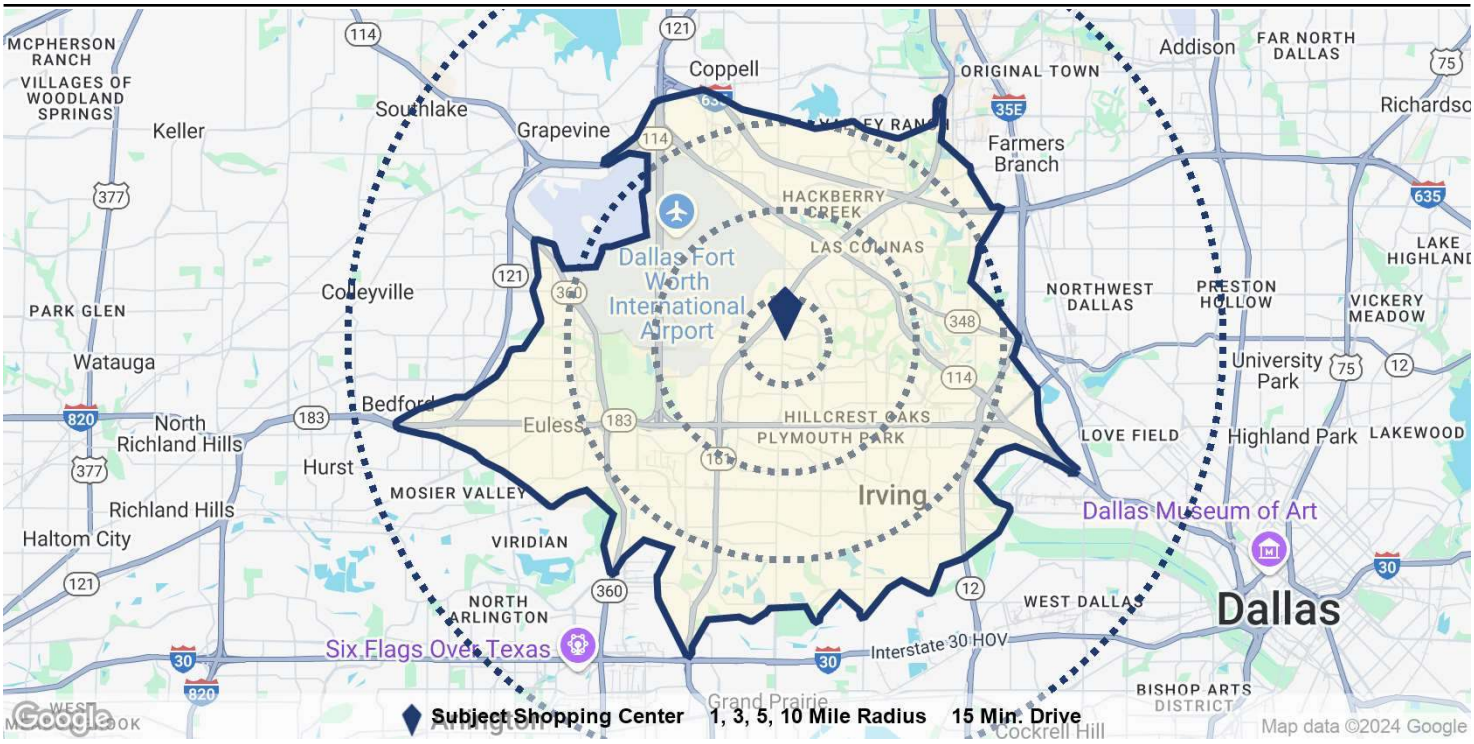
Subject Shopping Center

Cottonwood Crossing

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	24,792	105,689	241,749	863,155	309,195
5 Yr Growth	-1.2%	-1.3%	-0.4%	2.1%	0.7%
Median Age	32	33	34	35	35
5 Yr Forecast	35	35	36	37	37
White / Black / Hispanic	20% / 30% / 32%	24% / 19% / 41%	27% / 15% / 41%	38% / 14% / 38%	65% / 15% / 40%
5 Yr Forecast	20% / 30% / 32%	24% / 19% / 41%	27% / 15% / 40%	38% / 14% / 38%	64% / 15% / 41%
Employment	6,839	86,648	191,237	687,204	170,401
Buying Power	$582.5M	$2.5B	$6.6B	$24B	$8.5B
5 Yr Growth	-0.9%	-1.7%	-0.8%	1.9%	2.5%
College Graduates	31.6%	32.8%	36.6%	36.8%	41.6%
Household					
Households	9,787	39,378	93,328	333,963	122,961
5 Yr Growth	-1.4%	-1.5%	-0.3%	2.4%	0.8%
Median Household Income	$59,520	$63,967	$70,217	$71,776	$68,853
5 Yr Forecast	$59,802	$63,882	$69,881	$71,429	$69,999
Average Household Income	$75,827	$83,561	$92,014	$98,738	$89,339
5 Yr Forecast	$76,703	$84,132	$92,392	$98,844	$90,633
