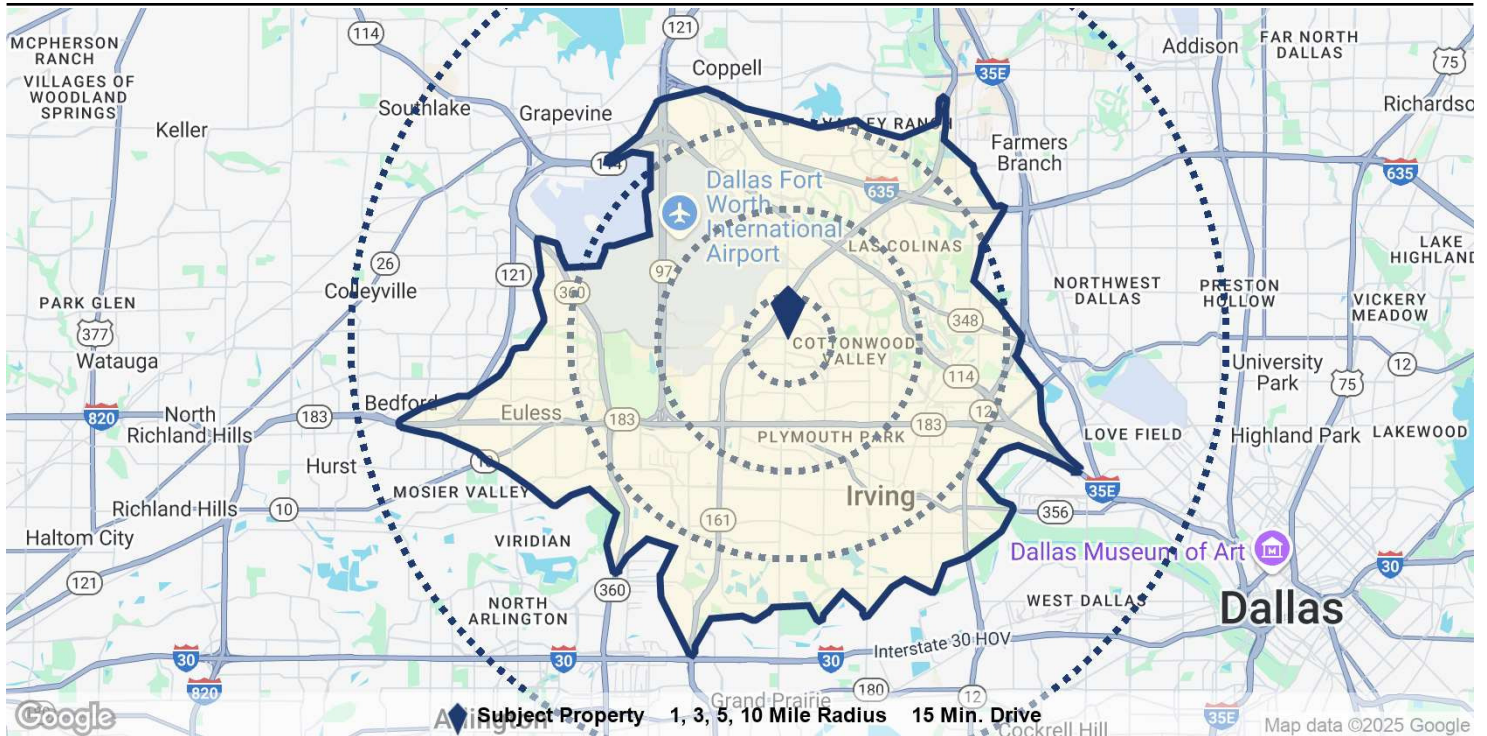


# Subject Property

4070 N Belt Line Rd - Cottonwood Crossing

## DEMOGRAPHICS

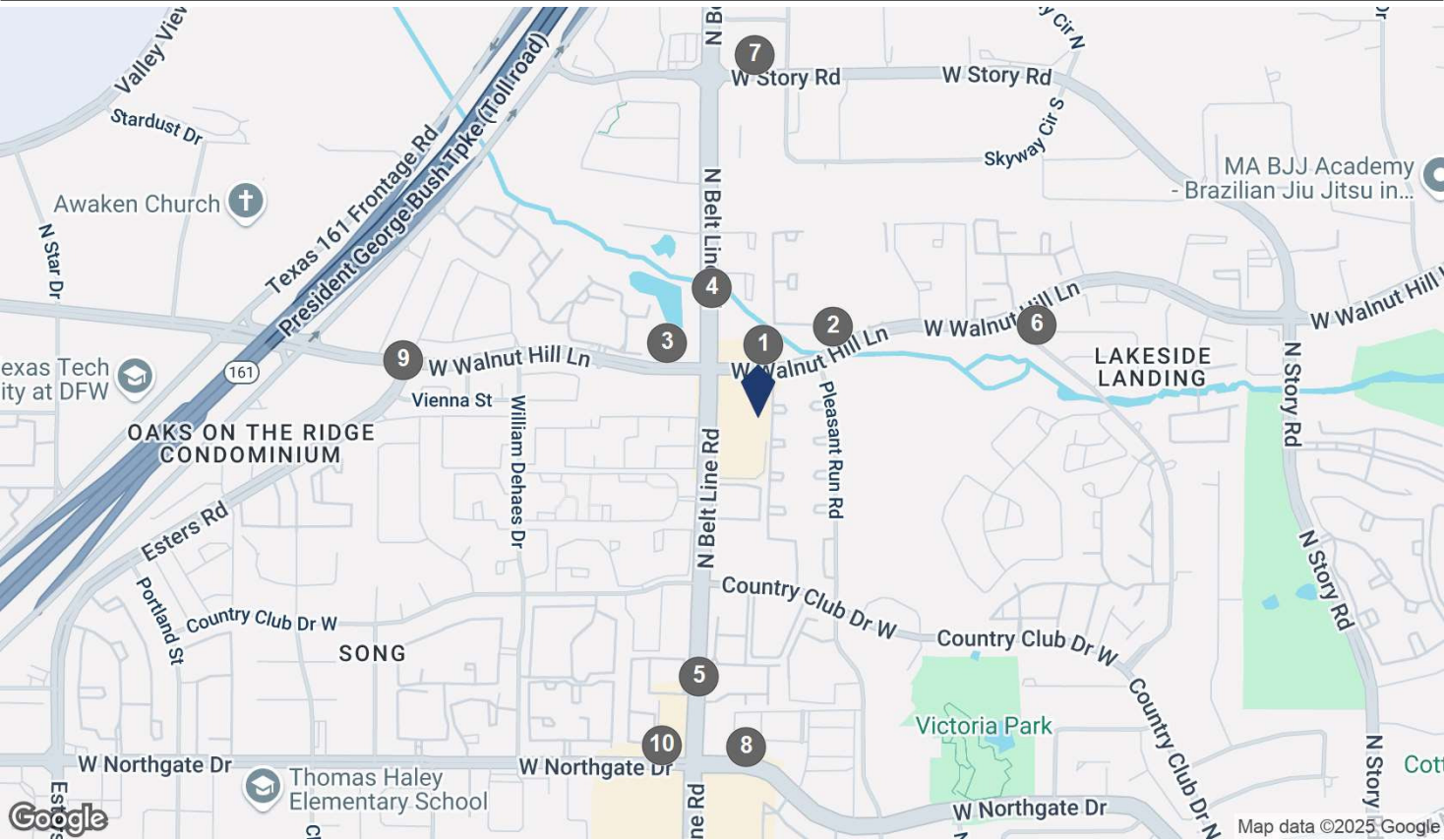


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	24,792	105,689	241,749	863,155	330,751
5 Yr Growth	-1.2%	-1.3%	-0.4%	2.1%	0.5%
Median Age	32	33	34	35	35
5 Yr Forecast	35	35	36	37	37
White / Black / Hispanic	20% / 30% / 32%	24% / 19% / 41%	27% / 15% / 41%	38% / 14% / 38%	30% / 15% / 38%
5 Yr Forecast	20% / 30% / 32%	24% / 19% / 41%	27% / 15% / 40%	38% / 14% / 38%	30% / 15% / 38%
Employment	6,839	86,648	191,237	687,204	186,580
Buying Power	\$582.5M	\$2.5B	\$6.6B	\$24B	\$9B
5 Yr Growth	-0.9%	-1.7%	-0.8%	1.9%	0.6%
College Graduates	31.6%	32.8%	36.6%	36.8%	44.1%
Household					
Households	9,787	39,378	93,328	333,963	127,813
5 Yr Growth	-1.4%	-1.5%	-0.3%	2.4%	0.6%
Median Household Income	\$59,520	\$63,967	\$70,217	\$71,776	\$70,462
5 Yr Forecast	\$59,802	\$63,882	\$69,881	\$71,429	\$70,479
Average Household Income	\$75,827	\$83,561	\$92,014	\$98,738	\$91,617
5 Yr Forecast	\$76,703	\$84,132	\$92,392	\$98,844	\$92,157
% High Income (>\$75K)	35%	41%	46%	48%	46%
Housing					
Median Home Value	\$268,880	\$249,145	\$270,906	\$318,030	\$266,736
Median Year Built	1983	1982	1987	1986	1987
Owner / Renter Occupied	21% / 79%	31% / 69%	31% / 69%	42% / 58%	35% / 65%

