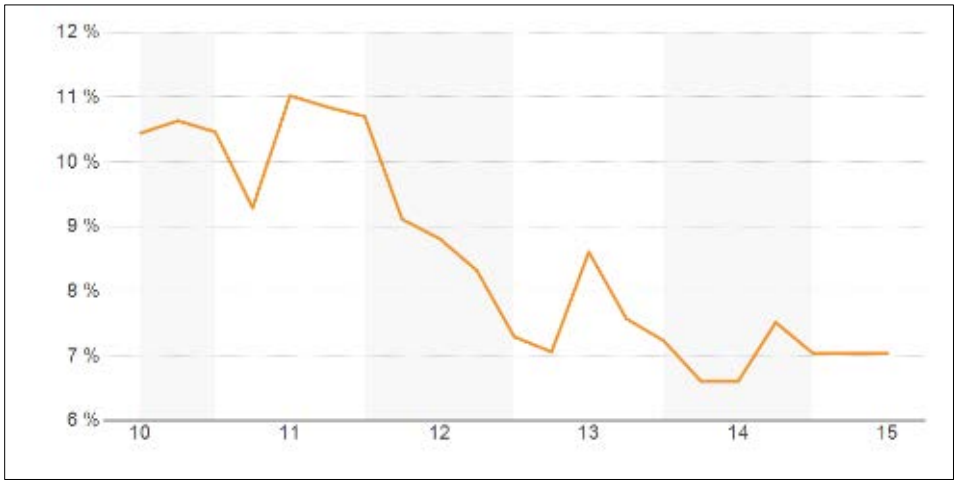
Over 37% of the retail space was built prior to 1990; 12.9% between 1991 and 1999; and 35% after the year 2000. Within the past five years only 33,641 square feet has been developed in the study area. The majority of the retail development is centrally located at major intersections along 287 at I20 and Sublett Road.

Study Area Retail Inventory

Building Address	Building Name	Property Type	Year Built	RBA	% Leased	Rent/SF
4815 Arborgate Dr		General Retail	1991	6,736	100	
3806 Curry Rd		General Retail	2003	10,000	100	
5700 Forest Bend Dr		General Retail	1981	5,552	100	
5710 Forest Bend Dr	Jiffy Lube	General Retail	1987	1,590	100	
5720 Forest Bend Dr	Overland Hills Center	General Retail (Strip Center)	1983	13,927	89.23	$14.57
5722 Forest Bend Dr	Overland Hills Center	General Retail (Strip Center)	1983	7,795	84.61	$12.50
5724 Forest Bend Dr		General Retail (Strip Center)	1983	3,500	100	
7105 Golf Club Dr		General Retail		9,874	100	
5702 SW Green Oaks Blvd		General Retail	1980	209	100	
5704-5744 SW Green Oaks Blvd	Overland Plaza	General Retail (Strip Center)	1980	18,621	100	
5748 SW Green Oaks Blvd		General Retail	1985	2,547	100	
4601 Hawkins Cemetery Rd		General Retail	1986	5,956	100	
5005 Highway 287		General Retail	2012	4,781	100	
5010 Highway 287	Chili's	General Retail	2007	4,863	100	
6220 Highway 287	Albertson's	General Retail	2002	62,322	100	
5030 Hwy 287	NTB	General Retail	2008	11,219	100	
5900 I-20		General Retail (Neighborhood Center)	1986	7,400	100	
5950 I-20 Fwy W		General Retail (Neighborhood Center)	1993	5,953	100	
5960 I-20 Fwy W		General Retail (Neighborhood Center)	2006	4,000	100	$16.50
5820 I-20 Hwy		General Retail	1997	16,711	100	
5920 W I-20 Hwy		General Retail (Neighborhood Center)	1985	7,358	100	

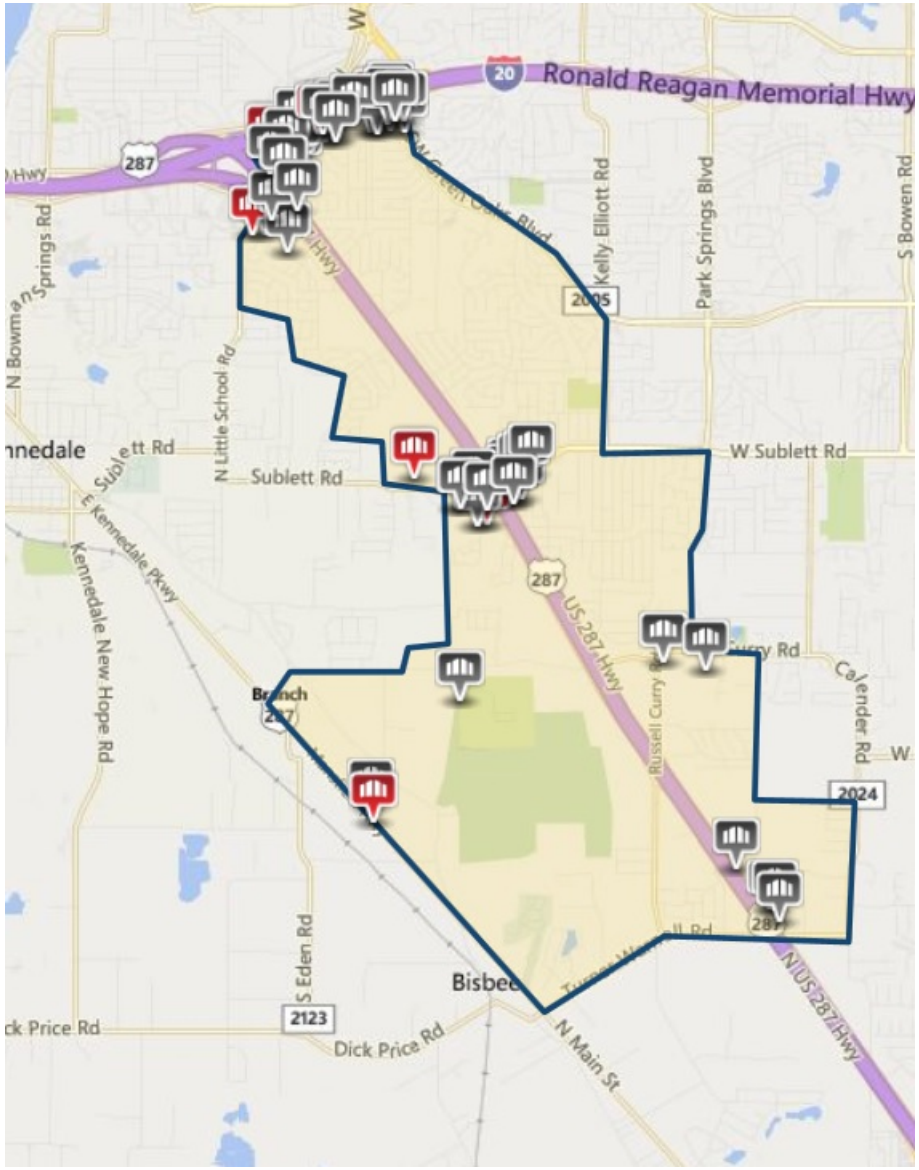
Building Address	Building Name	Property Type	Year Built	RBA	% Leased	Rent/SF
5714 Interstate 20 W	Former Eckerd Drug	General Retail	1984	9,100	100	
5940 Interstate 20 W	Discount Tire Co.	General Retail (Neighborhood Center)	1989	5,125	100	
5900-5930 W Interstate 20	Courtside Plaza	General Retail (Neighborhood Center)	1985	31,999	100	
5910 W Interstate 20		General Retail (Neighborhood Center)	1998	18,000	100	
4650 Little Rd		General Retail (Community Center)	1984	4,706	100	
4661 Little Rd	Panda Express	General Retail	2000	3,858	100	
4700-4930 Little Rd	Lincoln Court	General Retail (Community Center)	1984	118,559	93.31	$18.00
4701-4721 Little Rd		General Retail	1995	4,294	100	
4719 Little Rd		General Retail	2003	6,224	100	
4747 Little Rd		General Retail	1986	1,700	100	
4801 Little Rd	Windsor Terrace Shopping Center	General Retail (Strip Center)	1986	16,757	89.98	$15.00
4830 Little Rd		General Retail (Community Center)	1984	10,508	100	
4901 Little Rd		General Retail	1986	2,434	100	
4930 Little Rd		General Retail (Community Center)	2011	6,350	100	
5065-5071 Little School Rd		General Retail	1992	33,000	0	
5081 Little School Rd		General Retail	2004	6,256	100	$18.00
7505 Mansfield Hwy		General Retail	1960	1,000	0	$18.00
7324 Mansfield Cardinal Rd		General Retail	2000	3,008	100	
6901 Russell Curry Rd		General Retail	1985	15,000	100	
4720 Sublett Rd	Arlington Retail Center	General Retail (Strip Center)	2003	10,626	100	
4801 Sublett Rd	Kwik Kar Lube & Tune	General Retail	1997	3,639	100	
4651 W Sublett Rd	Dollar General	General Retail	2010	9,510	100	
4701 W Sublett Rd	Sublett Square	General Retail (Strip Center)	2006	12,600	100	
4721 W Sublett Rd	Sonic	General Retail	2006	4,565	100	
4810 W Sublett Rd	Citgo	General Retail	1994	4,000	100	
4820 W Sublett Rd		General Retail	1994	6,000	100	
4841 W Sublett Rd		General Retail	1996	2,633	100	
4900 W Sublett Rd		General Retail	2002	2,109	100	

Building Address	Building Name	Property Type	Year Built	RBA	% Leased	Rent/SF
4950 W Sublett Rd	Jack in the Box	General Retail	2008	2,800	100	
5100 W Sublett Rd	Bldg A	General Retail (Strip Center)	2009	25,000	27.6	
5100 W Sublett Rd		General Retail	2009	22,185	100	$22.00
5151 Treepoint Dr		General Retail	2004	12,364	100	
6240 Us 287 Hwy	Burger King	General Retail	2002	2,860	100	
8111 US 287 Hwy	Building G	General Retail	2013	5,500	100	
8111 US 287 Hwy	Building H	General Retail	2013	7,500	100	
8111 US 287 Hwy		General Retail		58,956	100	
5030-5040 US Highway 287	National Tire & Battery	General Retail	2009	9,137	100	
7801 US Hwy 287		General Retail	2003	2,400	100	
W Sublett Rd		General Retail		45,000	0	
6220-6320 US 287 Hwy	Sublett Crossing	General Retail (Strip Center)	2003	23,470	78.25	



Vacancy in the study area has steadily decreased since 2011 (11%) to 6.4% currently. As seen, vacancy took an upturn in 2013 when there was a significant rental rate increase from $13psf to $19psf which lasted thru 2014. Rental rates recently readjusted to the current $15psf which has stabilized the market.

Map of Study Area Retail Development



Current active listings in the study area include:

W Green Oaks Blvd
Arlington, TX 76013 | Tarrant County | Fort Worth Market | South Arlington Submarket
Property Type: Ret / Conv/Strip Ctr Available SF: 2,705
Bldg Size: 14,000 Max Contig: 2,705 SF
Major Tenant 1: Subway
Lease Rate: $14.00 NNN
Year Built: 1984
Sublease: No
Parking Spaces: 82
% Occupied: 80.68%
Listing Contact
English Realty
Eric English
(817) 8600074x10
eric@englishrealty.net
National tenants include Subway and Domino's Pizza.

*Overland Stage Shopping Cent*er
5781 SW Green Oaks Blvd., Arlington, TX
Total Size 96,111 SF
Available Space 1,200 –2,800 SF
Rental Rate $18 PSF NNN
Eric Deuillet
eric@structurecommercial.com
(214) 373-8300

Features
Unmatched visibility in the market with strong national tenant lineup including Big Lots!, Panchos, Auto Zone and Bicycles Inc.

Industrial Development

The study area includes 25 industrial buildings containing 420,700 square feet of space. The average rental rate is $9.17psf with a vacancy rate of 0%. The industrial development has concentrated in the southern portion of the study area along 287, south of Curry Road.

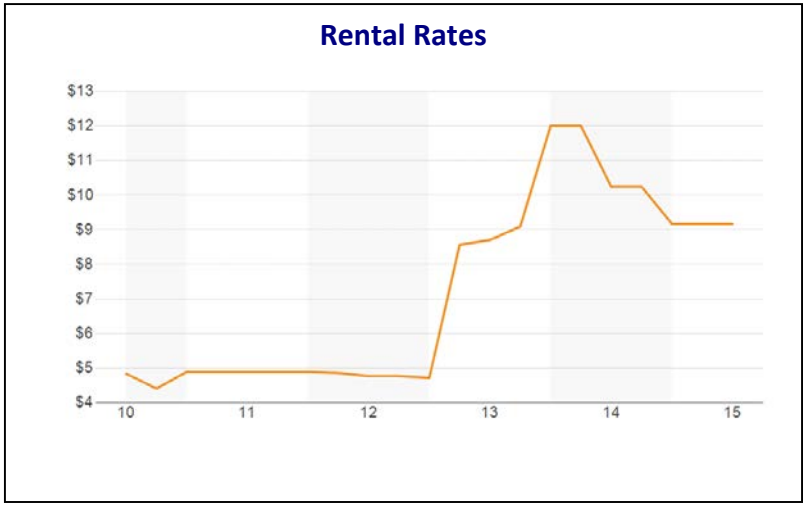
Study Area Industrial Inventory

Building Address	Building Name	City	Year Built	Rentable Building Area	Percent Leased
7746 Business US Hwy 287		Kennedale	1962	5,500	100
8000 Calender Rd		Arlington	1974	25,675	100
4704 Eden Rd		Arlington	2001	48,378	100
4030 Express St	Westco Distribution	Arlington	1985	50,051	100
4031 Express St		Arlington	2007	37,461	100
7650 Highway 287		Arlington	1982	47,000	100
7445-7501 S Highway 287	Bldg A	Arlington	1979	13,160	100
7445-7501 S Highway 287	North Bldg	Arlington	1979	7,774	100
7445-7501 S Highway 287	Bldg B	Arlington	1979	12,000	100
7445-7501 S Highway 287	Bldg C	Arlington	1979	10,000	100
7445-7501 S Highway 287	Bldg D	Arlington	1979	9,243	100
7445-7501 S Highway 287	Bldg D	Arlington	1979	10,247	100
7411 Kennedale Pky	7411 Kennedale Parkway	Kennedale	1974	13,000	100
7517 Mansfield Hwy		Kennedale	1976	12,000	100
6917 Russell Curry Rd		Arlington	1973	12,350	100
2701 Turner Warnell Rd		Arlington	1982	9,882	100
3001 Turner Warnell Rd		Arlington	2004	15,423	100
4709 Turner Warnell Rd		Arlington	1984	2,400	100
4717 Turner Warnell Rd		Arlington	1980	5,000	100
7801 Us 287 Hwy		Arlington	2003	2,688	100
7411 US Hwy 287		Arlington	1975	11,268	100
7503 Us Hwy 287		Arlington	1984	14,000	100
7700 Us-287 Hwy		Arlington	1986	7,200	100
7900 Valcasi Dr		Arlington	1982	30,000	100

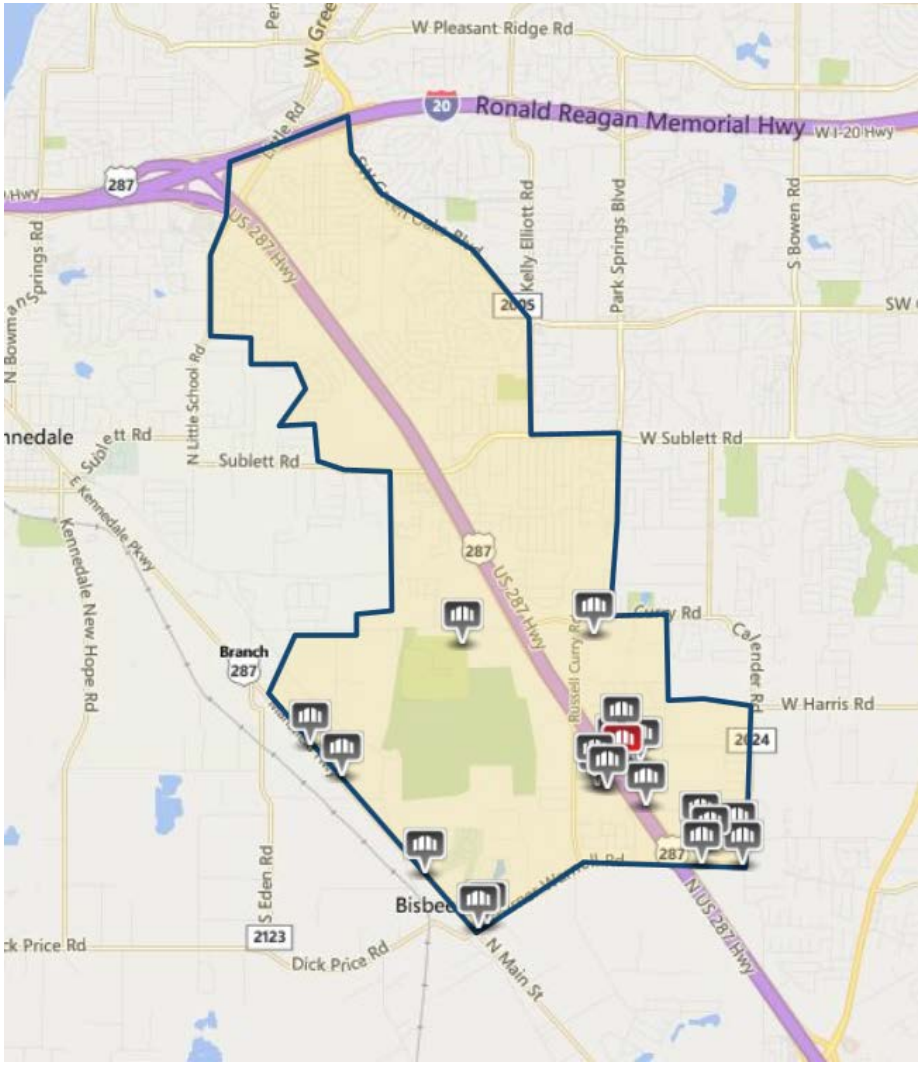
8001 Valcasi Dr	Roy Gulley Buildings	Arlington	2006	9,000	100
TOTALS/AVERAGES			**1984**	**420,700**	**100%**

Source: CoStar

Vacancy has decreased significantly since 2010 from 8% to 0% currently. Rental rates during this time period have fluctuated from $5psf to the current $9psf as shown on the charts on the following page.



Map of Study Area Industrial Development



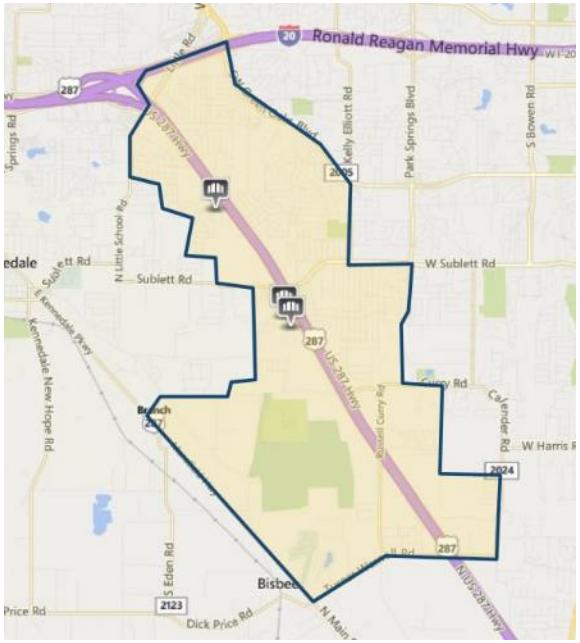
Current active listings in the study area include:

1102 Enterprise Pl 1102
Arlington, TX 76001 | Tarrant County | Great Southwest Market | Mansfield Submarket
Property Type: Ind / Flex/R&D Available SF: 4,300
Bldg Size: 4,300 Max Contig: 4,300 SF
Year Built: Min
Divisible: 4,300 SF
Docks/Drive Ins: 0/1
Lease Rate: $13.95 MG
Clear Height: Sublease: No
Land Area: Operating
Exp/SF: Zoning: IM
Occupied: 0%
Listing Contact
English Realty
Eric English
(817) 8600074x
10
eric@englishrealty.net
1,100 sf office or built to suit. Zoned 'IM' (Industrial). Grade level loading door.

Multi-family Development

There are three multi-family developments within the study area. The area includes 476 market rate units, with average rental rates at $1.12psf and vacancies at 1%.

It should be noted that Addison Park accepts Section 8 vouchers (tax credit). This property comprises 224 units with rental rates on average at $0.79psf and vacancy at 0.9%.



Study Area Multi-family Inventory

Building Name	Building Address	Zip	Class	# Of Units	Vacancy %	Avg Rent/SF	# Of 1 Bed	# Of 2 Bed	# Of 3 Bed	Year Built	Avg Unit SF
Falcon Lakes	6504 Falcon River Way	76001	A	248	0.8	$1.12	120	120	8	2002	844
Chesterfield	5700 Median Way	76017	B	228	1.3	$1.13	96	108	24	2000	878
Addison Park	4901 Pacific Dr	76001	A	224	0.9	$0.79	24	116	84	2005	1,076
TOTALS/AVERAGES				**700**	**1.0**	**$1.01**	**240**	**344**	**116**	**2002**	**932**

Single Family Development

Home Sales

The majority of the study area falls within zip codes 76001 and 76017. The Texas Association of Realtors reports monthly on the sales based on zip codes. The study area median home sales price has decreased 3.6% in 76001 from June 2014 to 2015; 76017 has increased 6.6% during the same time period. On average, closed sales have been 40 per month in 76001 and 54 in 76017. In both zip codes homes tend to stay on the market approximately 50 days. The current inventory is significantly less than the monthly averages.

Study Area Single Family Attached Sales Trends, June 2014-2015

By Zip Codes

Zip Code	June 2014	July 2014	Aug 2014	Sept 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	March 2015	April 2015	May 2015	June 2015
Median Home Sales Price													
76001	$160,950	$157,950	$162,000	$148,500	$171,700	$147,450	$145,000	$145,000	$150,000	$172,400	$170,000	$164,950	$155,000
76017	$149,950	$148,900	$166,500	$148,900	$147,500	$145,000	$144,900	$167,450	$163,000	$164,900	$157,450	$165,000	$159,900
Closed Sales													
76001	52	42	43	34	44	24	33	21	29	42	45	64	53
76017	70	69	66	58	62	48	53	38	35	43	50	55	63
Average Days On Market													
76001	30	34	38	61	39	48	53	57	87	51	65	41	46
76017	39	41	44	46	48	51	60	52	58	49	51	54	58
New Listings													
76001	56	50	46	43	37	26	39	39	32	50	70	57	69
76017	89	79	69	64	61	51	26	43	52	49	68	81	73
Supply of Inventory (months)													
76001	1.8	2.1	2.1	2.6	1.9	3	2.2	3.3	1.8	1.3	1.1	0.7	1.2
76017	1.8	1.8	2.1	2.3	1.8	2.2	1.5	1.8	2.1	1.6	1.2	1.4	1.2

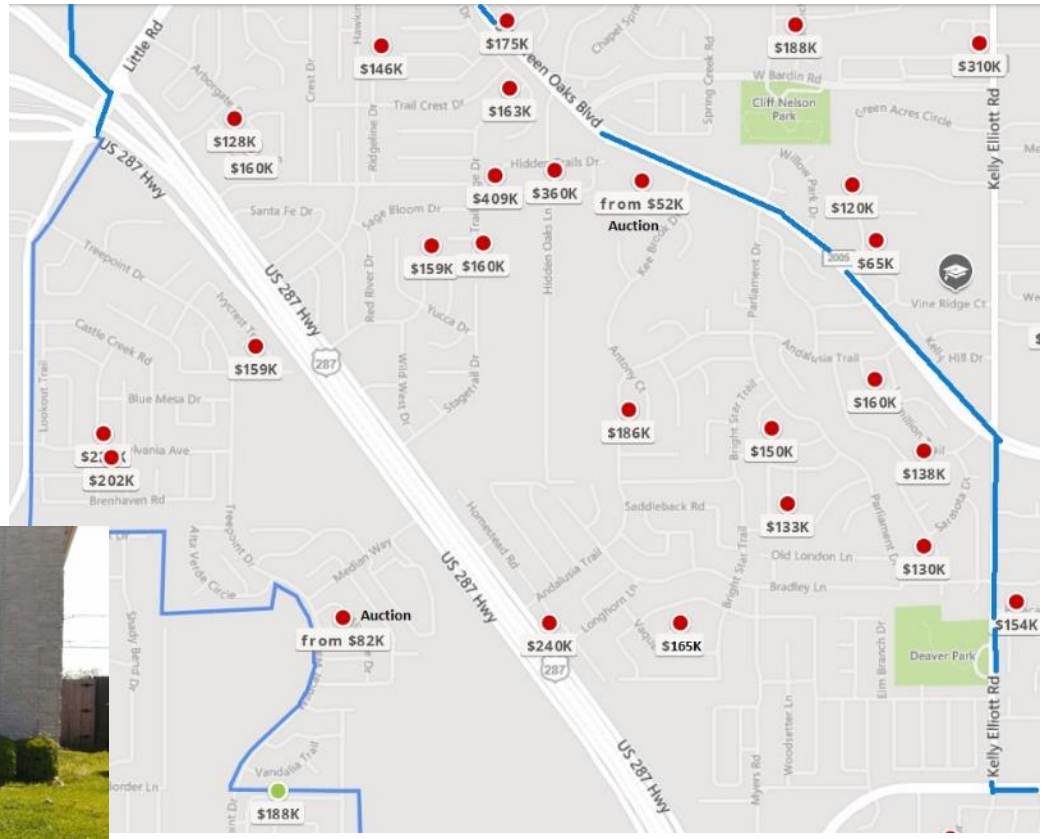
NTREIS Multiple Listing Service, Texas Association of Realtors, Texas A&M Real Estate Center, CDS Market Research

Current Active Listings

There are 179 single family home active listings in zip code 76001, ranging in price from $57,900 to $974,900. Zip code 76017 includes 158 listings ranging from $64,900 to $1,250,000.

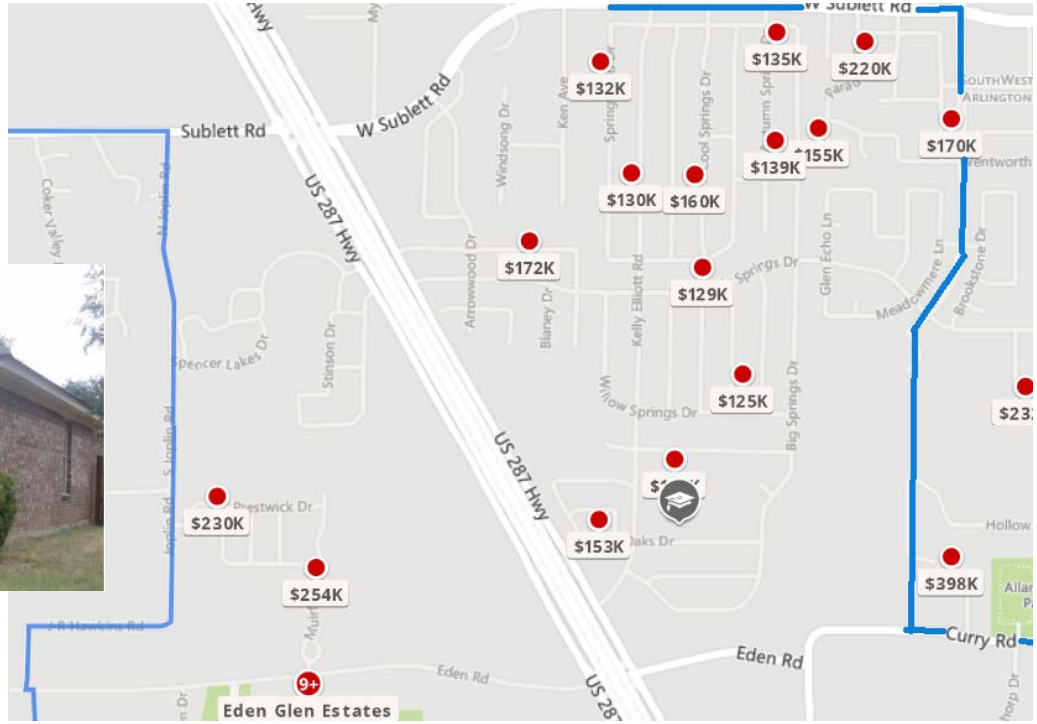
Zip Code	$0-$149	$150-$199	$200-$299	$300-$399	$400-$499	$500-$599	$600-$699	$700-$799	$800-$899	$900-$999
76001	36	43	47	41	9	3	0	1	0	1
76017	50	56	34	11	2	0	1	1	2	1

- The northern portion of the study area includes homes "For Sale" in the price ranges of $52k (auction) to $240k. The majority of these were built between 1977 and 1994.



5706 Homestead Rd.
Arlington, TX 76017
5 bedrooms/3.5 baths
3,226 sf/ built 1998
$240,000

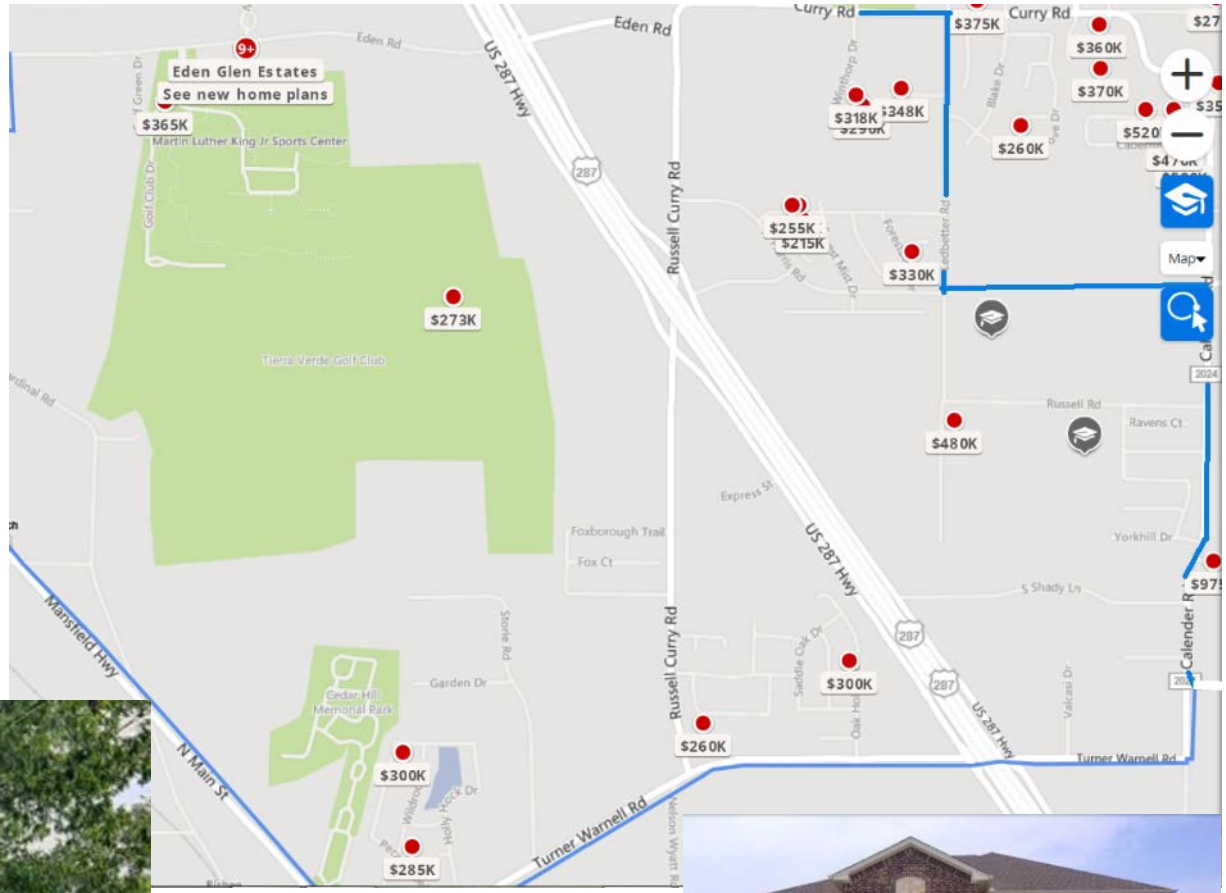
- The central section of the study area includes homes priced from $125k to $254k.



6409 Walnut Springs Dr.
Arlington, TX 76001
3 bedrooms/2 baths
1,710 sf/ built 1983
$125,000

5001 Carnoustie Trail
Arlington, TX 76001
4 bedrooms/2.5 baths
3,000 sf/ built 2012
$254,000

- The southern portion of the study area includes homes currently listed "for sale" in the $205k to $348k price range for pre-owned homes.



3705 Blue Forest Dr.,
Arlington, TX 76001
4 bedrooms/2.5 baths
2,197 sf/ built 1996
$205,000

3411 Ledbetter Ct.
Arlington, TX 76001
4 bedrooms/3.5 baths
3,445 sf/ built 2014
$348,000

New Construction

- Eden Glen by DR Horton has been on the ground for 3 years
    - *326 homes*
    - *$180s - $270s*
    - *Kennedale ISD*
    - *50x100 lots*
    - *1 lot left before build-out; several under construction*
    - *Pool, kids play area, clubhouse, park*
    - *HOA - $425/year*

- Melia Ranch
  - *66 lots; 20.24 acres located off Eden Road at Melia Drive/Costa Del Sol Court*
  - *Rendition Homes and Innovation – builders*
  - *$310,000 - $424,000*
  - *2,228 sf – 4,945 sf*
  - *Kennedale ISD*
  - *3 lots sold – sales started in April 2015*

Interview with sales representative indicated:

- *Kennedale ISD was a challenge in this price range*
- *Two recent deals were lost to Mansfield ISD*
- *Sister property in Mansfield is $30k less on smaller lot*
- *Price of land dictates pricing*
- *Signage regulations by the city presents a problem (not enough signs in the area for directions)*

- Eden Village
  - *40 lots on 9 acres – 1 street*
  - *located on Clayton Nicholas Court, off Eden Road – adjacent to Eden Glen*
  - *Our Country Homes and Village Homes builders*
  - *Gated community with dog park, community park, cabana, outdoor kitchen and fire-pit, and tree lined sidewalks*
  - *$349,990 to $414,990*
  - *2,492 sf to 3,087 sf*
  - *Tax rate 2.9%; HOA $500 annually*
  - *Zero lot lines*
  - *Catering to the retirees*
  - *Wrought-iron fencing and decorated garage doors are standard features*
  - *Kennedale ISD*

- **Tierra Verde Estates**
  - *Summit Home builder*
  - *Gated community – 1 street (Golf Green Drive)*
  - *Only 1 home left – Showcase Home (4/3.5/3 - 2,914 sf - $369,900)*
  - *Located adjacent to Tierra Verde Golf Club*
  - *Pricing started in the $300s*
  - *¼ acre homesites*
  - *Kennedale ISD*

Interviews:

Interviews with local experts in the area revealed the following feedback regarding the study area.

Commercial Real Estate

- **Interview #1**
  - Property for sale in the 287 Corridor is generally priced at $4.00psf
    - 4.7 acre tract/zoned office heavily treed – not much activity, marketed for 9 years
    - 5.7 acre tract at Peyco Business Park – not much activity
  - 287 Corridor is regarded as "no man's land" and "old vibe"
    - Values have been stagnant
    - Competes with Mansfield for retail which is not built-out and larger growth potential
  - Suggested uses:
    - Office warehouse flex
      - Engineering Firms, Medical Supply
      - We get calls for this use all the time but nothing is available
      - Spec space would lease ($7.50 - $11.00psf)
      - 5,000 sf and under
      - Brick fascades
    - Senior Facility – housing, activities, etc.
    - Around golf course
      - Residential
  - Suggested Improvements
    - Zoning Variances

        - Sublett – 4 lanes
- **Interview #2**
    - Why Mansfield over Arlington?
        - Zoning Approvals and building permits are more easily acquired
        - "New Life" in the area
        - Retail is driver
        - Upper Middle Class housing
        - "New suburban" reputation
        - ISD improvements
    - Land Prices
        - Low in 287 Corridor
            - 9 Acres at corner of Turner Warnell and 287 – priced at $3.00psf
            - No activity
            - Perfect for mixed-use with office and high-density residential
                - Empty Nester residential – similar to Ladera Mansfield
                - Dental/medical uses, resal estate, financial, etc.
        - Land prices are significantly higher in Mansfield
            - Retail is driver
            - $6.00psf along Heritage Parkway
            - $10.00psf – new 24 hr. emergency clinic
            - $8.00psf along 287 to Broad St.
- **Interview #3**
    - What type of development do you foresee for the study area?

        - Flex space (with warehouse in rear) seems slightly more desirable
        - Good potential for similar (Newport Office Park), nicely landscaped product to develop in corridor in near future
    - What are the typical tenants for this area?
        - Typical tenants – Crossfit, tax help, franchises of local service firms
        - Typically moving from within the area
        - Demand seems to be coming from financial services firms (tax consultants for example), construction / development services firms
    - What would be competition for the area?
        - Competition is Mark Sullivan's properties
        - Newport Office Park, Mansfield just south of Arlington city limit on US 287
    - What are typical rents for industrial uses?
        - $19/sq.ft. FSG
        - $12-$13/sq.ft. FSG for industrial space (1 building)
- **Interview #4**
    - Detriments to development?
        - Area needs better infrastructure to develop properly. City enlarged water lines recently but didn't extend sewer lines – now developers have to extend it themselves plus pay impact fees.
        - City doesn't have business-friendly customer service for development permits / inspections compared to other nearby cities (sign ordinance, fire inspection)
        - 287 Corridor has lagged in interest from commercial developers compared to I-20 corridor
    - Current Listings and activity in the area?
        - 7100 block of SH 287 – has 10,000 sq.ft. that has only had 2 calls since listing
        - 1.2 acres south of Sublett on 287 – couldn't sell because of lack of sewer service
    - What type of development is suited for this area?

        - Office-flex-warehouse like Newport Office Park is likely a better bet for new development

Residential Real Estate

- **Interview #1**
    - What are the prices and trends within the study area?
        - Prices are all over the board
            - Cheaper small townhomes
            - Large lot expensive homes
        - Prices are increasing
            - The area is in demand
            - School districts affect pricing – Mansfield is number 1, Kennedale #2, Arlington #3
            - Premium price for Mansfield
    - What development is needed?
        - More $150 - $250k homes – affordable family homes
        - Large lots would be successful as they are in demand
    - What are the buyer profiles for the area?
        - First time buyers
        - Dual income families
        - Moving from DFW
- **Interview #2**
    - What development is needed?
        - Shortage of homes, especially in the $175k and below.
        - There is a real void in the $200k to $500k product.

    - Could use more custom homes on larger lots. Very little available from $300k to $500k.
    - There's currently a shortage of lots. Lot prices are increasing.
    - Quarter acre lots and larger, at least four bedrooms, home offices are very popular, brick homes are in high demand, more unique designs and architecture.
    - A lot of local people want to stay local, but can't find the upper end product and end up leaving Arlington.
    - $400k product would have to be on west side of 287, in Mansfield ISD, Legacy HS would be a draw.
    - Brick home, open feel, two livings - game room is a draw, 3 car garages are very popular for BIG trucks and SUV's, neutral tones, wood floors.
  - What are the buyer profiles for the area?
    - Many of the prospective home buyers are starter home buyers, but also 40 somethings with teenagers, young executives - all people who are rooted in Arlington and would like to stay.
    - People coming from out of town tend to be buyers looking for homes above $250k to $400k.
  - What role do school districts play in decisions to purchase?
    - Arlington ISD does have some select elementary schools that are doing well.
    - Mansfield ISD as a whole is perceived as better.
    - High Schools in Arlington have a bad reputation.
  - Perceptions/comments of the area(s)
    - Arlington school districts are not bad, but Mansfield is perceived as better.
    - Arlington is perceived as lower tax rates.
    - Kennedale is a great area for people looking for nicer older homes and not really looking for a school district. Kennedale area has nicest homes - over $300k.
    - East side of 287 corridor, lower priced homes. More blue collar workers, dual income homes. West side, higher priced homes.
    - Arlington has done a better job retaining values during the recession than some other areas of the DFW metro.
    - Key amenities in the Arlington area: everything you want commercially is pretty much there. Could use more upscale dining.

- Area is a prime location for upscale homes - great access to downtown Fort Worth and Dallas Area.

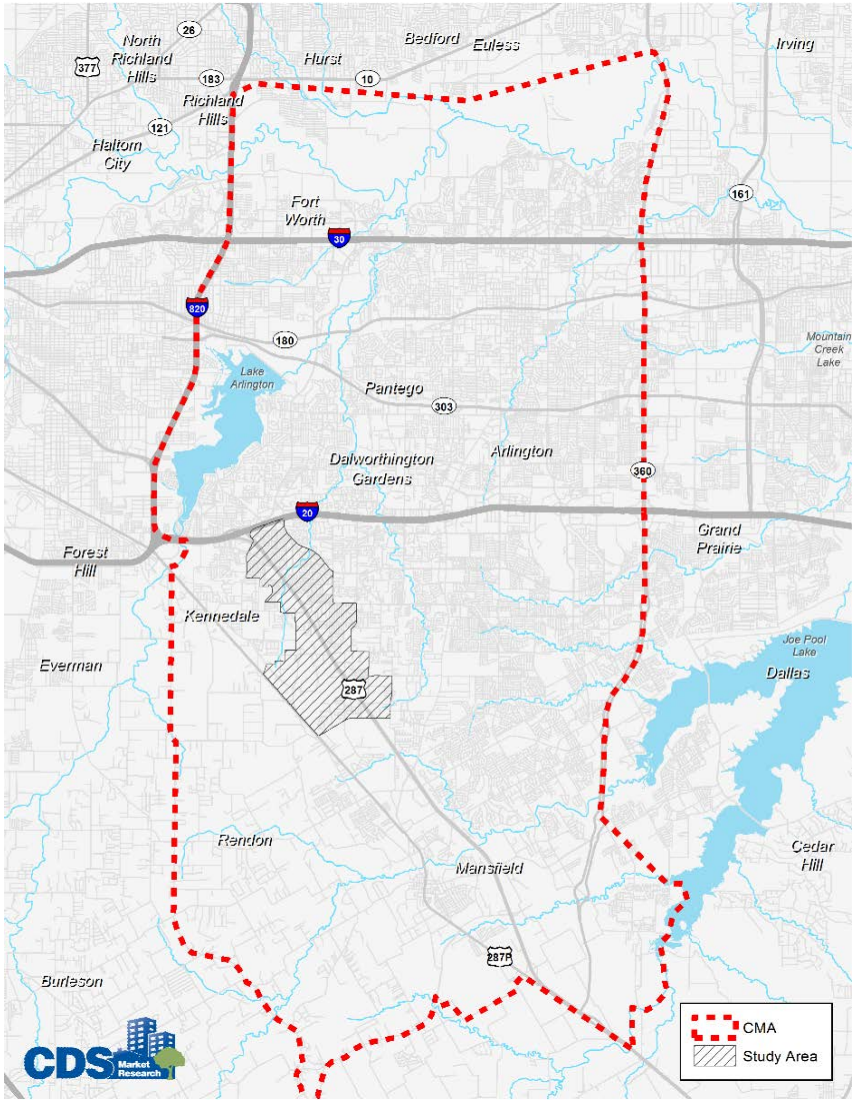
Competitive Market Area (CMA)

CDS has defined the Competitive Market Area (CMA) as the boundary that contains the majority of existing residential and commercial facilities influencing the future development of the 287 corridor and its immediate environs. For purposes of our analysis CDS researched primary and secondary data sources to measure current and projected population, household and demographic data relating to the CMA and to comparisons with the study area, and Tarrant County.

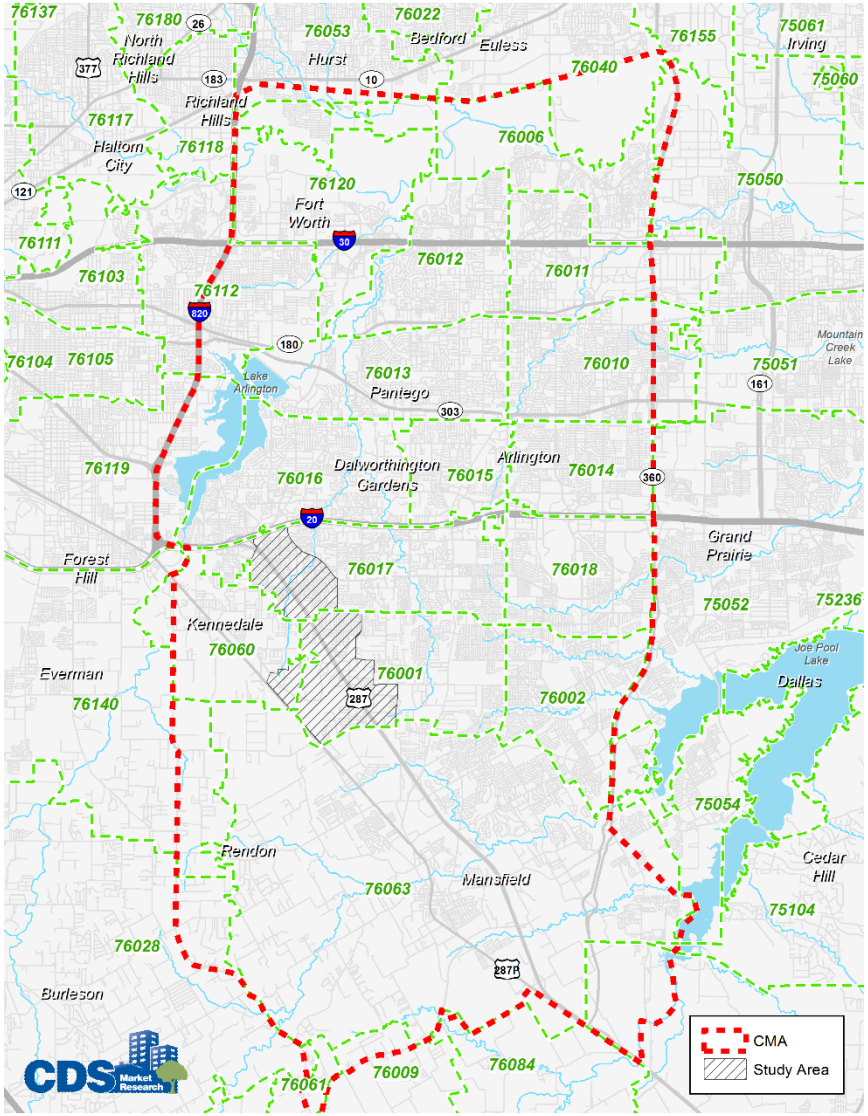
The CMA for research purposes is primarily defined as the City of Arlington, City of Kennedale, City of Mansfield and portions of Fort Worth. The CMA boundaries include the study area (red highlight).