% High Income (>$75K)	35%	41%	46%	48%	45%
Housing					
Median Home Value	$268,880	$249,145	$270,906	$318,030	$259,261
Median Year Built	1983	1982	1987	1986	1986
Owner / Renter Occupied	21% / 79%	31% / 69%	31% / 69%	42% / 58%	37% / 63%

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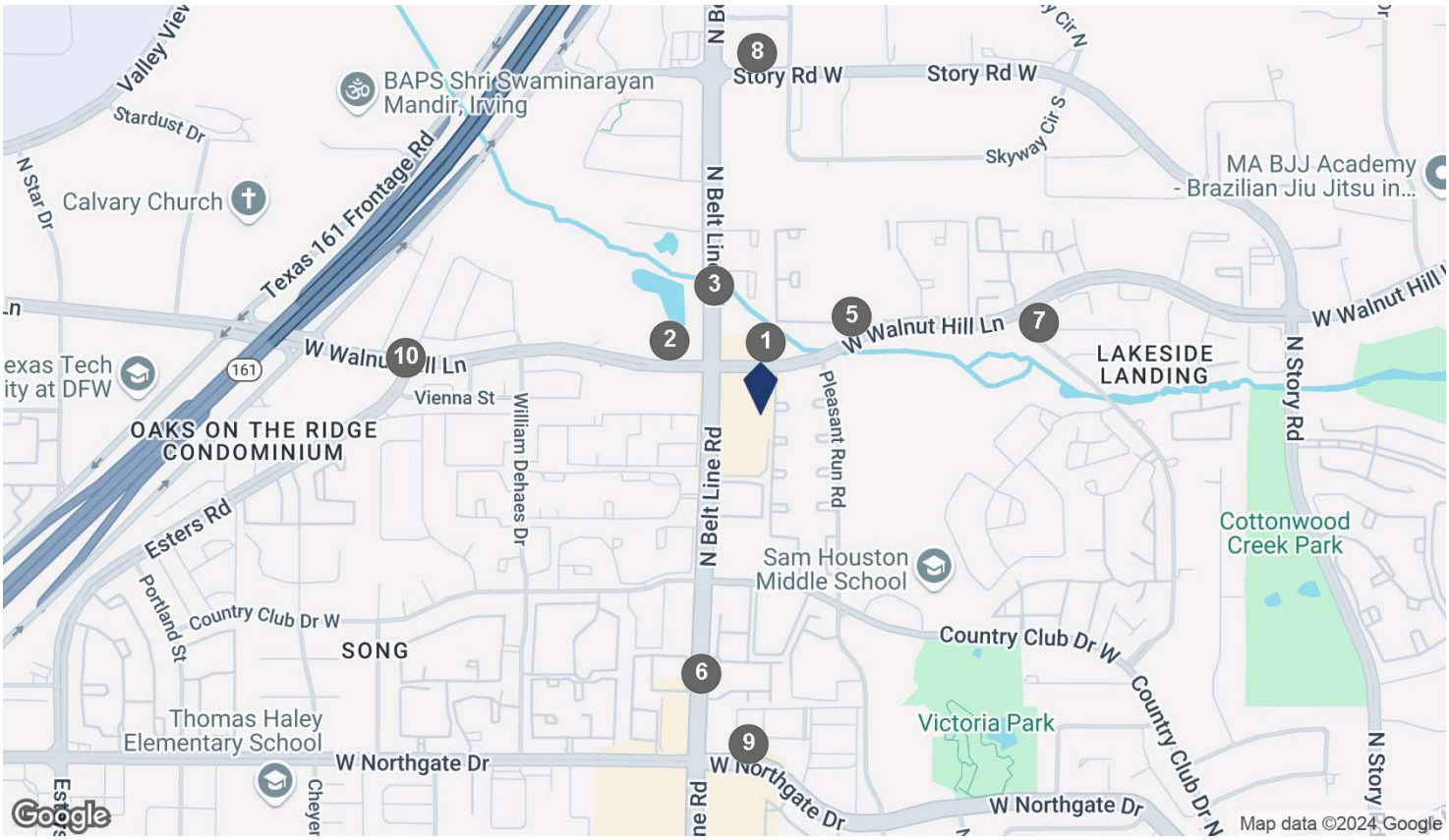
TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 W Walnut Hill Ln	N Belt Line Rd - W	18,819	2022	0.08 mi
2 W Walnut Hill Ln	N Belt Line Rd - E	14,599	2022	0.15 mi
3 N Belt Line Rd	W Walnut Hill Ln - S	28,578	2022	0.17 mi
4 W Walnut Hill Ln	Pleasant Run Rd - SW	18,459	2022	0.17 mi
5 West Walnut Hill Lane	Pleasant Run Rd - SW	12,892	2020	0.17 mi
6 N Belt Line Rd	W Northgate Dr - S	32,387	2022	0.41 mi
7 Las Brisas Dr	Corbeau Dr - NW	3,799	2022	0.42 mi
8 Story Rd W	Skyway Cir N - E	5,637	2022	0.50 mi
9 W Northgate Dr	N Belt Line Rd - W	11,448	2022	0.51 mi
10 Esters Rd	W Walnut Hill Ln - N	5,320	2022	0.52 mi