# Subject Property

4070 N Belt Line Rd - Cottonwood Crossing

## 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	24,314	2025	0.08 mi
2 West Walnut Hill Lane	Pleasant Run Rd - SW	24,956	2025	0.15 mi
3 W Walnut Hill Ln	N Belt Line Rd - E	16,020	2025	0.15 mi
4 N Belt Line Rd	W Walnut Hill Ln - S	30,513	2025	0.17 mi
5 N Belt Line Rd	W Northgate Dr - S	34,630	2025	0.41 mi
6 Las Brisas Dr	Corbeau Dr - NW	3,834	2025	0.42 mi
7 Story Rd W	Skyway Cir N - E	5,972	2025	0.50 mi
8 W Northgate Dr	N Belt Line Rd - W	12,135	2025	0.51 mi
9 Esters Rd	W Walnut Hill Ln - N	5,723	2025	0.52 mi
10 W Northgate Dr	N Belt Line Rd - E	16,347	2025	0.52 mi





## Demographics

# Cottonwood Crossing

4070 N Belt Line Rd

55,986 SF Retail Storefront

Irving, Texas - Irving Submarket

PREPARED BY



Matias Henry



# Income & Spending Demographics

4070 N Belt Line Rd - Cottonwood Crossing

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2024 Households by HH Income	9,789		39,379		93,327		127,813	
<\$25,000	1,556	15.90%	5,362	13.62%	11,687	12.52%	15,519	12.14%
\$25,000 - \$50,000	2,256	23.05%	8,966	22.77%	18,921	20.27%	26,634	20.84%
\$50,000 - \$75,000	2,592	26.48%	9,101	23.11%	19,676	21.08%	26,584	20.80%
\$75,000 - \$100,000	1,398	14.28%	5,586	14.19%	13,272	14.22%	17,800	13.93%
\$100,000 - \$125,000	757	7.73%	3,787	9.62%	9,668	10.36%	13,954	10.92%
\$125,000 - \$150,000	189	1.93%	1,927	4.89%	6,378	6.83%	9,002	7.04%
\$150,000 - \$200,000	598	6.11%	2,353	5.98%	6,708	7.19%	9,111	7.13%
\$200,000+	443	4.53%	2,297	5.83%	7,017	7.52%	9,210	7.21%
2024 Avg Household Income	\$75,827		\$83,561		\$92,014		\$91,617	
2024 Med Household Income	\$59,520		\$63,967		\$70,217		\$70,462	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$239.4M		\$1.1B		\$2.7B		\$3.7B	
Total Apparel	\$14.7M	6.16%	\$64.1M	5.97%	\$155.3M	5.77%	\$211.3M	5.71%
Women's Apparel	\$5.3M	2.22%	\$23.2M	2.16%	\$57.6M	2.14%	\$78.6M	2.12%
Men's Apparel	\$2.9M	1.22%	\$12.9M	1.21%	\$31.8M	1.18%	\$43.1M	1.17%
Girl's Apparel	\$1.1M	0.48%	\$5M	0.47%	\$11.6M	0.43%	\$15.8M	0.43%
Boy's Apparel	\$884.9K	0.37%	\$3.9M	0.36%	\$8.9M	0.33%	\$12M	0.32%
Infant Apparel	\$920.5K	0.38%	\$3.7M	0.35%	\$8.6M	0.32%	\$11.5M	0.31%
Footwear	\$3.6M	1.48%	\$15.4M	1.43%	\$36.8M	1.37%	\$50.4M	1.36%