The boundaries (blue highlight) are the railroad tracks and 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



Zip Codes in the CMA



CMA by Zip Codes

The CMA includes zip codes 76001, 76002, 76009, 76010, 76011, 76012, 76013, 76014, 76015, 76016, 76017, 76018, 76019, 76060, 76063, 76084, 76112, and 76120.

CMA Demographic / Economic Analysis

Population growth is one of the principal measures of the economic vitality of any market area because increasing population is generally the result of more jobs, a higher level of in-migration and a stable or expanding economy.

The following tables and text illustrate the demographics of the CMA with the study area and compare it with the demographics of Tarrant County and the Dallas/Fort Worth Metropolitan Statistical Area (MSA).

Population and Household Historic Growth and Projections

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%**
CMA	400,142	476,285	507,272	538,641	19.0%	6.5%	6.2%
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

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%**
CMA	150,274	173,497	183,094	193,842	15.4%	5.5%	5.8%
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

As shown, the CMA and the study area have grown at a slightly lower percentage rate than that of the county and the MSA. Growth in the CMA is projected to continue at 6.2% from 2015 to 2020 whereas the county is at 7.0% and the MSA at 7.1%.

Household growth has followed the same path as population but at a much slower rate compared to the study area, county and MSA. The CMA is projected to increase by only 5.8% while the study area is at 6.4%, county at 6.9% and MSA at 7.0% from 2015 to 2020.

Ethnicity

The study area population has a high share of persons who identify as "White Alone," (75%) while the CMA is at 58%, the County and MSA are both at 64%. For the study area, the Black or African American population is at nearly 13% which is significantly lower than the 21% in the county and 15% in the MSA.

The identification of persons as Hispanic or Latino is considered an ethnicity separate from racial classifications. The Hispanic share now comprises over 74% in the CMA, and 71% of the populations of Tarrant County and the MSA. In the study area however, it is higher at 86%.

Population Sex, Age, and Marital Status

A slight majority of the population the study area and CMA (51%) is female. This is slightly higher than the percentage of females than the County as a whole.

In 2015, 24.9% of the population in the study area was under the age of 18 while the CMA was at 26.7%. This is slightly below the County (27.0%). The CMA has a slightly higher percentage of the age group 18 to 24. This is due to the location of the University of Texas at Arlington within the CMA.

As a result, the estimated Median Age and Average Age of the CMA, 34 years, is lower than the study area. Married households are a greater share of households in the study area at 54.8% percent of persons over the age of 15 than the CMA or the County.

Comparison of Population Sex, Age, and Marital Status

Sex and Age 2015 Estimate	Study Area	CMA	Tarrant County
Male	48.6%	49.0%	49.0%
Female	51.3%	51.0%	50.9%
Under Age 18	24.9%	26.7%	27.0%
Age 18 to 24	8.9%	10.2%	9.6%
Age 25 to 34	13.0%	14.2%	14.2%
Age 35 to 44	14.2%	14.0%	13.9%
Age 45 to 54	15.2%	13.9%	13.7%
Age 55 to 64	13.1%	11.1%	11.1%
Age 65 and Over	10.7%	9.7%	10.4%
Median Age	37.2	34.1	34.4
Average Age	37.1	35.3	35.5
Married	54.8%	51.1%	52.2%

Source: PCensus for Map Info, Copyright 2015 Tetrad Corporation

Household Size

The estimated average household size in 2015 in the CMA is 2.75 which is slightly higher than the study area at 2.68, and equal to the County. This is likely due to the relatively low estimated share of 5 to 7 person households in the CMA compared to the City or the County.

Household Size

Household Size	Study Area	CMA	Tarrant County
Total Households	7,441	183,094	704,938
1-person household	20.4%	24.2%	25.1%
2-person household	33.5%	29.3%	29.1%
3-person household	19.9%	17.6%	17.1%
4-person household	16.1%	14.8%	14.6%
5-person household	6.9%	7.9%	8.0%
6-person household	2.1%	3.5%	3.6%
7 + household	1.2%	2.3%	2.4%
Estimated HH Size	2.68	2.75	2.75

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

Educational Attainment

Population over Age 25

Education	Study Area	CMA	Tarrant County
No Diploma	1.6%	6.2%	7.2%
Some High School	4.8%	7.8%	8.6%
High School Graduate (or GED)	23.0%	23.0%	23.0%
College, no degree	27.8%	25.6%	25.5%
Associate Degree	8.3%	7.2%	7.0%
Bachelor's Degree	24.5%	20.5%	19.6%
Master's Degree	8.5%	7.4%	7.0%
Professional Degree	0.9%	1.2%	1.2%
Doctorate Degree	0.6%	0.9%	0.9%
Bachelor’s or above	34.5%	30.1%	28.7%

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

Educational Attainment

More than 30% of CMA and 34% of the study area residents over age 25 hold a Bachelors, Masters, Professional or Doctorate degree. This is higher than the county at 28.7%.

Furthermore, the share of adult residents without a high school diploma is considerably high in the CMA at 14% while the County is at 15.8%.

Household Income

The estimated median household income in the CMA is below the study area and above Tarrant County. The income profile of the CMA indicates a predominately working-class population, with over half of households (54.9%) making more than $50,000 annually. The shares for the County is at 55.1%. This is relatively unsurprising, as this corresponds with other demographic characteristics of the CMA.

About 23% of CMA households earn over $100,000, which is true for the County.

Annual Household Income

Household Income Group	Study Area	CMA	Tarrant County
Total Households	7,441	183,094	704,938
Less than $15,000	5.1%	10.5%	10.8%
$15,000 to $24,999	5.2%	9.8%	10.2%
$25,000 to $34,999	10.6%	10.7%	10.4%
$35,000 to $49,999	11.7%	14.1%	13.6%
$50,000 to $74,999	23.0%	19.0%	18.9%
$75,000 to $99,999	16.3%	12.8%	12.8%
$100,000 to $124,999	12.2%	9.0%	8.5%
$125,000 to $149,999	7.1%	5.3%	5.2%
$150,000 to $199,999	5.2%	5.1%	5.1%
$200,000 to $249,999	1.7%	1.6%	1.7%
$200,000 to $499,999	1.8%	1.7%	2.2%
$500,000 or more	0.2%	0.3%	0.7%
Average HH Income	**$81,784**	**$72,286**	**$75,020**
Median HH Income	**$68,978**	**$56,377**	**$56,736**

Source: U.S. Bureau of the Census American Community Survey; PCensus for Map Info, Copyright 2014 Tetrad Corporation

Housing Units and Tenure

Owner occupied housing in the CMA is 61.3% of the total occupied housing units. This is lower than the study area and the County at 77.3% and 62.3% respectively.

The CMA has a 66.7% single family share of total housing units, lower than county (70.3%) and the study area. Since the share of single family detached is higher than the owner-occupied share, it is reasonable to conclude that many of the single family homes are likely being rented.

The average length of residence in the CMA is equal to the County.

The dominant year built (median year built is unreliable if more than half of the units were built in 1939 or earlier) for housing units in the CMA and the study area is at 1985, which is older than the county. The county geography obviously includes large amounts of newly built housing both in the urban core and suburban areas, making the average age of housing much younger.

Comparison of Housing Units and Tenure

Housing 2015 Estimate	Study Area	CMA	Tarrant County
Total Housing Units	7,772	183,094	763,836
Occupied Housing Units	7,441	112,385	704,938
Owner Occupied	77.3%	61.3%	62.3%
Renter Occupied	22.7%	38.6%	37.7%
Average Length of Residence (yrs.)			
in Owned housing	13	14	14
in Rented housing	6	7	7
Units in Structure			
1 Unit Attached	2.7%	3.2%	3.2%
1 Unit Detached	84.9%	63.5%	67.1%
2 Units	0.5%	2.3%	1.8%
3 or 4 Units	0.2%	4.0%	3.7%
5 to 19 Units	6.1%	16.4%	14.1%
20 to 49 Units	3.5%	4.0%	3.9%
50 or More Units	0.2%	3.8%	4.1%
Mobile Home or Trailer	2.0%	2.7%	2.0%
Boat, RV, Van, etc.	0.0%	0.1%	0.1%
Dominant Year Built	1985	1985	2005

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

Housing Values

Residents of owner-occupied housing who fill out Census forms provide estimates of their home's value. Estimated median housing values in the CMA are slightly lower than those of the study area and Tarrant County. The CMA's median value of an owner-occupied home in is $148,710 while the County has a median home value of $150,014 respectively. It should be noted the estimates of home values are based on the perceptions of home owner, not actual sales data which will be presented later in this report.

Employment by Occupation

Approximately 62.5% of the CMA residents are civilian employed persons 16 years of age or older and are in white collar occupations including management, business, financial and professional. This is a slightly higher percentage compared to 61.4% for Tarrant County but lower than the study are at 70.2%.

As the table on the next page shows, a significant share of these white-collar workers are in office support positions, which may not necessarily offer high wages. Service workers in the study area account for about another 14 percent of employment, a bit lower than the share of this sector for the City and County. Wages in the service sector can be among the lowest of all occupations, as they include low-wage jobs in retail and similar sectors.

As shown, the CMA includes 7.5% of the total DFW MSA employment base while the study area includes 4.2% of the CMA.

Comparison of Housing Values

2015 Housing Value Estimate	Study Area	CMA	Tarrant County
Owner Occupied Houses	5,751	80,189	439,211
Less than $20,000	2.4%	2.3%	1.9%
$20,000 to $39,999	0.6%	1.6%	2.3%
$40,000 to $59,999	0.8%	1.8%	3.8%
$60,000 to $79,999	1.7%	4.7%	6.2%
$80,000 to $99,999	6.1%	9.7%	9.9%
$100,000 to $149,999	37.4%	30.7%	25.9%
$150,000 to $199,999	29.2%	23.6%	19.6%
$200,000 to $299,999	13.4%	16.6%	15.9%
$300,000 to $399,999	4.4%	4.5%	6.1%
$400,000 to $499,999	1.8%	2.0%	3.2%
$500,000 to $749,999	1.5%	1.6%	3.0%
$750,000 to $999,999	0.5%	0.6%	1.2%
$1,000,000 or more	0.3%	0.5%	1.0%
Median Owned Housing Unit Value	**$151,818**	**$148,710**	**$150,014**

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

2015 Employment of Residential Population by Occupations

	Study Area		CMA		Tarrant County		DFW MSA	
Occupation Category	**11,034**	**%**	**256,888**	**%**	**954,397**	**%**	**3,418,179**	**%**
Architect/Engineer	165	1.5%	4,982	1.9%	20,579	2.2%	71,381	2.1%
Arts/Entertainment/Sports	112	1.0%	4,153	1.6%	14,472	1.5%	59,426	1.7%
Building Grounds Maintenance	204	1.9%	9,018	3.5%	36,560	3.8%	136,266	4.0%
Business/Financial Operations	712	6.5%	14,127	5.5%	52,868	5.5%	205,721	6.0%
Community/Social Services	154	1.4%	3,469	1.4%	12,927	1.4%	42,026	1.2%
Computer/Mathematical	373	3.4%	6,899	2.7%	28,209	3.0%	120,815	3.5%
Construction/Extraction	293	2.7%	12,673	4.9%	51,110	5.4%	196,719	5.8%
Education/Training/Library	854	7.7%	17,614	6.9%	58,481	6.1%	201,988	5.9%
Farming/Fishing/Forestry	30	0.3%	437	0.2%	1,617	0.2%	6,147	0.2%
Food Prep/Serving	541	4.9%	14,295	5.6%	55,258	5.8%	187,951	5.5%
Healthcare Practitioner/Technician	816	7.4%	13,047	5.1%	45,645	4.8%	153,983	4.5%
Healthcare Support	227	2.1%	4,796	1.9%	18,089	1.9%	66,091	1.9%
Maintenance Repair	556	5.0%	9,305	3.6%	34,333	3.6%	121,386	3.6%
Legal	120	1.1%	1,817	0.7%	8,476	0.9%	40,580	1.2%
Life/Physical/Social Science	88	0.8%	1,282	0.5%	4,247	0.4%	16,680	0.5%
Management	1,111	10.1%	23,519	9.2%	93,084	9.8%	358,701	10.5%
Office/Admin. Support	1,765	16.0%	40,523	15.8%	140,283	14.7%	485,401	14.2%
Production	363	3.3%	16,195	6.3%	57,828	6.1%	183,249	5.4%
Protective Service	113	1.0%	4,673	1.8%	16,159	1.7%	60,222	1.8%
Sales/Related	1,480	13.4%	29,209	11.4%	107,290	11.2%	391,114	11.4%
Personal Care/Service	416	3.8%	8,674	3.4%	29,397	3.1%	101,944	3.0%
Transportation/Moving	542	4.9%	16,180	6.3%	67,485	7.1%	210,388	6.2%
Employment by Occupation Class								
Blue Collar	1,754	15.9%	54,352	21.2%	210,756	22.1%	711,742	20.8%
White Collar	7,749	70.2%	160,642	62.5%	586,561	61.5%	2,147,816	62.8%
Service & Farm	1,531	13.9%	41,893	16.3%	157,080	16.5%	558,621	16.3%

Forecasts By NCTCOG 2005 – 2040

Growth projected by the NCTCOG shows the study area population increasing by 56% while the CMA increases at 46% from 2015 to 2040.

NCTCOG 2005 – 2040

Total Growth

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

% Cumulative Growth

Year	Households			Population			Jobs		
	Region	CMA	Study Area	Region	CMA	Study Area	Region	CMA	Study Area
2005									
2010	10.6%	10.7%	13.0%	10.8%	11.2%	13.5%	11.2%	13.4%	16.8%
2015	21.3%	19.1%	21.1%	21.7%	20.1%	22.1%	22.1%	26.8%	34.5%
2020	32.7%	30.0%	33.9%	33.3%	31.7%	35.6%	33.3%	40.3%	56.6%
2025	44.6%	40.9%	44.1%	45.4%	43.3%	46.4%	44.7%	53.9%	75.5%
2030	56.7%	51.9%	52.6%	57.7%	55.0%	55.7%	56.1%	68.5%	95.3%
2035	68.9%	62.0%	62.5%	70.2%	65.9%	66.5%	67.6%	83.1%	117.9%
2040	80.1%	57.8%	90.2%	84.8%	65.8%	78.5%	77.3%	69.8%	166.5%

Source: NCTCOG

DFW Economic Outlook

According to CBRE, in May 2015, year-over-year seasonally adjusted unemployment dropped once again across the board for DFW, Texas, and the U.S. The unemployment rate in DFW fell from the May 2014 level and now stands at 4.0%. Texas as a whole ended the second quarter with a 4.3% unemployment rate. Additionally, both are well below the U.S. 5.5% unemployment rate.

Seasonally adjusted, annual employment growth in the DFW metro area was 3.7% for the 12 months ending May 2015, equating to a total of 112,200 jobs. The industries that had the strongest job growth rates during this 12-month time period were Financial Activities (+4.6%), with 12,200 new jobs added, and Professional & Business Services (+4.5%), with 23,900 new jobs added.

DFW is currently the fourth largest MSA in the country and is well-known for being one of the fastest growing metro areas. DFW currently has an estimated population of 6.9 million, which is 33.6% higher than in 2000. Furthermore, Claritas projects a population of 7.4 million in DFW by 2020, which equates to a growth rate of 7.1% over the next five years. DFW's population currently averages an age of 35 with half of the population in their prime earning years of 20-54.

Office Market

Office uses are anticipated to constitute a core element of a development in the CMA. CDS has examined the market opportunities to appeal to tenants who would typically seek a multi-tenant office property.

Property Class Definitions

There is quite a bit of discussions in the market regarding office space classes and their definitions. Because property characteristics in different markets vary dramatically, property class definitions remain subjective. The following are definitions from leading office experts in the field.

Building Owners and Managers Association (BOMA) indicates that classes represent a subjective quality rating of buildings which indicates the competitive ability of each building to attract similar types of tenants. A combination of factors including rent, building finishes, system standards and efficiency, building amenities, location/accessibility and market perception are used as relative measures. The metropolitan base is for use within an office space market and the international base is for use primarily by investors among many metropolitan markets.

Building amenities include services that are helpful to either office workers or office tenants and whose presence is a convenience within a building or building complex. Examples include food facilities, copying services, express mail collection, physical fitness centers or child care centers. As a rule, amenities are those services provided within a building. The term also includes such issues as the quality of materials used, hardware and finishes, architectural design and detailing and elevator system performance. Services that are available readily to all buildings in a market, such as access to a subway system or proximity to a park or shopping center are usually reflected in the quality of the office market and therefore all buildings are affected. The class of a specific building may be affected by proximity only to the degree that proximity distinguishes the building (favorably or unfavorably) from other buildings in the market.

Class A

Most prestigious buildings competing for premier office users with rents above average for the area. Buildings have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence.

Class B

Buildings competing for a wide range of users with rents in the average range for the area. Building finishes are fair to good for the area. Building finishes are fair to good for the area and systems are adequate, but the building does not compete with Class A at the same price.

Class C

Buildings competing for tenants requiring functional space at rents below the average for the area.

National Association for Industrial and Office Parks (NAIOP) a Commercial Real Estate Development Association, is the leading organization for developers, owners and investors of office, industrial, retail and mixed-use real estate. NAIOP comprises 15,000+ members and provides strong advocacy, education and business opportunities through a powerful North American network. NAIOP uses the following to segregate between classes.

Class A

A classification used to describe an office building with asking gross rents based on a specified range between the top 30-40% of the office rents in the marketplace. Class A buildings are well located relative to the needs of major tenant sectors in the marketplace. Building systems (mechanical, HVAC, elevator and utility) have capacities that meet both tenant current requirements as well as anticipated future needs. Building services are characterized by above average maintenance, management and upkeep. Buildings must exhibit more than one of the characteristics but need not exhibit all of the characteristics to be considered Class A.

Class B

A classification used to describe an office building with asking gross rents based on a specified range between the asking gross rents for Class A and Class C space. Class B buildings are in average to good locations relative to the needs of major tenant sectors in the marketplace. Building systems (mechanical, HVAC, elevator and utility) have adequate capacities to deliver services currently required by tenants. Building services are characterized by average to good maintenance, management and upkeep. Buildings must exhibit more than one of the characteristics but need not exhibit all of the characteristics to be considered Class B. Because property characteristics in different markets vary dramatically, property class definitions will remain somewhat subjective.

Class C

A classification used to describe an office building with asking gross rents based on a specified range between the bottom 10% to 20% of office rents in the marketplace. Class C buildings are in less desirable locations relative to the needs of major tenant sectors in the marketplace. Building systems (mechanical, HVAC, elevator and utility) have capacities that may not meet current tenant needs. Building services are characterized by the existence of below average maintenance, management and upkeep. These buildings generally depend chiefly on a lower price to attract tenants. Buildings must exhibit more than one of the characteristics but need not exhibit all of the characteristics to be considered Class C. Because property characteristics in different markets vary dramatically, property class definitions will remain somewhat subjective.

DFW Office Market General Trends

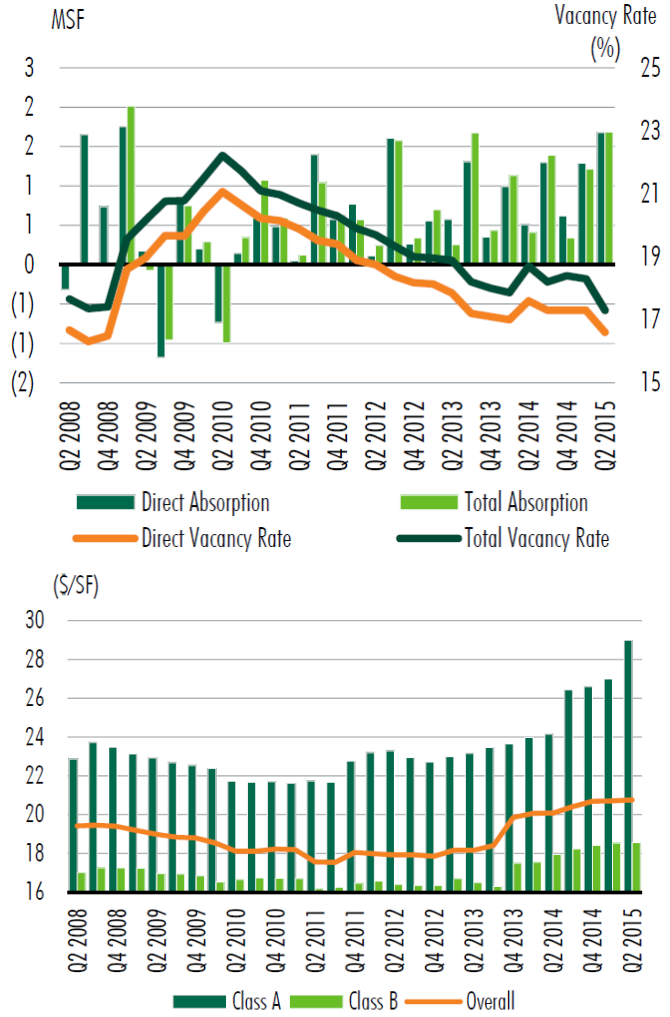
CDS has relied on information from experts in the field for general office market trends. These sources vary on information depending on time of report, data available, etc. Therefore we have presented varying opinions. For regional data on the office market, CDS has used information published by CBRE and Transwestern.

2015 Performance

Market wide vacancy decreased in Q2 2015, closing with a 17.9% vacancy rate—only the second time the vacancy rate has dipped below 18% since 2008. Not only does this signify a return to pre-recessionary levels, this is one of the lowest vacancy rates that Dallas/Fort worth has experienced since the late 1980's.

DFW experienced its 20th consecutive quarter of positive net absorption, which totaled 1,686,455 sq. ft. for the quarter. All together the first half of 2015 recorded 2,902,853 sq. ft. of positive net absorption, the highest accumulation of net tenant demand for two back-to-back quarters on record

Regional Office Vacancy, Absorption and Rate Trends



Source: CBRE Research, Q2 2015.

in the metroplex. The majority of these move-ins are in the mid-size range of 10,000-20,000 sq. ft., providing a real balance to what has been a market dominated by large tenant demand.

Gross asking rents continued to experience growth, as average office rents in the metroplex are up approximately 5% year-over-year. The overall market average rose moderately to $20.75 per sq. ft. in Q2 2015 from $20.70 per sq. ft. in Q1 2015.

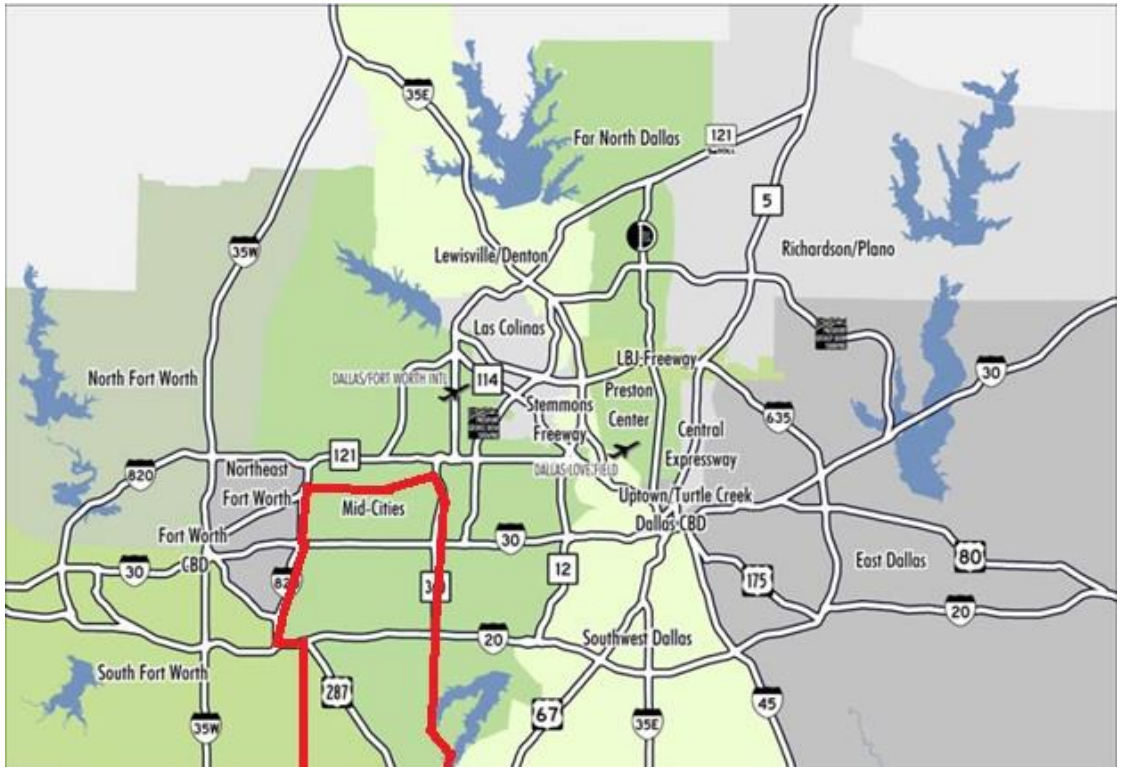
Class A rates increased at an especially strong pace, rising to $29.00 per sq. ft. from $27.00 per sq. ft. for the same timeframe.

Transwestern states that as vacancy rates remain low and new product delivers, landlords will continue to drive up rental rates. They predict the positive rental growth trend will continue through the second quarter of 2015 as new Class A product delivers, and the demand for high-quality space continues to increase.

Transwestern also reports that Dallas-Fort Worth's strong economic performance has attracted large build-to-suit and speculative developments, with the majority of construction concentrated in the urban core and the Far North Dallas suburbs. For the first quarter of 2015, the total amount of office space under construction or renovation stands at 8,722,478 SF, adding 1 million square feet to the pipeline in the past three months. Over the past six months, we have seen highest level of new office supply in the Dallas-Fort Worth construction pipeline since 2010.

The CMA is located in CBRE's Midcities and South Ft. Worth submarket designations as shown on the map below. As seen, these submarkets are much larger than the CMA itself (red outline).

CBRE Office Submarkets



Source: CBRE; CDS Market Research

According to CBRE there is 15,795,067sf of Net Rentable Area (NRA) in the Mid-Cities submarket and 6,771,657sf in the South Fort Worth submarket as shown in the table on the following page.

Office Market Performance by Submarket (All Classes)

Market	Net Rentable Area (SF)	Direct Vacancy (SF)	Direct Vacancy Rate (%)	Total Vacancy Rate (%)	Annual Average Asking Lease Rate ($/SF)	Qtr. Direct Net Absorption (SF)	Qtr. Total Net Absorption (SF)	2015 Total Net Absorption (SF)
Central Expressway	11,786,506	2,165,637	18.4	18.3	22.45	153,868	180,971	254,648
Dallas CBD	25,082,000	5,985,100	23.9	23.7	22.14	186,846	210,319	282,729
East Dallas	3,846,984	485,141	12.6	12.7	16.07	59,715	59,715	47,979
Far North Dallas	38,247,208	4,984,340	13.0	14.2	22.46	72,725	82,309	574,200
Las Colinas	30,180,713	4,692,981	15.5	16.8	22.97	266,509	213,998	53,530
LBJ Freeway	19,647,681	5,070,358	25.8	26.0	18.72	(6,877)	(20,204)	(15,297)
Lewisville / Denton	4,641,364	646,354	13.9	14.2	19.29	137,864	125,352	88,656
Preston Center	3,890,337	342,750	8.8	9.3	32.23	10,841	6,504	(1,064)
Richardson / Plano	22,729,897	3,256,034	14.3	15.5	19.26	423,570	493,187	962,974
SW Dallas	1,647,551	193,855	11.8	11.8	15.31	(14,299)	(14,299)	(-27,344)
Stemmons Freeway	10,007,835	2,634,854	26.3	27.3	13.51	57,850	44,305	193,340
Uptown / Turtle Creek	10,389,265	1,051,386	10.1	10.9	35.76	122,837	151,581	199,202
Fort Worth CBD	9,365,503	1,167,972	12.0	12.5	26.27	190,662	166,067	209,016
Mid Cities	15,795,067	2,486,343	15.7	20.5	17.61	48,187	32,794	67,266
North Fort Worth	1,286,830	181,263	14.0	14.9	19.08	0	0	(4,488)
Northeast Fort Worth	2,586,456	973,077	37.6	38.2	17.67	18,166	3,035	21,722
South Fort Worth	6,771,657	528,889	7.8	8.0	20.98	(48,564)	(49,179)	(4,261)
Dallas Total	182,678,564	31,508,790	16.2	16.7	21.68	1,471,449	1,533,738	2,613,548
Fort Worth Total	35,805,513	5,337,544	17.4	18.8	20.32	208,451	152,717	289,305
Dallas / Fort Worth Total	218,211,396	36,805,050	16.9	17.9	20.75	1,679,900	1,686,455	2,902,853

Source: *CBRE Office Outlook DFW 2Q2015*

CMA Submarkets

Transwestern's submarkets are divided in such a way that CDS can analyze the CMA by extracting both Arlington and Southwest Fort Worth. As seen, Arlington includes 163 buildings with 8,925,472 square feet with a vacancy of 12.3% and no space under construction. Southwest Fort Worth includes 183 buildings with 11,227,256 square feet, vacancy is at 11.3% and there is 11,848 square feet under construction. Both of these submarkets have lower vacancies than the Fort Worth and DFW markets as a whole.

Fort Worth Submarkets

SUBMARKET	TOTAL BLDGS	INVENTORY	SF AVAILABLE IMMEDIATELY	DIRECT VACANCY 2014	DIRECT VACANCY Q1 2015	VACANCY WITH SUBLET	UNDER CONSTRUCTION	NET ABSORPTION 2014	NET ABSORPTION Q1 2015
Fort Worth CBD	74	11,188,005	1,374,568	13.3%	12.3%	12.6%	40,448	263,000	107,000
Northwest Fort Worth	19	532,203	64,486	12.0%	12.1%	12.1%	-	(35,000)	(1,000)
Alliance Air/Fossil Creek	21	2,497,767	246,360	8.6%	9.9%	9.9%	357,214	16,000	14,000
Westlake/Grapevine	103	7,892,557	1,055,450	12.8%	13.4%	14.7%	70,300	90,000	42,000
Hurst/Euless/Bedford	77	5,360,105	877,946	15.7%	16.4%	27.3%	-	140,000	(47,000)
Northeast Fort Worth	56	4,056,401	1,077,949	13.1%	26.6%	26.6%	-	2,000	13,000
Arlington	163	8,925,472	1,094,361	12.7%	12.3%	13.1%	-	15,000	34,000
Southeast Fort Worth	21	1,427,750	96,478	5.8%	6.8%	6.8%	-	(5,000)	(13,000)
Southwest Fort Worth	183	11,227,256	1,266,826	11.8%	11.3%	11.4%	111,848	220,000	129,000
TOTAL – Fort Worth	**717**	**53,107,516**	**7,154,424**	**12.6%**	**13.5%**	**15.0%**	**579,810**	**706,000**	**278,000**

Dallas-Fort Worth Office Market Indicators – All Space

SUBMARKET	TOTAL BLDGS	INVENTORY	SF AVAILABLE IMMEDIATELY	DIRECT VACANCY 2014	DIRECT VACANCY Q1 2015	VACANCY WITH SUBLET	UNDER CONSTRUCTION	NET ABSORPTION 2014	NET ABSORPTION Q1 2015
TOTAL – DFW	**2,999**	**299,901,059**	**44,621,417**	**14.4%**	**14.9%**	**15.7%**	**8,722,478**	**4,665,000**	**1,244,000**

Source: Transwestern

Class A office space comprises 18.6% of the Arlington office space and 23.6% of the Southwest Fort Worth office space overall. Class A space in Southwest Fort Worth has a significantly lower vacancy rate at 1.1% than Arlington at 10.8%. The building under construction in SW Fort Worth will be Class A.

Class A Office Space

SUBMARKET	TOTAL BLDGS	INVENTORY	SF AVAILABLE IMMEDIATELY	DIRECT VACANCY Q1 2015	VACANCY WITH SUBLET Q1 2015	UNDER CONSTRUCTION	NET ABSORPTION 2014	NET ABSORPTION Q1 2015
Fort Worth CBD	17	5,931,868	949,099	16.0%	16.5%	40,448	28,000	89,000
Northwest Fort Worth	0	-	-	-	-		-	-
Alliance Air/Fossil Creek	1	224,063	156,396	69.8%	69.8%	357,214	8,000	1,000
Westlake/Grapevine	17	3,691,167	727,160	19.7%	22.3%	70,300	74,000	52,000
Hurst/Euless/Bedford	2	326,832	61,118	18.7%	26.2%		(24,000)	(18,000)
Northeast Fort Worth	2	395,307	16,998	4.3%	4.3%		6,000	(3,000)
Arlington	13	1,662,445	179,544	10.8%	13.5%		(99,000)	8,000
Southeast Fort Worth	1	541,630	-	0.0%	0.0%		-	-
Southwest Fort Worth	14	2,654,602	29,201	1.1%	1.1%	111,848	27,000	21,000
TOTAL – Fort Worth	**67**	**15,427,914**	**2,119,515**	**13.7%**	**15.0%**	**579,810**	**20,000**	**150,000**

Dallas-Fort Worth Office Market Indicators – Class A

SUBMARKET	TOTAL BLDGS	INVENTORY	SF AVAILABLE IMMEDIATELY	DIRECT VACANCY Q1 2015	VACANCY WITH SUBLET Q1 2015	UNDER CONSTRUCTION	NET ABSORPTION 2014	NET ABSORPTION Q1 2015
TOTAL – DFW	**469**	**134,064,167**	**19,408,163**	**14.5%**	**15.3%**	**8,722,478**	**2,733,000**	**939,000**

Source: Transwestern

Over 62% of the Arlington office supply is Class B. Class B office space has a vacancy rate at 13.8% in Arlington and 14.8% in SW Fort Worth while the overall Fort Worth vacancy is at 13.4% and DFW at 14.6%. Net absorption was positive in SW Fort Worth.

Class B

SUBMARKET	TOTAL BLDGS	INVENTORY	SF AVAILABLE IMMEDIATELY	DIRECT VACANCY Q1 2015	VACANCY WITH SUBLET Q1 2015	UNDER CONSTRUCTION	NET ABSORPTION 2014	NET ABSORPTION Q1 2015
Fort Worth CBD	37	4,403,750	242,206	5.5%	5.6%	-	237,000	18,000
Northwest Fort Worth	6	230,011	39,102	17.0%	17.0%	-	(37,000)	1,000
Alliance Air/Fossil Creek	19	2,249,104	89,964	4.0%	4.0%	-	8,000	13,000
Westlake/Grapevine	80	4,091,694	323,244	7.9%	8.1%	-	12,000	(10,000)
Hurst/Euless/Bedford	49	4,267,196	623,011	14.6%	27.7%	-	163,000	(17,000)
Northeast Fort Worth	35	2,857,234	988,603	34.6%	34.6%	-	(15,000)	40,000
Arlington	106	5,612,445	774,517	13.8%	14.4%	-	107,000	-
Southeast Fort Worth	14	477,914	79,334	16.6%	16.6%	-	10,000	(13,000)
Southwest Fort Worth	110	6,741,640	997,763	14.8%	15.0%	-	182,000	70,000
TOTAL – Fort Worth	**456**	**30,930,988**	**4,157,744**	**13.4%**	**15.4%**	**-**	**667,000**	**102,000**

Dallas-Fort Worth Office Market Indicators – Class B

SUBMARKET	TOTAL BLDGS	INVENTORY	SF AVAILABLE IMMEDIATELY	DIRECT VACANCY Q1 2015	VACANCY WITH SUBLET Q1 2015	UNDER CONSTRUCTION	NET ABSORPTION 2014	NET ABSORPTION Q1 2015
TOTAL – DFW	1,960	143,237,551	20,856,270	14.6%	15.3%	-	1,958,000	237,000

Source: Transwestern

Rental rates have decreased in Arlington from 2012 while rising in SW Fort Worth. Class A in Arlington has a 0.1% change from 2014 to 2015 while SW Fort Worth had a 2.6% increase during the same time.

Rental Rates

SUBMARKET	2012 CLASS A	2012 CLASS B	2013 CLASS A	2013 CLASS B	2014 CLASS A	2014 CLASS B	Q1 2015 CLASS A	Q4 2015 CLASS B	% CHANGE 12/14-3/15 CLASS A	% CHANGE 12/14-3/15 CLASS B
Fort Worth CBD	$26.68	$16.98	$27.05	$17.97	$26.59	$18.12	$26.22	$18.33	-1.4%	1.2%
Northwest Fort Worth	N/A	$20.36	N/A	$21.03	N/A	$21.10	N/A	$21.47	N/A	1.7%
Alliance Air/Fossil Creek	N/A	$18.34	N/A	$18.63	N/A	$18.96	N/A	$18.16	N/A	-4.2%
Westlake/Grapevine	$21.01	$17.15	$21.91	$17.55	$21.15	$19.78	$21.10	$19.92	-0.2%	0.7%
Hurst/Euless/Bedford	$16.49	$14.95	$16.09	$15.24	$16.87	$15.23	$17.06	$15.30	1.1%	0.4%
Northeast Fort Worth	$16.92	$14.23	$16.92	$14.61	$17.30	$14.09	$16.94	$16.01	-2.1%	13.6%
Arlington	$20.05	$18.28	$20.49	$18.59	$19.65	$18.33	$19.67	$18.43	0.1%	0.6%
Southeast Fort Worth	N/A	$13.85	N/A	$13.51	N/A	$12.19	N/A	$12.66	N/A	3.8%
Southwest Fort Worth	$18.83	$15.45	$19.45	$15.95	$19.85	$15.87	$20.36	$16.02	2.6%	0.9%
AVERAGE – Fort Worth	**$20.00**	**$16.62**	**$20.32**	**$17.01**	**$20.24**	**$17.08**	**$20.22**	**$17.37**	**-0.1%**	**1.7%**

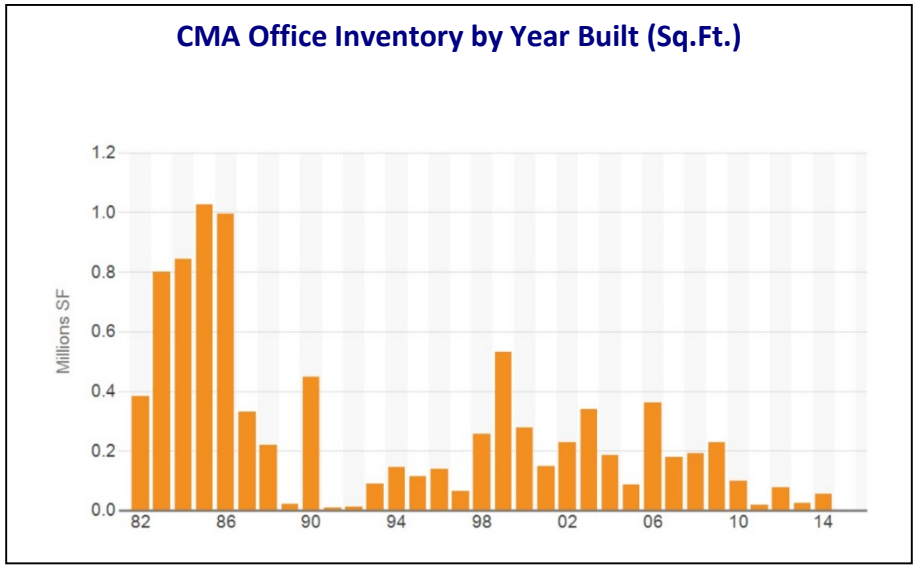
Dallas-Fort Worth Office Market Indicators – Asking Rental Rates

SUBMARKET	2012 CLASS A	2012 CLASS B	2013 CLASS A	2013 CLASS B	2014 CLASS A	2014 CLASS B	Q1 2015 CLASS A	Q4 2015 CLASS B	% CHANGE 12/14-3/15 CLASS A	% CHANGE 12/14-3/15 CLASS B
AVERAGE – DFW	**$21.35**	**$17.03**	**$21.77**	**$17.25**	**$22.23**	**$17.70**	**$22.27**	**$17.93**	**0.2%**	**1.3%**
Average DFW All Space							$20.56			

Source: Transwestern

287 Corridor CMA Office Market Profile

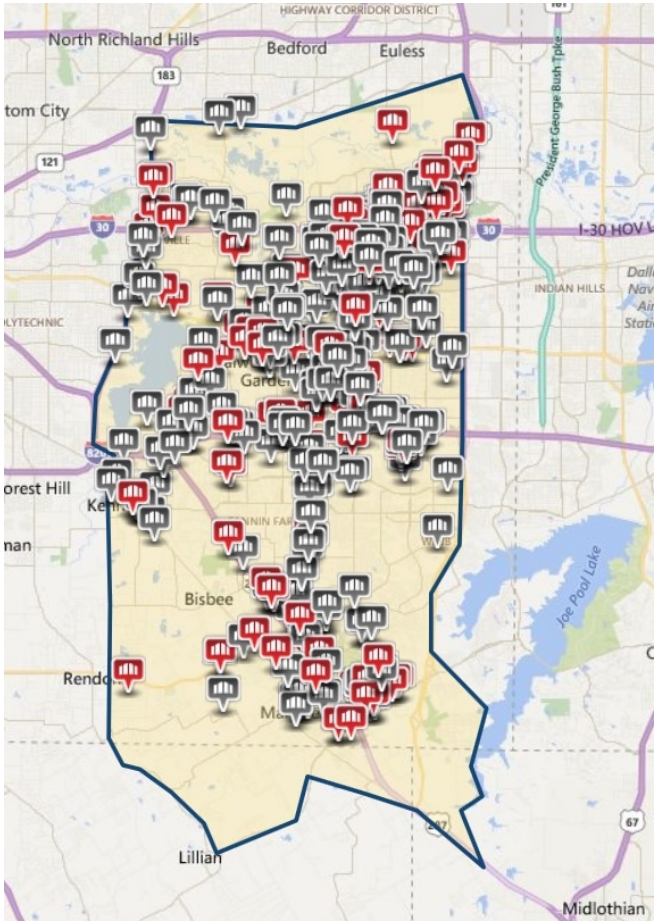
The 287 Corridor CMA contains approximately 13,228,976 square feet of office space in 884 existing buildings. As shown in the graph below, it is dominated by older, moderate-quality properties built in the 1980s. More than half of the inventory was built prior to 2000.



As mentioned earlier, the area around 287 Corridor is not identified as a separate submarket by the commercial brokerage community.

Only a limited set of properties offer lease rate data, because many buildings are full and do not have current asking rates. Of those that are available, rates are on average at $17.63/sq.ft. Rental rates in the CMA have risen steadily since their decrease in 2011. Rates are currently above the 2010 high of $17.25psf.

CMA Map of Office Development



Sources: CoStar; CDS Market Research

CMA Historical Trends in Vacancy and Rental Rates

Source: CoStar; CDS Market

The overall vacancy rate is 11.1%. Vacancy has decreased from the 2010 high of 14%.

There are 16 Class A buildings in the CMA with a total of 1,813,283 square feet of existing space. An additional 90,000 square feet is proposed. There is currently 9,026,912 square feet of existing Class B space with 55,555 square feet under construction and 1,659,605 proposed. An additional 4,295,498 square feet is Class C.

Properties are scattered throughout the CMA with a high concentration north of I20 to I30. A table listing the individual office properties in the CMA is on the following pages, which is illustrated on the map of these properties on p.87.

The listings shaded purple indicate buildings that are part of the 287 Corridor Study Area. The properties in blue are either under construction or proposed (orange).