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Demographics

Cottonwood Crossing

4070 N Belt Line Rd
55,986 SF Neighborhood Center
Irving, TX 75038 - Irving Submarket

PREPARED BY

JAH REALTY

Clayton Harris
Senior Associate, Investments

CoStar™

Income & Spending Demographics

Cottonwood Crossing

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2024 Households by HH Income	**9,789**		**39,379**		**93,327**		**122,961**	
<$25,000	1,556	15.90%	5,362	13.62%	11,687	12.52%	15,159	12.33%
$25,000 - $50,000	2,256	23.05%	8,966	22.77%	18,921	20.27%	26,822	21.81%
$50,000 - $75,000	2,592	26.48%	9,101	23.11%	19,676	21.08%	25,693	20.90%
$75,000 - $100,000	1,398	14.28%	5,586	14.19%	13,272	14.22%	17,488	14.22%
$100,000 - $125,000	757	7.73%	3,787	9.62%	9,668	10.36%	13,160	10.70%
$125,000 - $150,000	189	1.93%	1,927	4.89%	6,378	6.83%	8,143	6.62%
$150,000 - $200,000	598	6.11%	2,353	5.98%	6,708	7.19%	8,123	6.61%
$200,000+	443	4.53%	2,297	5.83%	7,017	7.52%	8,372	6.81%
2024 Avg Household Income	**$75,827**		**$83,561**		**$92,014**		**$89,339**	
2024 Med Household Income	**$59,520**		**$63,967**		**$70,217**		**$68,853**	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	**$239.4M**		**$1.1B**		**$2.7B**		**$3.5B**	
Total Apparel	**$14.7M**	**6.16%**	**$64.1M**	**5.97%**	**$155.3M**	**5.77%**	**$198.3M**	**5.64%**
Women's Apparel	$5.3M	2.22%	$23.2M	2.16%	$57.6M	2.14%	$74M	2.11%
Men's Apparel	$2.9M	1.22%	$12.9M	1.21%	$31.8M	1.18%	$40M	1.14%
Girl's Apparel	$1.1M	0.48%	$5M	0.47%	$11.6M	0.43%	$15.1M	0.43%
Boy's Apparel	$884.9K	0.37%	$3.9M	0.36%	$8.9M	0.33%	$11.5M	0.33%
Infant Apparel	$920.5K	0.38%	$3.7M	0.35%	$8.6M	0.32%	$10.6M	0.30%
Footwear	$3.6M	1.48%	$15.4M	1.43%	$36.8M	1.37%	$47M	1.34%
Total Entertainment & Hobbies	**$32.8M**	**13.70%**	**$146.1M**	**13.61%**	**$368.1M**	**13.67%**	**$490.3M**	**13.96%**
Entertainment	$3.6M	1.52%	$17.4M	1.62%	$43.2M	1.60%	$57.5M	1.64%
Audio & Visual Equipment/Service	$8.8M	3.69%	$37.3M	3.47%	$91.8M	3.41%	$122.6M	3.49%
Reading Materials	$295.8K	0.12%	$1.4M	0.13%	$3.7M	0.14%	$5M	0.14%