Total Entertainment & Hobbies	\$32.8M	13.70%	\$146.1M	13.61%	\$368.1M	13.67%	\$510.1M	13.79%
Entertainment	\$3.6M	1.52%	\$17.4M	1.62%	\$43.2M	1.60%	\$59.3M	1.60%
Audio & Visual Equipment/Service	\$8.8M	3.69%	\$37.3M	3.47%	\$91.8M	3.41%	\$127.8M	3.46%
Reading Materials	\$295.8K	0.12%	\$1.4M	0.13%	\$3.7M	0.14%	\$5.3M	0.14%
Pets, Toys, & Hobbies	\$4.7M	1.95%	\$21.8M	2.03%	\$56.9M	2.11%	\$78.8M	2.13%
Personal Items	\$15.4M	6.42%	\$68.2M	6.36%	\$172.5M	6.41%	\$238.9M	6.46%

Total Food and Alcohol	\$71.3M	29.80%	\$312.9M	29.15%	\$770.6M	28.62%	\$1.1B	28.45%
Food At Home	\$37.3M	15.58%	\$162.8M	15.17%	\$391M	14.52%	\$538M	14.55%
Food Away From Home	\$29.8M	12.45%	\$130.8M	12.19%	\$329.4M	12.23%	\$447.1M	12.09%
Alcoholic Beverages	\$4.2M	1.77%	\$19.3M	1.80%	\$50.1M	1.86%	\$66.9M	1.81%

Total Household	\$34.3M	14.31%	\$158.1M	14.73%	\$407M	15.12%	\$564M	15.25%
House Maintenance & Repair	\$4.1M	1.70%	\$23.4M	2.18%	\$58.2M	2.16%	\$87.9M	2.38%
Household Equip & Furnishings	\$14.3M	5.96%	\$63.7M	5.94%	\$166M	6.16%	\$228.7M	6.19%
Household Operations	\$11.8M	4.92%	\$51.7M	4.82%	\$131.2M	4.87%	\$178M	4.81%
Housing Costs	\$4.1M	1.73%	\$19.2M	1.79%	\$51.7M	1.92%	\$69.4M	1.88%



# Income & Spending Demographics

4070 N Belt Line Rd - Cottonwood Crossing

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$63.4M</b>	<b>26.48%</b>	<b>\$283.6M</b>	<b>26.42%</b>	<b>\$708.4M</b>	<b>26.31%</b>	<b>\$974.8M</b>	<b>26.36%</b>
Vehicle Purchases	\$29M	12.12%	\$134.7M	12.55%	\$339.3M	12.60%	\$470.9M	12.73%
Gasoline	\$19.1M	7.97%	\$81.7M	7.61%	\$196.5M	7.30%	\$270.1M	7.30%
Vehicle Expenses	\$962.2K	0.40%	\$5M	0.46%	\$13M	0.48%	\$17.8M	0.48%
Transportation	\$6.4M	2.66%	\$27.7M	2.58%	\$73.6M	2.73%	\$98.1M	2.65%
Automotive Repair & Maintenance	\$8M	3.34%	\$34.6M	3.22%	\$86M	3.19%	\$118M	3.19%
<b>Total Health Care</b>	<b>\$9.3M</b>	<b>3.87%</b>	<b>\$44.1M</b>	<b>4.11%</b>	<b>\$111.1M</b>	<b>4.13%</b>	<b>\$154.5M</b>	<b>4.18%</b>
Medical Services	\$5.3M	2.23%	\$25.6M	2.38%	\$64.9M	2.41%	\$89.3M	2.42%
Prescription Drugs	\$2.7M	1.15%	\$13.2M	1.23%	\$32.7M	1.21%	\$46.3M	1.25%
Medical Supplies	\$1.2M	0.49%	\$5.4M	0.50%	\$13.5M	0.50%	\$18.9M	0.51%
<b>Total Education/Day Care</b>	<b>\$13.6M</b>	<b>5.68%</b>	<b>\$64.4M</b>	<b>6.00%</b>	<b>\$172.3M</b>	<b>6.40%</b>	<b>\$231.2M</b>	<b>6.25%</b>
Education	\$8.8M	3.68%	\$41.8M	3.89%	\$111.8M	4.15%	\$150M	4.06%
Fees & Admissions	\$4.8M	1.99%	\$22.6M	2.11%	\$60.6M	2.25%	\$81.2M	2.20%