287 Corridor CMA Class A and B Office Properties

Building Address	Building Name	Building Class	Rentable Building Area	Year Built	Year Reno-vated	Percent Leased	Average Weighted Rent	Lease Type
4020 N Collins St	Viridian Town Center - Building II	A	50,000			0	25	
278 Regency Pky		A	40,000			100	-	
1250 E Copeland Rd	Copeland Tower	A	126,602	1985		86.52	16.5	Plus Electric
400 W Arbrook Blvd	Texas Clinic at Arlington	A	66,824	2010		100	20.91	
1000 Ballpark Way	Centerfield Office Building	A	136,362	1994		100	-	
500 E Border St	JPMorgan Chase Bank Tower	A	267,258	1983		99.03	13.72	Full Service Gross
1521 N Cooper St	Skymark Tower	A	115,393	1985	2004	75.97	20.5	Plus Electric
4001 Embarcadero Dr	AmeriCredit Operations Center I	A	246,060	1999		100	-	
700 Highlander Blvd		A	122,876	1988		73.65	17.29	Plus Electric
701 Highlander Blvd	AIB	A	72,518	1986		66.54	17.25	Plus Electric
2000 E Lamar Blvd	Bank of America	A	103,617	1985		89.33	16.71	Modified Gross
2221 E Lamar Blvd	Brookhollow Two	A	145,298	1986	2001	84.52	20.22	Plus Electric
2301 E Lamar Blvd	Brookhollow One	A	98,750	1983		95.82	17.5	Plus Electric
1901 N State Highway 360	Tower 360	A	103,594	1984		80.19	17.25	Plus Electric
2505 N State Highway 360	Brookhollow Riverside	A	118,131	1985		84.14	19.5	Plus Electric
	Total/Averages Class A		**1,813,283**	**1989**	**2003**	**87.36**	**$17.94**	
	Square Footage Proposed (included in total)		**90,000**					
715 W Abram St		B	3,300	1952		100	-	
719 W Abram St		B	4,718	1920		100	-	
1100 W Abram St		B	2,300	1950		3	Withheld	
1312 W Abram St		B	2,856	2005		100	-	
1105 Alexis Ct		B	4,288	2007		100	-	
2912 W Arkansas Ln		B	2,105	1955		100	-	
3216 W Arkansas Ln		B	4,539	2009		100	-	
3218 W Arkansas Ln		B	4,500	2009		2.04	17.68	Full Service Gross

Building Address	Building Name	Building Class	Rentable Building Area	Year Built	Year Reno-vated	Percent Leased	Average Weighted Rent	Lease Type
404 E Border St		B	1,972	2001		100	-	
1017 N Bowen Rd		B	3,441	2000		100	-	
1770 E Broad St		B	4,489	2006		100	-	
1758 Broad Park Cir		B	2,728	2009		100	-	
1401 Caplin Dr		B	4,584	1988		100	-	
1001 N Collins St		B	4,000	1972		100	-	
401 S Collins St		B	750	1970		100	-	
4907 S Collins St	Lot 4 Build to Suit	B	4,800			100	-	
5150 S Collins St		B	5,000	2002		100	-	
304 N Cooper St		B	1,008	1994		100	-	
1807 S Cooper St		B	3,810	1935		100	-	
3604 S Cooper St		B	2,000	2006		100	-	Triple Net
5860 S Cooper St		B	2,004	1985		100	-	
6518 S Cooper St		B	4,723	2014		100	-	
7205 S Cooper St		B	5,000	2008		100	-	
1700 Country Club Dr		B	4,025	2001		100	-	
103 E Debbie Ln	Bldg 1	B	2,794	2009		100	-	
103 E Debbie Ln	Building 10, Property #27	B	2,800			0	17	
201 E Debbie Ln		B	2,800	2009		100	-	
219 E Debbie Ln		B	2,497	2013		100	-	
751 E Debbie Ln		B	4,741	2013		100	-	
1521 E Debbie Ln		B	3,367	2014		100	-	
721 W Division St		B	3,750	1963		100	-	
3309 W Division St		B	2,450	1976		100	-	
731 N Fielder Rd		B	3,124	1981		58.39	8	Modified Gross
1230 Florida Dr		B	3,000	2011		100	-	

Building Address	Building Name	Building Class	Rentable Building Area	Year Built	Year Reno-vated	Percent Leased	Average Weighted Rent	Lease Type
50 Forest Mill Trl	Forest Mill Plaza	B	3,850	2007		100	-	Modified Gross
1707 Fountainview Dr		B	4,257			0	18	
1890 NE Green Oaks Blvd		B	2,989	1998		100	-	
2100 NE Green Oaks Blvd	Monarch on Green Oaks/Farmers	B	2,550			100	-	
5612 SW Green Oaks Blvd		B	4,450	1984		100	-	
5624 SW Green Oaks Blvd		B	2,025	1984		0	13	Plus Electric
2715 W Green Oaks Blvd		B	3,699	1985		100	Withheld	
1008 Harrison Ave		B	3,315	1960		0	13	Plus Electric
4607 Hawkins Cemetery Rd		B	4,200	1985		100	-	
1451 Heritage Pky	KMP Inc - Building 100	B	4,600	2015		100	-	
1625 Heritage Pky		B	2,274			100	-	
712 Hunter's Row Ct		B	3,848	2006		100	-	
700 Hunters Row Ct		B	3,958	2001		100	Withheld	Triple Net
1560 N Hwy 287		B	4,609	2004		100	-	
4110 W I-20		B	3,746	2002		100	-	
3910 Interstate 20 W		B	5,000	2007		72.4	16	Triple Net
2009 E Lamar Blvd		B	4,824	1983		100	-	
706 Lincoln Sq		B	5,000	1982		100	-	
4220 Little Rd		B	3,255			100	-	
4224 Little Rd		B	2,908	1984		100	-	
4226 Little Rd		B	2,853	1984		100	-	
1009 Magnolia St		B	4,954	1986		100	-	
875 N Main St		B	3,212	2008		100	-	
1258 N Main St		B	2,800			0	16	Triple Net
203 S Main St		B	1,512	1940		100	-	
306 S Main St		B	1,700	1960		100	-	

Building Address	Building Name	Building Class	Rentable Building Area	Year Built	Year Reno-vated	Percent Leased	Average Weighted Rent	Lease Type
625 W Main St		B	4,844	1997		0	12	
908 W Main St		B	2,092	1981		100	-	
5020 Mansfield Rd		B	2,674	2003		100	-	
2746 Matlock Rd		B	4,916	2010		100	-	
2755 Matlock Rd		B	1,814	1997		100	-	
600 Matlock Centre Cir		B	4,380	1983		100	Withheld	
1396 MAYFIELD Rd		B	2,482	2004		100	-	
1404 W Mayfield Rd		B	3,600	1987		100	-	
2819 Medlin Dr		B	3,069	2006		100	-	
2907 Medlin Dr		B	4,500	2009		100	-	
2911 Medlin Dr		B	5,000	2008		100	-	
2300 Michigan Ct		B	2,200			100	-	
206 E Mitchell St		B	3,641	1961		0	-	
614 North Rd		B	1,837	1975		100	-	
2912 W Park Row		B	3,000	1999		100	-	
2910 W Park Row Dr		B	2,880	1997		100	16	Full Service Gross
4602 Park Springs		B	5,000	2009		100	-	
2204 Park Springs Blvd		B	3,011	1997		100	-	
1116-1126 W Pioneer Pky	Pioneer Plaza	B	3,300	1981		72.73	12.5	Modified Gross
4401 Pleasantview Dr		B	4,776	2001		100	-	
109 W Randol Mill Rd		B	4,500	1987		100	-	Triple Net
1000 W Randol Mill Rd		B	2,534	1988		100	-	
1501 W Randol Mill Rd		B	3,529	1953		100	-	
305 Regency Pky	Bldg F	B	2,315	2011		100	-	
305 Regency Pky	Bldg G	B	3,842	2011		100	-	
305 Regency Pky	Bldg D - 300 Building	B	3,868	2008		100	-	

Building Address	Building Name	Building Class	Rentable Building Area	Year Built	Year Reno-vated	Percent Leased	Average Weighted Rent	Lease Type
305 Regency Pky	#46 - Bldg H (500 Bldg)	B	3,868	2005		100	-	
305 Regency Pky	Bldg E - 400 Bldg	B	3,868	2007		100	16	Triple Net
1611 W Sanford St		B	2,046	1953		100	-	
9000 Trinity Blvd		B	1,840			100	-	
1400 Wood Ln		B	4,133	2010		100	-	
4907 S Collins St	Lot 5	B	4,800			0	Withheld	
4907 S Collins St	Lot 6 Build to suit	B	5,000			0	Withheld	
4907 S Colllins St	Lot 7 Build to Suit	B	5,000			0	Withheld	
3600 S Cooper St	Cooper Park	B	4,044	2006		72.21	Withheld	
2918 W Park Row Dr		B	3,332	1998		18.73	Withheld	
1321 W Randol Mill Rd	Safe Harbor Centre	B	3,000	2007		100	Withheld	
604 Strada Cir	Build to Suit	B	3,800			0	Withheld	
606 Strada Cir	Build to Suit	B	3,000			0	Withheld	
608 Strada Cir	Build to Suit	B	3,650			0	Withheld	
610 Strada Cir	Build to Suit	B	2,300			0	Withheld	
612 Strada Cir	Build to Suit	B	2,350			0	Withheld	
564 N Walnut Creek Dr	Build to Suit	B	2,200			0	Withheld	
601 W Abram St		B	10,000	1963		100	-	
1307A W Abram St	Old Town Office Plaza	B	6,576	1986		100	-	
601 W Arbrook Blvd	Healthsouth Bldg	B	8,172	1996		100	-	
1288 W Arkansas Ln		B	9,465	1973		100	10.63	Plus Electric
2225 Avenue J	Corporate Centre I	B	9,598	1998		100	12	Plus Electric
501-503 E Border St	J.C. Duncan Bldg	B	9,500	2001		100	-	Plus Electric
717 E Border St		B	5,406	1983		100	-	
4107 S Bowen Rd		B	8,796	2005		100	-	
E Broad St		B	8,000			0	26	

Building Address	Building Name	Building Class	Rentable Building Area	Year Built	Year Reno-vated	Percent Leased	Average Weighted Rent	Lease Type
1830 E Broad St	The Falls	B	8,326	2008		86.19	28.17	Modified Gross
1751 Broad Park Cir		B	5,861	2007		50.73	23	Triple Net
1752 Broad Park Cir N		B	5,964	2008		64.79	23	Triple Net
1750 Broad Park Cir S		B	5,004	2008		100	-	
2313 Brookhollow Plaza Dr		B	5,250	1985		100	-	
3101 S Center St		B	8,500	1980		64.71	21.5	Triple Net
3131 S Center St		B	7,937	2010		100	-	
3204 S Cooper	Cooper Park	B	7,000	2008		32.64	17	Triple Net
3614 S Cooper St		B	7,000			19.21	17	
5520 S Cooper St		B	6,776	2002		100	-	
7410 S Cooper St	Building 3	B	5,100	2009		50	18	Triple Net
7416 S Cooper St	Building 2	B	5,510	2009		50	18.25	Triple Net
7420 S Cooper St	Building 1	B	8,515	2008		100	-	
1661 Eastchase Pky	Care Now	B	5,771	1998		100	-	
723 N Fielder Rd	Fielder Professional Building	B	8,201	1984		45.07	Withheld	
1200 Florida Dr		B	6,000	2008		68.32	15.99	Modified Gross
1216 Florida Dr		B	5,847	2008		100	-	
1216 Florida Dr		B	5,978	2008		100	-	Modified Gross
1217 Florida Dr		B	5,719	2007		52.21	15	Triple Net
1705 Fountainview Dr		B	5,145	2004		100	-	
1261 Green Oaks Blvd		B	6,521	2008		100	-	
4012 SW Green Oaks Blvd	A & M Chiropractic	B	5,026	1970		100	-	
4200 SW Green Oaks Blvd	The Offices at Green Oaks	B	6,810	2006		100	-	
4204 SW Green Oaks Blvd	Green Oaks Offices	B	6,859	2008		67.78	16.64	Triple Net
4304 SW Green Oaks Rd		B	5,057	2008		100	-	Modified Gross
1251 W Green Oaks Blvd	Alamo Title Center	B	6,186	2006		100	-	

Building Address	Building Name	Building Class	Rentable Building Area	Year Built	Year Reno-vated	Percent Leased	Average Weighted Rent	Lease Type
4230 W Green Oaks Blvd		B	7,192	1983	2011	100	10	
1007 Harrison Ave		B	6,501	1978	2004	100	-	
1475 Heritage Pky	Newport Office Park 200	B	10,000			100	-	
301 Highlander Blvd		B	8,142	2013		6.06	21.5	Triple Net
2360 N Highway 157		B	6,500	2004		100	-	
1380 N Highway 287	Walnut Commons	B	10,000	2004		75	18	Triple Net
714 Hunter Row Ct		B	5,388	2006		50	16	Triple Net
5740 I-20 Hwy		B	5,896	1986		100	-	
511 E Interstate 20		B	8,462	2013		100	-	
4015 W Interstate 20		B	8,630			0	19	
5800 W Interstate 20	First Land Title	B	10,000	2004		100	-	
7950 John T White Rd	Omimex Resources	B	9,085	2010		100	-	
1000 E Kennedale Pky	Waddell Excavating	B	10,000			100	-	
2001 E Lamar Blvd		B	5,488	1985		50.13	16.5	Plus Electric
2301 W Lamar Blvd		B	6,000	2009		100	-	
4214 Little Rd		B	7,418	1992		100	-	
1101 N Little School Rd		B	5,225	2004		100	-	
602 Magic Mile St		B	6,327	1996		100	-	
203-205 W Main St		B	9,382	1952		100	-	
Matlock Rd	Lot 4	B	10,000			0	25	
1021 Matlock Rd		B	6,000	2014		50	24	Triple Net
1101 Matlock Rd		B	7,200	2014		100	Withheld	
2621 Matlock Rd		B	8,667	1982		52.54	16	Full Service Gross
2623 Matlock Rd		B	8,667	1979		28.91	16	Full Service Gross
2625 Matlock Rd		B	8,667	1977		74.56	16	Full Service Gross
2628 Matlock Rd		B	8,268	2002		100	-	

Building Address	Building Name	Building Class	Rentable Building Area	Year Built	Year Reno-vated	Percent Leased	Average Weighted Rent	Lease Type
2712 Matlock Rd	Building A	B	5,400	2006		100	-	
3020 Matlock Rd		B	8,041	1999		100	-	
3300 Matlock Rd		B	7,532	1990		100	-	
3600-3602 Matlock Rd	Rolling Meadows Addition 3	B	9,000	1987		100	-	
4501 Matlock Rd		B	9,000	1999		100	-	
5425 Matlock Rd		B	5,725	2008		100	-	
905 Medical Centre Dr		B	5,213	1984		100	-	
720 W Nathan Lowe Rd		B	5,456	2008		100	-	
505 Omega Dr		B	9,441	1985		100	-	
1100 Orchard Dr	Orchard Place	B	5,333	1980		48.7	13	Triple Net
1102 Orchard Dr		B	5,347	1980		100	-	
1141 W Pioneer Pky	Colony Square	B	10,000	1982		100	-	
1164-1178 W Pioneer Pky	Pioneer Plaza	B	9,600	1979		87.5	12.5	Modified Gross
1182-1194 W Pioneer Pky		B	10,000	1978		88	12.5	Modified Gross
3200 Pleasant Valley Ln		B	8,000	1983		100	-	
2104 E Randol Mill Rd		B	5,987	1978		100	-	
203 W Randol Mill Rd	Tarrant Dailysis Center	B	10,000	2004		100	-	
810 W Randol Mill Rd		B	9,000	1970		100	-	
912 W Randol Mill Rd		B	5,404	1984		100	Withheld	
1015 W Randol Mill Rd	Medical Office	B	5,696	1999		100	-	
309 Regency Pky		B	6,000	2006		100	-	
1275 Road To Six Flags		B	6,409	1999		100	-	
2309 Roosevelt Dr		B	5,457	1985		100	11.75	Triple Net
2604 Roosevelt Dr		B	6,342	2004		100	-	
3601 Smith Barry Rd		B	6,500	1980		100	-	
602 E South St	Old South Side School	B	6,680	1955		100	12.5	Plus Electric

Building Address	Building Name	Building Class	Rentable Building Area	Year Built	Year Reno-vated	Percent Leased	Average Weighted Rent	Lease Type
731 Station Dr		B	8,715	2007		100	-	
600 Strada Cir		B	5,500	2007		100	-	
4304 Tate Springs Rd		B	5,417	2003		100	-	
1800 US Highway 287		B	8,143	2006		100	-	
6202 Wilhitte Dr		B	9,680			100	-	
1750 E Broad St	Broad Park	B	6,900	2006		78.26	Withheld	
647 N Miller Rd	Building 2	B	5,775			0	Withheld	
647 N Miller Rd	Building 3	B	5,950			0	Withheld	
647 N Miller Rd	Building 4	B	5,775			0	Withheld	
647 N Miller Rd	Building 1	B	5,950			0	Withheld	
1112 W Pioneer Pky		B	9,600			0	Withheld	
1325 W Randol Mill Rd	Office at Safe Harbor Center	B	6,000	2007		94	Withheld	
601 Strada Cir		B	7,500	2008		100	Withheld	
602 Strada Cir	Tuscan on Walnut Creek- Lot 3	B	5,596	2008		100	Withheld	
609 Strada Cir	Build to suit	B	5,400			0	Withheld	
600 N Walnut Creek Dr	Build to Suit	B	6,000			0	Withheld	
300 W 1st St	Arlington University Center	B	14,179			100	-	
1400 W Abram St		B	13,273	1981		100	-	
1615 W Abram St	Fielder Bridge	B	16,291	1986		100	-	
6900 Anderson Blvd	Anderson Bldg	B	45,873	1988		66.67	13	Full Service Gross
8200 Anderson Blvd	Bankers Assurance Bldg	B	49,755	1996		100	-	
300 W Arbrook Blvd		B	22,666	1987		80.86	13.78	Triple Net
800 W Arbrook Blvd	Highpoint Medical and Health	B	47,851	1985		93.73	19.33	Full Service Gross
700 W Arkansas Ln		B	19,475	1976		100	-	
2212 Arlington Downs Rd	Arlington Downs Centre	B	26,228	1983		43.82	12.55	Full Service Gross
3900 Arlington Highlands Blvd	Highlands Park Place	B	37,000	2007		98.17	23	Plus Electric

Building Address	Building Name	Building Class	Rentable Building Area	Year Built	Year Reno-vated	Percent Leased	Average Weighted Rent	Lease Type
2121 Avenue J	Brookhollows Commons I	B	17,158	2000		100	15.5	Modified Gross
2201 Avenue J	Brookhollow Commons II	B	40,000			0	16	
2229 Avenue J	Corporate Center II	B	12,000	2001		59.63	12	Plus Electric
2233 Avenue J	Corporate Center III	B	12,956	1999		100	15	Plus Electric
2509 Avenue J	Corporate East	B	32,000	1981		100	-	
1900 Ballpark Way		B	20,265	2003		89.48	18	Triple Net
202 E Border St	Border Center	B	24,090	1984		100	-	
515-521 E Border St		B	14,558	2001		75.14	14	Modified Gross
4105 S Bowen Rd		B	10,213	2005		100	-	
6737 Brentwood Stair Rd	The Stairs On Brentwood	B	32,349	1980	2004	100	-	
E Broad St @ Miller Rd	The Atrium at 2929 Broad	B	30,000	2015		0	19.5	Triple Net
605 E Broad St	Mansfield ISD Administration	B	39,538	1990		100	-	
1670 E Broad St	Medical Office- Mansfield	B	18,624	1998		60.65	18	Triple Net
1831 E Broad St		B	16,200	2009		80.6	30	
2801 E Broad St	Arlington Orthopedic Associates	B	12,560	2012		100	-	
2261 Brookhollow Plaza Dr	The Centre at Brookhollow	B	45,795	1986	2012	80.72	16	Plus Electric
409 Central Park Dr		B	25,604	2006		100	-	
4907 S Collins St	Staggerwing Medical Office	B	10,744	2012		100	22	Triple Net
4909 S Collins St	Lot 3 Build to Suit	B	12,000			100	-	
5000 S Collins St		B	19,202	2005		100	-	
5300 S Collins St	Trinity River Authority	B	27,404		2010	100	-	
1105-1129 N Cooper St		B	10,259	1980		100	-	
4200 S Cooper St	Commonwealth Centre	B	35,917	1984		76.28	16	Full Service Gross
7400-7408 S Cooper St	Build to Suit	B	15,000			100	-	
1179 Corporate Dr		B	22,365	1983		31.57	12	Plus Electric
1161 W Corporate Dr	Brookside Office Park	B	44,005	1986	2005	83.06	19.5	Full Service Gross

Building Address	Building Name	Building Class	Rentable Building Area	Year Built	Year Reno-vated	Percent Leased	Average Weighted Rent	Lease Type
1170 W Corporate Dr		B	31,497	1984		100	9.75	
110 N Davis Dr		B	12,379	1998		75.77	12	Triple Net
918 N Davis Dr		B	11,987	1982		100	-	
103 E Debbie Ln	#27	B	27,940			90	Withheld	
709 Directors Dr		B	23,642	1978		100	-	
711 Directors Dr		B	25,308	1976		100	-	
2201 Dottie Lynn Pky	Quorum East Office Building	B	15,052	2009		84.47	17.5	Modified Gross
4100 Embarcadero Dr		B	13,088	1987		100	-	
1701 N Fielder Rd		B	22,890	1988		100	-	
1281 Green Oaks Blvd		B	12,443	2008		85.53	15	Plus Electric
1950 NE Green Oaks Blvd	The Offices at Green Oaks	B	35,692	2003		0	15	Plus Electric
1971 NE Green Oaks Blvd	The Offices at Hampden Woods	B	49,300			0	23	
2001 NE Green Oaks Blvd	The Offices @ Forest Hills - Phase 2	B	31,967	2007		82.37	17	Plus Electric
2005 NE Green Oaks Blvd	The Offices at Forest Hills 1	B	20,000	2006		88.11	15	Plus Electric
2500 NE Green Oaks Blvd	Village at Forest Hills	B	40,000	2007		85.94	17	Plus Electric
1201-1205 W Green Oaks Blvd	Ebby Halliday Office Bldg	B	19,957	1998		100	-	Plus Electric
3939 W Green Oaks Blvd	Green Oaks Centre	B	22,472	1986		59.74	16	Full Service Gross
4381 W Green Oaks Blvd	Green Oaks Office Center	B	20,744	1985		100	16	Full Service Gross
1475 Heritage Pky	301-329	B	12,000	2009		100	-	
1475 Heritage Pky	101-149	B	12,000	2009		75.83	12	
2400 Highway 287 N		B	11,126	2006		93.45	17.63	Full Service Gross
203 W Hillcrest St	Facility Department	B	27,370	1990		100	-	
2400 I-20 W		B	15,699	2000		100	-	
3916 W I-20	Arlington Board of Realtors Bldg	B	17,967	2006		100	-	Triple Net
7200 Interstate 20		B	16,200	1983		100	-	
1010 E Interstate 20		B	10,021	2011		100	-	

Building Address	Building Name	Building Class	Rentable Building Area	Year Built	Year Reno-vated	Percent Leased	Average Weighted Rent	Lease Type
2304 W Interstate 20	Park Forest Phase I	B	22,008	2000		100	-	Modified Gross
2310 W Interstate 20	Heritage Rock I	B	23,722	2004		100	-	
2340 W Interstate 20	Heritage Rock II	B	24,963	2006		100	-	
5840 W Interstate 20	Bldg A	B	39,220	1986		85.63	17	Full Service Gross
5850 W Interstate 20	Bldg B	B	39,300	1986		100	-	
4201 Interway Pl		B	16,590	1993		100	-	
7450 John T White Blvd		B	23,467	1996		100	-	
420 E Lamar Blvd	The Point I	B	11,896	1979		63.24	15.58	Full Service Gross
711 E Lamar Blvd	Meadow Manor Professional	B	30,000	1979		68.28	17.2	Plus Electric
6825 Manhattan Blvd	Gramercy Place 2	B	19,345	1983		75.19	14	Full Service Gross
3125 Matlock Dr	Southpark Medical Bldg	B	22,511	1981		100	-	
701 Matlock Rd	Cook Childrens	B	10,478			100	-	
2400 Matlock Rd	Baylor Surgicare at Arlington	B	14,105	1999		100	-	
2561 Matlock Rd	Dept of Aging and Disability Service	B	36,236	1984	2001	100	-	
3132 Matlock Rd		B	12,133	1985		100	-	
4601 Matlock Rd		B	10,824	2003		100	-	
4860 Matlock Rd	Arlington Family Clinic	B	11,721	2006		71.85	16.5	Triple Net
1402 W Mayfield Rd	Mayfield/Cooper Station Condos	B	14,734	2004		100	-	
200 N Mesquite St	Vandergriff Town Center	B	28,221	2006		77.84	16.78	Plus Electric
2364 North Highway 287	South Building	B	12,000	2008		92.5	18	
2384 North Highway 287	North Building	B	18,000	2008		100	-	
601 Omega Dr	Southpark Professional Bldg 2	B	25,000	1980		100	-	
800 Orthopedic Way	Arlington Orthopedic Associates	B	37,100	2003		100	-	
1805 Owen Ct		B	20,000	2008		91	14	Plus Electric
1808 Owen Ct		B	12,000			100	-	
1801-1807 W Park Row Dr	Park Row Office Bldg	B	15,503	1981		100	-	

Building Address	Building Name	Building Class	Rentable Building Area	Year Built	Year Reno-vated	Percent Leased	Average Weighted Rent	Lease Type
4604 Park Springs		B	11,739	2009		100	-	
1506 W Pioneer Pky		B	24,932	1974		100	-	
2102-2108 W Pioneer Pky		B	24,764	1982	2013	39.74	10	Plus Electric
6100 W Pioneer Pky		B	16,723	2002		90.43	9	Plus Electric
2701 W Pleasant Ridge Rd		B	14,889	2005		100	Withheld	
6700 W Poly Webb Rd	Poly Webb Office Center	B	13,000	1985		100	-	
101 E Randol Mill Rd	Randol Center	B	15,000	1981		62.99	10.1	Plus Electric
306 E Randol Mill Rd		B	12,000	2004		100	-	
610 W Randol Mill Rd	Compass Bank	B	12,758	1982		100	-	
900 W Randol Mill Rd	THR Arlington MOB	B	46,400	1969		0	-	
906 W Randol Mill Rd	Arlington Cancer Center	B	43,484	1980		100	-	
1007-1009 W Randol Mill Rd		B	12,229	1982		100	-	
1414 W Randol Mill Rd	Randol Mill Professional Bldg	B	24,000	1982		100	-	
78 Regency Pky		B	35,000	2006		100	-	
80 Regency Pky		B	40,000			100	-	
99 Regency Pky		B	28,920	2006		87.55	14	Plus Electric
280 Regency Pky	Baylor Surgicare at Mansfield	B	15,662	2008		100	-	
501 Rita Ln		B	12,504	2000		100	-	
1700 Robert Rd		B	10,536	2004		100	-	
719 Ryan Plaza Dr		B	12,521	1985		100	-	
2730 N Sh 360		B	31,383	2014		100	-	
2200 Smith Barry Rd		B	13,776	1974		74.23	11	Full Service Gross
500 E South St		B	13,055	2000		100	-	
400 W South St		B	47,481	1969		100	-	
5001 US 287 Hwy		B	15,010	2003		100	-	
1776 N US 287	Baylor Emergency Medical Center	B	18,000	2014		0	20	Triple Net

Building Address	Building Name	Building Class	Rentable Building Area	Year Built	Year Reno-vated	Percent Leased	Average Weighted Rent	Lease Type
990 N Walnut Creek Dr	Walnut Creek Professional Plaza	B	36,353	1987		100	-	
300 Westway Pl	Iscar Metals	B	48,115	1996		100	-	
4301 S Bowen Rd	The Gardens Town Center	B	16,378			0	Withheld	
2651 E Broad St	Mansfield Medical Plaza I	B	15,600	2014		51.2	Withheld	
3050 S Center St	Central Park Medical Plaza	B	20,955	2015		71.58	Withheld	
1010 N Collins St		B	48,084	1971		100	Withheld	
Hwy 157 & N Main St		B	20,000			0	Withheld	
647 N Miller Rd	Building 5	B	14,950			0	Withheld	
1200 E Copeland Rd	Stadium Place	B	84,216	1985		77.01	14.5	Plus Electric
101 W Abram St	Arlington City Hall	B	104,000	1981		100	-	
1901 Ascension Blvd		B	52,628	1986		100	-	
1910 Ballpark Way	Ballpark Plaza II	B	82,000			0	22	
1351 E Bardin Rd	Bardin Pointe	B	113,000	2002		88.67	14.5	Plus Electric
1301 S Bowen Rd	Chase Bank Center	B	112,144	1983		93.69	16.5	Full Service Gross
5000 S Bowen Rd	The Atos Data Center	B	90,689	1984		100	-	
6707 Brentwood Stair Rd	Wells Fargo Meadowbrook	B	87,267	1984		69.41	14.5	Plus Electric
301 S Center St	Wade Building	B	67,849	1967		84.97	16.44	Triple Net
4300 Centreway Pl	Building 7	B	139,445	1998		98.24	19.5	Plus Electric
2201 N Collins St	The Landmark	B	75,520	1982		76.81	13.87	Plus Electric
4020 N Collins St	Viridian Town Center	B	1,200,000			0	23	
5001-5005 S Cooper St	The Village at Sports Center	B	101,000	2009		66.3	21.91	Plus Electric
1112 E Copeland Rd	One Arlington Center	B	56,848	1982		57.3	15	Full Service Gross
524 E Lamar Blvd	524 E Lamar Office Centre	B	93,901	1982	2012	53.02	15.5	Plus Electric
600 E Lamar Blvd	Harris Pavillion	B	69,527	1978		100	-	
690 E Lamar Blvd	Enterprise Centre	B	92,050	1984		70.27	16.5	Plus Electric
1600 E Lamar Blvd		B	88,000	1980	2010	100	-	

Building Address	Building Name	Building Class	Rentable Building Area	Year Built	Year Reno-vated	Percent Leased	Average Weighted Rent	Lease Type
1601 E Lamar Blvd	Lamar East Atrium	B	60,701	1982	1998	91.44	12.1	Full Service Gross
1701 E Lamar Blvd	Offices at Brookhollow	B	80,104	1999		60.77	15	Plus Electric
2201 E Lamar Blvd	Arbors at Brookhollow	B	114,421	1999		71.75	18.17	Plus Electric
1016 Magnolia St	R.L. Anderson Complex	B	58,599	1990		100	-	
6815 Manhattan Blvd	Gramercy Center	B	55,000	1986		55.43	13.95	Full Service Gross
515 W Mayfield Rd	Arlington Medical Office Building	B	114,395	1995		96.48	16.5	Triple Net
101 S Mesquite St	City Tower	B	108,301	1981		100	-	
4501 New York Ave	Call Center	B	175,000	2000		100	-	
1401 Nolan Ryan Expy	Ballpark Circle	B	161,808	2003		77.75	15.5	Triple Net
1600 E Pioneer Pky	Arlington Tower	B	80,990	1979		56.35	14	Plus Electric
2225 E Randol Mill Rd	Arlington Downs Tower	B	87,411	1975	2008	75.46	15	Full Service Gross
2401 E Randol Mill Rd	Centerpoint IV	B	129,899	1986		74.38	15.5	Plus Electric
801 W Road To Six Flags	Arlington Medical Plaza	B	65,571	1976	1992	64.4	13.5	Plus Electric
401 W Sanford St		B	71,936	1987		100	-	
600 Six Flags Dr	Centerpoint III	B	117,781	1983		96.86	17	Plus Electric
616 Six Flags Dr	Centerpoint II	B	86,567	1981		100	-	
621 Six Flags Dr		B	103,772	1984	1997	100	-	
624 Six Flags Dr	Centerpoint I	B	74,990	1979		100	-	Plus Electric
3100 Sprocket Dr		B	300,000	1990		100	-	
2080 N State Highway 360	Carrier 360	B	74,591	1982		95.22	16.28	Full Service Gross
4025 Woodland Park Blvd	Park Springs Place	B	88,186	1986		69.89	16.75	Full Service Gross
3901 Arlington Highlands Blvd	Arlington Highlands	B	55,322	2006		96.75	Withheld	
3030 Matlock Rd	3030 Matlock Office Center	B	64,357	2001		100	Withheld	Full Service Gross
902 W Randol Mill Rd	Tx Health Arlington MOB	B	53,279	2012		89.68	Withheld	
300 Six Flags Dr	Everest College-Dallas Mid Cities	B	51,000	1987		100	Withheld	
		Total/Averages Class B	**8,976,871**	**1993**	**2006**	**81.91**	**$ 16.24**	

Building Address	Building Name	Building Class	Rentable Building Area	Year Built	Year Reno-vated	Percent Leased	Average Weighted Rent	Lease Type
		Class B Under Construction	**55,555**					
		Class B Proposed	**1,659,605**					

[1] Gross rates unless otherwise noted.
Sources: CoStar and CDS Market Research

Market Area Office Space Projections

Given the previously described current regional economic trends, office market conditions, realistic potential capture of regional office growth, and competitiveness factors for the CMA, CDS has estimated what might be a realistic expectation of office development based on employment projections by NCTCOG as illustrated in the tables to the right and on p.76 on this report.

CMA Employment Projections By NCTCOG

CMA	2010	2015	2020	2025
Employment	231,989	259,458	286,967	314,822

Source: NCTCOG

CMA	2010	2015	2020	2025
Employment Projections	231,989	259,458	286,967	314,822
62.5% Labor Force/Prof. Jobs	144,993	162,161	179,354	196,764
5 Yr increase		17,167	17,193	17,409
Cumulative Increase			34,361	51,771
Estimated Office Space Required from Employment Growth				
340 SF per Job		5,837,205	5,845,663	5,919,188
Less: CMA pipeline space to 2018		-1,868,838	-1,749,605	
5 Yr Incremental Demand		3,968,325	4,096,058	5,919,188
Annual Incremental Demand		793,665	819,212	1,183,838

Employment growth in the market area is projected to increase at a rate of 49% over the next twenty-five year period.

An office space per office employee factor for the past five years ranged from a low of 325 square feet in 2007 to a high of 365 square feet in 2010. It rebounded to 343 square feet per employee in 2012. In our analysis, we will use 340 square feet.

By 2025, the CMA will only have demand for 13.9 million square feet of office space, including the currently under construction or proposed by 2018.

Opportunities for Office Use at 287 Corridor

All evidence points to the CMA as being a “local business” office market. Office properties are generally small in size, of moderate quality, and affordable to those who wish to run a small business near their place of residence. The area does not appear to participate in the market for

tenants who might examine the major submarkets of the city. Furthermore, the major office cluster located in close proximity to the study area is along the I-20 corridor that could be tapped with the opportunity to relocate larger tenants to new space.

General multi-tenant office demand will be comprised primarily of smaller tenants that are businesses local to the area, often because the business owner lives in the area. These tenants are likely underserved by the existing supply of quality office space, but many will have limited capacity to increase leasing costs.

Study Area Absorption

The majority of office space in the study area is currently located along I-20. The study area includes 1.3% of the overall CMA office development currently. For this reason, we will assume **the study area could absorb a conservative estimate of 1.3% of the projected office demand for the CMA or 53,248 square feet from 2016 to 2020, 10,649sf annually**. **An additional 76,949 is estimated for 2021-2025 to meet the demand from employment growth.**

	2016-2020	2021-2025
CMA 5-Yr Term	4,096,058	5,919,188
Study Area (1.3%)	53,248	76,949
Annual Absorption	10,649	15,389

The development schedule should be in three phases based on 5-year increments. The following is an example of the office development phasing according to the above projections in employment.

Demand for typical office space will grow as population increases and employment growth continues. Absorption rates are difficult to project for such product, but increments of space in the 10,000 to 20,000 square foot range would likely lease up within 12 to 18 months, in CDS' estimation. Development is probably limited to the I-20 corridor for the next five years. Office development should be considered in the form of flex industrial space for the study area.

Building Class and Users

Based on interviews with brokers and city officials, the office space should be marketed to medical users and research and development related industries.

The majority of the under construction and proposed building in the CMA are Class A. Class A office space is currently non-existent in the market, the brokers indicated that this was not a current demand by tenants. Therefore, Class B is recommended for the study area.

Rental Rates

The average rental rates in the study area for Class B buildings along I-20 are $17 - $20psf. Based on the above information, rental rates during the next few years at the subject site would be estimated to remain steady for new construction Class B+ office space.

Commercial/Retail

The market or trade area for retail varies substantially based on the type of goods and services available in the community and competitive areas. A retail trade area is determined by the largest distance consumers are willing to travel to buy retail goods and services. The size of a retail trade area varies widely depending on the specific goods and services being offered and the location of competing retail stores.

Studies have found that consumers will typically travel longer distances to purchase durable goods (cars, trucks, home furnishings, major apparel etc.) than to purchase non-durable, less costly goods, such as gasoline, everyday apparel, drugs, household products, and groceries. Consumers will also travel longer distances to buy at retail outlets with a wider selection of product and with lower prices.

What this means is that a community does not have one clearly defined trade area. Each business or retail center will draw from an area appropriate for its goods and services. However, for the purposes of this analysis of the 287 Corridor area, it was determined that we would begin our analysis using the CMA as the area providing potential and future demand for sales data and buying power comparison purposes.

Another caveat to retail development is the reluctance on the part of chain retailers to construct new commercial/retail stores without exceptionally demonstrated demographic demand. On-line shopping has significantly changed how retailers plan for new locations and size of the store. National retailers are closing non-profitable stores and downsizing new stores with only retail offerings not typically ordered on-line.

Conversations with realtors revealed that restaurants are in demand in the study area. Retail has consistently located in the Mansfield area and most brokers agree that this trend will continue as long as land is available.

DFW Retail Market

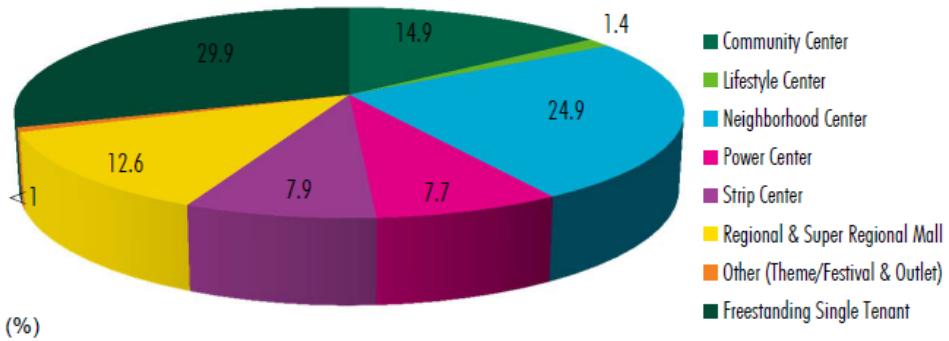
According to the Q12015 CBRE report, the Dallas/Fort Worth market is off to a favorable start for 2015 as the retail market metrics continue to indicate strong and healthy market conditions. The first quarter of the year experienced continued growth in occupancy and steady levels of absorption and delivered construction. The winter weather seemed to have no effect on the expanding market presence of grocery, fitness, and entertainment tenants in the market. Overall, retail space remains limited, especially for smaller users in the market as end cap and second generation restaurant space continues to be difficult to acquire.

The narrative continues for retailers into 2015, as the economic staples of strong population and employment growth remain constant in DFW. An effect of this economic environment, the automotive retail sales sector has become very active in the market, as the metro area expands north. According to the U.S. Bureau of Labor Statistics, employment in DFW grew by nearly 20,700 jobs during Q1 2015, and unemployment decreased by 30 bps to 4.6%. DFW residents are a strong consumer force, with a per capita income estimated at $49,491. According to Moody's Analytics, per capita income has grown by 5.3% over the last 12 months, and is expected to grow another 6.4% by this time next year.

Overview

The DFW retail market is largely single tenant retailers (29.9%), 24.9% neighborhood centers, and 14.9% Community centers. The smallest retail is power centers.

DFW currently includes 274,829,597 square feet of retail space. Of this, 7.6% is vacant with average rental rates at $13.86 per square foot. Net absorption for 2015 was a positive 1,601,852 square feet.



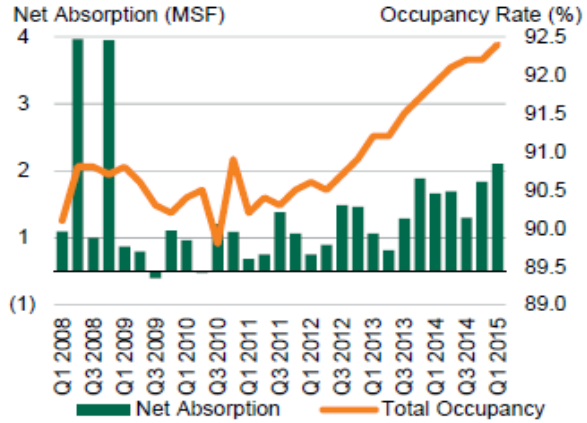
Source: CBRE Research, Q1 2015.

DFW Market Overview

Market	Net Rentable Area (SF)	Direct Vacant (SF)	Direct Vacant (%)	Total Vacant (SF)	Total Vacant (%)	Average Asking Rate Annual, NNN ($/SF)	Qtr. Total Net Absorption (SF)	2015 Total Net Absorption (SF)
Central Dallas	9,314,467	378,092	4.1	378,092	4.1	27.04	158,113	158,113
East Dallas Outlying	3,491,965	117,602	3.4	139,602	4.0	20.22	2,292	2,292
Far North Dallas	53,465,148	4,991,878	9.3	5,109,760	9.6	14.94	99,593	99,593
Near North Dallas	20,859,641	1,178,982	5.7	1,186,282	5.7	14.84	146,598	146,598
North Central Dallas	30,969,433	2,143,254	6.9	2,294,172	7.4	15.36	485,360	485,360
Southeast Dallas	13,201,863	920,030	7.0	920,030	7.0	11.06	4,231	4,231
Southwest Dallas	17,125,389	1,710,742	10.0	1,738,439	10.2	11.43	(45,263)	(45,263)
West Dallas	29,996,291	2,409,415	8.0	2,411,915	8.0	12.97	137,824	137,824
Central Fort Worth	23,670,736	2,034,775	8.6	2,051,146	8.7	10.61	182,189	182,189
Mid-Cities	50,507,604	3,142,933	6.2	3,173,300	6.3	13.21	173,877	173,877
Suburban Fort Worth	22,227,060	1,518,940	6.8	1,620,009	7.3	11.44	257,038	257,038
TOTAL Dallas	202,094,933	13,849,995	6.9	14,178,292	7.0	14.78	988,748	988,748
TOTAL Fort Worth	96,405,400	6,696,648	7.0	6,844,455	7.1	12.16	613,104	613,104
TOTAL DFW	274,829,597	20,546,643	7.5	21,022,747	7.6	13.86	1,601,852	1,601,852

Source: CBRE Research, Q1 2015.

The market conditions from 2014 have continued into 2015 for the big box sector of the market. There are currently 151 vacant boxes totaling over 7.1 million sq. ft. in the market as of Q1 2015. Class A space is the most constrained with only 8 spaces left on the market totaling 242,370 sq. ft. There are approximately 56 Class B boxes and 48 Class C boxes that remain available in the entire DFW Market. A lack of product is fueling demand for new development in 2015 and 2016. Over 80 redevelopments or new projects are in the planning stages for the next three years.



Source: CBRE Research, Q1 2015.

Most of the activity is driven by grocery, fitness, and entertainment retailers as they continue their expansion in the DFW market. Some of the most active retailers in the market include Gander Mountain, WinCo, Walmart, H-E-B, Youfit, Total Wine, Sprouts, Trader Joes, Whole Foods, and Fitness Connection. While Barnes & Noble, Office Depot, Staples, Best Buy and Sports Authority continue to close stores and "right size" in order to compete with shrinking demand or increased competition from Internet Retail.

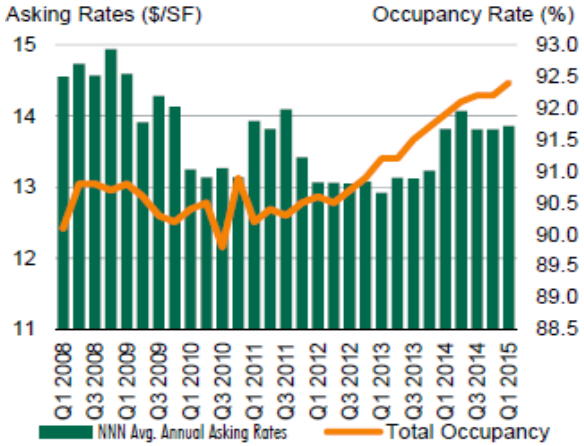
The occupancy rate remained at historic levels in Q1 2015 closing out with another all-time record high of 92.4%.

Over the past 10 years, Q1 2015 reached a 10-year high among all first quarters at over 440,000 sq. ft. more than Q1 2014. In addition, Q1 2014 and Q1 2015 absorption totaled over 100,000 sq. ft. than the previous 8 years combined.

The average lease rate in 2014 closed out at $13.81 per sq. ft. and increased by $0.05 per sq. sf. over Q1 2015 to the current triple net average of $13.86 per sq. ft.

Currently, 3.9 million sq. ft. of new retail space is under construction across the Metroplex. One of the largest projects underway is the much anticipated Nebraska Furniture Mart, which will officially open the retail portion next quarter. The furniture concept will have a 560,000 sq. ft. retail showroom with an attached 1.3 million sq. ft. warehouse/distribution component. Overall, the total under construction pipeline decreased by approximately 433,000 sq. ft. but with the current market conditions, many long proposed projects are expected to come to market in one to two years.

Figure 5: Asking Rates, NNN Avg. Annual and Occupancy Rate

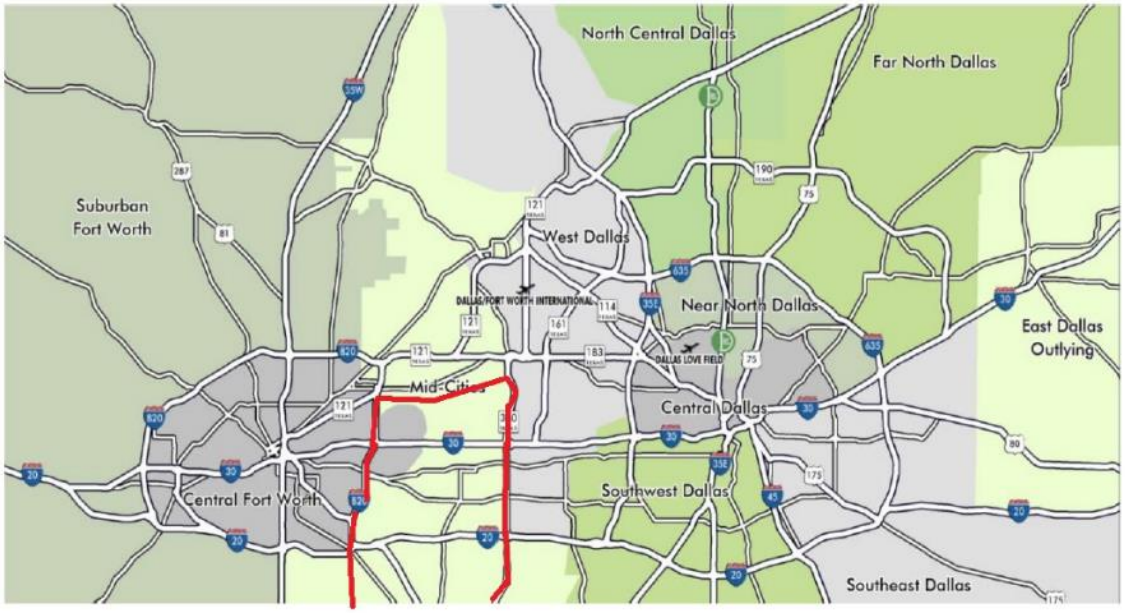


Source: CBRE Research, Q1 2015.

CMA Retail Market

As seen on the table on p. 109 of this report, the mid-cities submarket is part of the overall Fort Worth market. At 1Q2015, the FW market included 96,405,400 square feet with a vacancy rate of 7.1% and rental rates at $12.16. With 50,507,604 square feet, the CMA Mid-Cities submarket has a vacancy of 6.3% with rental rates at $13.21psf. Overall, the CMA submarket is performing better than the FW market as a whole.

DFW Retail Submarkets



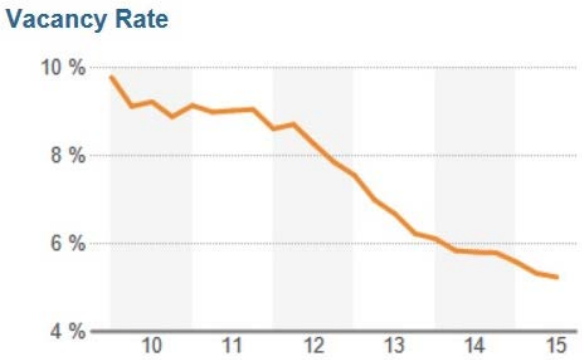
Source: CBRE

CMA Supply and Performance

CoStar reports that the CMA includes 29,138,613 square feet of retail space in 1,974 buildings. Of that, 5,226,700 square feet are in spaces under 9,000sf (of which 16,307 is under construction and 56,150sf proposed). The remaining 24,487,713 sf is in spaces over 9,000sf (575,800 is proposed).