Pets, Toys, & Hobbies	$4.7M	1.95%	$21.8M	2.03%	$56.9M	2.11%	$77.1M	2.19%
Personal Items	$15.4M	6.42%	$68.2M	6.36%	$172.5M	6.41%	$228.1M	6.49%
Total Food and Alcohol	**$71.3M**	**29.80%**	**$312.9M**	**29.15%**	**$770.6M**	**28.62%**	**$997.5M**	**28.40%**
Food At Home	$37.3M	15.58%	$162.8M	15.17%	$391M	14.52%	$508.3M	14.47%
Food Away From Home	$29.8M	12.45%	$130.8M	12.19%	$329.4M	12.23%	$424.7M	12.09%
Alcoholic Beverages	$4.2M	1.77%	$19.3M	1.80%	$50.1M	1.86%	$64.4M	1.83%
Total Household	**$34.3M**	**14.31%**	**$158.1M**	**14.73%**	**$407M**	**15.12%**	**$531.6M**	**15.13%**
House Maintenance & Repair	$4.1M	1.70%	$23.4M	2.18%	$58.2M	2.16%	$85.5M	2.43%
Household Equip & Furnishings	$14.3M	5.96%	$63.7M	5.94%	$166M	6.16%	$216.2M	6.16%
Household Operations	$11.8M	4.92%	$51.7M	4.82%	$131.2M	4.87%	$165.4M	4.71%
Housing Costs	$4.1M	1.73%	$19.2M	1.79%	$51.7M	1.92%	$64.4M	1.83%

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Income & Spending Demographics

Cottonwood Crossing

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	**$63.4M**	**26.48%**	**$283.6M**	**26.42%**	**$708.4M**	**26.31%**	**$929.7M**	**26.47%**
Vehicle Purchases	$29M	12.12%	$134.7M	12.55%	$339.3M	12.60%	$453.9M	12.92%
Gasoline	$19.1M	7.97%	$81.7M	7.61%	$196.5M	7.30%	$257.6M	7.33%
Vehicle Expenses	$962.2K	0.40%	$5M	0.46%	$13M	0.48%	$16.2M	0.46%
Transportation	$6.4M	2.66%	$27.7M	2.58%	$73.6M	2.73%	$89.6M	2.55%
Automotive Repair & Maintenance	$8M	3.34%	$34.6M	3.22%	$86M	3.19%	$112.5M	3.20%
Total Health Care	**$9.3M**	**3.87%**	**$44.1M**	**4.11%**	**$111.1M**	**4.13%**	**$150.5M**	**4.29%**
Medical Services	$5.3M	2.23%	$25.6M	2.38%	$64.9M	2.41%	$86.6M	2.47%
Prescription Drugs	$2.7M	1.15%	$13.2M	1.23%	$32.7M	1.21%	$46M	1.31%
Medical Supplies	$1.2M	0.49%	$5.4M	0.50%	$13.5M	0.50%	$18M	0.51%
Total Education/Day Care	**$13.6M**	**5.68%**	**$64.4M**	**6.00%**	**$172.3M**	**6.40%**	**$214.5M**	**6.11%**
Education	$8.8M	3.68%	$41.8M	3.89%	$111.8M	4.15%	$138.2M	3.93%
Fees & Admissions	$4.8M	1.99%	$22.6M	2.11%	$60.6M	2.25%	$76.3M	2.17%

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