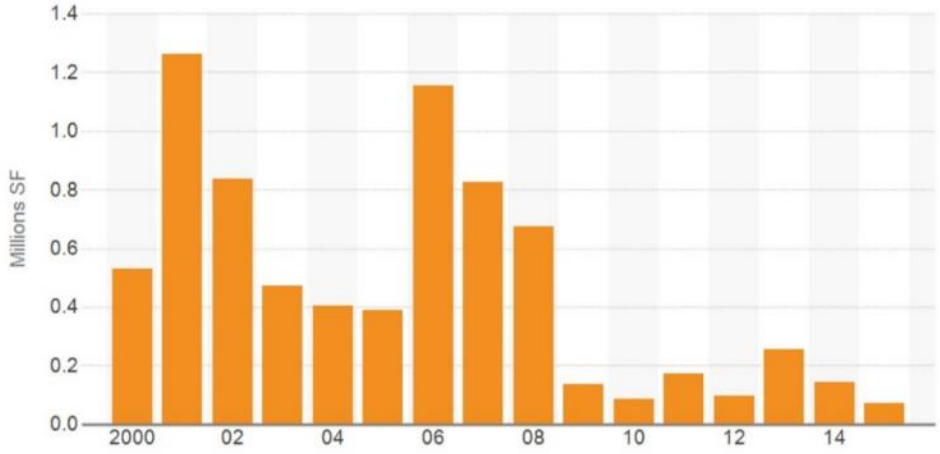
The vacancy rate is 5.2% with rental rates at $13.58psf NNN. The CMA is currently outperforming the Mid-cities submarket. For properties over 9,000sf the rental rates increase to $14.86psf.

As seen, the vacancy rate in the CMA has continued to decrease since 2010 while NNN rental rates have been volatile during the same period.



CMA Construction

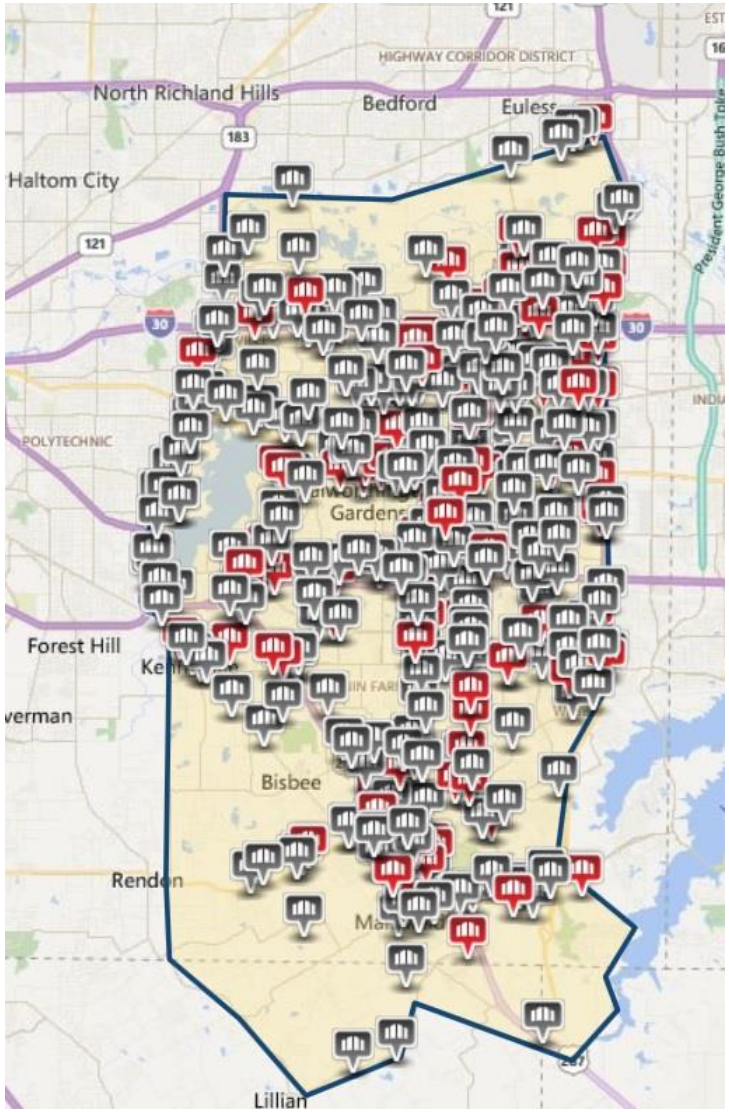
Over the past ten years, retail construction has delivered over a million square feet into the CMA. From 2008 to 2014, only 70,000sf total delivered.



CMA Retail Supply

The map to the right illustrates the location of the CMA retail. As seen, retail is scattered throughout the CMA with high concentrations north of I20.

A table listing the individual office properties in the CMA is on the next pages. *The* listings shaded purple indicate buildings that are part of the 287 Corridor Study Area. The properties in orange are under construction and the blue are proposed.



Current CMA Retail Inventory over 9,000sf

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
4230 S 360 Hwy		75052	General Retail			9,800	$ 16.00	100
212-214 E Abram St		76010	General Retail	1952		9,419	-	100
300 E Abram St	Block 300	76010	Strip Center	1955		14,425	-	100
509-521 E Abram St		76010	Strip Center			11,562	-	100
815 E Abram St	CVS	76010	General Retail	2002		11,988	-	100
816-822 E Abram St	Abram Collins Shopping Ctr	76010	Strip Center	1964		13,966	-	100
1203 E Abram St		76010	General Retail	1983		11,252	-	100
1401-1425 E Abram St	Abram's Plaza	76010	Strip Center	1965		12,528	-	100
1605 E Abram St		76010	General Retail	1976		9,816	-	100
1936 E Abram St		76010	General Retail	1957		9,049	-	100
2000-2004 E Abram St		76010	Strip Center	1957		15,000	-	100
2100 E Abram St	Arlington Plaza	76010	Strip Center	2001		19,000	-	100
2118 E Abram St		76010	General Retail	1995		10,000		100
2544 E Abram St	Plaza 360	76010	Neighborhood Center	1985		12,901	$ 15.00	70.43
1011-1051 W Abram St	Abram Center	76013	Strip Center	1982		12,240	$ 13.11	83.66
2408 W Abram St	Shoppes at Brownstone	76013	Strip Center	1954		20,000	-	100
1116-1118 W Arbrook Blvd		76015	Lifestyle Center	1994	2001	19,111	-	100
1155 W Arbrook Blvd	Phase II	76015	Strip Center			14,600	$ 15.00	
904-932 E Arkansas Ln		76014	Strip Center	1970		15,000	-	100
1811 E Arkansas Ln	Eckerd Drug Store #2502	76010	General Retail	1998		11,280	-	100
1901 E Arkansas Ln	Sam Houston Plaza	76010	Strip Center	1985		19,905	-	100
2410-2510 E Arkansas Ln	High Park Village Two	76014	Neighborhood Center	1986		19,104	-	100
802-822 W Arkansas Ln	Arkansas & Cooper Shopping	76013	Strip Center	1980		9,487	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
1121 W Arkansas Ln	Arkansas Plaza	76013	Strip Center	1984		10,502	-	100
2420 W Arkansas Ln	Walgreens	76013	General Retail	2001		14,324	-	100
2425 W Arkansas Ln		76013	Strip Center	1940		10,060	-	100
2601 W Arkansas Ln		76016	General Retail	1997		10,488		100
5300 W Arkansas Ln		76016	Strip Center	1985		16,622	$ 12.00	49.75
2475 Ascension Blvd		76006	Neighborhood Center	1985		17,956	$ 12.21	59.24
500-524 E Avenue K		75050	Strip Center	1980		11,480	$ 15.50	79.97
4000 Bagpiper Way		76014	Lifestyle Center	2008		16,209	-	100
4001 Bagpiper Way		76014	Lifestyle Center	2006		13,328	-	100
1900 Baird Farm Rd		76006	Strip Center	1981		12,405	$ 15.00	62.8
1904 Baird Farm Rd		76006	General Retail			12,382	-	100
1741 Bardin Rd		76018	General Retail	2003	2008	12,837	-	100
130 E Bardin Rd		76018	Strip Center	1985		18,639	$ 12.00	84.98
1100 E Bardin Rd	Building A	76018	Strip Center	2007		9,520	-	100
1110 E Bardin Rd	Building B	76018	Strip Center	2007		11,688	$ 16.00	100
440 N Bowen Rd		76012	General Retail	1986		13,545	$ 7.14	66.67
1000 N Bowen Rd		76012	General Retail	1979		18,306	-	100
138 S Bowen Rd	Stephens Center	76012	Strip Center	1985		16,222	-	100
1001-1033 S Bowen Rd		76013	Strip Center	1978		15,524	-	100
1300 S Bowen Rd	Bowen Branch Bldg	76013	General Retail	1968		17,214		100
4130 S Bowen Rd		76016	Strip Center	2010		19,451	-	100
4216 S Bowen Rd		76016	General Retail			10,182	-	100
4300 S Bowen Rd		76016	General Retail	1994		9,987	-	100
6612 Brentwood Stair Rd	Brentwood Stair Shopping	76112	Strip Center	1966		10,180	-	100
6700 Brentwood Stair Rd		76112	Strip Center	1979		10,125	-	100
2601 Broad St		76063	General Retail	2014		10,493	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
1724 E Broad St	Retail-Office-Med Center	76063	Strip Center	2005		12,000	$ 16.50	68.48
2500 E Broad St	American National Bank	76063	General Retail			19,497	$ 20.59	45.14
2751 E Broad St	West Broad Street Commons	76063	Strip Center	2008		13,352	-	100
2771 E Broad St	East Broad Street Commons	76063	Strip Center	2008		14,819	-	100
2901 E Broad St	Walgreens	76063	General Retail	2007		14,820	-	100
3300 E Broad St	Broad Street Commons	76063	Neighborhood Center	2011		16,081	-	100
1800 Brown Blvd		76006	General Retail	1994		12,000	-	100
1861 Brown Blvd		76006	Neighborhood Center	1985		15,455	-	100
1101-1103 California Ln		76015	Strip Center	1972		9,439	$ 12.00	100
12325 Calloway Cemetery Rd	Cabaret East	76040	General Retail	2006		10,000	-	100
700 Cannon Dr S		76063	General Retail	2011		15,783	-	100
2515 Centennial Dr		76011	General Retail	1979		18,700	-	100
506 N Center St		76011	General Retail	1996		11,246	-	100
1500-1540 S Center St	Center Plaza	76010	Strip Center	1966		15,001	-	100
5800 Collins St	Channing Meadows	76018	Strip Center	2005		9,099	-	100
1108-1116 N Collins	North Collins	76011	General Retail	1978		13,800	$ 30.00	80.78
609 N Collins St		76011	Strip Center	1986		14,210	-	100
1020 N Collins St	Walgreens	76011	Neighborhood Center	2004		14,380	-	100
1151 N Collins St	Hooters	76011	General Retail	1991	2005	11,386	-	100
1901 N Collins St		76011	General Retail	1973		18,547	-	100
2104-2136 N Collins St	One Fifty-Seven Plaza	76011	Neighborhood Center	1980		19,800	-	100
2141 N Collins St		76011	Neighborhood Center	1987		10,865	$ 18.58	49.46
2150-2160 N Collins St	One Fifty Seven Plaza	76011	Strip Center	1980		15,521	$ 10.00	66.82
2733 N Collins St		76006	Neighborhood Center	1998	2007	10,350	-	100
2331-2417 S Collins St	Stoneridge Village	76014	Strip Center	1983		16,250	-	100
2397-2431 S Collins St	Stoneridge Village II	76014	Strip Center	1983		17,200	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
2419-2443 S Collins St	Stoneridge Cove	76014	Strip Center	1984		16,559	$ 11.00	100
3401 S Collins St	CVS Pharmacy	76014	General Retail	2002		11,957	-	100
3415 S Collins St		76014	Strip Center	2003		10,368	-	100
1606 E Cooper St		76010	General Retail	2013		9,400	-	100
978-998 N Cooper St	Town North Shopping Ctr	76011	Neighborhood Center	1960		20,000	$ 12.00	91.25
2882 N Cooper St	CVS Pharmacy	76063	General Retail	2004		14,605	-	100
1209-1215 S Cooper St		76010	Strip Center	1961		10,673	-	100
1220 S Cooper St		76013	General Retail	1993		9,743	-	100
1725-1743 S Cooper St		76010	Neighborhood Center	1972		14,511	-	100
2230 S Cooper St		76013	Neighborhood Center	1978		9,880	-	100
2231 S Cooper St		76013	General Retail	1976		14,901	-	100
2300-2339 S Cooper St	Cooper Medlin Market	76015	Strip Center	1985		18,479	-	100
2408 S Cooper St		76015	General Retail	1976		17,000	-	100
2411 S Cooper St		76015	General Retail	1984		10,562	-	100
2504-2506 S Cooper St		76015	General Retail	1972		10,000	-	100
2607 S Cooper St		76015	General Retail	2015		13,000	$ 9.00	11.54
2800-2832 S Cooper St	Graham Station	76015	Strip Center	1982		18,709	$ 13.00	84.98
3043-3045 S Cooper St		76015	General Retail	2000		9,369	$ 12.00	67.98
3151 S Cooper St	Bldg 1	76015	Strip Center	1983		14,925	-	100
3200 S Cooper St	Cooper Medlin	76015	Strip Center	1985		18,810	$ 12.50	90.54
3512 S Cooper St		76015	General Retail	1992		10,751	-	100
3601 S Cooper St	Shops On Cooper Street	76015	Strip Center	1996		9,370	-	100
3605 S Cooper St		76015	Strip Center	1997		15,000	-	100
3636 S Cooper St		76015	General Retail	1975		12,111	-	100
3775 S Cooper St		76015	Community Center	1985		11,736	-	100
4201 S Cooper St	Village by the Parks II	76015	Neighborhood Center	1990		11,698	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
4233 S Cooper St	Red Lobster	76015	General Retail	1989		9,345	-	100
4515 S Cooper St		76017	General Retail	1992		13,464	-	100
4606 S Cooper St		76017	Community Center	1993		9,500	-	100
4800 S Cooper St		76017	General Retail	1992		13,050	-	100
5201 S Cooper St		76017	Strip Center	1985		11,920	$ 18.50	100
5405-5435 S Cooper St		76017	Neighborhood Center	1998		15,000	$ 20.50	68.38
5471 S Cooper St		76017	Neighborhood Center	1996		9,640	-	100
5531 S Cooper St		76017	General Retail	2001		12,540	-	100
5901 S Cooper St		76017	General Retail	1986		9,284	-	100
6109 S Cooper St		76001	General Retail	2008		10,015	-	100
6315 S Cooper St	Dollar General	76001	General Retail	2004		9,012	-	100
6405-6501 S Cooper St	Cooper Street Market	76001	Neighborhood Center	2008		20,000	-	100
6407-6507 S Cooper St	Cooper Street Market	76001	Neighborhood Center	2008		20,000	$ 22.00	54.28
7807 S Cooper St		76001	Strip Center	2001		14,700	-	100
944 E Copeland Rd	Asian Buffet	76011	Neighborhood Center	1982		9,092	-	100
1300 E Copeland Rd		76011	General Retail	1995		11,288	$ 30.80	28.08
1304 E Copeland Rd		76011	General Retail	1991		13,586	-	100
1350-1400 E Copeland Rd		76011	General Retail	1998		11,805	-	100
1600 E Copeland Rd		76011	General Retail	2005		9,579	-	100
1071 Country Club Dr		76063	Strip Center	2000		17,311	$ 16.00	100
3806 Curry Rd		76001	General Retail	2003		10,000	-	100
2430 N Davis Dr		76012	Strip Center	1987		12,147	$ 10.00	83.54
26 E Debbie Ln		76063	Strip Center	2005		18,138	$ 16.00	77.27
1205 E Debbie Ln	Phase III	76063	Neighborhood Center	2008		11,500	$ 20.00	87.66
1211 E Debbie Ln	Phase II	76063	Neighborhood Center	2007		16,500	$ 22.00	91.94
1219 E Debbie Ln	Phase I	76063	Neighborhood Center	2005		12,225	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
1222 E Debbie Ln		76063	General Retail	1998		9,108	-	100
1301 E Debbie Ln		76063	Neighborhood Center	2001		18,890	$ 37.50	100
101 W Debbie Ln	Mansfield Town Center East	76063	Power Center	2004		16,920	-	100
142 W Debbie Ln	Dollar General	76063	General Retail	2013		12,480	-	100
640 W Debbie Ln	Cheney Center	76063	Strip Center	2002		13,950	-	100
740 W Debbie Ln		76063	General Retail	1979		15,598	-	100
781 W Debbie Ln		76063	General Retail	2008		15,235	-	100
Debbie Ln & Bent Trl		76063	General Retail			18,000	$ 17.00	0
Division St @ Division St		76011	Strip Center	1976		18,000	-	100
300 E Division St		76011	General Retail	1957		9,774	-	100
506 E Division St		76011	General Retail	1963		11,864	-	100
1221 E Division St		76011	General Retail	1987		16,916	-	100
1730 E Division St		76011	General Retail	1996		10,622	-	100
512 W Division St		76011	General Retail	1930		14,172	-	100
1124 W Division St		76012	General Retail	1945		14,908	-	100
1726-1758 W Division St		76012	Strip Center	1976		12,024	-	100
1801 W Division St		76012	General Retail	1978	2004	9,164	-	100
2924 W Division St	Bldg B	76012	Strip Center	1967		11,747	-	100
3102 W Division St		76012	General Retail	1960		12,000	-	100
467 Dodson Lake Dr		76012	General Retail	2006		15,840	-	100
8600 East Fwy		76120	Power Center	1997		14,025	-	100
120 East St		76010	General Retail	1970		14,628	-	100
308 N East St		76011	General Retail	1965		9,354	-	100
1200 Eastchase Pky		76120	Power Center	2000		11,451	-	100
1450 Eastchase Pky		76120	Power Center	1997		11,970	-	100
1620 Eastchase Pky	ALDI	76120	Power Center			13,200	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
1751 Eastchase Pky	Bottle King Liquor Store	76120	General Retail	1995		10,000	-	100
1801 Eastchase Pky	Eastchase Crossing	76120	Strip Center	1999		14,980	$ 18.00	85.44
7359-7375 Ederville Rd		76112	Strip Center	1985		9,238	$ 10.00	78.86
1200 Fielder Rd	Mama's Pizza	76012	Community Center	1978		16,379	-	100
2200 FM 157	Mansfield Towers	76063	Strip Center	2007		18,640	$ 20.00	69.55
3601 FM Road 157	Arlington Family Health	76063	General Retail	2005		9,960	-	100
5720 Forest Bend Dr	Overland Hills Center	76017	Strip Center	1983		13,927	$ 14.57	89.23
7105 Golf Club Dr		76001	General Retail			9,874	-	100
833-859 NE Green Oaks Blvd	Trinity Oaks	76006	Strip Center	1976		17,824	$ 14.50	81.71
1401 NE Green Oaks Blvd	Tutor Time Child Care Center	76006	General Retail	1996		14,000	-	100
100 SE Green Oaks Blvd	Walgreens	76018	General Retail	1996		13,000	-	100
1000 SE Green Oaks Blvd	Moritz Animal Wellness	76018	General Retail			10,620	-	100
1901 SE Green Oaks Blvd	CVS	76018	General Retail	1999		11,200	-	100
2001 SE Green Oaks Blvd		76018	Strip Center	2006		17,674	-	100
2425-2435 SE Green Oaks	Green Oaks Plaza	76018	Strip Center	1996		15,264	$ 13.68	49.17
710 SW Green Oaks Blvd		76017	Strip Center	2007		10,270	$ 13.00	23.81
1827 SW Green Oaks Blvd		76017	Strip Center	1996		17,836	$ 20.00	100
3851 SW Green Oaks Blvd	Green Oaks Village	76017	Strip Center	2003		16,490	$ 17.00	100
4200 SW Green Oaks Blvd	The Shops at Green Oaks	76017	Strip Center	2007		10,181	-	100
4208 SW Green Oaks Blvd	Walgreens	76017	General Retail	1997		13,820	-	100
4388 SW Green Oaks Blvd	Green Oaks Court	76017	Strip Center	1985		12,800	$ 16.00	75
5704-5744 SW Green Oaks Blvd	Overland Plaza	76017	Strip Center	1980		18,621	-	100
2100-2199 W Green Oaks		76013	Strip Center	1985		13,366	$ 14.00	64.45
4261 W Green Oaks Blvd	Stanton Plaza Shopping Ctr	76016	Neighborhood Center	1986		11,309	-	100
4400 W Green Oaks Blvd		76016	General Retail	2012		17,651	-	100
1501 Handley Dr	Luby's Restaurant	76112	General Retail	1988		9,713	-	100

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1117 W Harris Rd		76001	General Retail			11,635	-	100
1550 Highway 157 N		76063	General Retail	2000		18,750	-	100
2880 Highway 157 N	South Cooper - Phase I	76063	Neighborhood Center	2005		15,450	$ 15.00	66.34
2840 N Highway 157 N		76063	Neighborhood Center	2008		18,275	$ 19.31	71.53
1405 Highway 287 N		76063	Strip Center	2007		9,525	-	100
1718 Highway 287 N	Mansfield Highlands	76063	Strip Center	2003		10,000	-	100
1971 Highway 287 N	Building 4	76063	Power Center	2012		11,915	-	100
717 N Holland Rd	Holland Plaza	76063	Strip Center	2008		15,000	$ 19.00	65.16
5030 Hwy 287	NTB	76017	General Retail	2008		11,219	-	100
300 I-20 Hwy	Furrs	76018	General Retail			14,833	-	100
1041 I-20 Hwy		76015	Community Center	1998		9,808	-	100
1120 I-20 Hwy	Vandergriff Hyundai	76017	General Retail	1995		12,633	-	100
5820 I-20 Hwy		76016	General Retail	1997		16,711	-	100
677 E I-20		76018	General Retail	1986		18,165	-	100
231 E I-20 Hwy	Ethan Allen	76018	Lifestyle Center	2006		15,917	-	100
1109 W I-20 Hwy	Shops at Scots Legacy	76015	Strip Center	1995		12,300	-	100
E IH 20		76060	General Retail	1997		10,583	-	100
465 Interstate 20 E	Golden Corral	76018	Neighborhood Center	2012		14,155	-	100
1500 Interstate 20 W	Building #4	76017	General Retail	1986		11,242	-	100
5714 Interstate 20 W	Former Eckerd Drug	76017	General Retail	1984		9,100	-	100
2150 Interstate 20 Hwy W		76017	General Retail	1992		9,124	-	100
5600 E Interstate 20		76060	General Retail	1997		10,583	-	100
802 W Interstate 20	National Tire & Battery	76017	General Retail	1994		11,114	-	100
1325 W Interstate 20		76017	General Retail	1995		9,900	-	100
5910 W Interstate 20		76017	Neighborhood Center	1998		18,000	-	100
9055 John T White Rd		76120	General Retail		2001	20,000	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
8651 John T. White Rd	Eastchase Shopping Center	76120	Strip Center	2005		10,886	-	100
101-105 W Kennedale Pky		76060	General Retail	1950		9,544	-	100
201 W Kennedale Pky	Building 5	76060	General Retail	1971		9,238	$ 18.00	73.88
1630 E Lamar Blvd	Lamar Plaza	76011	Strip Center	2007		17,500	$ 16.00	100
2300 E Lamar Blvd	Trail Dust Steak House	76006	General Retail	1994		17,500	-	100
901 W Lamar Blvd		76012	General Retail	1993		11,000	-	100
965 W Lamar Blvd		76012	Neighborhood Center	2000		11,158	-	100
1116 W Lamar Blvd	Walgreens	76012	General Retail	2002		14,513	-	100
6619 E Lancaster Ave		76112	General Retail			9,543	-	100
7429 E Lancaster Ave		76112	General Retail	1966		19,950	-	100
210 Lincoln Sq	Olive Garden	76011	Power Center	2010		9,000	-	100
4004 Little Rd	Little Road Plaza	76016	Strip Center	1985		12,177	-	100
4311 Little Rd	Little Road/Green Oaks Boulevard	76016	Strip Center	1986		12,303	$ 21.50	92.93
4350 Little Rd		76016	Community Center	1984		10,000	-	100
4801 Little Rd	Windsor Terrace Shopping	76017	Strip Center	1986		16,757	$ 15.00	89.98
4830 Little Rd		76017	Community Center	1984		10,508	-	100
709-721 E Loop 820	Red Oak Village	76120	General Retail	1984		9,100	-	100
4111 E Loop 820 S		76119	General Retail	1980		13,546	-	100
5031 Mansfield Rd	The Childrenâ€™s Courtyard	76017	General Retail	2001		10,519	-	100
2020 Mansfield Webb Rd	Mansfield Plaza	76002	Strip Center	2004		10,335	$ 15.00	85.1
3533 Marathon St		76013	General Retail	1994		10,940	-	100
2200 Matlock Rd	CVS	76063	General Retail	2004		12,000	-	100
2251 Matlock Rd		76063	Strip Center	2006		9,500	-	100
2270 Matlock Rd	Hunter's Station	76063	Strip Center	2000		11,000	-	100
2271 Matlock Rd		76063	General Retail	2004		9,284	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
3400 Matlock Rd	Walgreens	76015	General Retail	1996		13,741	-	100
3634-3648 Matlock Rd	Barclay Square	76015	Strip Center	1984		10,020	-	100
3751 Matlock Rd	Arbrook Square	76015	Strip Center	2004		17,343	-	100
3801 Matlock Rd		76015	General Retail	1998		9,111	-	100
4306 Matlock Rd		76018	Strip Center	2009		10,962	$ 18.50	85.77
4404 Matlock Rd	O'Reilly Auto Parts	76018	General Retail	1994		12,576	-	100
4508 Matlock Rd		76018	General Retail	2007		9,509	$ 17.50	88.83
4515 Matlock Rd	Bldg 1 (101-121)	76018	General Retail	2007		12,393	$ 18.00	90.97
4519 Matlock Rd	Bldg 2 (123-145)	76018	Strip Center	2007		15,000	$ 13.00	100
4520 Matlock Rd		76018	Strip Center	2000		10,632	-	100
5504 Matlock Rd		76018	General Retail	2013		9,442	-	100
6151 Matlock Rd	CVS Pharmacy	76018	General Retail	2002		11,957	-	100
6250 Matlock Rd		76001	General Retail	1999		15,808	-	100
6751-6851 Matlock Rd	Matlock Crossing	76002	General Retail	2007		11,800	$ 16.43	28.81
7301 Matlock Rd		76002	Strip Center	2006		11,672	$ 14.00	64.63
7401 Matlock Rd		76002	Strip Center	2010		11,508	$ 14.00	27.59
8020 Matlock Rd	First Choice Emergency Room	76002	General Retail	2008		9,640	-	100
8021 Matlock Rd	Matlock Green	76002	Strip Center	2006		18,587	$ 18.00	94.07
8100 Matlock Rd	Walgreen's	76002	General Retail	2002		12,000	-	100
1811 E Mayfield Rd	Dollar General Store	76014	General Retail	2007		9,014	-	100
8650 Meadowbrook Blvd	Meadowbrook Corners	76120	Strip Center	1986		15,857	$ 12.79	58.1
6548 Meadowbrook Dr		76112	General Retail	1966	1999	12,000	-	100
2222 Miller Rd		76006	General Retail	1976		13,453	-	100
1200 W Nathan Lowe Rd		76017	General Retail	2011		13,200	-	100
1612 New York Ave		76010	Neighborhood Center	1966		10,376	-	100

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2202 New York Ave		76010	Neighborhood Center	1973		15,465	-	100
5531 New York Ave	Dollar General	76018	General Retail	2005		9,360	-	100
5600 New York Ave	Walgreens	76018	General Retail	1999		13,785	-	100
6401 New York Ave	College Crossing	76018	Strip Center	2006		13,758	$ 17.00	74.92
6516 New York Ave	Shops at the Commons	76002	Strip Center	2008		14,761	$ 14.50	71.45
2235 Newt Patterson Rd		76063	General Retail	2013		10,403	-	100
1520 Nolan Ryan Expy		76011	General Retail	1980		11,255	-	100
3401-3601 Oak Hill St		76040	General Retail	2005		11,589	-	100
831 E Park Row Dr	CVS	76010	General Retail	1998		13,286	-	100
912-926 E Park Row Dr	Terrace Shopping Center	76010	Strip Center	1949		14,271	-	100
1828-1830 E Park Row Dr		76010	Neighborhood Center	1965		9,328	-	100
514 W Park Row Dr		76010	General Retail	1958		9,920	-	100
617 W Park Row Dr	Walgreens	76010	General Retail	1997		13,833	-	100
1700 W Park Row Dr	Park Row Shopping Center	76013	Strip Center	1985		12,566	$ 10.00	76.13
2208 W Park Row Dr	Pantego Station-Bldg I	76013	Strip Center	1986		16,300	$ 12.00	74.45
2500 W Park Row Dr	CVS pharmacy	76013	General Retail	1996		10,908	-	100
2504 W Park Row Dr	Park Place	76013	Strip Center	1978		15,660	-	100
5312-5314 Park Springs Blvd	Shops at Park Springs	76017	General Retail	2006		13,096	$ 16.00	64.97
5314 Park Springs Blvd		76017	Strip Center	2005		9,984	-	100
703 E Pioneer Pky		76010	Neighborhood Center	1971		19,395	$ 11.00	100
1200 E Pioneer Pky		76010	General Retail	2000		9,000	-	100
1250 E Pioneer Pky	Arlington Shopping Center	76010	Strip Center	2004		17,996	-	100
2020 E Pioneer Pky		76010	Strip Center	2003		10,000	-	100
2150 E Pioneer Pky	Pioneer Sherry Centre	76010	Strip Center	1989		10,000	-	100
2200 E Pioneer Pky	Walgreens	76010	General Retail	1996		12,000	-	100
2106 W Pioneer		76013	General Retail	1983		13,050	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
601 W Pioneer Pky	Elks Lodge 2114	76010	General Retail	1967		9,575	-	100
625-629 W Pioneer Pky		76010	Strip Center	1970	2000	19,840	$ 24.00	100
900 W Pioneer Pky	Eckerd Drug	76013	General Retail	1998		12,000	-	100
1818 W Pioneer Pky		76013	General Retail	1978		11,248	-	100
1902 W Pioneer Pky	Pancho's Village	76013	Strip Center	1984		10,738	-	100
1919 W Pioneer Pky		76013	General Retail	1980		15,000	-	100
2003-2003B W Pioneer Pky		76013	General Retail	1970		12,000	-	100
2025 W Pioneer Pky		76013	General Retail	1987		11,820	-	100
2300 W Pioneer Pky	Service King Collision Center	76013	General Retail	1989		19,570	-	100
2617 W Pioneer Pky	First Choice Auto Paint	76013	General Retail	1965		9,568	-	100
2887 W Pioneer Pky		76013	Strip Center	1965		12,000	-	100
2900-2910 W Pioneer Pky	Campo Verde Square	76013	Neighborhood Center	1979		18,306	$ 13.40	67.22
3527 W Pioneer Pky		76013	General Retail	1997		19,073	-	100
5301 W Pioneer Pky		76013	General Retail	1996		11,863	-	100
6005 W Pioneer Pky		76013	General Retail			16,227	-	100
2326 W Pleasant Ridge Rd		76015	General Retail	2005		9,922	-	100
5900 W Pleasant Ridge Rd	CVS Pharmacy	76016	General Retail	2004		13,013	-	100
2977 Precinct Line Rd	River Trails Plaza Phase I	76118	Strip Center	2006		10,000	-	100
801 W Randol Mill Rd		76012	General Retail	2009		17,932	-	100
1706 W Randol Mill Rd		76012	General Retail	1992		11,196	-	100
321 Road to Six Flags St W		76011	General Retail	1997		10,054	-	100
915 E Road To Six Flags		76011	Strip Center	1997		10,184	$ 20.00	100
915 E Road To Six Flags	Phase II	76011	Strip Center			20,000	$ 20.00	
Roosevelt @ Roosevelt & Pioneer Pkwy.	La Copa Verde Square	76013	Strip Center	1975		16,800	-	100
6901 Russell Curry Rd		76001	General Retail	1985		15,000	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
715 Ryan Plaza Dr		76011	General Retail	1985		15,000	-	100
2613 Sandy Ln		76112	General Retail	1985		9,489	-	100
2101-2107 Sherry St		76010	Strip Center	1974		10,000	-	100
700 Six Flags Dr	Humperdink's	76011	General Retail	1995		13,690	-	100
915 Skyline Dr		76011	General Retail	1999		15,478	$ 12.00	58
1102 N State Hwy 360		75050	General Retail	1998		10,308	$ 15.13	100
4720 Sublett Rd	Arlington Retail Center	76017	Strip Center	2003		10,626	-	100
4651 W Sublett Rd	Dollar General	76017	General Retail	2010		9,510	-	100
4701 W Sublett Rd	Sublett Square	76017	Strip Center	2006		12,600	-	100
1400 Tech Centre Pky		76014	General Retail	2006		9,230	-	100
1207 Thannisch Dr		76011	General Retail	1985		9,217	-	100
5151 Treepoint Dr		76017	General Retail	2004		12,364	-	100
325 Trinity Blvd		76120	General Retail	1990		14,604	-	100
13620 Trinity Blvd	First Class Academy	76040	General Retail	1987		9,521	-	0
1100 Turner Warnell Rd		76001	General Retail	2003		14,735	-	100
Us 287 @ SWC U.S. 287 & FM 157	Eckherp Shopping Center	76063	Strip Center	1984		15,640	-	100
5030-5040 US Highway 287	National Tire & Battery	76017	General Retail	2009		9,137	-	100
1811 N US Highway 287		76063	Power Center	2003		19,459	-	100
1351 Us-287 Hwy	Aaron's	76063	General Retail	2007		9,459	-	100
220 N Walnut Creek Dr		76063	Strip Center	1985		10,000	-	100
570 N Walnut Creek Dr		76063	General Retail	2009		13,636	-	100
750 N Walnut Creek Dr	Walgreens	76063	General Retail	1999		15,843	-	100
960 N Walnut Creek Dr	Mansfield Commons II	76063	Strip Center	2000		18,512	-	100
980 N Walnut Creek Dr	Mansfield Commons	76063	Strip Center	1999		10,000	-	100
987-989 N Walnut Creek Dr	Walnut Creek Shopping Ctr	76063	Neighborhood Center	1998		10,133	$ 16.00	79.49
1100 N Walnut Creek Dr	CVS	76063	General Retail	1997		11,000	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
701 N Watson Rd		76011	General Retail	1982	2012	11,601	-	100
1251 N Watson Rd		76006	General Retail	1995		9,358	-	100
3300-3350 S Watson Rd	Trinity Center 360	76014	Strip Center	1998		14,050	$ 12.00	79.36
3400 S Watson Rd		76014	Strip Center	1985		12,250	$ 11.50	55.51
1110 Wet N Wild Way		76011	General Retail	1990		13,237	-	100
1825 Wimbledon Oaks Ln		76017	General Retail	1993		14,569	-	100
1865 Wimbledon Oaks Ln		76017	General Retail	1993		12,615	-	100
1730 W Bardin Rd		76017	Strip Center	2003		12,000		75.92
612 N Collins St		76011	General Retail	1975		18,343		100
920-934 N Collins St		76011	Strip Center	1970		13,235		88.1
2017-2021 S Cooper St		76010	General Retail	1962		11,138		68.58
2627 S Cooper St		76015	Strip Center	1981		18,750		100
3115 S Cooper St	Bldg 2	76015	Strip Center	1983		9,950		89.95
3517 S Cooper St		76015	General Retail	1990		10,750		100
4101-4133 S Cooper St	Village by the Parks I	76015	Neighborhood Center	1989		17,764		88.61
4701 S Cooper St		76017	Strip Center	1998		12,690		85.04
934 E Copeland Rd	Carriage Plaza Shopping Ctr	76011	Neighborhood Center	1982		20,000		77.5
401 Curtis Mathes Way		76014	Lifestyle Center	2006		20,000		0
8221 Ederville Rd		76120	Power Center	1997		10,000		0
2803 NE Green Oaks Blvd		75050	Strip Center			16,200		
616 Hiett Ave		76010	General Retail	1978		12,000		100
2860 Highway 157 N	South Cooper	76063	Neighborhood Center	2006		13,945		44.45
1301 Highway 287 N		76063	General Retail	2006		11,742		79.56
457 E Interstate 20		76018	General Retail			12,000		
457 E Interstate 20	Retail C	76018	Neighborhood Center			14,113		0
426-428 E Lamar Blvd	Village Creek Shopping Ctr	76011	Neighborhood Center	1983		12,774		100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
2240 Matlock Rd		76063	Strip Center	2007		11,368		51.57
4300 Matlock Rd	Matlock Market	76018	Strip Center	1985		11,218		83.95
7221 Matlock Rd	Matlock Harris Crossing	76002	Strip Center	2007		12,800		81.25
1100 E Pioneer Pky		76010	General Retail	1978		9,000		100
2941 S Precinct Line Rd	River Trails Plaza II	76118	Strip Center	2013		12,000		11.12
145 Road To Six Flags St W		76011	Neighborhood Center			14,005		
2110 Roosevelt Dr	Campo Verde Square	76013	Neighborhood Center	1974		11,000		0
5220 S Sh 360	Lake Prairie Towne Crossing	75052	Power Center	2007		15,626		65.18
5224 S Sh 360	Lake Prairie Towne Crossing	75052	Power Center	2007		15,555		83.93
500-510 E Abram St		76010	General Retail	1956		23,660	$ 12.00	91.6
1301 E Abram St	Salvation Army	76010	General Retail	1962		22,500	-	100
1510-1524 E Abram St		76010	Neighborhood Center	1953	2007	30,267	-	100
1515 E Abram St		76010	Neighborhood Center	1965		38,076	-	100
1600-1610 E Abram St	Plaza de Sol	76010	Neighborhood Center	1972		35,287	$ 12.00	85.83
8351 Anderson Blvd	Sam's Club	76120	Power Center	1998		138,132	-	100
8400 Anderson Blvd	Carmax	76120	Power Center	1997		76,696	-	100
8401 Anderson Blvd	Wal-Mart	76120	Power Center	1999		216,454	-	100
1001 Arbrook Blvd	Village at the Highlands	76015	Neighborhood Center	2006		42,085	-	100
1100 E Arbrook Blvd	Washington Mutual	76014	General Retail	2008		43,722	-	100
600 W Arbrook Blvd	Costco	76014	General Retail	2001		147,706	-	100
711 W Arbrook Blvd		76015	General Retail	1988		22,217	-	100
1100-1118 W Arbrook Blvd		76015	Lifestyle Center	1995	2001	216,368	$ 12.90	85.94
1101 W Arbrook Blvd	Academy Sports + Outdoors	76015	Neighborhood Center	2006		79,487	-	100
1111 W Arbrook Blvd		76015	General Retail	1987		30,202	-	100
1131 W Arbrook Blvd	24 Hour Fitness	76015	General Retail	1995		46,658	-	100
1435-1501 W Arbrook Blvd	Babies R Us	76015	General Retail	1996		40,227	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
1435 W Arbrook Blvd	Superstore Plaza	76015	Neighborhood Center	1996		89,859	-	100
1455 W Arbrook Blvd	Supercenter Plaza	76015	General Retail	1996		28,915	$ 6.00	0
1600 W Arbrook Blvd	Target	76015	Community Center	2001		180,175	-	100
1000 W Arbrook Rd	Lowe's	76015	Community Center	1997		136,902	-	100
1011 E Arkansas Ln	Arlington Strip Mall 1	76010	Strip Center	2006		22,778	$ 8.00	82.21
1101 E Arkansas Ln		76010	General Retail	1996		25,254	-	100
2501-2535 E Arkansas Ln	Arkansas Court	76010	Neighborhood Center	1985	2004	80,657	-	100
2515 E Arkansas Ln		76010	Neighborhood Center	1985		38,174	-	100
1030 W Arkansas Ln	Cooper Street Commons	76013	Community Center	1985		29,619	$ 12.00	83.94
1040 W Arkansas Ln	Cooper Street Commons	76013	Community Center	1985		24,548	-	100
1300-1420 W Arkansas Ln		76013	Neighborhood Center	1980		32,000	-	100
3100 W Arkansas Ln	The Gardens Plaza	76016	Strip Center	1984		28,000	$ 10.60	96.79
3901 W Arkansas Ln	Arkansas Square	76016	Neighborhood Center	1983		30,669	$ 10.20	90.09
4800-4824 W Arkansas Ln	Hilldale Village	76016	Strip Center	1975		22,009	-	100
4000 Arlington Highlands Blvd	Arlington Heights	76018	Lifestyle Center	2006		79,797	-	100
2455-2475 Ascension Blvd		76006	Neighborhood Center	1985		56,088	$ 11.50	81.17
4201 Beltway Pl		76018	General Retail	2016		91,000	-	100
Bowen @ Bowen & Park Row	Park Place	76013	Strip Center	1980		23,725	-	100
301 S Bowen Rd		76013	Neighborhood Center	1978	2005	23,192	$ 12.00	91.99
301 S Bowen Rd		76013	Neighborhood Center	1978	2005	39,619	-	100
1112-1226 S Bowen Rd	Woodland West Shopping	76013	Community Center	1972		54,388	$ 12.00	52.56
1507-1555 S Bowen Rd	Westwood Village Shopping	76013	Neighborhood Center	1967	1971	68,377	$ 10.00	100
703 E Broad St		76063	Neighborhood Center	1986		37,247	$ 10.00	80.15
3300 E Broad St		76063	Neighborhood Center	2011		69,192	-	100
1850 Brown Blvd	Food Lion	76006	General Retail	1992		32,710	-	100
1118-1200 California Ln	Arlington Area Center	76015	General Retail	1975		22,550	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
2500 Centennial Dr	Shepler's Western Wear	76011	General Retail	1978		84,926	-	100
1002-1010 N Collins St	Randol Mill	76011	Neighborhood Center	1971	2005	30,450	$ 30.00	84.61
1212 N Collins St		76011	General Retail	1983		21,384	-	100
1301-1303 N Collins St	Six Flags Village	76011	Neighborhood Center	1988		76,984	$ 18.50	97.87
1500-1590 N Collins St		76011	Power Center	1983		61,017	$ 16.00	93.65
1500-1590 N Collins St		76011	Power Center	1983		59,553	$ 18.00	80.02
2001 N Collins St		76011	General Retail	1978		82,074	-	100
2111-2131 N Collins St		76011	Neighborhood Center	1987	1991	98,400	$ 15.80	89.77
2216-2280 N Collins St	Washington & 157 Shopping	76011	Strip Center	1974		25,212	-	100
2301 N Collins St		76011	Neighborhood Center	1984		71,624	$ 12.00	96.55
2745-2755 N Collins St	Riverview Village	76006	Neighborhood Center	1998	2007	72,330	-	100
250 S Collins St		76010	General Retail	1952		22,783	-	100
2206-2212 S Collins St	Collins Village	76010	Neighborhood Center	1971		84,432	$ 10.00	100
2214-2238 S Collins St	Collins Village	76010	Neighborhood Center	1971		26,322	$ 18.00	58.21
2306-2424 S Collins St	Stoneridge Plaza	76014	Neighborhood Center	1980		79,140	$ 12.00	95.2
2440-2442 S Collins St	Collins Corner Shopping Ctr	76014	Strip Center	1986		28,000	$ 13.00	86.96
4001 S Collins St		76014	General Retail	2006		25,500	-	100
4101 S Collins St		76014	General Retail			23,906	-	100
6101 S Collins St	Arlington Place	76018	Strip Center	2007	2013	24,986	-	100
3891 S Cooper		76015	Super Regional Mall	1987		83,501	-	100
1501-1529 S Cooper St	Arlington Plaza	76010	Neighborhood Center	1966		64,247	$ 18.00	95.85
1701-1715 S Cooper St	Cooper Street Center	76010	Neighborhood Center	1972		28,800	-	100
2100-2110 S Cooper St		76013	Neighborhood Center	1970		48,474	-	100
2211-2247 S Cooper St	Four Corners Shopping Ctr	76013	Neighborhood Center	1975	1990	71,803	-	100
2710 S Cooper St	Pep Boys	76015	General Retail	1986		21,575	-	100
3114 S Cooper St	Carpet Exchange	76015	General Retail	1993		20,040	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
3149 S Cooper St	AMF Bowling Center II	76015	General Retail	1983		37,440	-	100
3295 S Cooper St	Abbeyville Square Shopping	76015	Strip Center	1985		27,499	$ 10.00	60.68
3410 S Cooper St		76015	General Retail	1983		20,088	-	100
3415 S Cooper St	Tiffany Park	76015	Neighborhood Center	1985		78,130	$ 14.00	94.76
3518 S Cooper St	Rooms To Go	76015	General Retail	2001		35,254	-	100
3610 S Cooper St		76015	Strip Center	2002		27,296	$ 14.00	95.24
3611 S Cooper St	Office Depot	76015	General Retail	1990		25,284	-	100
3701-3775 S Cooper St		76015	Community Center	1996		94,125	$ 11.44	85.32
3775 S Cooper St	Fitness Connection	76015	Community Center	1985		47,227	-	100
3801-3803 S Cooper St	Arlington Park Plaza	76015	Neighborhood Center	1987		55,005	-	100
3811-3891 S Cooper St	The Parks At Arlington	76015	Super Regional Mall	1988	2002	1,510,000	-	100
3811 S Cooper St	The Parks At Arlington	76015	Super Regional Mall	1987		91,723	-	100
3821 S Cooper St	Dillards	76015	Super Regional Mall	1987		156,323	-	100
3851 S Cooper St	JC Penny	76015	Super Regional Mall	1995		68,258	-	100
3871 S Cooper St	Sears	76015	Super Regional Mall	1987		148,033	-	100
3909 S Cooper St		76015	General Retail	1994		25,000	-	100
4100 S Cooper St	Arlington Towne Centre	76015	Neighborhood Center	1983		48,749	$ 17.00	34.57
4111 S Cooper St	Toys R Us	76015	Neighborhood Center	1988		45,041	-	100
4611 S Cooper St		76017	General Retail	1990		130,115	-	100
4619-4623 S Cooper St		76017	Community Center	1992		41,326	$ 18.00	96.86
4620-4624 S Cooper St	Bardin Place Center	76017	Community Center	1992	2016	84,000	-	100
4625-4629 S Cooper St		76017	Community Center	1992		44,962	-	100
4628 S Cooper St	Hobby Lobby	76017	Community Center	1992		96,127	-	100
4634-4638 S Cooper St		76017	Community Center	1992		47,940	-	100
4720-4740 S Cooper St		76017	General Retail	1989		52,333	-	100
4801 S Cooper St	WalMart	76017	General Retail	1988		229,456	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
4905-4915 S Cooper St		76017	General Retail	1992		133,880	-	100
5330 S Cooper St		76017	Strip Center	1991		53,844	-	100
5405-5435 S Cooper St		76017	Neighborhood Center	1998		71,175	$ 20.50	98.48
5410 S Cooper St	Kohl's	76017	General Retail	1999		88,201	-	100
5900 S Cooper St		76017	Neighborhood Center	1999		26,694	-	100
5906-5908 S Cooper St	Sublett Corners Shopping	76017	Neighborhood Center	1999		49,100	$ 20.00	96.74
5950 S Cooper St	Albertson's	76017	General Retail	1993		56,688	-	100
5975 S Cooper St	Polycrest Shopping Center	76017	Strip Center	1985		29,410	-	100
7003 S Cooper St		76001	General Retail	1999		61,645	-	0
2251 Country Club Dr		76063	General Retail	2002		74,937	-	100
239-309 Curtis Mathes Way	Arlington Highlands	76018	Lifestyle Center	2006		56,960	-	100
425 Curtis Mathes Way		76014	Lifestyle Center	2006		29,412	-	100
Debbie Ln @ SWC Debbie Ln. & Walnut Creek	The Turning Point	76063	Strip Center	1984		22,000	-	100
1550 E Debbie Ln	Sprouts Farmers Market	76063	Neighborhood Center	2015		27,500	-	100
1551 E Debbie Ln	LIFETIME	76063	General Retail	2008		129,139	-	100
120 W Debbie Ln		76063	Power Center	2003		21,858	-	100
121 W Debbie Ln		76063	Power Center	2005		21,712	$ 23.00	89.55
500 E Division St		76011	General Retail	1965		23,593	-	100
512 E Division St		76011	General Retail	1955		26,916	-	100
711 E Division St		76011	General Retail	1952		30,237	-	100
915 E Division St		76011	General Retail	1972		37,753	-	100
1734 E Division St		76011	General Retail	1993		82,911	-	100
1911 E Division St	Bledsoe Dodge	76011	General Retail	1974		31,759	-	100
2125 E Division St		76011	General Retail	1976		68,114	-	100
8350-8430 East Fwy		76120	Power Center	1995		109,068	$ 13.00	88.36

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
1111 Eastchase Pky	Lowe's	76120	General Retail	2000		136,438	-	100
1400-1600 Eastchase Pky	Eastchase Market	76120	Power Center	1995		39,116	-	100
8301 Ederville Rd		76120	Power Center	1997		39,156	-	100
2208-2212 S Fielder Rd	Pioneer Plaza	76013	Neighborhood Center	1975		105,061	$ 12.00	94.89
4000 Five Points Dr	Arlington Highlands	76018	Lifestyle Center	2007		38,401	$ 30.00	82.85
12870-12872 E FM 917		76009	Strip Center	1995		21,920	-	100
0 Gilman Rd		76060	General Retail	1998		20,786	-	100
1001 NE Green Oaks Blvd	St. Michael's of Arlington	76006	Neighborhood Center	1987		51,396	-	100
2425 NE Green Oaks Blvd	Forest Oaks Shopping Center	76006	Neighborhood Center	1985		30,600	$ 15.00	89.93
111 SE Green Oaks Blvd		76018	General Retail	1991		32,211	-	100
2455 SE Green Oaks Blvd	Albertson's	76018	General Retail	1996		55,221	-	100
5701-5781 SW Green Oaks Blvd	Overland Stage Shopping	76017	Neighborhood Center	1980		93,411	$ 18.00	90.75
4001 W Green Oaks Blvd	Green Oaks Village	76016	Neighborhood Center	1982	1991	44,876	$ 11.78	69.08
4101 W Green Oaks Blvd	Green Oaks Village	76016	Neighborhood Center	1983	1991	20,212	-	100
2301 Highway 1187		76063	General Retail	1986		76,718	-	100
1740 Highway 157 N	Sam's Club	76063	Power Center	2013		130,085	-	100
2000 N Highway 157 N	Walnut Plaza	76063	Strip Center	1985		22,006	$ 14.00	87.62
4800 Highway 287	Walmart	76017	General Retail	2007		210,939	-	100
6220 Highway 287	Albertson's	76001	General Retail	2002		62,322	-	100
1710 Highway 287 N	Mansfield Medical & Retail	76063	General Retail	2014		22,200	$ 24.00	81.98
1725 Highway 287 N	Home Depot	76063	Power Center	2001		114,675	-	100
2041 Highway 287 N	Mansfield Town Center West	76063	Power Center	2005		89,740	-	100
2041 Highway 287 N	Mansfield Town Center West	76063	Power Center	2007		24,750	$ 23.00	85.41
126 Highway 287 S	Kohl's	76063	General Retail	2007		96,654	-	100
1761-1841 N Highway 287	Mansfield Towne Crossing	76063	Power Center	2004		44,560	-	100
1781 N Highway 287	Staples	76063	Power Center	2003		21,401	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
1801 N Highway 287	Super Target	76063	Power Center	2002		173,804	-	100
2041 N Highway 287 N	Mansfield Town Center West	76063	Power Center	2006		109,851	-	100
Hilldale @ Hilldale & Arkansas	Winn-Dixie Shopping Center	76016	Neighborhood Center	1976		55,370	-	100
1111 I-20 Hwy		76014	General Retail	1993		21,944	-	100
1100 I-20 Hwy W	Vandergriff Acura	76017	General Retail	2001		44,521	-	100
1100 W I-20		76017	General Retail	2003		70,000	-	100
5721-5731 W I-20 Hwy		76016	General Retail	1984		26,744	-	100
I-30 @ Eastchase	Victory Shops at Eastchase	76120	Strip Center			22,400	$ 26.00	
951 Interstate 20	The Highlands	76017	Community Center	1999		25,000	-	100
1400 Interstate 20 E	Classic Buick GMC	76018	General Retail	2001		39,012	-	100
1300 Interstate 20 W	Don Davis Lincoln Mercury	76017	General Retail	2001		60,517	-	100
1400 Interstate 20 W	Texan Ford	76017	General Retail	1995		59,632	-	100
1500 Interstate 20 W	Building #1	76017	General Retail	1986		37,301	-	100
102 E Interstate 20	Fry's Electronics	76018	Power Center	1990		212,940	-	100
459 E Interstate 20	Gander Mountain	76018	Neighborhood Center	2014		52,000	-	100
1333 E Interstate 20		76018	General Retail	1986		25,206	$ 11.91	0
1500 E Interstate 20		76018	General Retail	2002		41,224	-	100
1501 E Interstate 20		76018	General Retail	2002		24,886	-	100
961-1001 W Interstate 20	The Highlands Shopping Ctr	76017	Community Center	1998		53,588	-	100
1000 W Interstate 20	Vandergriff Toyota	76017	General Retail	2002		86,867	-	100
1104 W Interstate 20	Vandergriff Honda	76017	General Retail	2001		117,779	-	100
1200 W Interstate 20	Vandergriff Chevrolet	76017	General Retail	1995		91,545	-	100
1520-1540 W Interstate 20	Cooper Street Annex	76017	Neighborhood Center	1994		87,857	-	100
1600 W Interstate 20		76017	General Retail	1992		25,665	-	100
5711 W Interstate 20	Sprout Farmers Market	76017	General Retail	2014		27,652	-	100
5801 W Interstate 20	Green Oaks Plaza I	76017	Neighborhood Center	1984	1992	65,795	$ 15.50	85.42

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
5900-5930 W Interstate 20	Courtside Plaza	76017	Neighborhood Center	1985		31,999	-	100
6001-6077 W Interstate 20	Woodridge Village	76017	Neighborhood Center	1985		72,584	$ 14.12	75.4
808 W Interstate Highway 20	Marine Max Building	76017	General Retail	1980	1994	28,990	-	100
1600 E Interstate Hwy 20		76017	General Retail	1992		25,655	-	100
1170 E Kennedale Pky		76060	General Retail	1975		23,539	-	100
105-113 W Kennedale Pky		76060	Neighborhood Center	1965		46,648	-	100
2001 Lamar Blvd		76011	General Retail	1983		27,658	-	100
430 E Lamar Blvd	Lamar Station	76011	Neighborhood Center	1981		30,039	$ 12.00	100
1105 E Lamar Blvd		76011	General Retail	1981		25,318	-	100
1715 E Lamar Blvd		76006	General Retail	1984		41,680	$ 11.00	0
1801 E Lamar Blvd		76006	General Retail	1992		43,838	-	100
826 W Lamar Blvd	Crossroads North Shopping	76012	Neighborhood Center	1980		67,884	$ 7.40	97.18
945 W Lamar Blvd		76012	General Retail	2000		61,319	-	100
200 Lincoln Sq		76011	Power Center	2004		107,282	-	100
4401 Little Rd	Green Oaks Plaza I	76016	Neighborhood Center	1984		29,733	$ 16.50	84.95
4407 Little Rd		76016	Neighborhood Center	1984		21,535	-	100
4700-4930 Little Rd	Lincoln Court	76017	Community Center	1984		118,559	$ 18.00	93.31
3815-3829 E Loop 820 S	Bldg 1	76119	General Retail	1984	2013	26,000	$ 11.00	90.38
3829-3851 E Loop 820 S	Bldg 2	76119	General Retail	1981	2013	26,000	$ 11.00	90.38
5517 E Loop 820 S		76119	General Retail	1992		24,900	-	100
102 SW Loop 820	Incredible Universe	76016	General Retail	1992		166,000	-	100
2000 Matlock Rd	Millennium Retail Center	76063	General Retail	2003		28,045	$ 18.00	72.47
2300 Matlock Rd	Heritage Plaza	76063	Neighborhood Center	2001		31,184	$ 14.00	75.21
2951 Matlock Rd	Wal-Mart Neighborhood	76063	Strip Center	2000		42,071	-	100
3001 Matlock Rd		76063	Neighborhood Center	2001		68,443	-	100
3330-3360 Matlock Rd	Matlock Mayfield Village	76015	Neighborhood Center	1987		42,157	$ 15.31	80.21

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
6201 Matlock Rd	Matlock Village	76002	Strip Center	1987		22,341	-	100
2501 E Mayfield Rd	Mayfield Village	76014	Strip Center	1984		22,055	$ 15.06	92.29
6300-6330 Meadowbrook Dr	Meadowbrook 820	76112	Neighborhood Center	1973	1990	22,275	$ 15.00	89.49
6324 Meadowbrook Dr	Minyard's	76112	Neighborhood Center	1972		22,926	-	100
6513 Meadowbrook Dr	Meadowbrook Shopping Ctr	76112	Neighborhood Center	1971		48,248	-	100
6532-6546 Meadowbrook Dr	Meadowbrook	76112	Neighborhood Center	1966	1999	40,308	-	100
6611-6719 Meadowbrook Dr	Meadowbrook East	76112	Neighborhood Center	1963		50,250	-	100
203 Merchant Row	Bldg C	76018	Lifestyle Center	2006		42,308	-	100
137 Merchants Row	Bldg B	76018	Lifestyle Center	2006		85,450	-	100
225 Merchants Row	Studio Movie Grill	76018	Lifestyle Center	2006		35,928	-	100
1502-1540 New York Ave		76010	General Retail	1965		77,206	-	100
1511-1655 New York Ave		76010	Community Center	1956	1990	161,077	$ 7.00	85.81
775-827 E Park Row Dr	Collins Park Shopping Center	76010	Neighborhood Center	1965	1986	59,647	-	100
903-935 E Park Row Dr	Sylvan Heights	76010	Neighborhood Center	1957		42,227	-	100
701-817 W Park Row Dr	Park Row Village	76013	Neighborhood Center	1934		46,630	-	100
1705 W Park Row Dr		76013	General Retail	1966		20,863	-	100
2122 W Park Row Dr	West Park Centre	76013	Neighborhood Center	1983		30,874	-	100
2200 W Park Row Dr		76013	Strip Center	1982		20,021	-	100
2220-2224 W Park Row Dr	Village Park at Pantego	76013	Neighborhood Center	1968		24,023	$ 8.00	76.73
2221 W Park Row Dr	Pantego Christian Academy	76013	General Retail	1979		56,964	-	100
2223-2229 W Park Row Dr	Park Row West Shopping Ctr	76013	Neighborhood Center	1979		29,426	$ 11.41	81.65
2230-2234 W Park Row Dr	Village Park at Pantego	76013	Strip Center	1980		24,857	$ 8.00	48.92
2304 W Park Row Dr	Lakewood Center	76013	Neighborhood Center	1970		51,141	-	100
2417-2425 W Park Row Dr	Westbury Square	76013	Neighborhood Center	1974		30,000	-	100
2611-2833 W Park Row Dr	Woodland West Shopping	76013	Community Center	1968	1996	55,775	$ 14.00	72.13
2611 W Park Row Dr	Tom Thumb	76013	Community Center	1968		58,834	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
701-819 E Pioneer Pky	Pioneer Village	76010	Neighborhood Center	1975		54,127	-	100
908 E Pioneer Pky		76010	General Retail	1975		25,500	$ 7.00	100
1000 E Pioneer Pky	The Bingo Mall	76010	General Retail	1968		40,000	-	100
1115 E Pioneer Pky	Parkway Village	76010	Strip Center	1985		27,200	-	100
1300 E Pioneer Pky	Winn-Dixie	76010	General Retail	1993		39,656	-	100
1700 E Pioneer Pky		76010	Neighborhood Center	1999		31,011	-	100
1816-1818 E Pioneer Pky	Asian Market Center	76010	Neighborhood Center	1975		91,876	-	100
2000 E Pioneer Pky		76010	Strip Center	2005		22,078	-	100
2430 E Pioneer Pky		76010	Community Center	1994		57,428	-	100
2450-2540 E Pioneer Pky		76010	Community Center	1993	2004	105,832	-	100
100 W Pioneer Pky	Center Street Court	76010	Neighborhood Center	1985		59,000	$ 12.00	92.54
943 W Pioneer Pky		76013	Neighborhood Center	1974		40,214	$ 10.00	100
1605 W Pioneer Pky		76013	General Retail	1974		25,084	$ 7.00	100
1917 W Pioneer Pky		76013	General Retail	1980		25,453	-	100
2012 W Pioneer Pky		76013	General Retail	1980		70,000	-	100
2103 W Pioneer Pky	Main Bldg	76013	Neighborhood Center	1988		21,762	-	100
2400 W Pioneer Pky	Four Seasons Plaza	76013	Neighborhood Center	1984		86,550	$ 9.00	89.43
2401 W Pioneer Pky	Pecan Park	76013	Neighborhood Center	1985		30,800	$ 9.00	51.85
2512-2562 W Pioneer Pky	Rush Creek Centre	76013	Neighborhood Center	1985		75,931	$ 10.80	92.38
3708 W Pioneer Pky		76013	General Retail	1973		50,445	-	100
1730 Pleasant Ridge Rd	Best Buy	76015	General Retail	1990		46,700	-	100
1900 W Pleasant Ridge Rd	Havertys Furniture	76015	General Retail	2002		50,000	-	100
5701 W Pleasant Ridge Rd	Green Oaks Village	76016	Neighborhood Center	1982		58,815	-	100
915 E Randol Mill Rd	Wal Mart	76011	General Retail	1993		188,416	-	100
520-550 W Randol Mill Rd	Town North Shopping Ctr	76011	Neighborhood Center	1961	1986	46,506	-	100
1730 W Randol Mill Rd	Park Centre	76012	Strip Center	1988		26,066	$ 10.00	89.64

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
7621 Rendon Bloodworth Rd		76063	General Retail	2003		23,627	-	100
4000 Retail Connection Way	Bldg J	76018	Lifestyle Center	2006		57,422	-	100
2201 Road To Six Flags St E	Cold Stone Creamery	76011	General Retail	1963		22,634	-	100
415 Road To Six Flags St W		76011	General Retail	1978		34,003	-	100
201 W Road To Six Flags	Home Depot	76011	General Retail	1995		106,150	-	100
141 W Road To Six Flags St W	LA Fitness	76011	Neighborhood Center	2007		45,044	-	100
721 Ryan Plaza Dr	Guitar Center	76011	General Retail	1990		20,042	-	100
919-923 Six Flags Dr	Shops at Six Flags Dr	76011	Strip Center	1987		22,634	-	100
1005 Skyline Dr	Ymca	76011	General Retail	1984		30,320	-	100
2045 N State Highway 360	Heather Ridge Village	75050	Neighborhood Center	1986		60,477	$ 13.00	58.11
735 W Sublett Rd		76017	General Retail	2000		49,300	-	100
5100 W Sublett Rd	Bldg A	76001	Strip Center	2009		25,000	$ 22.00	27.6
5100 W Sublett Rd		76060	General Retail	2009		22,185	-	100
1440 Tech Centre Pky		76014	General Retail	2006		24,771	-	100
1461 Tech Centre Pky		76014	General Retail	2006		28,807	-	100
13900-13930 Trinity Blvd		76040	Strip Center	1986		20,620	$ 17.50	93.02
8111 US 287 Hwy		76001	General Retail			58,956	-	100
1901 N US Highway 287	Lowe's	76063	Power Center	2001		135,054	-	100
930 N Walnut Creek Dr	Wal-Mart Supercenter	76063	General Retail	1998		205,000	-	100
989 N Walnut Creek Dr	Walnut Creek Village	76063	Neighborhood Center	1998		59,297	-	100
1101 N Walnut Creek Dr	24 Hour Fitness	76063	General Retail	1993		42,601	-	100
630 N Watson Rd		76011	General Retail	1994		51,086	-	100
633 N Watson Rd	Ford	76011	General Retail	1994		58,053	-	100
825 N Watson Rd		76011	General Retail	1983		83,782	-	100
1195 N Watson Rd		76011	General Retail	1973		20,782	-	0
1661 Wet N Wild Way		76011	General Retail	1990		27,969	-	100

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
2538-2542 E Abram St	Hollandale Shopping Ctr	76010	Neighborhood Center	1970		113,200		61.48
2520-2596 E Arkansas Ln	High Park Village	76014	Neighborhood Center	1984		73,485		90.81
1050 W Arkansas Ln		76013	Community Center	1985		64,000		100
1100 W Arkansas Ln	Cooper Street Commons	76013	Community Center	1990		32,052		94.63
4001 Arlington Heights Blvd	Arlington Highlands	76018	Lifestyle Center	2006		36,512		86.47
1500-1590 N Collins St	Lincoln Square	76011	Power Center	1983		200,000		86.69
3810-3830 S Cooper St	Arbrook Oaks Shopping Ctr	76015	Community Center	1985		50,872		85.38
4133 S Cooper St	Village by the Parks I	76015	Neighborhood Center	1988		22,267		58.4
4211-4225 S Cooper St	Village by the Parks II	76015	Neighborhood Center	1989		63,550		100
4640-4654 S Cooper St	Bardin Place Center Bldg 1	76017	Community Center	1992		165,771		97.59
5904 S Cooper St		76017	Neighborhood Center	1999		26,614		100
6204 S Cooper St	Cooperstown Square	76001	Strip Center	2006		25,000		68.96
6401 S Cooper St	Cooper Street Market	76001	Neighborhood Center	2008		23,195		94.68
6403-6407 S Cooper St	Cooper Street Market	76001	Neighborhood Center	2008		25,000		85.84
900 E Copeland Rd	Carriage Plaza Shopping Ctr	76011	Neighborhood Center	1981		26,483		79.71
936-990 Country Club Dr		76063	Neighborhood Center	2002		94,823		95.37
Debbie Ln	Lot 11	76063	Power Center			50,000		0
1530-1550 E Debbie Ln		76063	Neighborhood Center	2015		32,500		72.43
1450-1600 Eastchase Pky	Eastchase Market	76120	Power Center	1995		65,498		95.51
405-453 N Fielder Rd		76012	Community Center	1978		27,937		82.83
1118-1130 N Fielder Rd		76012	Community Center	1978		20,768		96.15
2344-2400 SE Green Oaks Blvd		76018	Neighborhood Center	1997		109,464		100
740-820 SW Green Oaks Blvd	Matlock Oaks Crossing	76017	Neighborhood Center	1988		86,777		78.28
4201-4261 W Green Oaks Blvd	Stanton Plaza I & II	76016	Neighborhood Center	1980		47,068		89.62
1551 Highway 287 N	Mansfield Pointe	76063	Neighborhood Center	2008		148,400		98.26
2051 Highway 287 N		76063	Power Center			70,000		

Building Address	Building Name	Zip	PropertyType	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased
936 N Hwy 287	Commons at Walnut Creek	76063	Neighborhood Center	2001		20,840		100
801-841 E Lamar Blvd	Parkway Central Center	76011	Neighborhood Center	1979		73,600		95.6
2150 E Lamar Blvd		76006	General Retail	2014		23,000		68.2
2851 Matlock Rd	Bldg 400-446	76063	Neighborhood Center	2001		40,027		94.84
1915 New York Ave	New York Park Plaza	76010	Neighborhood Center	1965		93,799		85.93
2208-2216 New York Ave		76010	Neighborhood Center	1973	2014	30,000		0
1501 Nolan Ryan Expy		76011	General Retail			75,000		
903-911 W Pioneer Pky	Ashbury Plaza	76013	Neighborhood Center	1972		32,850		100
1608-1664 Randol Mill Rd	Randol Mill West	76012	Neighborhood Center	1972	2001	35,761		100
2501 E Randol Mill Rd	Office Depot	76011	General Retail	1994		25,008		0
1701 W Randol Mill Rd	Fielder Plaza	76012	Community Center	1978	1990	99,267		81.96
143 Road To Six Flags	Lincoln Square West	76011	Neighborhood Center			87,163		
818 Secretary Dr	Pecan Plaza	76015	Strip Center	1978		24,200		100
401 Southwest Plz		76016	Community Center	1984	1997	142,074		99.37
5244 S State Highway 360	Lake Prairie Towne Crossing	75052	Power Center	2007		28,780		41.55
W Sublett Rd		76017	General Retail			45,000		
6220-6320 US 287 Hwy	Sublett Crossing	76001	Strip Center	2003		23,470		78.25
TOTALS/AVERAGES (ALL RETAIL)*				**1986**	**2002**	**29,138,613**	**$ 14.86**	**95.51**
Under Construction –orange						**16,307**		
Proposed – blue						**631,950**		

Source: CoStar and CDS Market Research; *Only retail spaces greater than 9,000sf are illustrated in the table however, the totals/averages reflect the whole market.

Consumer Buying Power

A critical factor in consideration for commercial/retail development is the buying power from the market area. EBI is roughly the level of disposable or expendable income after taxes from consumers in the market area.

Currently the CMA trade area households have a median effective buying power of $60,647 per household, which is quite moderate. As a comparison Tarrant County has an estimated median EBI of $63,658 and the DFW MSA has an average EBI of $67,552, both higher than the CMA.

Psychographic Analysis of Trade Area

Psychographic analysis is used to identify consumer segments and match retail demand categories in the trade area(s). CDS has broken down the market area resident population in the CMA utilizing a consumer segmentation methodology. This system is used to understand and profile the population in the market area for the purpose of targeting the largest consumer lifestyle segments. Every household is defined in terms of 66 demographically and behaviorally distinct groups. Specific lifestyle segments will be quantified and ranked for the trade area. The top segments are correlated to likes, dislikes and purchase behavior relative to retail goods and services.

CMA Households by Effective Buying Income

EBI Bracket	CMA
Total Households	**181,556**
Less than $15,000	10.75%
$15,000 to $24,999	10.80%
$25,000 to $34,999	13.45%
$35,000 to $49,999	17.41%
$50,000 to $74,999	20.49%
$75,000 to $99,999	13.27%
$100,000 to $124,999	5.99%
$125,000 to $149,999	3.44%
$150,000 to $199,999	2.50%
$200,000 to $249,999	0.46%
$250,000 to $499,999	1.24%
$500,000 or more	0.20%
2014 Estimated Median Household Effective Buying Income	$60,647
2014 Estimated Average Household Effective Buying Income	$47,919

Source: PCensus for Map Info, Version 8.05, Tetrad Computer Applications, Inc., 2015

The top five Prizm categories accounting for 37.87 percent of the CMA households are defined below and their general demographic and lifestyle traits follow.

PRIZM Household Segments

CMA – 2015 Households 181,556		
Households by PRIZM Segment	**Number**	**Share %**
13 Upward Bound	**20,496**	**11.29%**
More than any other segment, Upward Bound appears to be the home of those legendary Soccer Moms and Dads. In these small satellite cities, upscale families boast dual incomes, college degrees, and new split-levels and colonials. Residents of Upward Bound tend to be kid obsessed, with heavy purchases of computers, action figures, dolls, board games, bicycles, and camping equipment.		
34 White Picket Fences	**16,633**	**9.16%**
Midpoint on the socioeconomic ladder, residents in White Picket Fences look a lot like the stereotypical American household of a generation ago: young, upper-middle-class, and married with children. But the current version is characterized by modest homes and ethnic diversity, including a large number of Hispanic and African-American households.		
63 Family Thrifts	**12,045**	**6.63%**
The small-city cousins of inner-city districts, Family Thrifts contain young, ethnically diverse parents who have lots of children and work entry-level service jobs. In these apartment-filled neighborhoods, visitors find the streets jam-packed with babies and toddlers, tricycles and basketball hoops, Suzukis and Kias.		
44 New Beginnings	**9,857**	**5.43%**
Filled with young, single adults, New Beginnings is a magnet for adults in transition. Many of its residents are twentysomething singles and couples just starting out on their career paths--or starting over after recent divorces or company transfers. Ethnically diverse--with nearly half its residents Hispanic, Asian, or African-American--New Beginnings households tend to have the modest living standards typical of transient apartment dwellers.		
22 Young Influentials	**9,736**	**5.36%**
Once known as the home of the nation's yuppies, Young Influentials reflects the fading glow of acquisitive yuppiedom. Today, the segment is a common address for younger, middle-class singles and couples who are more preoccupied with balancing work and leisure pursuits and who live in apartment complexes surrounded by ball fields, health clubs, and casual-dining restaurants.		

Retail Establishments

According to Nielsen Business Facts, there are 19,261 business establishments in the CMA, 2,806 are retail related and 1,055 food related businesses. Average daytime population is 202,649 in the CMA.

CMA Retail Establishments

	NAICS Code	Total Establishments	Total Employees	Sales ($ Thousands)	Establishments with 100 or more Employees
Total Businesses	**All**	**19,261**	**202,649**	**$55,278,767**	**260**
Retail Trade	**44-45**	**2,806**	**31,886**	**$9,069,296**	**65**
Motor Vehicle and Parts Dealers	441	458	4,093	$2,167,284	7
Furniture and Home Furnishing Stores	442	136	1,033	$333,724	1
Electronics and Appliance Stores	443	212	1,832	$459,717	3
Building Material and Garden Equipment and Supplies Dealers	444	300	2,391	$787,899	7
Food and Beverage Stores	445	297	4,999	$1,387,921	22
Health and Personal Care Stores	446	277	2,008	$570,725	2
Gasoline Stations	447	95	447	$311,070	1
Clothing and Accessories Stores	448	318	2,395	$394,091	0
Sporting Goods, Hobby, Musical Instrument and Book Stores	451	141	1,416	$239,503	1
General Merchandise Stores	452	146	5,478	$1,289,813	16
Miscellaneous Store Retailers	453	348	2,787	$467,884	3
Nonstore Retailers	454	79	3,007	$659,666	2
Food Services and Drinking Places	722	1,055	18,408	$897,717	17
Daytime Population		**202,649**			

Daytime Population

To better understand and quantify local demand for various land uses, an analysis of the daytime population was performed, specifically identifying who is working in the targeted study areas. The Longitudinal Employer-Household Dynamic (LEHD), which is part of the US Census Bureau, produces data on the local area work force. The following table reveals certain characteristics relatively important in determining potential market support for various land uses and activities, as compared to employment located outside the CMA.

Based on 2013 estimates (the most recent available), there are 214,845 persons employed who live in the CMA and 155,516 (72.4 percent) of those work outside of the CMA. At the same time 119,239 persons are employed in the CMA who live elsewhere. Only 59,329 (27.6 percent) employed both live and work in the CMA. Retailers prefer to see more of the total employment stay in the CMA for the entire day and spend money.

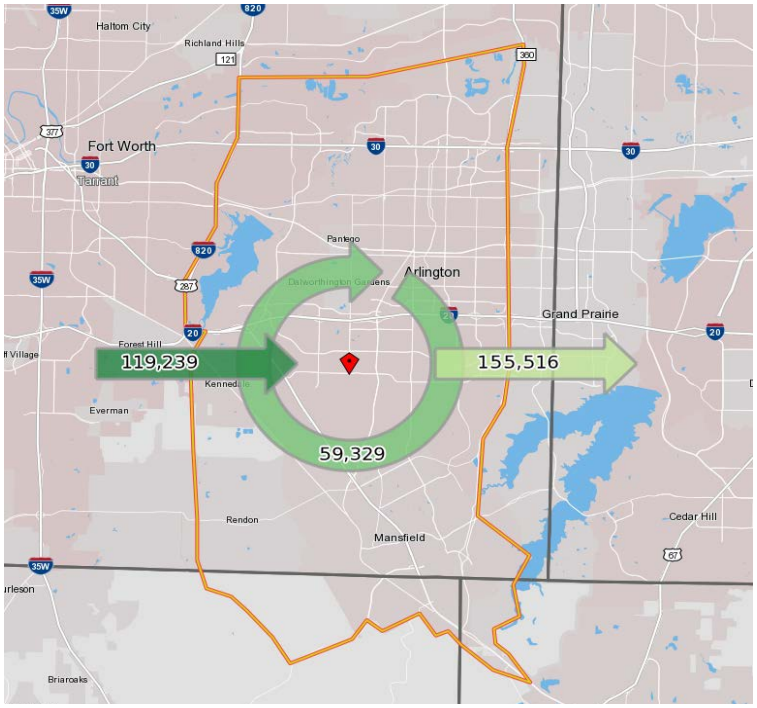
Employment Inflow-Outflow, 2013

Employment Inflow/outflow 2012*		
Employed Living in CMA	214,845	100.0%
Employed Working in CMA/Live Outside	119,239	66.8%
Net Employed Outflow	155,516	72.4%
Live and Work in CMA	59,329	33.2%

*2013 is latest data available from Bureau of the Census LEHD; updated 7/2015

Source: PCensus for MapInfo; Bureau of the Census LEHD; CDS Market Research

Employed Entering CMA – Employed Leaving CMA – Live and Work in CMA



Retail Sales Trends

CDS examined the performance of recent retail sales in the CMA using ZIP Codes 76001, 76002, 76006, 76010, 76011, 76012, 76013, 76014, 76015, 76016, 76017, 76018, 76019, 76060, 76063, and 76120.

Unfortunately, the ZIP Code level is the smallest geography to which the research effort for this study has access from the State Comptroller's office.

The ZIP Codes 76112, 76009, and 76084, extends well beyond the CMA boundaries and includes retail areas that would not be indicative of local area retail performance, so they were excluded from this analysis.

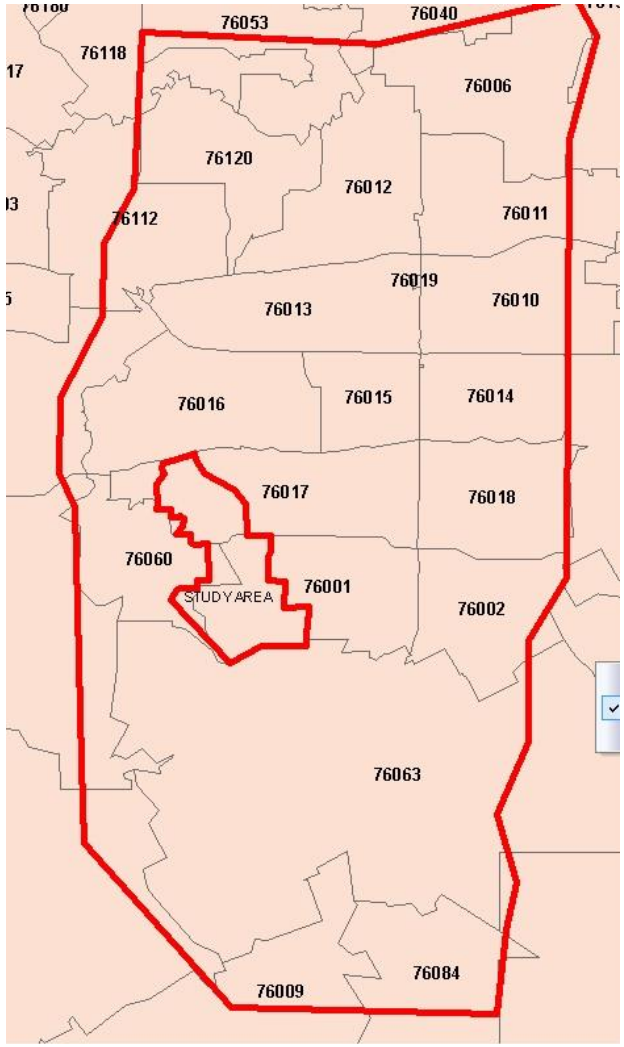
CDS used quarterly sales in seven selected key retail NAICS (North American Industrial Classification System) categories. The categories were selected because they are typical retail businesses and because they had the most significant levels of sales in the ZIP Code. The chart on the next page displays the results.

The analysis shows that Furniture and Home Furnishing sales in the CMA have generally been flat since 2009. All other categories of retail sales have increased since 2009 with the exception of Building Materials.

The recession which took hold in 2009 had a major impact on sales, as did the ensuing recovery.

General Merchandise dominate in sales within the CMA, including stores such as Walmart, Target, dollar stores. Food Services and Drinking Places (restaurants, bars) has the second highest sales followed closely by Food and Beverage stores (grocery stores). One other characteristic that is usual is that there is a spike in fourth quarter sales each year due to the Thanksgiving and Christmas holidays. This indicates that most such holiday-specific buying is occurring in the CMA.

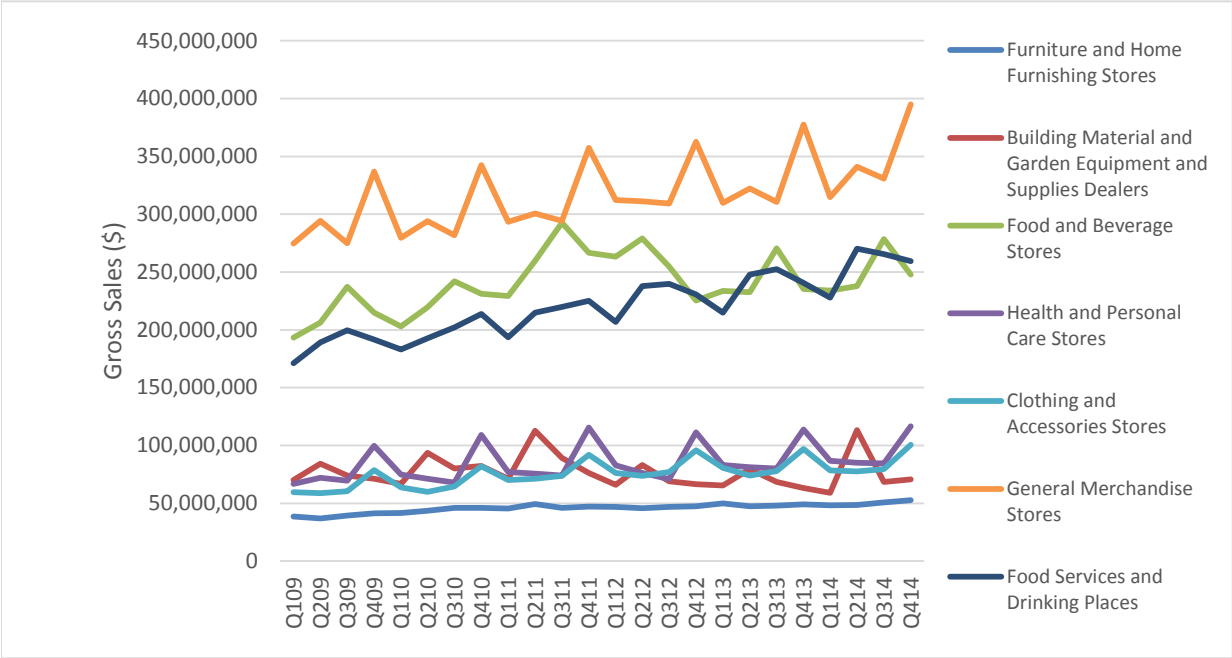
It is also notable that Food and Beverage spending has leveled off in recent years. There are two likely reasons: a lack of population growth and capture of grocery sales by General Merchandise stores such as Walmart and Target.



In contrast, spending at restaurants and bars continues to increase.

CMA Quarterly Historical Sales

By NAICS Industry Category of Establishments



Source: State of Texas, Office of the Comptroller; CDS Market Research

Retail Surplus/Leakage

The comparison of some categories presents a very superficial look at the potential retail leakages or surpluses. The aggregate expenditure estimates for the CMA are higher across the board with the exception of Food and Beverage Stores which includes grocery stores and convenience stores. This indicates that residents are shopping outside the CMA, thus there is leakage in the market.

The category representing the highest surplus is General Merchandise Stores followed by Food and Drinking Places. As previously noted, the surplus in General Merchandise may be related to the deficit in Food and Beverage, as Walmart, Target, and dollar stores capture a share of the grocery market.

Comparison of CMA 2014 Retail Sales with Expected Household Expenditures

BUSINESS CATEGORY DESCRIPTION	Estimated 2014 Sales	Aggregate Expenditure Estimate 2015	Surplus or (Leakage)
Furniture and Home Furnishings Stores	$200,432,426	$119,314,524	$81,117,902
Building Materials and Garden Equipment	$311,346,680	$106,064,453	$205,282,227
Food and Drinking Places	$1,023,045,792	$652,323,656	$370,722,136
Health and Personal Care Stores	$372,835,541	$341,307,977	$31,527,564
Clothing and Clothing Accessories Stores	$335,999,187	$315,760,629	$20,238,558
Food and Beverage Stores	$818,347,381	$998,036,379	($179,688,998)
General Merchandise Stores	$1,381,988,704	$739,388,050	$642,600,654

Sources: Texas Comptroller of Public Accounts for 4Q2014 Sales estimated to 4Q

PCensus for MapInfo for 2015 Estimated Aggregate Expenditures.

Estimating Supportable CMA Retail Space

Using a rough "rule of thumb" from the Dollars & Cents of Retail Shopping Centers, published by the Urban Land Institute, it is possible to estimate the net annual increase of retail space. According to that source, the average retail sales per square foot is approximately $300. Therefore the sales growth of retail sales of $463 million would equate to a demand, in the CMA, for 1,545,396 square feet of new retail space of all types over the next 5 years.

The following table represents the number of supportable new establishments that could likely succeed if there were no leakage of future expenditures from the Market Area.

Future Market Area Opportunity Analysis

Retail Store Type	CMA						
	2015 Aggregate Expenditures	2020 Aggregate Expenditures	Total Expected Sales Growth	Sales/SF	Additional SF of Demand	Sf/Store	Total # of New Stores
TOTAL SPECIFIED CONSUMER EXPENDITURES (CMA)	**$10,018,858,670**	**$10,722,735,046**					
All Retail Stores*	**$6,066,827,213**	**$6,530,445,896**	**$463,618,683**	**$300.00**	**1,545,396**		
Grocery Stores	$1,032,324,509	$1,111,798,806	**$79,474,297**	$472.63	**168,153**	44,094	4
Health & Personal Care Stores	$457,091,734	$503,768,868	**$46,677,134**	$429.47	**108,685**	13,078	8
Building Materials/Garden Equipment	$145,318,655	$164,454,638	**$19,135,983**	$388.65	**49,237**	116,826	0
Hardware Stores	$18,207,319	$20,591,590	**$2,384,271**	$144.44	**16,507**	6,561	3
Home Centers	$68,258,893	$77,167,321	**$8,908,428**	$388.65	**22,921**	3,700	6
General Merchandise Stores	$988,567,701	$1,108,145,710	**$119,578,009**	$169.10	**707,144**	8,000	88
Department Stores (exc. anchors)	$504,525,897	$569,797,147	**$65,271,250**	$243.25	**268,330**	20,000	13
Full-Service Restaurants	$169,844,288	$179,758,647	**$9,914,359**	$308.18	**32,171**	4,416	7
Fast Food Restaurants	$161,607,007	$170,555,923	**$8,948,916**	$246.32	**36,330**	1,710	21
Eating Places	$522,061,297	$555,122,452	**$33,061,155**	$289.57	**114,173**	4,416	26
Drinking Places	$13,992,478	$14,858,936	**$866,458**	$396.27	**2,187**	3,196	1

Retail Store Type	CMA						
	2015 Aggregate Expenditures	2020 Aggregate Expenditures	Total Expected Sales Growth	Sales/SF	Additional SF of Demand	Sf/Store	Total # of New Stores
Furniture Stores	$93,377,528	$103,320,079	**$9,942,551**	$263.98	**37,664**	7,360	5
Other Home Furnishing Stores	$68,768,092	$77,139,307	**$8,371,215**	$216.13	**38,732**	4,854	8
Household Appliance Stores	$21,412,301	$26,319,123	**$4,906,822**	$302.00	**16,248**	1,800	9
Radio/TV/Other Electronics Stores	$89,123,842	$122,649,114	**$33,525,272**	**$302.20**	**110,937**	3,655	30
Computer & Software Stores	$37,871,567	$50,765,499	**$12,893,932**	**$335.14**	**38,473**	2,277	17
Camera/Photographic Supply Stores	$7,869,923	$10,515,140	**$2,645,217**	**$629.81**	**4,200**	3,052	1
Clothing & Clothing Accessory Store	$422,513,270	$468,228,644	**$45,715,374**	$268.71	**170,129**	6,500	26
Clothing Accessory Stores	$6,699,686	$7,483,614	**$783,928**	$155.59	**5,038**	2,948	2
Shoe Stores	$64,062,537	$69,359,072	**$5,296,535**	$141.51	**37,429**	2,950	13
Jewelry Stores	$86,148,604	$99,345,270	**$13,196,666**	$317.37	**41,581**	1,494	28
Office Supplies & Stationery Stores	$21,416,439	$25,585,817	**$4,169,378**	$219.40	**19,004**	1,779	11
Gift, Novelty, & Souvenir Shops	$20,034,806	$22,597,402	**$2,562,596**	$145.43	**17,621**	4,000	4
Hobby, Toy, & Game Shops	$39,451,430	$44,366,083	**$4,914,653**	$194.92	**25,214**	1,700	15
Sew/Needlework/Piece Goods Stores	$9,571,689	$10,257,654	**$685,965**	$139.42	**4,920**	2,262	2
Florists	$53,343,583	$62,239,789	**$8,896,206**	$264.55	**33,628**	1,445	23
Book Stores	$56,692,941	$64,608,804	**$7,915,863**	$246.02	**32,176**	4,120	8
Sporting Goods, Hobby, Book & Music	$151,369,629	$180,045,912	**$28,676,283**	$220.60	**129,992**	4,000	32
Sporting Goods Stores	$53,617,902	$62,761,873	**$9,143,971**	$220.87	**41,400**	3,850	11
Luggage & Leather Goods Stores	$7,690,767	$9,812,678	**$2,121,911**	$245.69	**8,637**	1,485	6
Automotive Part, Accessories, & Tire	$57,424,226	$54,975,462	**($2,448,764)**	$172.90	**-14,163**	5,600	-3

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

General Merchandise Stores have the most potential for growth with an estimated 88 additional stores (8,000sf on avg.) supportable in the market by 2020. Sporting goods, hobby, book and music stores are the next highest in support with 32 at average size of 4,000sf, ollowed by eating places. Automotive parts, accessories, and tire stores are currently over supplied in the CMA.

Study Area Absorption

The majority of retail space in the study area is clustered around the I-20 corridor and Sublett Road. Approximately 3.4% of the retail supply in the CMA is located in the study area.

The previous example indicated that the CMA is projected to have retail sales growth of $463 million which would equate to a demand, in the CMA, for 1.5 million square feet of new retail space of all types over the next 5 years. However, an estimated 648,257sf is under construction or proposed which decreases the amount of projected development.

In our estimates, we will assume the study area could absorb 3% of the projected retail demand for the CMA or 26,914 square feet from 2015 to 2020, or 5,382sf annually. Assuming 7.6% increase in sales over the following two year periods (p.148), continued growth in the retail market at the conservative estimate of 97% for CMA and 3% for the study area over the next ten years would equate to an additional 49,904sf from 2021-2025.

The development schedule should be in three phases based on 5-year increments. The following is an example of the retail development phasing according to the above projections in employment.

Retail Tenants

Based on CDS experience, the retail space should be marketed to eating and drinking places, family entertainment such as Top Golf, Baseball Centers, and Music Venues to name a few.

Based on the opportunity analysis in this report, the area is lacking in general merchandise stores, sporting goods, hobby, book and music stores. There is also demand for additional grocery stores in the CMA. A grocery specialty store with either Aldi or Trader Joe's would be additional tenants to obtain.

Phasing of Development

	2016-2020	2021-2025	2026-2030
CMA 5-Yr Term	1,545,396	1,663,493	1,789,918
Less U/C and Proposed	-648,257		
Estimated SF	897,139	1,663,493	1,789,918
Study Area Absorption (3%)	26,914	49,904	53,697
Annual Absorption	5,382	9,980	10,739

Rental Rates

The study area average rents were at $15.43psf, NNN which is slightly higher than the overall CMA retail market ($14.86). The newer small retail in the CMA is proposing rents at $18psf. Rental rates closer to $15psf are appropriate for the study area in the opinion of CDS. Independent local businesses serving the area's moderate income population will generally prefer the lower-rent existing, if often aged, retail space in the area over more expensive newer space, which will attract the limited set of regional and national chains that target such demographics. Increasing population growth will help mitigate this situation over time as associated retail demand increases, along with the ability of local businesses to pay higher rents.

Conclusions: Opportunities and Constraints for Retail Uses in the 287 Corridor Study Area

The study area has been challenged for retail activity due to the development in Mansfield. Any new retail development has been focused on the intersection of 287, further south in Mansfield. The demographics of the Mansfield area more closely resemble the requirements of most retailers.

With the addition of the new Kroger into the study area at Sublett Road, additional development will be spurred. Development of retail and services will likely be restricted to local operations filling the immediate needs of the residents such as auto repair, food and drink, and services such as nails and hair salons.

In conclusion, careful tenant selection, combined with efforts to keep lease rates affordable, will help to curate a retail and dining environment that grows in value. Given that dining uses have become popular as retail anchors, CDS would suggest seeking out a café which can offer a reliable, moderately-priced but reasonable quality evening service in order to establish commercial activity after 5:00 p.m. While an independent business would be more distinctive, it may make better sense from a risk perspective to lease to a local or regional chain that has proven its capabilities.

Industrial Market

In the 1Q2015 Transwestern Outlook report net absorption of industrial space in the DFW market totaled over 5.9 million SF in Q1 2015, compared to 2.8 million SF in Q4 2014. Overall user demand continues its strong pace as the DFW economic climate remains healthy. The overall market vacancy rate rose slightly to 6.8%, from 6.7% as of year-end 2014. With the delivery of just over 5.1 million SF of new space to the market in Q1 2015, net absorption continues to slightly outpace new deliveries.

At the end of Q1 2015, 15.1 million SF of industrial space was under construction, a slight decrease from the 17.5 million square feet under construction as of year-end 2014, but overall a very active cycle. Deliveries for Q1 2015 totaled just over 5.1 million SF. South Dallas continues to lead the way in new construction, with 5.3 million SF currently underway, followed by the Northwest Dallas submarket at 5.0 million SF, the North Fort Worth submarket at 2.0 million SF and the Great Southwest submarket at 1.8 million SF.

The DFW industrial market is expected to continue to experience robust growth throughout 2015. Though construction levels remain high, vacancies remain below historic norms due to the economic stability throughout the DFW Metroplex and strong fundamentals of the overall marketplace.

Net absorption by sector

SECTOR	TOTAL SF Q1 2015
Dallas	3,431,000
Fort Worth/GSW	2,492,000
DFW Total	**5,923,000**

Q1 2015 Vacancy by sector

SUBMARKET	DIRECT	OVER ALL
Dallas	7.4%	7.6%
Fort Worth/GSW	5.2%	5.2%
DFW Total	**6.6%**	**6.8%**

CMA Industrial Market

The Arlington/Mansfield submarket includes the CMA. As seen in the table below from Transwestern, the vacancy is at 4.0% with positive net absorption of 331,277 square feet in 2014 with 153,000 square feet of warehouse/distribution space under construction. The submarket includes 23,731,500 square feet or 8.7% of the total Fort Worth market.

CMA Submarket

SUBMARKET	Q1 2015 INVENTORY	Q1 2015 DIRECT VACANCY AVAILABLE	Q1 2015 TOTAL SF AVAILABLE	2014 TOTAL AVAILABLE	Q1 2015 TOTAL AVAILABLE	Q1 2015 UNDER CONSTRUCTION	2012 NET ABSORPTION	2013 NET ABSORPTION	2014 NET ABSORPTION	Q1 2015 NET ABSORPTION
Arlington/Mansfield										
Flex/High-Tech	4,303,092	587,339	587,339	13.1%	13.6%				226,130	(23,000)
Manufacturing	863,923	225	225	0.0%	0.0%				60,000	0
Warehouse/Distribution	18,564,485	355,758	355,758	2.0%	1.9%	153,000			45,147	22,000
Total – Arlington/Mansfield	**23,731,500**	**943,322**	**943,322**	**4.0%**	**4.0%**	**153,000**	**979,797**	**432,864**	**331,277**	**(1,000)**
East Fort Worth										
Flex/High-Tech	5,013,656	179,796	179,796	3.6%	3.6%				44,724	2,000
Manufacturing	1,192,088	39,510	39,510	3.4%	3.3%				(36,510)	2,000
Warehouse/Distribution	18,772,232	1,246,872	1,246,872	6.7%	6.6%	3,200			(499,196)	15,000
Total – E Fort Worth	**24,977,976**	**1,466,178**	**1,466,178**	**5.9%**	**5.9%**	**3,200**	**40,923**	**145,515**	**(490,982)**	**19,000**
TOTAL – Fort Worth	**271,204,915**	**14,112,474**	**14,155,943**	**5.2%**	**5.2%**	**5,504,428**	**4,806,807**	**6,555,757**	**5,941,438**	**2,492,000**

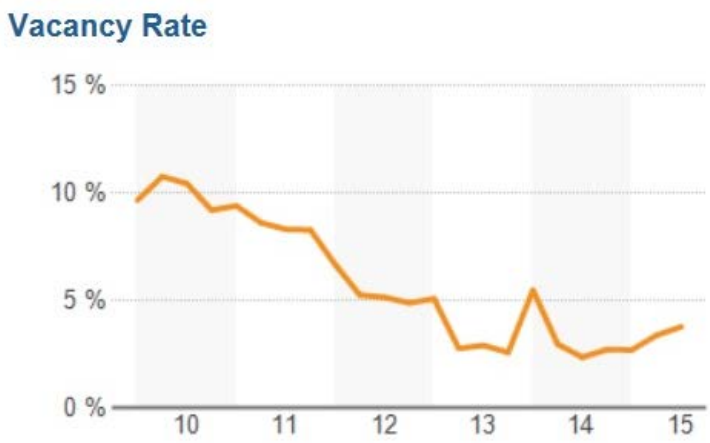
Source: Transwestern 1Q2015 Industrial Outlook

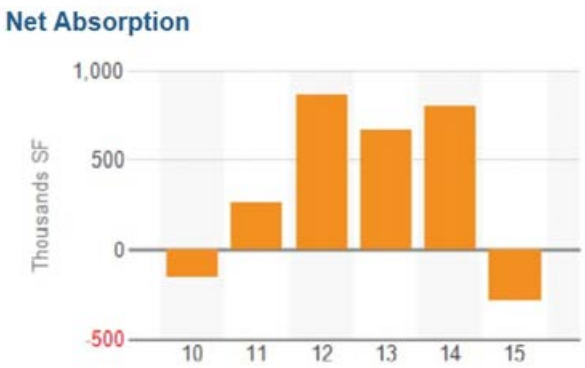
According to CBRE, on average rental rates in the DFW market for industrial space is at $4.11psf while flex space is asking $8.25psf. The Great SW/Arlington sub-market is asking $4.23psf and $6.39psf respectively.

The CMA includes 22,394,281 square feet of industrial space within 745 buildings. As shown, vacancy has declined from 2010 to 2013, took a turn up in mid-2013, fell in 2014 and is on the rise again. Rental rates have been volatile during the same time period, ranging from $4.00 to $4.60psf. The overall vacancy is at 3.8% with rental rates at $4.14psf.

Construction deliveries over the past 20 years was strong from 1995 to 2004. In 2009 and 2014 over 800,000sf was delivered into the CMA.

Absorption has been positive in four out of the six years represented in the graph below. The 1Q2015 shows a negative absorption due to new construction.





The following is a list of industrial properties in the CMA. *The listings shaded purple indicate buildings that are part of the 287 Corridor Study Area. The properties in orange are under construction and the blue are proposed*.

CMA Industrial Market

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
100 N Highway 287		76063	1998		55000	-	100	
100 S Mitchell Rd		76063	1994		189580	-	100	
1000 Eden Rd		76001	1999		180000	-	100	
1000 Enterprise Pl		76001	1986		27375	-	100	
1000 Harrison Ave	Building 1	76011	1966		4600	-	100	
1000 S Main St		76063	1996		20000	-	100	
1000-1008 N Commercial Blvd		76001	1980		36000	-	100	
1001 Enterprise Pl		76001	1989		12000	-	100	
1001 N Commercial Blvd		76001	1979		21240	-	100	
1001 S Commercial Blvd		76001	1999		13000	-	100	
1002 Harrison Ave	Building 2	76011	1966		7540		76.92	
1002 S Main St		76063	1999		25000	-	100	
1003 Magnolia St		76063	1985		9290	-	100	
1004 Harrison Ave	Building 3	76011	1966		13400	-	100	
1005 S Commercial Blvd		76001	1984		15000	-	100	
1006 Harrison Ave	Building 4	76011	1985		20442	-	100	
1006-1008 W Main St		76013	1968		5270	-	100	
1007 Enterprise Pl		76001	1986		14000	-	100	
1007 N Commercial Blvd		76001	1986		18000	-	100	
1009 Commercial Blvd S		76001	1986		24688	-	100	
1009 Enterprise Pl		76001	1984		18000	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
1009-1011 Commercial Blvd	Arlington South Business Park	76001	1978		28055	-	100	
101 Regency Pky		76063	2004		60000	-	100	
101 Sentry Dr	Valley Roller Company	76063	1999		25000	-	100	
1010 Commercial Blvd S		76001	1981		47500	-	100	
1011 Enterprise Pl		76001	1994		14000	-	100	
1012 Commercial Blvd N		76001	2000		4690	-	100	
1012 W Harris Rd		76001	1994		10000	-	100	
1014 Commercial Blvd N		76001	1986		12000	-	100	
1015 Harrison Ave		76011	1957		13695	-	100	
1016 Harrison Ave	Building 6	76011	1966		4425	-	100	
1016 W Harris Rd		76001	1988		39800	-	100	
1018 Harrison Ave	Building 5	76011	1966		8000		81.25	
1018 N Commercial Blvd		76001	1979		13850	-	100	
102 S Oak St		76010	1968		10000	-	100	
102 Sentry Dr		76063	1984		135182	$ 3.55	0	
1020 Eden Rd		76001	2001		60690	-	100	
1020 Harrison Ave		76011	1953		12000	-	100	
1021 E Dallas St	Bryne Brothers Foods Inc	76063	1979		35940	-	100	
1021 N Commercial Blvd		76001	1982		20000	-	100	
1021 S Handley Dr		76112	1965		29700	-	100	
1023 S Commercial Blvd		76001	1987		42000	-	100	
1027 N Commercial Blvd		76001	1978		20618	-	100	
103 Sentry Dr		76063	1979		54025	-	100	
1030 N Commercial Blvd		76001	1979		100000	-	100	
1031 N Commercial Blvd		76001	1981		20000	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
1036 Mansfield Cardinal Rd		76060	1950	2007	1590	-	100	
104 E Broadway St		76060	1950		22975		100	
104 Gay St		76010	1978		10000	-	100	
104-142 S Collins St		76010	1980		31112	-	100	
105 Gay St		76010	1957		11245	-	100	
105 Sentry Dr	Aztec Trailer Sales Inc	76063	1979		26200	-	100	
1050-1054 S 2nd Ave		76063	2002		12000	-	100	
106 Industrial Blvd		76063	1970		6160	-	100	
106 Sentry Dr		76063	1978		10000	-	100	
108 E Broadway St		76060			23685	-	100	
110 Sentry Dr	NIX Electric Company	76063	1977		21600	-	100	
1100 Eden Rd	Light Gauge Solutions	76001	2014		55632	-	100	
1100 Harrison Ave		76011	1966		38000	$ 3.50	100	
1100-1104 Rosser St		76112	1994		32000	-	100	
1101 Harrison Ave	Car Club	76011	1975		18756	-	100	
1101 Heritage Pky	Interstate Trailers	76063	1932		100000	-	100	
1102 Enterprise Pl		76001			4300	$ 13.95		
1103 Dan Gould Dr		76001	1980		13840	-	100	
1104 S Commercial Blvd		76001	1980		10000	-	100	
1105 Colorado Ln	Building E	76015	1980		9481	-	100	
1105 Colorado Ln	Building A	76015	1980		9999	-	100	
1105 Colorado Ln	Building F	76015	1980		4805	-	100	
1105 Colorado Ln	Building C/ H	76015	1980		27526	$ 4.50	94.87	
1105 Colorado Ln	Building B	76015	1973		11037	-	100	
1105-1115 Colorado Ln	Building D/ J	76015	1980		18805	$ 4.50	87.32	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
1106 Commercial Blvd N		76001	1979		22000	-	100	
1107 N Commercial Blvd		76001	1975		24500	-	100	
1108 Enterprise Pl	Sun Roller	76001	1986		70000	-	100	
1108 Harrison Ave		76011	1984		15250	-	100	
1108 W Division St		76012			4314	-	100	
1109 Harrison Ave		76011	2000		128	-	100	
1109 W Mayfield Rd		76015			1500	-	100	
111 Industrial Blvd		76063	1995		12000	$ 3.75	50	6000
111 Industrial Blvd	Bldg. 201	76063	2005		12225	$ 3.75	49.24	6205
111 Walnut St		76063	1950		5000	-	100	
1110 Eden Rd		76001	1999		60690	-	100	
1110 W Harris Rd		76001	1985		35000	$ 6.07	90.29	
1111 Mineral Springs Rd	B1	76001	1978		12600	-	100	
1111 N Commercial Blvd	Texas Mold Products	76001	1978		20000	-	100	
1111 W Abram St		76013	1972		44827	-	100	
1111 W Main St	1111 Main	76013	1984		5202	-	100	
1111 W Mayfield Rd	Building A	76015	2009		3600	-	100	
1114 W Harris Rd	Arlington South	76001	1984		37400	-	100	
1115 Colorado Ln	Building K	76015	1980		8005	-	100	
1115 Colorado Ln	Building L	76015	1980		8679	-	100	
1115 Colorado Ln	Building I	76015	1977		8376	$ 4.50	77.05	
1115 Colorado Ln	Building G	76015	1980		12921	-	100	
1115 S Commercial Blvd		76001	1981		20000	-	100	
1115 Sturgeon Ct		76001	2009		36000	-	100	
1116 Enterprise Pl		76001	1989		13500	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
1116 Harrison Ave		76011	1980		8400	-	100	
1117 Colorado Ln		76015	1970		8864	-	100	
1117 E Abram St		76010			8356	-	100	
1117 Harrison Ave		76011	1973		16000	-	100	
1117 W Mayfield Rd		76015	1960		32196	-	100	
1117A E Mansfield Hwy		76060	1967		25000	-	100	
1117B E Kennedale Pky		76060	1975		52450	-	100	
1118 Enterprise Pl		76001	1989		14670	-	100	
1118 N Commercial Blvd		76001	1979		20144	-	100	
1118 W Harris Rd	Arlington South	76001	1984		39401	$ 5.00	61.93	
1119 S Commercial Blvd		76001	1979		10000	-	100	
1119-1121 Colorado Ln	Colorado Lane Warehouse Offices	76015	2009		13302	-	100	
1120 Colorado Ln		76015	1962		6144	-	100	
1120 Eden Rd		76001	1999		61237	-	100	
1120 Enterprise Pl	Reyer Morrison	76001	1984		20000	-	100	
1121 Sturgeon Ct		76001	2003		30134	$ 6.25	83.33	
1125 Colorado Ln		76015	1978		21500	-	100	
1125 Coping Ln	Atra	76017	1979		12500	-	100	
1125 Mineral Springs Rd		76001	1969		8000	-	100	
1129 Colorado Ln		76015	1978		10753	-	100	
1133 W Main St		76013	1978		7979	-	100	
1135 W Mineral Springs Rd	Star Telegram	76001	1960		15000	-	100	
114 Fairview St		76010	2001		5600	-	100	
114-116 E Stadium Dr		76010	1971		14400	-	100	
115 Luttrell St		76010	1973		15000	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
115 S Bowen Rd		76012	1983		42212	-	100	
1150 E Mansfield Hwy		76060	1980		60000	-	100	
117 Depot St		76063	1985		2997	-	100	
1170 E Mansfield Hwy		76060			12000	-	100	
11733 E Fm 917		76009	1995		6750	-	100	
1184 W Corporate Dr		76006	1982		53888	-	100	
1185 Corporate Dr W		76006	1979		50265	$ 3.85	49.81	
119-121 Fairview St		76010	1966		15271	-	100	
11917 FM 917		76009	2002		12000	-	100	
1197 Sturgeon Ct		76001	2006		22249	-	100	
120 Fairview St		76010	1970		16346	-	100	
120 Industrial Ct		76060	1978		4684	-	100	
120 Luttrell St		76010	1995		17500	-	100	
1200 E Mansfield Hwy		76060	1973		10500		0	
1200 Gambrel Rd	I-20 Service Center	76014	2005		53586	-	100	
1200 N Commercial Blvd	United Covers	76001	1978		12800	-	100	
1200 S Commercial Blvd		76001	2000		22823	-	100	
1201 E Mansfield Hwy		76060			6910	-	100	
1201 S 2nd Ave		76063			18000	$ 6.00		
1201 S Commercial Blvd		76001	1981		8000	-	100	
1201 Sturgeon Ct		76001	2003		28576	-	100	
1202 Antler Dr		76063	1977		17700	-	100	
1202 W Arkansas Ln		76013	1975		35040	-	100	
1203 S Second Ave		76063	1997		20000	-	100	
1204 Colorado Ln		76015	1973		32108	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
1205 N Commercial Blvd		76001	1975		55853	-	100	
1205 Sturgeon Ct		76001	2000		27000	-	100	
1206 Antler Dr		76063	1977		25000	$ 5.50	100	
1206 California Ln		76015	1983		16307	-	100	
1206 Colorado Ln		76015	1982		10000	-	100	
1206 Colorado Ln		76015	1973		7551	-	100	
1206 Colorado Ln		76015	1982		10273	-	100	
1206 Colorado Ln		76015	1982		10413	-	100	
1206 W Harris Rd		76001	1980		7500	-	100	
1208 Commercial Blvd N		76001	1995		22200	-	100	
1208 S Commercial Blvd		76001	1998		32768	-	100	
1208 W Harris Rd		76001	1979		10000	-	100	
1209 Sturgeon Ct		76001	2001		25849	-	100	
121 Luttrell St		76010	1970		10000	-	100	
1212 Colorado Ln		76015	2011		5000	-	100	
1212 Harrison Ave		76011	1976		16000	-	100	
1213 Colorado Ln		76015			2827	-	100	
1213 Harrison Ave		76011	1961		8400	-	100	
1215 Harrison Ave		76011	1978		18300	-	100	
1216-1288 W Arkansas Ln		76013	1969		148920	$ 5.42	96.98	
1217 W Corporate Dr		76006	1974		32637	-	100	
1218 Colorado Ln		76015	1980		25218	-	100	
1218-1220 E Corporate Dr		76006	1974		48295	$ 3.75	100	
1219 Colorado Ln	Building B	76015	1980		4200	-	100	
1219 Colorado Ln	Building C	76015	1985		4200	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
1219 Colorado Ln	Building A	76015	1985		4200	-	100	
1221 California Ln		76015	1980		21632	$ 7.56	82.9	3700
1221 W Nathan Lowe Rd	Cyco Mfg Co	76017	1978		10000	-	100	
1222 W Corporate Dr		76006	1979		19200	$ 6.38	83.33	
1223 Colorado Ln		76015			9644	-	100	
1224 W Corporate Dr		76006	1981		19200	$ 6.00	92.75	
1227 W Corporate Dr		76006	1981		55000	-	100	
1228 Rosser St		76112	1980		13500	-	100	
1229 Colorado Ln	100-105	76015	1980		4340	-	100	
1266 Lakeview Dr		76065	1991		21163	-	100	
1275 N Main St		76063			33250	$ 6.13	91.88	
128 Fairview St		76010	1944		14320	-	100	
1300 Fort Worth St	Americhem Inc	76063	1979		20400	-	100	
1300 Heritage Pky		76063	1998		128094	-	100	
1309 Knight St		76015	1979		10000	-	100	
1310 Knight St		76015	1969		11090	-	100	
1310 S Highway 287		76063	2001		20069	-	100	
1313 Knight St		76015	1978		8000	-	100	
1315 Knight Ave		76015	1978		8400	-	100	
1327 Abram St		76010	1966		8994	-	100	
1330 S Highway 287		76063	1975		2400	-	100	
1341 S Highway 287		76063	1989		30000	-	100	
134-136 Browning Dr		76010	1957		10880	-	100	
137 Fairview St	Sodd Electric Co	76010	1968		7000	-	100	
1375 Gilman Rd		76140			10000		100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
1401 E Dallas St		76063	1973		60936	-	100	
1441 Heritage Pky	Universal Air Conditioner	76063	2007		200000	-	100	
1451 Heritage Pky	KMP Inc - Building 200	76063	2015		3000	-	100	
1451 Heritage Pky	KMP Inc - Building 300	76063	2015		5600	-	100	
1500 E Broad St		76063	1969		85200	-	100	
1500 E Dallas St		76063	1973		57312	-	100	
1500 Heritage Pky		76063	2001		23000	-	100	
1501 E Bardin Rd		76018	1997		90000	-	100	
1501 E Dallas St		76063	1973		49880	-	100	
1501 Heritage Pky		76063	2001		32700	-	100	
1502 Highway 157	#26	76063	1994		49330	-	100	
1551 Heritage Pky		76063	2003		32700	-	100	
1580 N Highway 157		76063	1987		63248	-	100	
1606 Industrial Ct		76011	1971		7000	-	100	
1610 Industrial Ct		76011	1970		17500	-	100	
1628 E Square St		76120	2003		3080	-	100	
1701 W Division St		76012	1969		10200	-	100	
1708 S Peyco Dr		76001	1971		30000	-	100	
1709 N Peyco Dr		76001	1971		24000	-	100	
1709 W Division St		76012	1970		10200	-	100	
1712 S Peyco Dr		76001	1972		30000	-	100	
1715 N Peyco Dr		76001	1971		24000	-	100	
1717 E Loop 820		76112	1968		1694	-	100	
1717-1719 W Division St		76012	1965		12541	-	100	
1725-1731 W Division St	SPI Systems	76012	1972		10200	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
1741 Commerce Dr	Apex Sports Center	76063	2003		28080	$ 6.25	64.39	
1800 Lone Star Rd		76063	2001		10300	-	100	
1800 S Peyco Dr		76001	1971		26000	-	100	
1801 S Peyco Dr		76001	1971		14077	-	100	
1803 N Peyco Dr		76001	1971		12000	-	100	
1804 N Peyco Dr		76001	1971		20000	-	100	
1805 S Peyco Dr		76001	1971		14450	-	100	
1808 E Division St		76011	1980		10000	-	100	
1808 N Peyco Dr		76001	1970		30000	-	100	
1809 S Peyco Dr		76001	1971		14000	-	100	
1811 N Peyco Dr		76001	1971		12000	-	100	
1841 W Division St	Unclaimed Freight Co	76012	1970		40000	-	100	
1900 E Division St		76011	1980		29650	-	100	
1900 S Peyco Dr	Redneck Trailer Supplies	76001	1986		21000	-	100	
1900-1908 Exchange Dr	Exchange Duplex	76011	1972		51300	-	100	
1901 E Loop 820 S	Fort Worth Tower Co	76112	1975		50000	-	100	
1901 Lone Star Rd		76063	1954		12000	-	100	
1901 S Peyco Dr		76001	1971		14000	-	100	
1901 Southeast Pky		76018	1985		15000	$ 7.18	98.5	4725
1902 N Peyco Dr		76001	1971		17500	-	100	
1903 Exchange Dr		76011	1973		59400	-	100	
1903 N Peyco Dr		76001	1971		3960	-	100	
1904 Parker Rd		76012	1967		10000	-	100	
1906 Lone Star Rd	Property #44	76063	2002		12000	-	100	
1907 Peyco Dr S		76001	1971		50336	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
1908 S Peyco Dr		76001	1971		31800	-	100	
1912 S Peyco Dr		76001	1971		22150		100	
1915 N Peyco Dr		76001	1971		47400	-	100	
1915-2015 Meridian St	AbitibiBowater Recycling Plant	76011	1974		114688	-	100	
1916 Lone Star Rd	Property #16	76063	2007		13125		0	
1916 N Peyco Dr		76001	1971		32640	-	100	
1922 W Pioneer Pky		76013	1970		19610	-	100	
1924 W Pioneer Pky		76013	1976		13000	-	100	
1925 W Pioneer Pky		76013	1964		13800	-	100	
2000-2008 Exchange Dr	Spring Mills	76011	1972		52827	-	100	
2001 W Mayfield Rd		76015	1976		28500	-	100	
2001 W Pioneer Pky	Leonards Farm Store	76013	1970		20500	-	100	
2001-2023 Exchange Dr	GSW Distribution Center 18	76011	1972		147840		66.67	
2002 W Pioneer Pky	Anton Cabinets	76013	1976		13000	-	100	
2019-2025 Meridian St	Meridian	76011	1980		72072	-	100	
202 Sentry Dr		76063	1978		25000	-	100	
2020 W Division St	Texas Steel	76012	1954		40000	-	100	
2020-2024 Exchange Dr	GSW Distribution Center 112	76011	1979		36531	-	100	
2025 S Cooper St		76010	1955		16614	-	100	
2025 S Cooper St	National Advertising Specialty Co.	76010	1975		25000	-	100	
204 S 6th Ave	Chem-Guard	76063	1992		24000	-	100	
204 Sentry Dr		76063	1977		10800	-	100	
206 Sentry Dr	Avcom Technologies Inc	76063	1975		15300	-	100	
2069 Fm-1187		76063	1985		24000	-	100	
208 Sentry Dr		76063	1979		30880	$ 5.50	67.62	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
2090 N Highway 157	Bldg 102 (C)	76063	1979		5000	-	100	
2090 N Highway 157	Bldg 101	76063	1979		17600	-	100	
210 E North St		76011	1970		7790	-	100	
2100 Design Rd	Southridge One - Bldg A	76014	2000		249600	-	100	
2100 W Pioneer Pky		76013	1980		33959	-	100	
2101 Design Rd	Arlington Tech Center	76014	1999		201600	-	100	
2101 Duluth Dr		76013	1977		15377	-	100	
2101 FM 1187	Bldg 1	76063	1988		78000	-	100	
2101-2115 Exchange Dr	GSW Distribution Center 19	76011	1972		141616	-	100	
2108-2116 Exchange Dr		76011	1972	2010	74815	-	100	
2112 E Randol Mill Rd		76011	1983		40300	-	100	
2112 W Division St		76012	1972		58241	-	100	
2115 E Randol Mill Rd		76011	1989		182630	-	100	
2115 FM 1187	Building 1	76063	2001		78000	-	100	
2117 Roosevelt Dr	Gardens Ind Park Addn	76013	1975		29840	-	100	
2118 S Bowen Rd		76013	1964		20406	-	100	
2125-2127 Exchange Dr		76011	1982		60500	$ 3.50	49.99	
2135 Webb Lynn Rd		76002	1985		7500	-	100	
214-216 E Kennedale Pky		76060	1950		4764	-	100	
2155 FM 1187		76063	1988		53300	-	100	
220 Airport Dr		76063	2008		49700	-	100	
2200 Heritage Pky	Pier One Distribution Center	76063	1988		460000	-	100	
2200 Smith Barry Rd	BLDG II	76013	1974		5304	-	100	
2200-2202 E Randol Mill Rd		76011	1977		86800	-	100	
2201 Arlington Downs Rd		76011	1974		19600	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
2201 Heritage Pky		76063	2011		33610	-	100	
2201 Highway 1187		76063	2013		6207	-	100	
2201 Raper Blvd		76013	1980		12000	-	100	
2202 Raper Blvd		76013	1982		8000	-	100	
2203 Webb Lynn Rd		76002	1985		24000	-	100	
2204 Raper Blvd		76013	1973		12000	-	100	
2211 Duluth Dr		76013	2004		19600	-	100	
2212-2222 Commerce Dr		76011	1973		35000	-	100	
2214 FM 1187	Bldg 6	76063	2002		7800	-	100	
2214 FM 1187	Building 5	76063	1984		35200	-	100	
2214 FM 1187	Bldg #9	76063	1999		11200	$ 4.40	100	
2214 Highway 1187	Building 4	76063	1987		6000	-	100	
2220 Duluth Dr		76013	1974		22442	-	100	
2223 Webb Lynn Rd		76002	1985		15000	-	100	
2224 E Randol Mill Rd	Randol Mill Distribution Center	76011	1974		88000	-	100	
2224-2234 Commerce Dr	Warehouse Center	76011	1975		35000	-	100	
2230 Avenue J		76006	1992		131040	-	100	
2250 E Bardin Rd		76018			644280			
2251 E Division St		76011	1981		60500	$ 3.75	100	
2257 Commerce Dr		76011	1972		313091	-	100	
2301 Raper Blvd		76013	1978		10550	-	100	
2301-2303 Centennial Dr	Bldg 208	76011	1978		103500	-	100	
2306 Superior Dr		76013	2000		12060	-	100	
2310 Superior Dr		76013	1981		9720	-	100	
2311 Michagan Ct		76016	2011		23750	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
2313 Michigan Ct		76016	2005		3200	-	100	
2320 Superior Dr		76013	1981		7477	-	100	
2321 Michigan Ct	The Personal Touch Mailing Service	76016	1988		3500	-	100	
2345 S 2nd Ave		76063	2004		12000	-	100	
2400 Centennial Dr	Flex-N-Gate Corporation	76011	1988		186344	-	100	
2400 Chambers St		76084	1999		15288	-	100	
2401 FM 917		76063	2000		12000	-	100	
2401 S 2nd Ave	Bldg 1	76063			12000	-	100	
2401-2407 Centennial Dr	Building 209	76011	1977		112470		73.22	
2404 Superior Dr		76013	1984		13000	-	100	
2408 Superior Dr	Superior Drive Warehouse	76013	1985		9126	-	100	
2410 Superior Dr		76013	1985		5856	-	100	
2410 W Division St	Master Fibers	76012	1959		81447	-	100	
2411 FM 917		76063	2001		12000	$ 5.00	58.33	
2420 Superior Dr		76013	1979		10000	-	100	
2423 W Division St		76012			5000	-	100	
245 S 6th Ave		76063	1996		9890	-	100	
2460 Hwy 287		76063	1979		10000	-	100	
2500 E Mayfield Rd	Bldg 1	76014	2002		65088	-	100	
2500 US Highway 287		76063	1986		7500	-	100	
2500 W Pioneer Pky		76013	1962		4000	-	100	
2515 Miller Ln		76013	1985		10800	-	100	
2525 E Abram St	General Motors Assembly Plant	76010	1982		3248485	-	100	
2525 E Abram St	General Motors Assembly Plant Expansion	76010	2020		1140000	-	100	
2526 Mayhugh Ct		76015			3257	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
2528-2530 S Cooper St		76015	1972		22216	-	100	
2532 S Cooper St		76015	1972		34430	-	100	
2550 Highway 287 N		76063	1983		8750	-	100	
2560 Highway 287 N		76063	1983		12000	-	100	
2611 Colorado Cir		76015	1965		33400	-	100	
2621 S Cooper St	B & D Manufacturing	76015	1970		26000	-	100	
2626 Colorado Cir		76015	1963		7515	-	100	
2628 Colorado Cir		76015	1985		20050	-	100	
2640 Corzine Dr		76013	1965		6040	-	100	
2701 E Loop 820 S		76119	1979		20000	-	100	
2701 Turner Warnell Rd		76001	1982		9882	-	100	
2701 W Pioneer Pky		76013	1978		15000	-	100	
2706 W Pioneer Pky		76013	1984		11144	-	100	
2710 W Division St		76012	1982		12000	-	100	
2729 E Loop 820		76112	1975		21285	-	100	
2732 W Division St		76012	1960		800		0	
2750 N Main St		76063	1984		6500	-	100	
2753 N Main St		76063	1955		6650	-	100	
2800 W Division St		76012	1955		77895	-	100	
2805 W Arkansas Ln	Building B	76016	2005		10000	$ 10.67	82	
2805 W Arkansas Ln	Building A	76016	2005		9000	-	100	
2805 W Arkansas Ln	Building C	76016	2005		10000	-	100	
2828 W Division St		76012	1960		5140	-	100	
2833 S Cravens Rd		76119	1976		10800	-	100	
2850 N Main St		76063	1979		15000	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
2880 W Arkansas Ln	Building C	76016	2004		9508	-	100	
2880 W Arkansas Ln	Building A	76016	2005		2000	-	100	
2880 W Pioneer Pky	Building B	76013	2005		8000	-	100	
2899 W Pioneer Pky		76013	1969		7860	-	100	
2901 S Cravens Rd		76119	1972		15000	-	100	
2901 W Pioneer Pky	Classic Shutter Company	76013	1969		35000	-	100	
2905-2911 S Cravens Rd	Clark Louver Co	76119	1977		18000	-	100	
291 Stephens St		76018	2010		15638	-	100	
2918 S Cooper St	Building A	76015	1979		9204	-	100	
2918 S Cooper St	Building B	76015	1979		9581	-	100	
2918 S Cooper St	Building C	76015	1979		9956	$ 4.50	100	
2918 S Cooper St	Building D	76015	1979		10999	$ 4.50	85.06	
2918 S Cooper St	Building E	76015	1979		11085	$ 4.50	87.16	
2918 S Cooper St	Building F	76015	1979		10991	$ 4.50	82.96	
2921 S Cooper St		76015	1978		48160	-	100	
2935 W Division St	NationsRent	76012	1980		18850	-	100	
300 Front St		76011			13380	-	100	
300 Industrial Dr		76063	1983		24938	-	100	
300 S 6th Ave	Para Chem	76063	1988		26300	-	100	
3001 Turner Warnell Rd		76001	2004		15423	-	100	
300-400 S Wisteria St		76063	1985		41000	-	100	
3008 Pleasant Valley Ln		76015	1983		9600	-	100	
301 E Stephens St	Bldg 6	76018	1989		32340	$ 4.25	70.25	
301 S 6th Ave		76063	1996	1999	34420	-	100	
307 N Bowen Rd		76012	1965		15810	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
307 West Fork Dr		76012	1973		7400	-	100	
307-317 Parker Rd		76012	1980		9000	-	100	
308 West Fork Dr		76012	1985		5000	-	100	
3100 Pleasant Valley Ln		76015	1983		8095	-	100	
3100 W Division St		76012	1976		46000	-	100	
3101 N Main St		76063	1986		7500	-	100	
3101 W Pioneer Pky	Breaker Broker	76013	1971		12000	-	100	
3103 W Pioneer Pky		76013	1971		8000	-	100	
3104 W Division St		76012	1960		20000	-	100	
311 N East St		76011	1963		6440	-	100	
311 West Fork Dr		76012	1976		7457	-	100	
3111 W Division St		76012	1971		8750	-	100	
312 West Fork Dr		76012	1985		5000	-	100	
314 Exchange Dr		76011			9300	-	100	
3145 N Main St		76063	1950		10000	-	100	
3149 Major St		76112	1978		11200	-	100	
3150 Major St		76112	1977		20000	-	100	
3152 Major St		76112	1977		20000	-	100	
316 W Fork Dr		76012	1981		6000	-	100	
3161 Major St		76112	1978		13557	-	100	
318 W Main St	Curtis Building	76010	1965		7960	$ 14.00	87.19	
318 West Fork Dr		76012	1981		5000	-	100	
3200 S Cravens Rd	Building 1	76119	1974		18300	-	100	
3201 E Loop 820 S		76119	1970		2500	-	100	
3201 Sandy Ln	Aerospace Optics	76112	1983		40000	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
3210 Pleasant Valley Ln		76015	1983		8000	-	100	
3212 S Cravens Rd S	Building 2	76119	1974		18300	-	100	
324 Exchange Dr		76011	1973		23000	-	100	
325 W Division St		76011	1967		14700	-	100	
328 N Bowen Rd		76012	1976		10000	-	100	
330 Westway Pl	Bldg 4	76018	1984		44186	-	100	
3300 Pleasant Valley Ln		76015	1982		19200	$ 5.88	79.17	
3301 E Loop 820 S		76119	1974		13100	-	100	
3301 Pleasant Valley Ln		76015	1982		8000	-	100	
3305 Pleasant Valley Ln		76015	1982		6000	-	100	
3305 W Division St		76012	1976		10000	-	100	
3307 W Division St		76012	1978		8200	-	100	
3333 E Loop 820 S	East Loop 820; Bldg 3	76119	1993		12000	-	100	
3337 E Loop 820 S	Building 4	76119	1986		9000	-	100	
3351 E Loop 820 S	Building 5	76119	1993		18000	-	100	
335-349 Exchange Dr		76011	1974		27090	-	100	
3428 W Pioneer Pky		76013	1966		20000	-	100	
343 N Bowen Rd		76012	1975		30000	-	100	
3440-3480 S Watson Rd	Bldg 2	76014	2002		248309	$ 3.25	100	
3500 S Cooper St		76015	1960		35417		0	
3500 S Watson Rd	Rooms to Go Distribution Center	76014	2004		890000	-	100	
351-365 Exchange Dr		76011	1974		34400	$ 5.75	75.29	
3540 W Pioneer Pky	Arctic Star	76013	1964		22000	-	100	
3600 W Division St		76012	1975		3600	-	100	
3620 Graves Blvd		76013	1970		24686	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
3625 E Loop 820 S		76119	1973		79454	$ 3.00	100	
3626 S Cooper St		76015	1992		19280	-	100	
3632 Division St		76012			4608	-	100	
3636 Garner Blvd		76013	1978		19836	-	100	
3640 W Pioneer Pky		76013	1966		13150	$ 9.30	46.01	2800
3640A Pioneer Pky		76013	1966		4000	-	100	
3641 Garner Blvd		76013	1975		14640	-	100	
3644 Garner Blvd		76013	1966		2400	-	100	
3650 Garner Blvd		76013			9800	$ 5.50	0	
367 Exchange Dr		76011	1974		28595	-	100	
3700 New York Ave	Arlington Business Center II	76014	2000		228800	-	100	
3701 New York Ave	Bldg 1	76014	2001		124990		64.67	
3751 New York Ave	Bldg 2	76014	2002	2009	128175		87.52	
3853-3895 E Loop 820 S	Bldg 3	76119	1981		59000	-	100	
3900 New York Ave	Bldg 2	76014	2001		108800		100	
3901 E Loop 820 S		76119	1980		4160	-	100	
3901 Scientific Dr	Pepsico Food Systems	76014	1995		105000	-	100	
3955 E Loop 820 S		76119	1977		29711	-	100	
3996 Scientific Dr		76014	2015		153000			
3998 Scientific Dr		76014	2006		101627	-	100	
400 Dodson Lake Dr		76012	1979		42484	-	100	
400 N Bowen Rd		76012	1983		37680	-	100	
400 West Fork Dr		76012	1974		5760	-	100	
4001 New York Ave	Arlington Business Center I	76014	1997		320000	-	100	
400-404 International Pky	GSW Distribution Ctr #10	76011	1963		44800		0	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
4009 E Loop 820 S	Building B	76119	1971		29000	$ 4.25	100	
401 Crowley Rd		76012	1982		8100	-	100	
401 E Main St		76010	1964		6000	-	100	
401 Exchange Dr		76011	1978		21000	-	100	
401 Industrial Dr	Striping Technology	76063	1975		12430	-	100	
401 N Cooper St		76011	1975		7600	-	100	
4015 E Loop 820 S	Building A	76119	1975		39000	-	100	
4020 S Cooper St		76015	1993		2309	-	100	
403 Industrial Blvd		76063	1979		4800	-	100	
4030 Express St	Westco Distribution	76001	1985		50051	-	100	
4031 Express St		76001	2007		37461	-	100	
405 Dodson Lake Dr		76012	1984		6000		0	
405 Industrial Blvd		76063			3600	-	100	
405 N Collins St		76011	1960		53000		50	
407 International Pky		76011	1972		21758	-	100	
411 West Fork Dr		76012	1900		7500	-	100	
411-413 Exchange Dr	Liberty Trailer Sales & Leasing	76011	1979		8500	-	100	
412-414 West Fork Dr		76012	1978		24600	-	100	
413 Lillard Rd		76012	1970		3624	-	100	
4130 S Eden Rd		76060	1982		22175	-	100	
415 Lillard Rd		76012	1964		6510	-	100	
415 West Fork Dr		76012	1995		8750	-	100	
416 West Fork Dr		76012	1978		3600	-	100	
417 Lillard Rd		76012	1962		3100	-	100	
419 Dodson Lake Dr		76012	1981		15000	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
419 West Fork Dr		76012	1984		12300	-	100	
420 Dodson Lake Dr	Metroplex Heat Treat + Excess Land	76012			50000	-	100	
420 West Fork Dr		76012	1978		9000	-	100	
4201 E Loop 820 S		76119	1979		9518	$ 8.18	76.89	
4201 Kathey Dr		76017	1972		46000	-	100	
4207-4209 Larry Ln		76017	1986		67000	-	100	
421 Crowley Rd		76012	1986		6752	-	100	
423 Dodson Lake Dr		76012	1973		5700	-	100	
423 West Fork Dr		76012	1978		9000	-	100	
424 West Fork Dr		76012	1978		9000	-	100	
425 N Cooper St		76011	1970		10000	-	100	
427 West Fork Dr		76012	1978		9000	-	100	
428-455 Dodson Lake Dr		76012	1973		66824	-	100	
4300 Barnett Blvd	Bldg B	76017	1986		56000	$ 8.00	100	10000
4301 E Loop 820 S		76119	1982		8370	-	100	
4301 Kathey Dr		76017	1972		45404	-	100	
4304 Larry Ln	Bldg E	76017	1987		128000	-	100	
4310 S Eden Rd		76060	1980		24000	-	100	
4312 S Eden Rd		76060	1980		22880	-	100	
4314 S Eden Rd		76060	1980		26950	-	100	
432 West Fork Dr		76012	1984		23400	-	100	
4333 E Loop 820 S	Leito's Supply Inc	76119	1984		31947	-	100	
435 West Fork Dr		76012	1983		11859	-	100	
440 West Fork Dr		76012	1978		17500	-	100	
4401 Barnett Blvd	Bldg D	76017	1986		46000	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
4401 Larry Ln		76017	1972		4000	-	100	
444 E Mansfield Hwy		76060	1948		3220	-	100	
444 West Fork Dr		76012	1978		8750	-	100	
448 West Fork Dr		76012	1979		26028	-	100	
4501 E Loop 820		76119			11746	-	100	
4524 Maxey Rd	#12	76009	2000		6000	-	100	
4541 J D Mouser Pky		76009			12000	-	100	
4600 S Watson Rd		76018	2000		262500	-	100	
468 Dodson Lake Dr		76012	1979		20500	-	100	
4704 Eden Rd		76001	2001		48378	-	100	
4709 Turner Warnell Rd		76001	1984		2400	-	100	
471 Burl Ray Rd		76063	1980		9250	-	100	
4717 Turner Warnell Rd		76001	1980		5000	-	100	
4720 S Collins St	Classic BPG Collision	76018	1995		22571	-	100	
4730 S Collins St		76018	1995		23040	-	100	
4801 Matlock Rd	SOUTHWESTERN BELL	76018	1976		51607	-	100	
4805 E Loop 820 S		76119	1985		140740	-	100	
4838 S Collins St	A & B Arlington Municipal Airport	76018	1995		3190	-	100	
4900 S Collins St	Langley Aviation	76018	1984		30000	-	100	
4900 Sherry Ln	Arlington Commerce Center - Building C	76018	2014		821502	-	100	
4905 New York Ave	Bldg A	76018	2009		219230	-	100	
4925 New York Ave	Arlington Commerce Center - Building B	76018	2009		557478	-	100	
500 Airport Dr		76063	1970		65908	-	100	
500 N Bowen Rd		76012	1975		8000	-	100	
501 5th Ave		76063	1982		3000	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
501 Dixon Ln		76012	1968		6381	-	100	
501 E Main St		76010	2000		6000	-	100	
501 Easy Dr	Klein Tools	76063	2013		56097	-	100	
501 Road To Six Flags		76011	1965		14425	-	100	
501 S Wisteria St		76063	1975		16000	-	100	
505 E Main St		76010	2003		9038	-	100	
506 North Rd		76060	1983		7440	$ 7.26	100	
509 E North St		76011	1970		4150	-	100	
509 Prairie St		76011	1983		5000	-	100	
511 S 5th Ave	GM International	76063	1986		20625	-	100	
512 W Prairie St	Building 1	76011	1975		3650	-	100	
512 W Prairie St		76011	1975		2720	-	100	
516 W Mansfield Hwy		76060	1981		3963	-	100	
520 Airport Dr		76063	1970		11990	-	100	
525 S 6th Ave		76063	1996		14092	-	100	
5305 Big Six St		76009	2007		10000	-	100	
5308 Big Six St		76009	2007		12250	-	100	
5318 E Loop 820 S		76119	1978		48000	$ 3.50	0	
5321 Mosson Rd	Front building	76119	1994		1500	-	100	
536 W Division St		76011	1962		4000		0	
5400 E Loop 820		76119	1979		23400	-	100	
5401 Martin St		76119	1997		19081	-	100	
550 Easy Dr		76063	1981		20000	-	100	
550 S 5th Ave		76063	1999		10023	-	100	
5500 S Cooper St		76017	1982		6300	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
555 Airport Dr		76063			18830	-	100	
561 Airport Dr		76063	2002		20000	-	100	
565 Airport Dr	Johnson County Foam, Inc.	76063	1996		23598	-	100	
5700-5702 E Loop 820 S		76119	1985		17000	-	100	
5710 Grayson St		76119	1984		71743	-	100	
5815 E Berry St		76119	1980		6400	-	100	
5817 E Berry St		76119	1980		8750	-	100	
5820-5842 E Berry St	Bldg 5	76119	1981		28420	-	100	
5825 E Berry St	Texas Water Products	76119	1987		10120	-	100	
5848-5884 E Berry St	Bldg 4	76119	1981		39000	$ 5.70	87.95	
5869 Eden Rd		76060	1996		4375	$ 8.23	0	
5900 E Berry St	Bldg 6	76119	1980		25000	$ 5.28	40	
5904 E Berry St	Building #7	76119	1974		25000	-	100	
5960 E Loop 820 S		76119	1997		17061	-	100	
600 S 2nd Ave		76063	1970		81154	-	100	
600 Tower Dr		76060	1987		10000	-	100	
6000 E Berry St		76119	1975		56774	-	100	
601 Airport Dr		76063	1981		12000	-	100	
601 E Main St		76010	1988		6250	-	100	
601-603 Houston St		76011	1995		4000	-	100	
6018 Coping Ln		76001	1982		3660	-	100	
602 S 4th Ave		76063	1982		18000	-	100	
603 S 4th Ave		76063	1985		14400	-	100	
603 S Wisteria St		76063	1978	2009	30000	-	100	
604 S Wisteria St		76063	1990		6000	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
605 Tower Dr		76060	1987		10000	-	100	
606 S 2nd Ave		76063	1972		79000	-	100	
607 Wisteria St S	Unimast, Inc.	76063	1981		53083	-	100	
608 E Front St		76011	1967		11660	-	100	
609 S 4th Ave		76063	1994		8740	-	100	
610 Magic Mile		76011	1982		20000	-	100	
6101 Dowdell Rd		76119	1979		39000	-	100	
6101 Dowdell Rd		76119	1978		24000	-	100	
611 Houston St		76011	1995		5000	-	100	
6112 W Pioneer Pky	Monarch Hunting Products	76013	1979		19215	-	100	
6117 Elizabeth Rd		76119	1986		7215	-	100	
613 S 4th Ave		76063	1970		10000		0	
615 S 4th Ave		76063	1972		14000	-	100	
615 S Wisteria St		76063	1999		15000	-	100	
616 Houston St		76011	1979		5402	-	100	
617 S 4th Ave		76063	1983		40078		100	
618-624 E Kennedale Pky		76060	1970		7679	-	100	
620 S 4th Ave		76063	1972		55664	-	100	
6200 W Pioneer Pky	Innovative Insulation, Inc.	76013	1960		20312	-	100	
6201 Dowdell Rd		76119	1985		65850	-	100	
6201 Dowdell Rd		76119	1977		89850	-	100	
6201 Elizabeth Rd	Elizabeth	76119	1984		30000	-	100	
6201 Fort Worth Ave		76112	1972		6175	-	100	
6301 E Lancaster Ave		76112			3040	-	100	
6316-6354 Hart St		76112	1984		33236	$ 6.47	77.15	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
635-700 Tower Dr		76060	1987		60000	-	100	
6375 Hart St		76112	2002		15000	-	100	
645 Tower Dr	645 Tower Drive	76060	1987		11100	-	100	
6454 E Lancaster Ave		76112	1952		17473	-	100	
650 Justice Ln		76063	2001		10260	-	100	
6509 Hart St	Building #3	76112	1912		3920	-	100	
6509 Hart St	Building #1	76112	2000		3920	-	100	
661 Airport Dr	Alpine Truss	76063	1974		24200	-	100	
6700 Exchange Dr		76063	1988		16000	-	100	
6701 Exchange Dr		76063	1988		16000	-	100	
671 S Wisteria St		76063	2015		37200	-	100	
6720 Exchange Dr		76063	1989		12000	-	100	
6721 Exchange Dr		76063	1988		24000		100	
6721-6761 Exchange Dr		76063	1989		57080	-	100	
6740 Exchange Dr		76063	1988		12000	-	100	
6760 Exchange Dr		76063	1988		14000	-	100	
6780 Exchange Dr		76063	1989		19040	$ 4.02	100	
6781 Exchange Dr		76063	1988		12000	-	100	
6800-6850 Exchange Dr		76063	1988		14000	-	100	
6801 Exchange Dr		76063	1988		10000	-	100	
6809 E Rosedale	Warehouse	76112	1970		3500	-	100	
6813 E Rosedale St		76112	1971		13780	-	100	
6831 Old Randol Mill Rd		76120	2004		3075	-	100	
6896 Hudson Village Crk		76060	2004		3200	-	100	
690 Tower Dr		76060	1987		12000	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
6917 Russell Curry Rd		76001	1973		12350	-	100	
6925 E Lancaster Ave		76112	1977		15000	-	100	
6933 E Lancaster Ave	A-Awesome Auto-Collision	76112	1978		8400	-	100	
6941 E Lancaster Ave		76112	1978		10000	-	100	
695 Tower Dr		76060	1986		56400	-	100	
700 S 2nd Ave	Amerimax Bldg Products	76063	1972		55280	-	100	
700 S 4th Ave	Stratoflex Inc (Plastics)	76063	1977		39760	-	100	
7001 E Lancaster Ave		76112	1978		11404	$ 4.78	89.88	
7004 S Cooper St		76001	1971		60000	-	100	
701-713 S 6th Ave		76063	1986		12000	-	100	
705 Secretary Dr		76015	1972		12000		100	
705 W Kennedale Pky	Building C	76060	2009		20000	$ 3.80	0	
705 W Kennedale Pky	Building E	76060	2009		20000	$ 3.80	0	
705 W Kennedale Pky	Building D	76060	2010		20000	-	100	
705 W Kennedale Pky	Building A	76060	1975		40804	$ 3.75	50	
7084 E Kennedale Pky		76060	1998		5220		0	
709 Secretary Dr		76015	1985		4500	-	100	
711 4th Ave		76063	1972		8400	-	100	
714 E Division St		76011	1975		1106	-	100	
7151 Randol Mill Rd	SRO Asphaulting	76120	1960		50000	-	100	
7176 Research Rd		76063	2002		72000	-	100	
717-735 S 6th Ave		76063	1986		15300	-	100	
7204 A Mansfield Hwy		76060	1984		9600	-	100	
721 W Main St		76013	1980		4166	-	100	
7312 Business Pl		76001	1984		19400	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
7314 E Commercial Blvd		76001	1977		8280	-	100	
7315 Business Pl		76001	1985		16969	-	100	
7315 Commercial Blvd		76001	2013		19750	-	100	
7316 Business Pl		76001	1991		16000	-	100	
7321 John T. White Blvd		76120	1986		9000	-	100	
7362 E Mansfield Hwy		76060	2005		6000	-	100	
7365 Rendon Bloodworth Rd		76063	1960		2000	-	100	
7407 E Commercial Blvd		76001	1985		10000	-	100	
740-780 W Debbie Ln		76063	1979		7560	-	100	
7410 Mansfield Hwy		76060	1970		4800	-	100	
7411 Kennendale Pky	7411 Kennedale Parkway	76060	1974		13000	-	100	
7411 US Hwy 287		76001	1975		11268	-	100	
743 N Hwy 287		76063	1986		7500	-	100	
7433 E Lancaster Ave		76112	1970		14336	-	100	
7445 E Lancaster Ave		76112	1973		114100	-	100	
7445-7501 S Highway 287	Bldg C	76001	1979		10000	-	100	
7445-7501 S Highway 287	Bldg D	76001	1979		9243	$ 5.20	83.77	
7445-7501 S Highway 287	North Bldg	76001	1979		7774	-	100	
7445-7501 S Highway 287	Bldg A	76001	1979		13160	$ 4.00	54.41	
7445-7501 S Highway 287	Bldg D	76001	1979		10247	-	100	
7445-7501 S Highway 287	Bldg B	76001	1979		12000	-	100	
7503 Us Hwy 287		76001	1984		14000	-	100	
7517 Mansfield Hwy		76060	1976		12000	-	100	
7636 County Road 526		76063	1998		6000	$ 4.50	0	
7636 CR 526		76063	1998		6000	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
7650 Highway 287		76001	1982		47000	-	100	
7700 Us-287 Hwy		76001	1986		7200	-	100	
7701 S Cooper St		76001	1984		40688	-	100	
7746 Business US Hwy 287		76060	1962		5500	-	100	
780 W Kennedale Pky	Building 1	76060	1983		24321	-	100	
7801 Us 287 Hwy		76001	2003		2688	-	100	
7900 Valcasi Dr		76001	1982		30000	-	100	
7918 Main St		76060	2004		6445	-	100	
7980 Mansfield Hwy		76060	1994		37900	-	100	
7996 Mansfield Hwy		76060	1990		8400	-	100	
800 Peach St		76011	1958		1412	-	100	
800 S 4th Ave		76063	1971		53700	-	100	
800 Stephens Dr		76017	1995		450000	-	100	
8000 Calender Rd		76001	1974		25675	-	100	
8001 Valcasi Dr	Roy Gulley Buildings	76001	2006		9000	-	100	
800-804 Secretary Dr		76015	1984		17464	-	100	
801 S 4th Ave		76063	1972	2012	15040	-	100	
801C S Collins St		76010	1980		8750	-	100	
8032 FM 1187		76063	2003		11875	-	100	
805 Secretary Dr		76015	1982		18000	-	100	
811 S 4th Ave	Martin Sprocket & Gear Inc (2)	76063	1984		45000	-	100	
811 S 4th Ave	Martin Sprocket & Gear Inc (1)	76063	1970		69700	-	100	
8114 Mansfield Hwy	8114 Business Park	76060	1986		19550	-	100	
812 E Kennedale Pky		76060	1970		7200	-	100	
812 S 5th Ave	Simeus Foods International, Inc.	76063	1978		140000	-	100	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
814 E Kennedale Pky		76060			9000		100	
816 Secretary Dr		76015	1978		15594		100	
820 S 6th Ave		76063	2008		8318	-	100	
820 SE Loop 820		76112			30000	-	100	
8331 Rendon Bloodworth Rd		76063	1987		12060	-	100	
838 Dick Price Rd		76060	1988		12200	-	100	
840 Valley Ln		76060	1988		7131		100	
8401-8409 FM 1187		76063	1982	2014	14400	-	100	
861 W Debbie Ln		76063	1960		1536	-	100	
865 W Debbie Ln		76063	1988		2000	-	100	
900 S 5th Ave		76063			7200	-	100	
905 Mayfield Rd		76015	1978		22061	-	100	
907 S 5th Ave		76063	1985		12000	-	100	
908 Harrison Ave		76011	1997		4628	-	100	
909 S 5th Ave		76063	1983		20000	-	100	
910-920 Trinity Dr		76063			21000	$ 4.19	75.48	
911 S 5th Ave	Building B	76063	1973		20066	-	100	
911 S 5th Ave	Building A	76063	1973		42000	-	100	
915 W Mayfield Rd	Shoreline Business Park	76015	1967	2003	35200	-	100	
917 W Mayfield Rd	Shoreline Business Park	76015	1967	2003	35200	$ 4.25	64.49	
919 W Mayfield Rd	Shoreline Business Park	76015	1967	2003	35200	-	100	
920-934 S 5th Ave	FEI Incorporated	76063	1986		15000	-	100	
921 W Harris Rd		76001	2005		12000	-	100	
921 W Mayfield Rd	Shoreline Business Park	76015	1965	2003	130000	$ 4.23	80.77	
923 W Mayfield Rd	Shoreline Business Park	76015	1960	2003	8160	$ 4.50	0	

Building Address	Building Name	Zip	Year Built	Year Reno-vated	Rentable Building Area	Average Weighted Rent	Percent Leased	Office Space
925 W Harris Rd		76001	2005		36000	-	100	
930 Trinity Dr		76063			4800	-	100	
947 Trinity Dr	Trinity Forge Inc	76063	1974		66290	-	100	
949 S 6th Ave		76063	1974		44505	-	100	
950 S 6th Ave	Building B & C	76063			30000	$ 3.25	0	
Lone Star Rd & Chambers St	Property #44	76063	2002		12000	-	100	
Station Dr & Cooper St		76015			10800			10800
TOTALS/AVERAGES			**1983**	**2005**	**22,394,281**	**$ 4.14**	**96.2%**	
Under Construction (not included in total)					**153,000**			
Proposed (not included in total)					**1,821,480**			

Projecting Future Industrial Demand

Using the data on p.75 of this report an estimated 21.2% of labor force growth estimates are in industrial employment in the CMA or 54,460. Based on the current 22,394,281 square feet of industrial space, CDS has estimated that approximately 411 square feet per employee currently exists in the CMA.

Based on the employment projections from NCTCOG, space per employee (411sf) and the 21% of the employees being in industrial or industrial support, show annual demand for industrial facilities in the CMA is 478,686 square feet annually through 2015.

Projected Industrial Space Demand in the CMA by NCTCOG

Forecasts by NCTCOG				
CMA	Total Increase in Employment Projections	Percentage Industrial	Industrial Demand	Annual Demand
Employment 2016 to 2020	27,509	5,823	2,393,429 SF	478,686 SF
Employment 2021 to 2025	27,855	5,832	2,396,914 SF	479,383 SF
Employment 2024 to 2030	29,805	5,905	2,427,062 SF	485,412 SF

Source: NCTCOG, CDS Market Research

Study Area Absorption

The study area currently comprises 1.8% of the overall CMA industrial market. Based on the above projections, the study area is estimated to absorb 43,081 sf of industrial space by 2020 or 8,616 sf annually.

	Percentage Industrial	Industrial Demand	Study Area 1.8%	Study Area Annual Demand
Employment 2016 to 2020	5,823	2,393,429 SF	43,081 SF	8,616 SF
Employment 2021 to 2025	5,832	2,396,914 SF	43,144 SF	8,628 SF
Employment 2024 to 2030	5,905	2,427,062 SF	43,687 SF	8,737 SF

Recommendations for Industrial Development in the Study Area

CDS sees an opportunity for the study area for industrial space over the next five years with 43,000sf easily absorbed. CDS also estimates that the office space projected (53,000sf) could be absorbed in the flex market.

Brokers and local experts agree that supply is below demand for flex space and see the study area as a prime location for this type of development. This type of industrial product can be aesthetically pleasing with brick facades, office development facing road frontage with warehouse in the back. Small manufacturers, medical suppliers, other suppliers, pool companies, etc. would be tenant profiles for the area.

Multifamily Rental

DFW Multifamily Overview

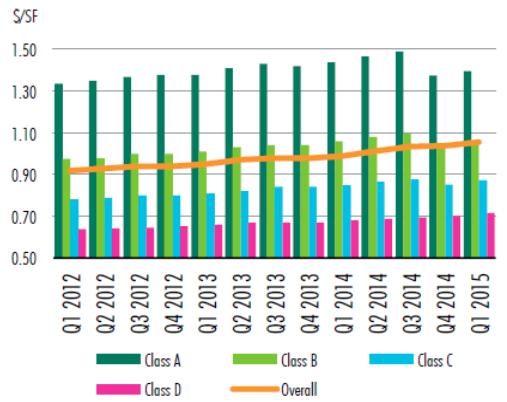
CBRE reports that in Q1 2015 over 5,700 units were absorbed, an increase of over 5,000 units from Q4 2014. This healthy absorption activity is and continues to be supported by strong employment growth and development activity in Dallas/Fort Worth. The Uptown/Oaklawn/Highland Park submarket continued to outpace all other submarkets by absorbing 716 units in Q1 2015, over 200 more units than the next highest preforming submarket, Skillman St/I-635.

The last time the overall occupancy was under 90% was in Q1 2010 (89.3%) since then occupancy has remained in the low 90% range. Par for the course, new units continue to be absorbed as they are delivered.

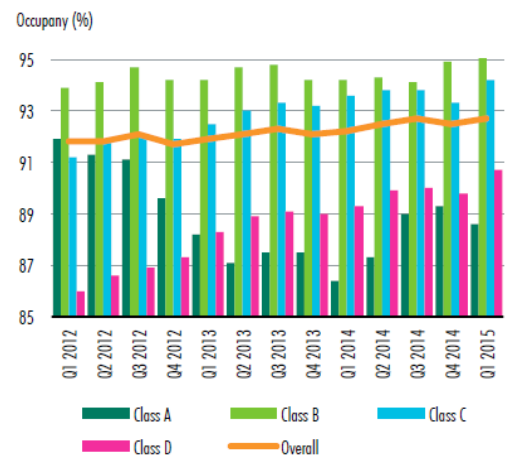
For the fourth consecutive quarter, average monthly rents remained over $1.00 per. sq. ft. for DFW. The quarter-over-quarter average rent rose by $0.02 per sq. ft., a 1.7% increase. The highest rental rate average was quoted in the submarket of Uptown/Oaklawn/Highland Park ($1.63 per sq. ft.) while the lowest rent average was reported in East Fort Worth/Woodhaven/I-35E ($0.77 per sq. ft.). At the end of Q1 2015, 14 of the 23 submarkets reported above-market rental averages (higher than $1.06 per sq. ft.).

Across the Dallas/ Fort Worth Market, occupancy increased to 92.7% at the end of Q1 2015, bouncing back from seasonal decline in leasing activity during the fourth quarter. Although winter weather caused a decline in new unit deliveries in Q1 2015, it is forecasted that demand will remain strong as supply struggles to keep up. Class C and D properties experienced the largest increase in occupancy quarter-over-quarter, to now sit at 94.2% and 90.7%, respectively. There was an increase in Class B properties from 94.9% to 95.3%. Class A occupancy decreased to 88.6%. The Far South Dallas / Waxahachie and Far East submarkets reported the highest occupancies in DFW at 95.7%.

Rents and Occupancy By Class



Source: Apartment Data Service, Q1 2015.
CBRE Research, Q1 2015.

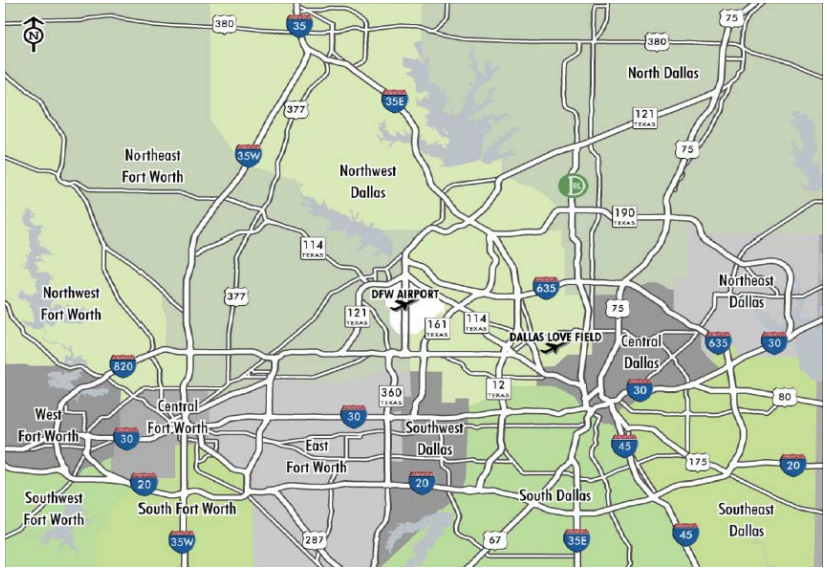


CMA Apartment Market

The CMA is located in the East Fort Worth Submarket. There are 63,077 units in this submarket in 306 properties (table on next page).

The average monthly rent is $0.90psf, compared to FW average of $0.96psf. Occupancy in the submarket is at 91.7%. There are 254 units under construction currently.

DFW Submarkets



Source: CBRE, DFW Marketview 1Q2015; Apartment Data Services

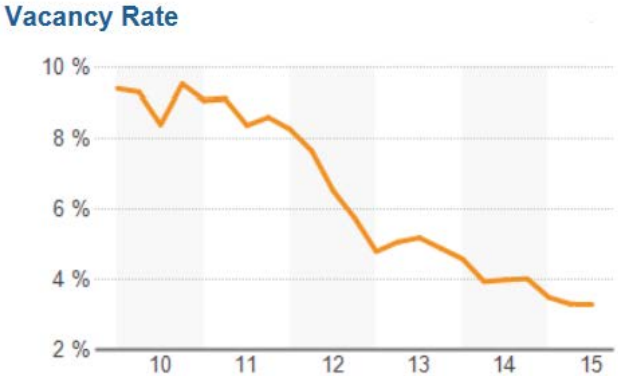
CBRE Apartment Submarkets

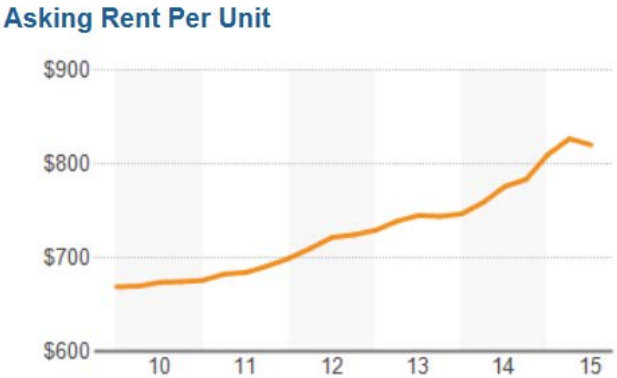
	Submarket	Property Count	Unit Count	Mthly Rent ($/SF)	Occupancy (%)	Net Absorption Units	Under Construction Units	New Construction Delivered Units
FORT WORTH MARKETS								
CENTRAL	Downtown Ft Worth/ TCU	52	9,230	1.35	88.4	89	929	-
	Central Total	52	9,230	1.35	88.4	89	929	-
EAST	East Ft Worth/ Woodhaven/ I-30E	68	12,659	0.77	87.4	118	-	-
	North Arlington	99	21,534	0.95	93.1	151	-	-
	South Arlington	139	28,884	0.93	92.5	255	254	-
	East Total	306	63,077	0.90	91.7	524	254	-
NORTHEAST	Haltom City/ Richland Hills/ Fossil Creek	75	18,885	0.98	94.8	345	-	120
	Hurst/ Euless/ Bedford	131	29,720	0.98	94.9	77	300	-
	Grapevine/ Roanoke/ Keller	52	12,876	1.15	91.5	57	509	-
	Northeast Total	258	61,481	1.02	94.2	479	809	120
NORTHWEST	Northwest Ft Worth/ Saginaw/ Eagle Mtn	27	4,323	0.82	95.0	(25)	302	-
	Northwest Total	27	4,323	0.82	95.6	(25)	302	-
SOUTH	South Ft Worth	60	10,692	0.84	93.3	71	124	-
	South Total	60	10,692	0.84	93.3	71	124	-
SOUTHWEST	Southwest Ft Worth/ Benbrook	44	12,920	0.98	95.0	151	392	-
	Far Southwest Ft Worth	24	2,810	0.90	94.9	(3)	-	-
	Southwest Total	68	15,100	0.90	94.9	148	392	-
WEST	Western Hills/ Ridgmar/ Ridglea	75	12,961	0.81	89.9	132	-	-
	West Total	75	12,961	.81	89.9	132	-	-
DALLAS TOTAL		1,982	455,107	1.08	92.7	4,347	13,771	2,359
FORT WORTH TOTAL		846	176,864	0.96	92.7	1,418	2,810	120

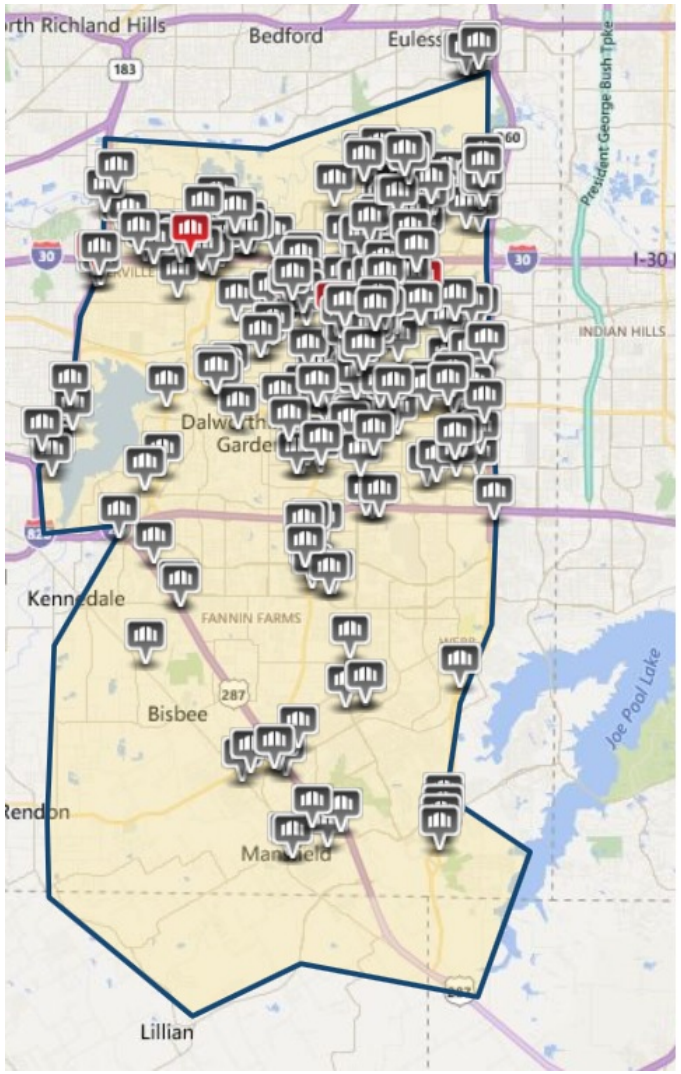
CoStar reports that there are 54,200 units in the CMA within 392 properties. There are an additional 1,406 units under construction or proposed by 2017.

Asking rents have escalated in the past five years. The average rental rates are currently at $580 for a studio, $720 for a one-bedroom unit, $913 for a two-bedroom unit, and $1040 for a 3-bedroom unit. On average, $1.01psf.

Vacancy has steadily decreased in the CMA since 2010 with the all-time low currently at 3.3%.



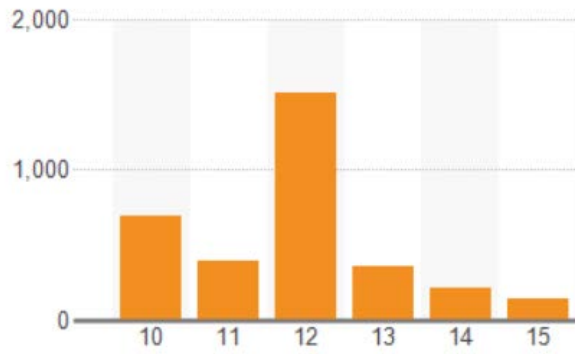




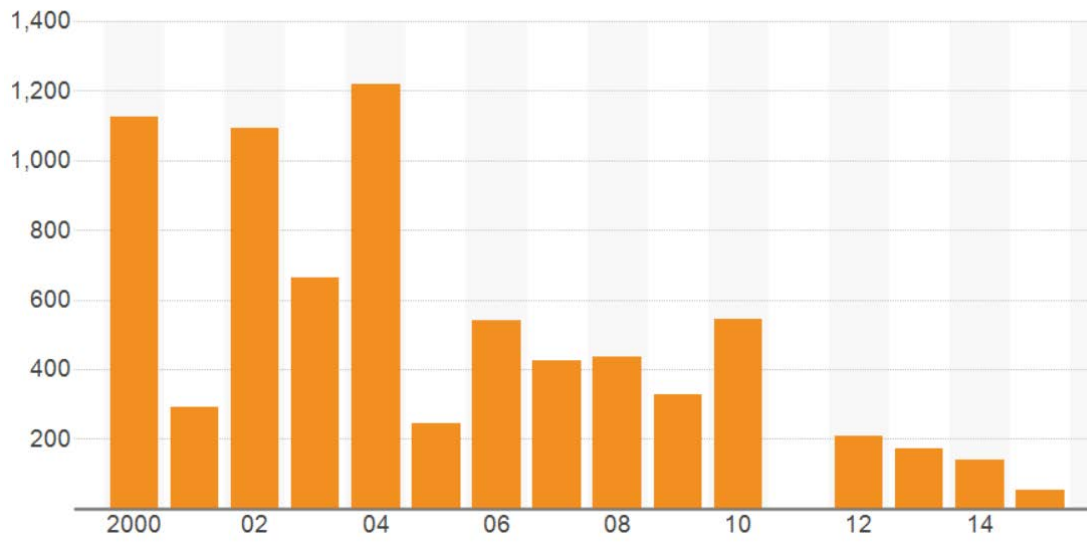
Absorption has been positive since 2010. The 5-year average absorption in the CMA was 603 units. Since 2005, the construction has declined based on number of units delivered. However, over the past fifteen years, units have been delivered into the market consistently, with the exception of the year 2011.

Source: CoStar, CDS Market Research

CMA Apartment Absorption



CMA Apartment Construction



CMA Multifamily Supply Overview

The listings shaded purple indicate buildings that are part of the 287 Corridor Study Area. The properties in orange are under construction and the blue are proposed.

Existing CMA Inventory

Building Name	Building Address	Zip	Style	# Of Units	Avg Asking /SF	Avg $/Unit	Number Of 1 Bedrooms	Number Of 2 Bedrooms	Number Of 3 Bedrooms	Year Built	Vacancy %	Avg Unit SF
100 E 3rd St	100 E 3rd St	76010	Low-Rise							1969		
404 Border Apartments	404 E Border St	76010	Mid-Rise	135						2016		
6 Duplexes	1880 Sandy Ct	76012	Garden	12	0.82	875		12		1986		1,105
Addison Park Apartments	4901 Pacific Dr	76001	Garden	224	0.79	847	24	116	84	2004		1,076
Advenir at Mansfield	370 N Highway 360	76063	Garden	334	1.37	1246	185	136	13	2010	1.20	909
Advenir At Walnut Creek	3251 Matlock Rd	76063	Garden	256	1.3	1219	104	128	24	2002	0.80	935
Amber Village Apartments	803 N Mesquite St	76011	Garden	20				20		1984		900
Arbor Oaks	1000-1008 Greek Row	76013	Garden	150	1.3	1059	75	75		2002	1.30	816
Arbor Terrace	1012 W Pioneer Pky	76013	Garden	143	0.9	753	63	80		1970		835
Arbors on Post Oak	3720 Post Oak Blvd	76040	Garden	267	0.88	681	88	173		1983		770
Arbrook Park	1401 Nandina Dr	76014	Garden	444	1.16	1182	132	132	140	1998	4.50	1,019
Arioso Apartments	3030 Claremont Dr	75052	Garden	288	1.31	1276	92	164	32	2006	1.70	975
Arlington Central	320 E 4th St	76010	Low-Rise	14				14		1983		
Arlington Commons	525 E Lamar Blvd	76011	Mid-Rise	300						2017		
Arlington Lakeside	3211 W Division St	76012								1973		
Arlington Oaks Apartments	1111 Honeysuckle Way	76011	Garden	202	0.99	721	150	52		1981	1.50	748
Arlington Village	2215 Harriett St	76010	Garden	93	0.7	481	32	53	8	1960		688
Artisan at Rush Creek	6000 Bacara Ln	76001	Garden	144	0.89	990		40	104	2004	3.50	1,108
Ascension Point I and II	2500 Ascension Blvd	76006	Garden	128	0.99	912	61	62	5	1995	3.10	917
Ashford Park Apartments	3500 S Fielder Rd	76015	Garden	145	1.26	1108	87	58		1984	2.10	876
Aspen Court	2305 Ashcroft Ln	76006	Garden	140	1.18	872	92	48		1985	9.30	742

Building Name	Building Address	Zip	Style	# Of Units	Avg Asking /SF	Avg $/Unit	Number Of 1 Bedrooms	Number Of 2 Bedrooms	Number Of 3 Bedrooms	Year Built	Vacancy %	Avg Unit SF
Aspen Woods	2910 S Collins St	76014	Garden	228	0.9	760	72	100	56	1976	5.70	842
Atrium Gardens	1801-1803 S Fielder Rd	76013	Low-Rise	25	0.78	897	18	7		1978		787
Atrium Gardens	1017 W Pioneer Pky	76013	Garden	71	0.94	840	29	18	16	1971		837
Autumn Hollow	411 S West St	76010	Low-Rise	10	1.38	550				1969		400
Autumnwood	2409 Fallwood Dr	76014	Garden	320	1.14	847	224	96		1985	3.80	744
Avalon Apartments	1215 N Cooper St	76011	Garden	75	0.67	536	16	59		1979	4.00	801
Bardin Greene Apartments	300 Bardin Greene Dr	76018	Garden	285	1.07	1037	95	171	19	2001	3.50	924
Bardin Oaks	4624 Windstone Dr	76018	Garden	220	1.11	966	116	80	24	1986	0.90	867
Bellavida Apartments	901 N Oak St	76011	Garden	84	0.98	704	20	64		1984	1.20	720
Benge Oaks Apartments	716 Benge Dr	76013	Low-Rise	14	0.73	442	12	2		1980	7.10	626
Bentley Square Apartments	1601 Eastchase Pky	76120	Garden	258	1.01	770	194	64		1984	5.40	759
Bowen Square	505 N Bowen Rd	76012	Low-Rise	64	0.96	559	40	24		1983	1.60	585
Brazos Park	2008 Terlingua Ln	76010	Garden	102	0.67	738	38	40	24	1974		1,101
Brentwood Apartments	8300 Brentwood Stair	76120	Garden	292	0.84	785	84	208		1984	3.40	932
Brentwood Apartments	1020 Gibbins Rd	76011	Low-Rise	40	0.92	592	36	4		1969		644
Brentwood Court	1901 Handley Dr	76112	Low-Rise	42	0.73	483	30	12		1966	2.40	691
Brookdale Arlington	1250 W Pioneer Pky	76013	Low-Rise	8	3.91	3155	4	3		2000		716
Brookside Apartments	2505 Thomason Cir	76006	Garden	288	1.05	809	145	143		1983	1.70	797
Campus Edge	1001 UTA Blvd	76013	Mid-Rise	128	0.47	647		4	17	2012		1,362
Campus Walk Apartments	806 Benge Dr	76013	Garden	28	0.63	420	16	4		1980	3.60	691
Carol Oaks Apartments	7412 Ederville Rd	76112	Garden	224	0.76	603	128	48	12	1978	4.90	793
Carriage House	1500 E Lamar Blvd	76011	Garden	288	0.89	722	144	64		1981	2.10	809
Carriage Park	1800 W Park Row Dr	76013	Garden							1964		
Casa Azul	902 N Oak St	76011	Low-Rise	16	1.13	713		16		1976	6.30	650
Cedar Bend Apartments	2606 Holly Brook Ln	76006	Garden	222	1.04	689	198	24		1982	1.40	664
Cedar Creek Apartments	501 Green Oaks Ct	76006	Garden	196	0.88	822	44	142	10	1980	2.60	977

Building Name	Building Address	Zip	Style	# Of Units	Avg Asking /SF	Avg $/Unit	Number Of 1 Bedrooms	Number Of 2 Bedrooms	Number Of 3 Bedrooms	Year Built	Vacancy %	Avg Unit SF
Cedar Garden Townhomes	1100 Red Cedar Ln	76011	Garden	69	0.98	1178		69		1984	1.50	1,200
Cedar Point	1751 Towne Crossing	76063	Garden	176	0.88	1064		46	96	2002		1,212
Cedar Point Arlington	2020 Cedar Point Dr	76010	Garden	272	0.86	715	90	92	90	1977	2.20	828
Cedar Ridge Townhomes	2082 Knoll Crest Dr	76014	Garden	124	0.88	919		93	31	1980		1,058
Centennial Court - Privately Owned	700 W Mitchell Cir	76013	Garden	440	0.99	650	110	110		1994	32.70	654
Center Chase Apartments	201 E 3rd St	76010	Low-Rise	54	1.25	575	54			1986	3.70	460
Center Oaks	101 Hosack St	76010	Low-Rise	14	0.92	641	8	6		1984		715
Center Place	3005 S Center St	76014	Garden	196	1.09	944	96	100		1984	0.50	878
Center Point	900 S Center St	76010	Low-Rise	24	1.1	584	24				4.20	532
Central Park	1923-2007 S Cooper St	76010	Garden	191	1.04	597	87	75	8	1968	2.10	689
Central Park Phase 2	2019 Cooper Corner Cir	76010	Garden	140	1.16	593	5	7		1978	1.40	512
Chalet Apartments	1505 W Lovers Ln	76013	Low-Rise	20	1.31	630	18	2		1961	5.00	516
Chaparral Apartments	6520 Red Sierra Dr	76112	Garden	135	0.78	599	33	66	36	1969	3.70	930
Charriot Mobile Home Park	5701 Martin St	76119								1979		
Chatham Green Village	3532 Chatham Green Ln	76014	Garden	234	0.97	760	128	106		1984		788
Cherry Circle Apartments	1508 Cherry Dr	76013	Garden	76	0.73	561	36	40		1973	6.60	824
Chesterfield Apartments	5700 Median Way	76017	Garden	228	1.13	988	96	108	24	2000		878
Chestnut Ridge	8951 Randol Mill Rd	76120	Garden	356	0.97	829	232	124		1985	0.80	879
Cimarron Crossing	2014 Remington Dr	76010	Garden	248	0.89	669	96	88		1984	2.00	755
Cinnamon Park	2612 Cinnamon Park Cir	76016	Garden	272	1.22	942	138	118	16	1985		770
City Center	101 E Abram St	76010	Mid-Rise	270						2016		
Cliffs	1635 Jefferson Cliffs Way	76006	Garden	400	1.02	814	269	131		1993	3.00	798
Clover Hill	903 Road To Six Flags W	76012	Garden	216	0.94	764	104	112		1984	12.50	828
Cobblestone	1615 Stoneleigh Ct	76011	Garden	344	1.07	948	155	189		1985	1.50	886
Cobblestone Apartments	8201 Sartain Dr	76120	Garden	220	0.89	806	82	138		2007	2.70	903

Building Name	Building Address	Zip	Style	# Of Units	Avg Asking /SF	Avg $/Unit	Number Of 1 Bedrooms	Number Of 2 Bedrooms	Number Of 3 Bedrooms	Year Built	Vacancy %	Avg Unit SF
Collins Park Apartments	808 E Sanford St	76011	Garden	262	0.8	548	132	56	22	1963	4.60	685
Colorado Square	1234 Colorado Ln	76015	Garden	38	0.95	609	22	16		1987	13.20	566
Cooper Chase	402 S Cooper St	76013	Low-Rise	30	1.11	834	15	15		1971	3.30	754
Cooper Park Apartments	812 S Cooper Square Cir	76013	Garden	180	0.88	805	86	75	19	1979	1.10	916
Copperchase Apartments	2710 Golden Creek Ln	76006	Garden	126	1.02	970	38	88		1985		949
Cottonwood Ridge North	1014 S Pecan St	76010	Low-Rise	12	1.38	620	12			1968	16.70	448
Cottonwood Ridge South	1100 S Pecan St	76010	Low-Rise	8	1.38	620	8			1968		448
Creek Bend	1018 S Pecan St	76010	Low-Rise	18	1.1	671	18			1968	5.60	610
Crestmont Apartments	708 Woodard Way	76011	Garden	188	0.92	682	140	48		1979	2.10	743
Crossway Apartments	1676 Carter Dr	76010	Garden	484	0.67	598	150	309	25	1967	23.00	895
Cypress Chase	724 Polk Dr	76011	Garden	192	0.99	749	64	96		1978	3.10	756
Cypress Club Apartments	2004 Sherry St	76010	Garden	272	0.9	734	138	134		1984	1.10	816
Dillon Apartments	900 N Center St	76011	Low-Rise	20	0.7	555	12	8		1983		790
Eagle Crest	1601 Regency Ct	76010	Garden	280	0.74	679	120	104	56	1970	2.50	916
Ederville Park Townhomes	1504 Aldra Dr	76120	Garden	48	1	1525			36	2015	31.30	1,518
El Lago	5712 Martin St	76119								1997		
Falcon Lakes	6504 Falcon River Way	76001	Garden	248	1.12	949	120	120	8	2002	1.60	844
Fellowship Apartments	2637 W Randol Mill Rd	76012	Garden	18				18		1970		
Fielder Crossing Condos	1727 Westview Ter	76013	Garden	119	1.07	926	55	64		1980	3.40	866
Fielderâ€™s Glen Apartments	3601 Fielders Glen Dr	76015	Garden	220	1.02	767	118	78		1985	1.40	750
Fireside at Eastchase Townhomes	8200 Brentwood Stair Rd	76120	Garden	104	1.09	1345	44	40	20	1999	9.60	1,233
First Apartments	1200 S Collins St	76010	Low-Rise	10	1.8	1539	10			1984	10.00	882
Forest Oaks	2408 Brown Blvd	76006	Garden	164	1	737	116	48		1980	1.20	736
Franciscan of Arlington	3006 Franciscan Dr	76015	Garden	418	1.21	1071	210	172	36	1998	0.70	889
Garden Club	411 S West St	76010	Low-Rise	36	1.09	901	12	24				830

Building Name	Building Address	Zip	Style	# Of Units	Avg Asking /SF	Avg $/Unit	Number Of 1 Bedrooms	Number Of 2 Bedrooms	Number Of 3 Bedrooms	Year Built	Vacancy %	Avg Unit SF
Garden Park	1609 Sherry St	76010	Garden	252	0.86	687	120	132		1968	12.30	824
Gateway Park Apartments	2500 S Watson Rd	76014	Garden	204	1.03	860	24	96	60	2003		1,158
Gibbins Apartments	1218 Gibbins Rd	76011	Low-Rise							1983		
Graham Square Addition	2421-2427 N Graham Dr	76013	Garden							1974		
Grand Manor	600 Grand Ave	76010	Low-Rise	12				12		1985		1,050
Green House Apartments	2405 E Park Row Dr	76010	Garden	40			12	28		1966		915
Greystoke Apartments	728 Greystoke Dr	76011	Garden	40	0.79	742		40		1984	5.00	964
Handley Oaks Apartments	2120 Handley Dr	76112	Low-Rise	108	0.8	770	28	64	16	1964	1.90	963
Heatherway Apartments	1020 W Abram St	76013	Garden	92	1.5	675	63	13		1963		697
Heatherway North	1009 W Abram St	76013	Low-Rise	24	0.92	761		24		1955	4.20	850
Hidden Valley Arlington	744 Washington Dr	76011	Garden	176	0.99	729	112	64		1970	1.70	737
Highland Villas	2300 Citrus Ln	76014	Garden	148	0.86	886	26	94	28	1980		1,029
Hillcrest Euless	3750 Post Oak Blvd	76040	Garden	298	0.91	627	160	90		1983		687
Hillstone on Center	3200 S Center St	76014	Garden	171	1.01	990	3	168		1985	1.80	979
Holly Park	112 Holly Park Dr	76014	Garden	240	0.98	750	112	96	32	1984		768
Holly Ridge	2504 Ivy Brook Ct	76006	Garden	282	0.78	559	250	32		1981	9.90	719
Horizons at Sunridge	9001 Meadowbrook	76120	Garden	272	1.08	806	176	96		1984	7.40	749
Hunters Point	1805 NE Green Oaks	76006	Garden	272	1.13	842	200	72		1984	2.90	766
Huntington Meadows	2311 Stratton Ln	76006	Garden	250	1.08	895	186	64		1984		834
Kalpana Chawla Hall	901 S Oak St	76010	Garden	47			47			2004	4.80	
Kelly Apartments	106 E 3rd St	76010	Low-Rise	13	0.94	613	6	7		1963		673
Kennington Apartments	6400 Tealcove Dr	76017	Garden	153	1.07	721	120	33		1984		671
Key Largo Apartments	407-414 Cora St	76011	Garden	78	0.77	608	26	39	13	1963	3.30	805
Kimberly Apartments	401-403 W Nedderman	76013	Low-Rise							1965		
La Jolla on Meadowbrook	8901 Meadowbrook	76120	Garden	160	0.98	635	100	60		1984	2.50	739
La Jolla Terrace	8900 Randol Mill Rd	76120	Garden	340	0.89	756	180	140	20	1984	9.70	848

Building Name	Building Address	Zip	Style	# Of Units	Avg Asking /SF	Avg $/Unit	Number Of 1 Bedrooms	Number Of 2 Bedrooms	Number Of 3 Bedrooms	Year Built	Vacancy %	Avg Unit SF
La Joya Apartments	1707 New York Ave	76010	Garden	450	0.72	607	168	282		1963	2.20	845
Lake Arlington Ranch	5045 E Loop 820 S	76119										
Lake Arlington Village MHP	6001 E Berry St	76119								1982		
Landers Lane Townhomes	2376 Ridge Run Rd	76014	Garden	272	0.83	827		118	154	1983	1.80	1,074
Landmark at Heritage Fields	2308 Fair Oaks Dr	76011	Garden	240	1.01	721	176	64		1979	1.30	713
Landmark at Ridgewood Preserve	1000 Mill Crossing Pl	76006	Garden	183	1.11	766	96	64		1979	4.40	692
Legacy Point Apartments	1901 N Green Oaks Blvd	76006	Mid-Rise	246	1.36	1406	95	137	14	1995		1,030
Leisure Living MHP	700 Leisure Dr	76120								1985		
Magnolia Heights Retirement Community	1005 Magnolia St	76063	Low-Rise	64			64			2008		750
Magnolia Loft Apartments	708 Magnolia St	76012	Low-Rise	22	1.05	525	22			1980		500
Manchester Park	2011 Lincoln Dr	76011	Garden	126	0.91	716	70	56		1983	1.60	791
Manhattan Park Townhomes	2225 New York Ave	76010	Garden	352			208	126	18	1978		
Manor Apartment	308 S West St	76010	Low-Rise							1952		
Mansfield Manor Apartments	511 S Main St	76063	Garden	52			26	26		1993		764
Mansfield on the Green	250 N Highway 360	76063	Low-Rise	6	1.33	1211	3	2	1	2015		996
Mansfield on the Green-Phase II	250 N Sh 360	76063	Garden	148						2015		
Mansfield Plaza Apartments	413 S Main St	76063	Garden							1989		
Mansions Of Mansfield	400 N Highway 360	76063	Garden	204	1.29	1127	101	89	14	2007	4.40	872
Maple Square	400 S Oak St	76010	Low-Rise	47	1.13	671	47					594
Maverick Apartments	711 Grand Ct	76013	Low-Rise	56	0.86	430	40	16		1982	1.80	571
Maverick Place	930 Benge Dr	76013	Mid-Rise	117	0.53	584	8	31		2009	21.40	1,106
Mayfield Park Apartments	2104 Worth St	76014	Garden	240	0.86	818	84	120	36	2000	1.70	950

Building Name	Building Address	Zip	Style	# Of Units	Avg Asking /SF	Avg $/Unit	Number Of 1 Bedrooms	Number Of 2 Bedrooms	Number Of 3 Bedrooms	Year Built	Vacancy %	Avg Unit SF
Meadow Run	409-607 Summit Ave	76013	Garden	207	1.31	1076	100	107			3.40	822
Medlin Place Apartments	2415 Medlin Dr	76015	Garden	66				66		1984		900
Medlin Square	2505 Medlin Dr	76015	Low-Rise	47	0.89	535	36	7	4	2003	4.30	780
Melrose Duplexes	1900-1948 Melrose St	76010	Garden	69	1.1	748		69		1960	5.80	680
Mesa Apartments	820 Benge Dr	76013	Low-Rise	24	0.96	496	24			1960	4.20	535
michell apartments	304 E Mitchell St	76010	Garden	16	0.85	523	11	5		1950		635
Midtown Arlington	1121 Uta Blvd	76013	Low-Rise	66	0.52	624		15	23	2010		1,212
Midtown Crossing	8925 Randol Mill Rd	76120	Garden	208	0.94	778	128	80		1984	10.60	829
Mill Stone Apartments	8472 Randol Mill Rd	76120	Garden	144	0.71	838	10	74	60	2010	0.70	1,177
Mill Valley Apartments	9001 Randol Mill Rd	76120	Garden	312	0.93	712	209	103		1984	1.60	774
Monterra Pointe	2105 Cottonwood Club	76010	Garden	200	1	751	124	76		1985	2.00	751
Monticello Apartments	801 N Center St	76011	Low-Rise	37	1.3	727	19	18		1967	5.40	700
Mustang Creek	2900 Matlock Rd	76015	Garden	120	0.79	1102		37	83	1974	2.50	1,397
North Bend Townhomes	400-417 Northbend Cor	76011	Garden	16				16		1985		965
North Oak Lofts	406 N Oak St	76011	Low-Rise	16	1.08	538	16			1977	6.30	512
Northwood Place	500 Tish Cir	76006	Garden	270	0.93	754	150	120		1980	2.20	830
Norwood Village - Bowen Square	507 Sandpiper Dr	76013	Garden	112	0.86	480	68	44		1975	4.50	560
Oak Forest Apartments	1108 Wynncrest Ln	76006	Garden	204	1.02	777	80	104		1983	1.00	760
Oak Haven Estates	415 N East St	76011								1960		
Oak Landing	408 S West St	76010	Low-Rise	12	1.14	712	12			1966		625
Oak Tree Apartments	704 Lynda Ln	76013	Low-Rise	20	1	501	20			1981	5.00	500
Oaks of Arlington	2100 Ascension Blvd	76006	Low-Rise	107	1.11	1008	40	67		1984	0.90	914
Oculus I	620 Sanford St	76011	Low-Rise							1964		
Oculus II	509 N Cooper St	76011	Low-Rise							1971		
Oxford Apartments	604 Causley Ave	76010	Low-Rise	50	0.85	726	6	44		1965	2.00	853

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Palo Alto	3808 Post Oak Blvd	76040	Garden	384	1.18	811	264	120		1983	1.80	685
Palos Verdes Townhomes	5223 Camino Verdes	76017	Garden	62	1.01	1287	8	11	43	1984		1,465
Papillon Parc Townhomes	8700 John T White Rd	76120	Garden	79	1.02	1350	10	69		1983	2.50	1,349
Park Place	1505 Homedale Dr	76112	Garden	256	0.75	732	100	85	71	1980	4.30	982
Park Ridge Townhomes	1620 Pecan St	76010	Garden	42	0.77	814		10	32	1985	2.40	1,052
Park Springs Blvd	2179 Park Springs Blvd	76013	Low-Rise	31	0.52	410	31			1983		815
Parkland Pointe	907 Pinion Dr	76017	Garden	250	0.81	998		122	112	1999	1.60	1,158
Parks Villas	3638 Waverly Dr	76015	Garden	103	1.05	606	71	32		1983		578
Parkside Apartments	106 Magnolia St	76063	Low-Rise	24			24			1984		533
Parkside Townhomes - Arlington	1100-1123 Millview St	76012	Garden	144	0.9	970		83	61	1984	16.00	1,081
Parkway East Townhomes	1541 Parkway Ln	76010	Garden	70	0.74	863		22	48	1971		1,174
Parkwood Square Estates	4019 Park Square Dr	76013	Garden	106	0.87	574	76	30		1984	0.90	657
Pavilion	3500 Willowood Cir	76015	Garden	500	1.02	900	192	216	92	1979	8.00	885
Pecan Place	1010 S Pecan St	76010	Low-Rise	14	1.09	664	14			1968		610
Pecan Square	1201 Pecan Square Dr	76012	Low-Rise	46	1.04	750	30	16		1984		583
Peppermill Apartments	907 Benge Dr	76013	Garden	98	1.14	550	98			1981		501
Pine Ridge Apartments	3808 Little Rd	76016	Garden	114	1	756	67	47		1984	1.80	757
Pinewood Apartments	1000 W Mitchell St	76013	Garden	111	0.97	772	76	35		1971	8.10	798
Pioneer Creek Townhomes	600 W Pioneer Pky	76010	Garden	213	0.83	651	125	87		1969	16.00	785
Pioneer Villas	200 W Pioneer Pky	76010	Garden	90	0.84	663	16	47	18	1973	8.90	784
Place on the Park	2021 E Pioneer Pky	76010	Garden	272	1.1	765	160	104	8	1978	6.60	698
Plantation Court	700 E Randol Mill Rd	76011	Garden	100	0.7	597	60	40		1969		850
Plantation Place and Court	700 E Randol Mill Rd	76011	Low-Rise	84	0.62	541	42	21	21	1968		870
Pleasant Ridge Villas	5928 Troy Ln	76016	Garden	62	0.99	895		62		1983		900
Polo Run	901 E Greenway Glen Dr	76012	Garden	224	0.9	771	72	152		1984	1.30	854

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Post Oak East Apartments	3888 Post Oak Blvd	76040	Garden	246	0.88	831	90	78	78	2005	0.80	943
Post Oak Place	13950 Trinity Blvd	76040	Garden	354	1.03	831	194	154		1986	0.90	804
Providence in the Park	1601 W Arbrook Blvd	76015	Garden	524	1.29	1156	278	198	48	1997	4.40	893
Quincy Bend	1908 Randy Snow Rd	76011	Garden	192	1.07	791	136	56		1982	0.50	743
Ravenwood	2324 Meadowbrook Gardens Dr	76112	Garden	122	0.88	715	17	74	31	1982	1.60	813
Redgate	812 Brown Blvd	76011	Garden	360	1.03	705	288	72		1983	3.10	692
Regal Commons	2420 E Abram St	76010	Garden	444	0.9	653	241	194	9	1966	4.50	773
Regalia Mansfield	350 N State Highway 360	76063	Garden	142	1.24	1246	79	51	12	2014		1,023
Regalia Mansfield Phase II	350 N Highway 360	76063	Low-Rise	64						2016		
Regency Apartments	2507 Airport Cir	76010	Low-Rise	76	0.75	631	38	38		1967	2.60	841
Regency Oaks	2121 Handley Dr	76112	Low-Rise	100	0.94	905	24	52	24	1967	4.00	959
Remington Meadows	903 Ashford Ln	76006	Garden	296	1.21	815	232	64		1983		671
Remington Square Apts	1006 Thannisch Ct	76011	Low-Rise							1972		
Ridgeway Terrace	920 N Oak St	76011	Low-Rise	24	0.7	452	16	8		1969	4.20	667
RIVER OAKS	711 Brentford Pl	76006	Garden	188	0.78	658	118	40		1983		787
Riverbend Apartments	701 E Arkansas Ln	76010	Garden	138	0.76	885	8	65	65	1969	2.90	1,145
Riverbend Village	2711 Trinity Bend Cir	76006	Garden	201	1.08	844	120	81		1983		779
Rock Ridge	305 Ranch Dr	76018	Garden	226	1.18	1110	126	80	20	2003	2.70	943
Rogers Landing	723 Garden Shadow Ln	76011	Garden	108	1.03	620	52	56		1984	7.40	704
Rolling Meadows	3518 Wakefield Cir	76015	Garden	200	0.91	1012			200	1972	5.00	1,150
Rosemont at Mayfield Villas	2001 Mayfield Villa Dr	76014	Garden	280	0.79	841		70	210	2004	1.10	1,063
Rush Creek	1200 W Sublett Rd	76017	Garden	248	0.9	939		101	147	2004		1,055
Saint Andrews at River Park	2801 Turnberry Dr	76006	Garden	226	1.12	950	132	76	18	1996	0.40	881
Sandy Oaks Apartments	1525 Sandy Ln	76112	Garden	102	0.62	489	24	78		1969	0.40	988
Sanford Villas	1726-1728 W Sanford St	76012	Garden							1972	3.90	

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Sawyers Mill	501 Fuller St	76011	Low-Rise	133	0.77	614	70	63		1963		815
Sedona Springs	1516 Arbor Town Cir	76011	Garden	200	0.94	777	138	62		1979	4.50	826
Serena Vista	1500 San Francisco Ct	76012	Garden	120	0.75	746	73	38	7	1980	4.50	849
Shadow Brook	2020 S Cooper St	76013	Garden	403	0.76	488	142	201		1984	4.20	638
Shadow Ridge	4001 Hamilton Cir	76013	Garden	172	0.86	725	120	52		1980		832
Shady Valley Square	3206 Green Tee Dr	76013	Garden	114	0.72	753	25	67	22	1969	1.20	1,038
Showcase Townhomes	509 N Elm St	76011	Low-Rise	18	0.66	628		18		1974	1.80	980
Silver Leaf	1550 N Main St	76063	Garden							1985	5.60	
Silver Leaf Villas	8515 John T White Rd	76120	Garden	176	0.95	873	80	80	16	1999		920
Silverwood Apartments	1135 Silverwood Dr	76006	Garden	196	0.93	739	128	68		1983	0.60	796
Sleepy Hollow	3903 Ichabod Cir	76013	Garden	128			96	32		1979	2.60	831
South Arlington Estates	7400 Twin Parks Dr	76001								1970		
South Campus Apartments	603 Causley Ave	76010	Low-Rise	54	0.97	775	8	44	2	1965		772
South Park Apartments	2411 E Park Row Dr	76010	Garden	76	0.88	610	30	40		1966		693
Spanish Park Apartments	420 W Park Row Dr	76010	Garden	352	0.87	727	96	172	64	1967	0.30	857
Springbrook Apartments	6528 Normandy Rd	76112	Low-Rise	26	1.04	572	26			1970	3.90	570
Springfield at Ballpark Way	2108 Calais Way	76006	Garden	264	1.06	890	132	132		1984	1.50	784
Springfield Crossing	1801 W Arkansas Ln	76013	Garden	252	0.97	802	104	148		1984	4.80	813
Springtree Apartments	2121 Washington Cir	76011	Garden	128	0.93	730	50	74	4	1977		892
St. Charles Apartments	1315 N Cooper St	76011	Garden	72	0.74	586	10	62		1964	2.30	787
Station 3700	3700 Post Oak Blvd	76040	Garden	321	0.96	916	96	178	47	2000	4.20	952
Steeplechase	7501 Ederville Rd	76112	Garden	200	0.8	622	136	32		1981	8.40	790
Stone Canyon	2121 Madison Dr	76011	Garden	222	0.77	728	102	120		1979	1.00	943
Stone Ridge	600 E Arkansas Ln	76014	Garden	204	0.67	612	82	105	17	1967	2.30	919
Summit Oaks	6812 Randol Mill Rd	76120								1970		
Summit Ridge	1604 Ridge Haven Dr	76011	Garden	264	1.12	824	184	80		1983		739

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Sunset Point	2015 Randy Snow Rd	76011	Garden	408	1.12	844	268	140		1985	5.20	753
Sutter Creek	2216 Plum Ln	76010	Garden	616	1.07	767	432	184		1984	1.50	718
Sweet Home Apartments	1600 E Sanford St	76011	Garden	44	1.2	1164		44		1965	4.60	1,000
Tanglewood	1300 E Dallas St	76063	Garden	64	0.72	536	15	49		1975	3.10	783
Tanglewood Apartments	2015 E Abram St	76010	Low-Rise	52	1.27	654	47	5		1964	1.90	514
The Arbors Of Arlington	1010 E Arkansas Ln	76014	Garden	200	0.94	830	73	113	6	1974	4.50	886
The Aria	2513 Summer Tree Cir	76006	Garden	184	0.96	873	128	56		1981	3.30	913
The Arlie Apartments	815 W Abram St	76013	Mid-Rise	169						2016		
The Arlington Village	408 N Fielder Rd	76012	Garden	280	1.09	855	128	108	44	1973	3.90	784
The Bel Aire Apartments	818 Tharp St	76010	Garden	92	1.02	615	36	44		1960		601
The Biltmore	2300 Misty Ridge Cir	76011	Garden	186	0.98	750	126	60		1978	2.70	762
The Carriages	1600 Jones Dr	76013	Garden	178	0.69	636	75	83	20	1979		906
The Chase Apartments	1901 Eastchase Pky	76120	Garden	124	0.96	670	60	64		1984	2.40	720
The Claremont	971 E Sanford St	76011	Low-Rise	261	0.77	608	172	89		2002	1.20	788
The Commons on Park Springs	2115 Park Springs Blvd	76013	Garden	280	0.86	655	144	136		1979		764
The Dakota	707 Washington Dr	76011	Garden	436	1.05	783	254	182		1978	0.70	754
The Eastmont	811 NE Green Oaks Blvd	76006	Garden	206	0.99	868	100	86		1981	1.00	877
The Enclave at Arlington	1249 Enclave Cir	76011	Garden	348	1.04	806	260	80	8	1984		778
The Heights on Pecan	1225 S Pecan St	76010	Mid-Rise	308	0.86	731	92	168		2008	0.70	851
The Landing at Mansfield	1701 Towne Crossing	76063	Garden	336	1.42	1219	180	144	12	2006	1.20	856
The Lofts at College	500 S Center St	76010	Mid-Rise	81	1.47	927	81			2012	1.20	630
The Oaks at Old Towne	515 N Oak St	76011	Low-Rise	24	0.93	737		24		1965	4.20	815
The Olympic Club	504 Dudley Cir	76010	Garden	305	1.03	654	90	179		1972		683
The Place At Vanderbilt	8651 Meadowbrook	76120	Garden	333	0.88	765	148	149	36	1984	2.70	866
The Preserve at Turtle Creek	2500 Brown Blvd	76006	Garden	192	0.98	794	144	48		1980	3.10	851

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The Residences on Lamar	1100 E Lamar Blvd	76011	Garden	480	0.97	841	247	164		1976	30.40	905
The Rochester	2604 Furrs St	76006	Garden	168	0.92	702	80	64		1980		761
The Valencia	765 Polk Dr	76011	Garden	320	0.81	873	112	168	40	1970	1.90	1,091
The Ventura	2601 Furrs St	76006	Garden	476	1.02	697	342	68		1976	1.50	687
The Vineyard Apartments	2007 Springcrest Dr	76010	Garden	396	1.2	696	188	52		1985	4.00	581
The Woodlands of Arlington	2800 Lynnwood Dr	76013	Garden	245	0.71	819	90	75	40	1978	7.40	965
Timber Brook	400-410 Kerby St	76013	Garden	120	0.71	580	60	60		2000	11.70	816
Timberview Ranch	6310 S Highway 360	75052	Garden							2016		
Town North Cedars	507 Cora St	76011	Garden	18	0.77	524	10	8		1978	5.60	700
Town North Studio	601 Fuller St	76011	Low-Rise	38	0.77	682	8	30		1971	2.60	913
Towne Crossing	1601 Towne Crossing Blvd	76063	Garden	268	1.32	1145	136	120	12	2004	2.20	864
Trails at River Park	711 Trinity Cir	76006	Garden	420	0.94	755	320	100		1980		802
Treehouse Apartments	1400 Cherry Dr	76013	Garden	16	0.94	727	3	12	1	1972		806
Trinity Trace	1707 Trinity Heights Dr	76014	Garden	240	0.89	818	134	96		1984	4.60	898
Tristar Apartments	317 E Mitchell St	76010	Low-Rise	15	0.63	460	15			1972	6.70	750
Tuscany Apartments	1401 Morrison Dr	76112	Garden	240	0.8	669	140	100		1985	5.00	775
Tuscany Square Apartments	1500 W Lovers Ln	76013	Garden	70	0.87	704	40	22	8	1965	4.30	808
Twenty Oaks Apartments	5620 S Cooper St	76017	Garden	86	0.92	528	43	43		1984		573
University Oaks Apartments	715 Uta Blvd	76013	Low-Rise	28	1.26	580	28			1964	7.10	460
University Village	900-914 Greek Row Dr	76013	Garden	128	1.27	725	128				3.10	573
Valencia	7301 Ederville Rd	76112	Garden	263	0.89	688	175	88		1985	4.20	779
Verandahs At Cliffside	1705 NE Green Oaks	76006	Garden	538	1.27	930	190	240		1986	0.20	733
Villa Del Mar	5203 Villa Del Mar Ave	76017	Garden	408	1.16	910	288	120		1987	0.30	783
Village at Johnson Creek	815 Senior Creek Dr	76010	Garden	140	1.03	756	100	40		1998	1.40	736

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Villagio at Villas di Lucca	Mansfield Webb Rd & E Deb	76063	Low-Rise	272						2016		892
Villas di Lucca	1601 E Debbie Ln	76063	Mid-Rise	176	1.55	1505	98	63	15	2013	7.00	968
Vintage Pad Apartments	212 S Cooper St	76013	Low-Rise	69	1.56	749	52			1962	5.80	515
Vintage Pads	300 S Cooper St	76013	Low-Rise	70	1.48	709	63			1962	8.60	460
Vista Place	810 N Center St	76011	Low-Rise	20	0.95	509	20			1984	5.00	550
Walnut Creek	5901 Valleycreek Ln	76017	Garden	228	1.02	869	110	118		1986		853
Walnut Ridge	2500 Burney Rd	76006	Garden	264	1.09	749	168	96		1982	1.50	686
Waterbury Place	2201 Waterbury Pl	76013	Garden	61	1.05	1298	13	43	5	1985	0.50	1,240
Waterchase Apartments	611 E Lamar Blvd	76011	Garden	200	1.13	812	128	72		1979	1.60	720
Watercrest at Mansfield	250 E Debbie Ln	76063	Mid-Rise	211	2.31	2346	90	91	30	2009	3.00	1,015
Waterdance I and II	400 E Pioneer Pky	76010	Garden	300	0.78	691	100	130	15	1971	3.30	794
Water's Landing	7000 John T. White Rd	76120	Garden	206	0.85	682	122	84		1980	3.70	859
West Crossing	415 S West St	76010	Low-Rise	14	1.03	775	7	7		1900		754
West Village	300 W Pioneer Pky	76010	Garden	66	0.87	872	25	10	31	1966	1.50	1,005
Whispering Woods	2109 Lincoln Dr	76011	Garden	224	0.79	705	48	104	32	1977		897
Whisperwoods	7050 John T White Rd	76120	Garden	76	0.7	678		76		1985	4.00	1,026
Willow Wood North	812 N Center St	76011	Garden	32	0.58	576		32		1986	3.10	988
Willows II - Arlington	2024 Park Springs Blvd	76013	Garden	110	0.67	634	68	34	8	1969	2.70	940
Wilshire Manor	1736 W Randol Mill Rd	76012	Low-Rise	57	0.76	730	18	36		1968		963
Wimbledon Court	1224 Deuce Dr	76017	Garden	120	1.11	726	96	24		1984	0.80	651
Wimbledon Oaks	1802 Wimbledon Oaks	76017	Garden	248	1.07	831	187	61		1984	4.40	774
Windemere Apartments	2001 Wesley Dr	76012	Garden	60	0.89	599	40	16	4	1983	10.00	793
Windsong Apartments	1600 Cooks Ln	76120	Garden	188	0.97	874	48	132	8	2003		901
Windsprint	2305 Windsprint Way	76014	Garden	288	0.84	805	112	168	8	1983	3.10	962
Wood Hollow	3875 Post Oak Blvd	76040	Garden	346	1.14	834	262	84		1980	0.90	729

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Woodbridge Townhomes	2403 Brown Blvd	76006	Low-Rise	91	0.96	984	40	51		1981	14.30	1,025
Woodcreek	2717 Lawrence Rd	76006	Garden	200	1.01	859	133	67		1984	3.00	803
Woodcrest Apartments	500-600 Woodcrest Ln	76010	Garden	88	0.8	836		88		1966	6.80	1,115
Woodford Apartments	818 N Oak St	76011	Low-Rise	10	0.86	846		10		1983		1,012
Woodland Park	4046 Woodland Park	76013	Garden	128	0.72	792	16	80	32	1969		1,124
Woodland Springs	1000 S Pecan St	76010	Garden	15	1.43	666	15			1960	6.70	466
Woodland West	2601 Lynnwood Dr	76013	Garden	187	0.7	678	48	108	28	1968	3.20	974
Woodlands of Fort Worth	7040 John T White Rd	76120	Garden	346	0.83	635	288	58		1985	10.70	729
Woodridge of Fort Worth	500 E Loop 820	76112	Garden	248	0.84	637	128	104	16	1982	1.20	797
Woods of Eastchase	8551 Ederville Rd	76120	Garden	50	0.94	652	25	25		1990	2.00	692
Woodwind Apartments	1605 S Cooper St	76010	Garden	126	0.75	523	64	32		1969	2.40	727
Zen Apartments	805 S Center St	76010	Low-Rise	58	1.04	825	22	36		1966	6.90	796
	108 E Cedar St	76011	Low-Rise							1979		
	719 Center St	76011	Low-Rise							1979		
	715 N Center St	76011	Low-Rise							1979		
	300 College St	76010	Low-Rise							1964		
	309 College St	76010	Low-Rise							1981		
	603 Hiett Ave	76010	Low-Rise	18			18			1962		
	2423 Indigo Ln	76015								1983		
	1800 Jay Cir	76012	Low-Rise	5			5			1970		
	1802 Jay Cir	76012	Low-Rise	6		793		5	1	1970		
	1511 W Lovers Ln	76013	Low-Rise	8						1957		
	708 Main St	76013	Low-Rise	6						1958		
	7410 Mansfield Hwy	76060								1970		
	109 Maple St	76011	Garden							1975		
	504-524 McQueary St	76012	Low-Rise	6				6		1981		1,050

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	811 S Mesquite St	76010	Low-Rise	12			12			1963		
	320 E Mitchell St	76010	Low-Rise	10		328	10			1980	30.00	
	900-906 Naomi Ln	76011	Garden	8			8			2004		
	811 Oak St	76011	Low-Rise							1976		
	906 Oak St	76011	Garden	32	0.73	601	21	11		1969		670
	805 N Oak St	76011	Low-Rise	8		615	7	1		1980		
	425 S Oak St	76010	Low-Rise	18			9			1968		675
	701 Oakwood Ln	76012	Low-Rise	14				14		1975		
	206 Overhill Dr	76010	Low-Rise							1959		
	2016 Paisley Dr	76015	Low-Rise	6		601		6		1982		
	709 N Pecan	76011		5			3	2		1961		
	515 Prairie St	76011	Low-Rise	10	1.04	709		10		1964	10.00	700
	111 E Rogers St	76011	Low-Rise	8	0.86	534		8		1977		640
	115 W Rogers St	76011	Low-Rise							1980		
	305 Summit Ave	76013	Low-Rise	16						1959		450
	515 Uta Blvd	76010	Low-Rise	12						1969		600
	400 Vonner Ct	76011	Low-Rise							2001		
TOTALS/AVERAGES				**51,553**	**0.9803**	**784**	**24955**	**20813**	**3694**	**1981**	**4.47**	**822**
Percentages							**48.4%**	**40.4%**	**7.2%**			
Units Under Construction or Proposed				**1,406**								

Source: ALN Apartment Data; CoStar Realty Information Inc.; CDS Market Research

For comparison purposes, CDS examined the Mansfield and Kennedale markets separately from the CMA. Mansfield includes 2,969 units with rents at $1.45psf and vacancy at 2.1%. Kennedale has no multi-family units.

Potential Demand

Demand for new construction of apartment units is primarily rooted in the need to house additional population in an area. Therefore, we will quantify demand for new apartment units within the CMA based on the previously mentioned CDS Market Research forecasts that have been prepared for the Houston MSA as well as market performance within the CMA.

To plan and project new apartment demand the number of projected households is multiplied by the percentage of renters for apartments. As shown below using 38.6 percent of households renting in the CMA (the most current estimate as provided earlier in this report) there is a potential demand to support 5,605 new rental units through 2019.

CMA Apartment Demand Projections

	2015	2020	2025
Total current and projected CMA households	197,924	216,086	234,181
Incremental housing unit demand		18,162	18,095
CMA rental unit demand (38.6%)		7,011	6,985
Less: Units in the Pipeline		-1,406	
Incremental 5 year CMA Apartment Demand		5,605	6,985
CMA Apartment Demand Annually		1,121	1,397

Sources: PCensus for Map Info, Copyright 2015 Tetrad Corporation, CDS Market Research

Study Area Absorption

The study area is in a prime location along the 287 corridor. The study area currently comprises 1.3% of the overall apartment market in the CMA. It is estimated to capture a conservative 1.5% of the market, based on its location. **Application of the capture rate to the CMA apartment demand results in 84 units by 2020, and an additional 104 units by 2025 demanded in the study area.** The development schedule should be in two phases based on 5-year increments.

Phasing of Development

	2016-2020	2021-2025
CMA 5-Yr Term	5,605	6,985
Study Area 5-Yr Term (1.5% Capture)	84	104

Market Conditions and Tenant Profiles in the CMA and 287 Corridor Study Area

Rents at non-income-restricted properties in the study area already appear to be rising; if a competitive new product with more attractive features can be developed with lease rates affordable to moderate income renters, there should be no shortage of demand.

Senior Age-Restricted housing could also fall into the category of multi-family which might appear to be more attractive to the community and land owners.

Rental Rates

Rental rates for Class A in the study area are at $1.13psf. The Class A was built in 2005, which is now ten years old. New construction Class A apartments in Mansfield are leasing for $1.26 - $1.51 psf. CDS estimates that new construction market rates in the study area are at $1.20 to $1.30psf.

Unit Mix

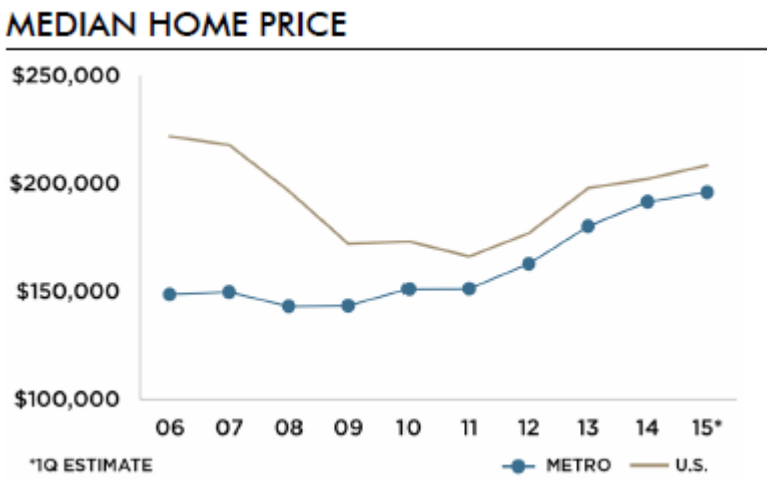
Approximately 48% of all units in the CMA are one-bedroom, 40% two-bedroom, and 7% three-bedroom. Average size units are 822 square feet. CDS recommends that new development in the study area adhere to the unit mix and sizes currently in the market.

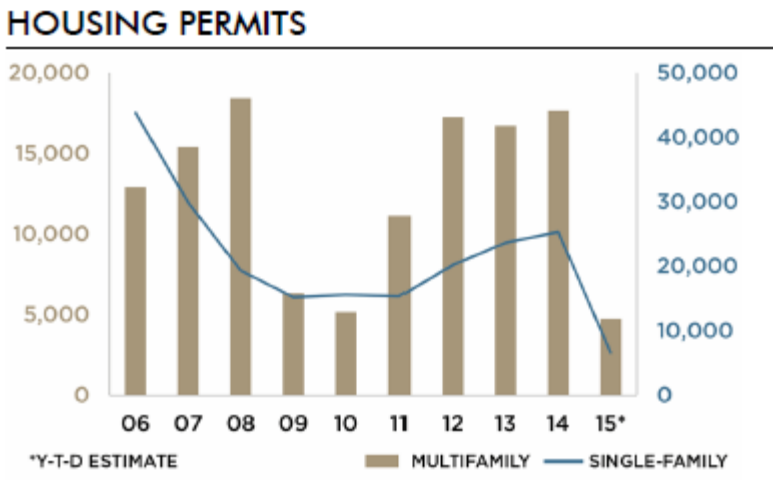
Single Family

DFW Housing Market Overview

Single-family home prices advanced 4.2% since the first quarter of 2014, reaching $196,000 in March. The rate of price appreciation decelerated from the 8.1% increase in the prior 12-month period. Healthy job growth spurred demand for single-family homes. Sales velocity totaled 148,200 annualized transactions in March of this year, a 7% annual gain, and the greatest activity since mid-2006.

Since 2005, the average monthly mortgage increased 1.3% while the average rent advanced 12.6%. By the end of the first quarter of this year, average rent was $112 greater per month than homeownership.





Housing Permits

First-quarter multifamily permitting activity was up sharply from the same period in 2014. Requests were submitted for 4,760 permits in the first three months of this year, a 33.2% annual increase. Year-to-date activity is on pace to exceed 19,000 permits by the end of 2015. From 2010 to 2014, developers requested an average of 20,020 single-family permits. In March of this year, 26,380 annualized permits were issued, a 9.7% year-over-year increase.

The Texas Quarterly Housing Report for 2Q2015 reported that the DFW MSA median home price was up 13.4% compared to the same time in 2014. Single family homes sold were up 4.4% (27,008 in 2Q 2015). The number of listings are up 1.4%. The average days on the market is 36 and the current inventory is 2.7 months.

Source: Berkadia DFW Economic Trends 1H2015

Condos/Townhomes

In Dallas, 2,668 condos were sold between January and May 2015, a 1% decrease from the same period in 2014. Median price increased to $171,020, a seven percent gain from the year prior. New listings decreased three percent to 3,366 listings, whereas active listings dropped 20% to 1,101 listings and pending sales rose 11 percent to 2,618 sales from January to May. Finally, average days on the market dropped to 48 days, a 22 percent decrease from the year prior.

Arlington Housing Market

At 1Q2015 the Texas Realtors Association reported that Arlington unit sales were down from 2014 while the median sales price was significantly more than 2014. The average sales price was at $182,000, an increase of 1.6%. The inventory has decreased significantly since 2014 with a 1.3 month supply as of first quarter 2015, which is considered very low.

Arlington Housing Market

Source: Texas Real Estate Center, 1Q2015

Sales Trends

Arlington's housing market has shown a significant increase in the number of homes sold over the past five years as well as dollar volume. The average sales price has increased 21.4% since 2010. The current inventory is significantly less than anytime in the past five years. Six months inventory is considered to be at equilibrium.

As seen in the second table, sales have increased 12% over June 2014 while the sales price increased 10% in single family homes. The average price per square foot is $115.

The condos/townhome market sales has only increased by 1% with only 638 sales at June 2015. The average sales price is $230,352 up 10% from last year at this time. The average price per square foot is $152 for condos/townhomes which is considerably more than single family homes.

The average sales price for farms and ranches has increased by 54% over June 2014 with an 11% increase in the number of sales.

Arlington Single Family Detached Sales Trends, 2010 – 2014

Year	# Sold	Dollar Volume	Average Price $	Median Price $	Total Listings	Months Inventory
2010	3,883	573,054,902	147,600	130,100	1,997	5.6
2011	3,719	545,671,493	146,700	125,000	1,748	5.8
2012	4,248	641,403,682	151,000	131,700	1,230	3.7
2013	5,065	830,043,731	163,900	143,200	926	2.4
2014	5,250	940,951,907	179,200	157,700	765	1.8

Sources: NTREIS Multiple Listing Service, Texas A&M Real Estate Center, CDS Market Research

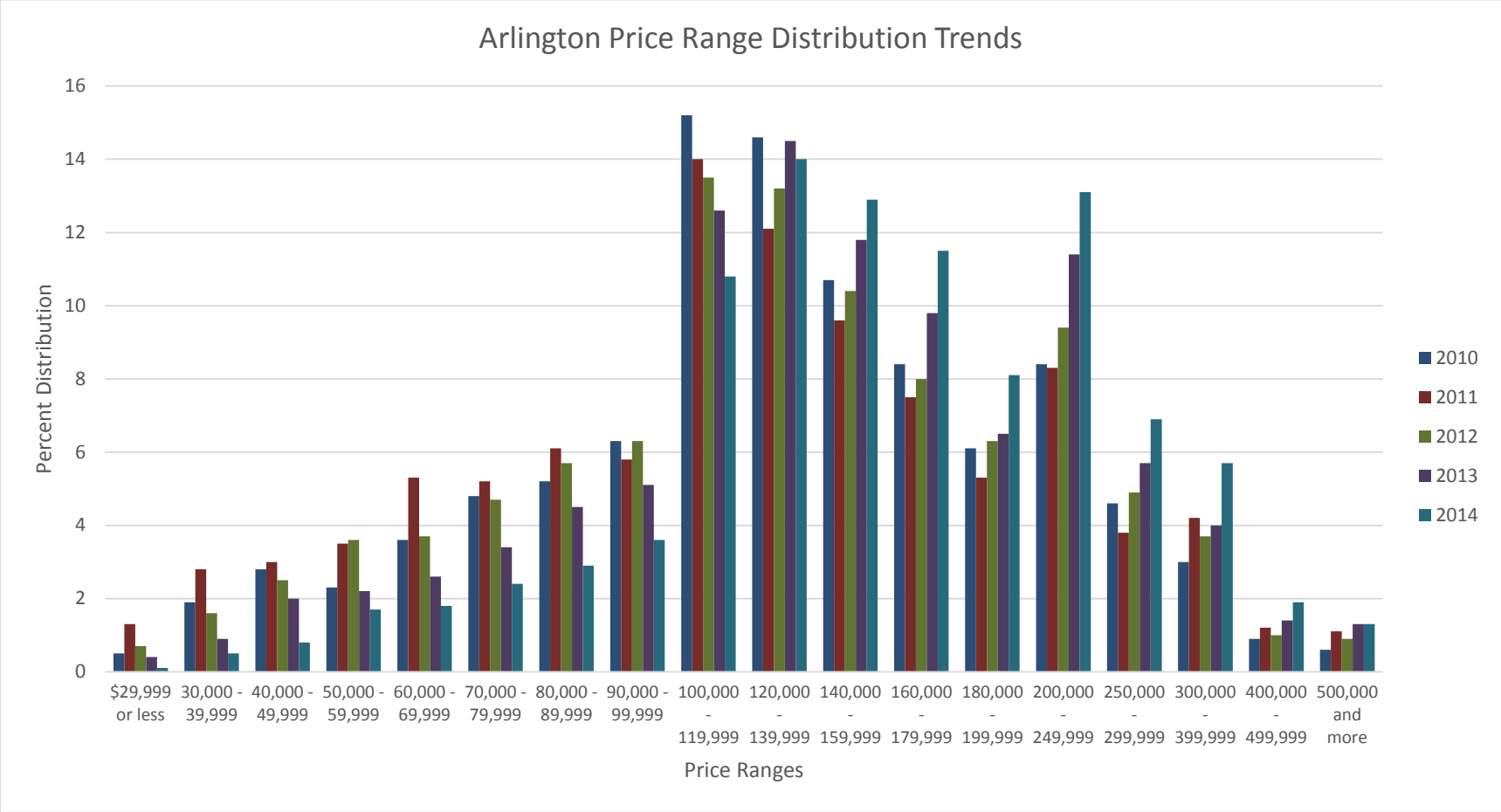
Arlington Home Sales, June 2015 vs. 2014 Comparison

	Sales	% Change Year	Dollar Volume	% Change Year	Average Price	% Change
Single Family	10,575	12%	$2,923,596,225	23%	$276,463	10%
Condos and Townhomes	638	1%	$146,964,576	11%	$230,352	10%
Farms and Ranches	102	11%	$57,263,208	71%	$561,404	54%
Lots/Vacant Land	640	27%	$107,298,560	41%	$167,654	11%

	Median Price	% Change Year	$/SF	% Change Year	DOM	% Change
Single Family	$220,000	12%	$115	9%	39	-13%
Condos and Townhomes	$184,000	12%	$152	8%	35	-27%
Farms and Ranches	$350,000	32%			134	-8%
Lots/Vacant Land	$65,580	4%			241	-2%

Sources: NTREIS Multiple Listing Service, Texas A&M Real Estate Center, CDS Market Research

As seen in the graph below, prices in Arlington have remained relatively constant with the largest percentages in the $100,000 to $139,999 from 2010 to 2013. However, in 2014 prices increased significantly to the $200,000 to $249,999 range with 13.1%.



Sources: NTREIS Multiple Listing Service, Texas A&M Real Estate Center, CDS Market Research

New Master Planned Communities in Arlington

Viridian

- Master Planned Community with 2,083 acres of which 1,200 acres is lakes, trails, parks and open space
- Prices range from $193,990 to $599,990
- Located north of I30 along NE Green Oaks Blvd.
- David Weekley, Glendarroch Homes, K Hovnanian, M. Christopher, Plantation Homes, Village Homes, Cambridge Homes, CB Jeni, Darling, Drees, and Normandy Homes are community builders
- Veridian Lake Club – 4 pools, pavilion, restrooms/showers, toddler pool, amphitheater, event center, patio area, tennis courts, basketball court, sailing facility
- Build-out will include 15,000 residents and over 3,000 homes
- Located within the city of Arlington, Viridian falls within the Hurst-Euless-Bedford Independent School District, providing residents the option of enrolling their children in the HEB ISD or Arlington ISD
- Johnson Development Corp. acquired the property in July 2015
- Viridian was started in 2011 and is expected total $1.5 billion in value at completion
- About 1,000 home lots in Viridian have been contracted for sale to 10 homebuilders; 700 lot sales have already closed

Comparable Area Sales

Compared to Arlington, Mansfield and Kennedale have had higher median sale prices while the number of sales are far greater in Arlington.

Study Area Single Family Attached Sales Trends, July 2014-2015

By Zip Codes

Zip Code	July 2014	Aug 2014	Sept 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	March 2015	April 2015	May 2015	June 2015	July 2015
Median Home Sales Price													
Arlington	$146,450	$154,750	$142,984	$144,500	$138,000	$147,000	$143,000	$143,500	$150,000	$155,300	$165,000	$164,950	$163,000
Mansfield	$219,883	$226,875	$212,000	$216,250	$209,000	$234,900	$193,000	$221,750	$218,629	$222,000	$236,000	$252,500	$242,250
Kennedale	$227,000	$228,000	$231,495	$210,925	$247,418	$260,000	$317,500	$231,500	$283,375	$269,350	$280,000	$224,500	$241,425
Closed Sales													
Arlington	388	384	366	372	255	314	195	230	326	340	399	416	420
Mansfield	125	128	81	94	77	89	65	62	92	82	114	108	128
Kennedale	14	11	12	10	8	10	2	6	10	12	17	12	10
Average Days On Market													
Arlington	46	48	51	50	55	67	59	60	46	67	45	51	28
Mansfield	38	49	57	68	58	66	53	51	41	40	45	63	30
Kennedale	38	84	59	36	92	99	30	69	95	63	61	58	42
New Listings													
Arlington	517	463	364	365	288	254	308	324	382	471	486	528	555
Mansfield	151	112	94	93	84	66	107	83	121	148	124	156	169
Kennedale	12	9	19	13	9	6	9	7	14	14	12	22	15
Supply of Inventory (months)													
Arlington	2.2	2.4	2.3	2.1	2.8	2.2	3.2	2.5	1.7	1.5	1.4	1.3	1.4
Mansfield	1.9	1.9	2.8	2.3	2.5	1.7	2.6	2.6	1.8	2.3	1.6	2.0	1.6
Kennedale	2.0	2.5	2.7	2.8	3.6	2.6	14.5	4.2	2.3	1.7	1.1	2.3	2.5

NTREIS Multiple Listing Service, Texas Association of Realtors, Texas A&M Real Estate Center, CDS Market Research

Comparable Housing Values

When comparing the current supply of housing values, Mansfield has the highest median value of all at $189,479. The study area exceeds Arlington over all in median value and the CMA. The study area includes 8.48% homes valued over $300,000 while both Kennedale and Mansfield exceed this with 11.48% and 15.84% respectively. Executive level housing in the study area is slightly higher than Arlington overall but lower than both Kennedale and Mansfield. The homes valued at $1.0 million are significantly greater in Mansfield than the study area.

Housing Units by Value

	STUDY AREA	Kennedale city, TX	Mansfield city, TX	Arlington city, TX	CMA	Tarrant County, TX	MSA
2015 Est. Owner Occupied Housing Units by Value	**5,751**	**1,856**	**16,163**	**80,189**	**110,270**	**439,211**	**1,542,974**
Value Less than $20,000	2.38%	2.91%	2.26%	2.25%	2.27%	1.92%	1.84%
Value $20,000 to $39,999	0.60%	2.42%	1.43%	1.29%	1.61%	2.29%	2.30%
Value $40,000 to $59,999	0.78%	2.59%	1.07%	1.67%	1.87%	3.79%	3.49%
Value $60,000 to $79,999	1.70%	4.96%	2.26%	4.96%	4.84%	6.17%	5.32%
Value $80,000 to $99,999	6.06%	8.78%	4.60%	10.54%	9.91%	9.92%	8.00%
Value $100,000 to $149,999	37.42%	22.20%	17.42%	34.12%	31.15%	25.89%	21.86%
Value $150,000 to $199,999	29.21%	17.94%	26.54%	23.28%	23.55%	19.59%	19.17%
Value $200,000 to $299,999	13.37%	26.72%	28.57%	14.64%	16.01%	15.90%	18.75%
Value $300,000 to $399,999	4.44%	5.55%	9.04%	3.53%	4.22%	6.12%	8.17%
Value $400,000 to $499,999	1.79%	2.80%	3.42%	1.56%	1.89%	3.24%	4.50%
Value $500,000 to $749,999	1.52%	2.21%	1.94%	1.38%	1.64%	2.97%	3.62%
Value $750,000 to $999,999	0.47%	0.38%	0.56%	0.46%	0.61%	1.16%	1.40%
Value $1,000,000 or more	0.26%	0.54%	0.88%	0.32%	0.43%	1.02%	1.57%
2015 Est. Median Housing Unit Value	**$151,818**	**$167,117**	**$189,479**	**$142,913**	**$147,353**	**$150,014**	**$168,732**
% of Homes Valued at $300,000 or above	8.48%	11.48%	15.84%	7.25%	8.79%	14.51%	19.26%
% of Executive Level Homes at $500,000 and above	2.25%	3.13%	3.38%	2.16%	2.68%	5.15%	6.59%

Another comparable in the area is the age of housing products. As shown in the table below, in the past sixteen years (from 2000) approximately 60% of the housing units in Mansfield have been built, while only 28% in the study area and 25% in Kennedale. The median year housing was built in the study area is the 1980s, while Mansfield is the 2000s.

Housing Units by Year Built

Pop Facts:	STUDY AREA	Kennedale city, TX	Mansfield city, TX	Arlington city, TX	CMA	Tarrant County, TX	DFW-Arlington, MSA
2015 Est. Housing Units by Year Structure Built	**7,772**	**2,752**	**21,430**	**151,109**	**196,635**	**763,836**	**2,712,348**
Housing Units Built 2010 or later	6.34%	4.36%	11.61%	4.58%	5.27%	7.05%	7.55%
Housing Units Built 2000 to 2009	21.93%	20.75%	47.85%	15.81%	19.50%	22.32%	22.43%
Housing Units Built 1990 to 1999	22.83%	24.20%	17.82%	16.55%	17.25%	14.20%	15.77%
Housing Units Built 1980 to 1989	33.52%	24.38%	12.16%	25.67%	23.97%	18.99%	18.34%
Housing Units Built 1970 to 1979	12.51%	9.70%	6.15%	21.49%	18.99%	13.93%	14.25%
Housing Units Built 1960 to 1969	0.93%	7.27%	1.74%	8.64%	7.95%	8.67%	8.80%
Housing Units Built 1950 to 1959	1.48%	4.69%	1.51%	5.79%	5.37%	8.34%	7.25%
Housing Units Built 1940 to 1949	0.45%	2.47%	0.69%	0.92%	0.99%	3.27%	2.80%
Housing Units Built 1939 or Earlier	0.02%	2.18%	0.47%	0.56%	0.71%	3.23%	2.82%
2015 Est. Median Year Structure Built	**1980 to 1989**	**1980 to 1989**	**2000 to 2009**	**1980 to 1989**	**1980 to 1989**	**2000 to 2009**	**2000 to 2009**

Building Permits

Arlington

As seen 76002 zip code has seen the most activity in Arlington over the past ten years, followed by 76001. The study area zip codes include 76001 and 76017 (portions). Only 20% of the total building permits have occurred in the study area zip codes.

Arlington Residential Building Permits

	Total	76001	76002	76005	76006	76010	76011	76012	76013	76014	76015	76016	76017	76018	76060	Valuation
2015	160	16		83		1		3	1	1		4	42		9	$ 36,938,703.00
2014	417	33	25	251		3		9	1	4		21	68		2	$ 94,017,580.90
2013	526	28	169	178		35		23	10	0		15	66		2	$ 107,736,965.45
2012	455	6	198	102		1		9	1	12		32	15		79	$ 87,059,499.00
2011	252	39	146		1	7		10	8			10	27		4	$ 48,004,197.75
2010	253	64	104			52	3	14	2	1	1	3	9			$ 42,049,406.00
2009	297	67	136		1	31		20		1		5	35		1	$ 49,532,664.00
2008	399	67	198		2	16		42	5	1	3	5	46	11	3	$ 62,761,781.00
2007	717	99	414		1	41	1	68	8	4		16	31	34		$ 108,799,478.00
2006	1127	98	676		1	49	3	46	24	22	9	53	88	55	3	$ 166,652,352.00
	4,603	**517**	**2,066**	**614**	**6**	**236**	**7**	**244**	**60**	**46**	**13**	**164**	**427**	**100**	**103**	**$ 803,552,627.10**

Comparison of Building Permits

Residential Building Permits

	Arlington	Kennedale	Mansfield
2015	160	41*	293
2014	417	108	215
2013	526	42	205
2012	455	58	190
2011	252	30	205
2010	253	12	283
2009	297	19	226
2008	399	25	338
2007	717	n/a	702
2006	1127	n/a	1159
	4,603	**335**	**3,816**

**includes The Vineyard PUD (45 acres)- 28 home sites currently priced from $276K - $388k; located at the corner of Mansfield Cardinal and Little School Road is our newest community in Kennedale. The community offers a small town family friendly environment with 5' sidewalks, ponds and common areas.*

Multi-family Building Permits

	Arlington	Kennedale	Mansfield
2015			371
2014			308
2013			170
2012			401
2011			393
2010			394
2009			563
2008			452
2007			388
2006			20
	N/A	**0**	**3,460**

Commercial Building Permits

	Arlington	Kennedale	Mansfield
2015	1	0	61
2014	13	2	38
2013	0	3	39
2012	18	1	40
2011	15	0	21
2010	21	0	10
2009	19	2	25
2008	23	7	53
2007	25		49
2006	30		54
	165	**15**	**390**

Potential Demand

Demand for new construction of single family homes is primarily rooted in the need to house additional population in an area. Therefore, we will quantify demand for new homes within the CMA based on the previously mentioned NCTCOG forecasts that have been prepared for the CMA as well as market performance within the CMA.

To plan and project new homes the number of projected households is multiplied by the percentage of owners for homes. As shown below using 61.3 percent of households owning in the CMA (the most current estimate as provided earlier in this report) there is a potential demand to support 2,226 new homes through 2020.

CMA Single Family Demand Projections

	2015	2020	2025
Total current and projected CMA households	197,924	216,086	234,181
Incremental housing unit demand		18,162	18,095
CMA single family demand (61.3%)		11,133	11,092
CMA Single Family Demand Annually		2,226	2,218

Sources: NCTCOG, PCensus for Map Info, Copyright 2015 Tetrad Corporation, CDS Market Research

Study Area Absorption

The study area currently comprises 4.0% of the overall single family households in the CMA (p.73). It is estimated to capture a conservative 4% of the market, based on its location. Application of the capture rate to the CMA single family demand results in 445 homes by 2020, and an additional 443 homes by 2025 demanded in the study area. The development schedule should be in two phases based on 5-year increments.

Phasing of Development

	2016-2020	2021-2025
CMA 5-Yr Term	11,133	11,092
Study Area 5-Yr Term (4% Capture)	**445**	**443**

Conclusions: Opportunities and Constraints for Single Family Growth

- Average sales prices are higher in 76001; 76017 has more closed sales; average days on market and supply are equal in both zips. Median home sales in the study area at approximately $157,000. Listing/sales prices vary by location with lower prices in the northern portion of the study area (north of Sublett) and higher in the southern portion (Eden Rd. and south).
- New single family development is happening in the study area – Eden Glen, Melia Ranch, Eden village, Tierra Verde Estates. Homes over $300k in the Kennedale ISD are challenged. Move-up single family homes priced from $185 to $250 were very successful at Eden Glen. As well as homes marketed to retirees on zero lot lines.
- School district plays an important role in the sales of homes in the study area. Mansfield is viewed as more desirable followed by Kennedale and Arlington ISDs.

Recommendations

- Large lots (1/4 ac +) would be successful in the study area from a market standpoint, though developers may find them a challenge to make work financially.
- Could use custom homes on larger lots $300k - $500k
- Prices from $400k need to be in Mansfield ISD
- Prime location for upscale homes near golf course
- Over the next three to five years CDS estimates 445 new homes could be absorbed in the study area.
- Single family homes within the Mansfield ISD will have a marketing advantage.