

Cottonwood Crossing

This map illustrates the geographic context of the Subject Shopping Center, located near the intersection of I-35W and I-20 in Fort Worth. Concentric dashed circles are drawn around Dallas-Fort Worth International Airport, representing distances of 1, 3, 5, 10, and 15 miles. The map shows the extensive highway network, including I-35, I-20, I-30, and I-40, as well as numerous surrounding cities and towns. A legend at the bottom identifies the Subject Shopping Center and the radii shown.

Legend:

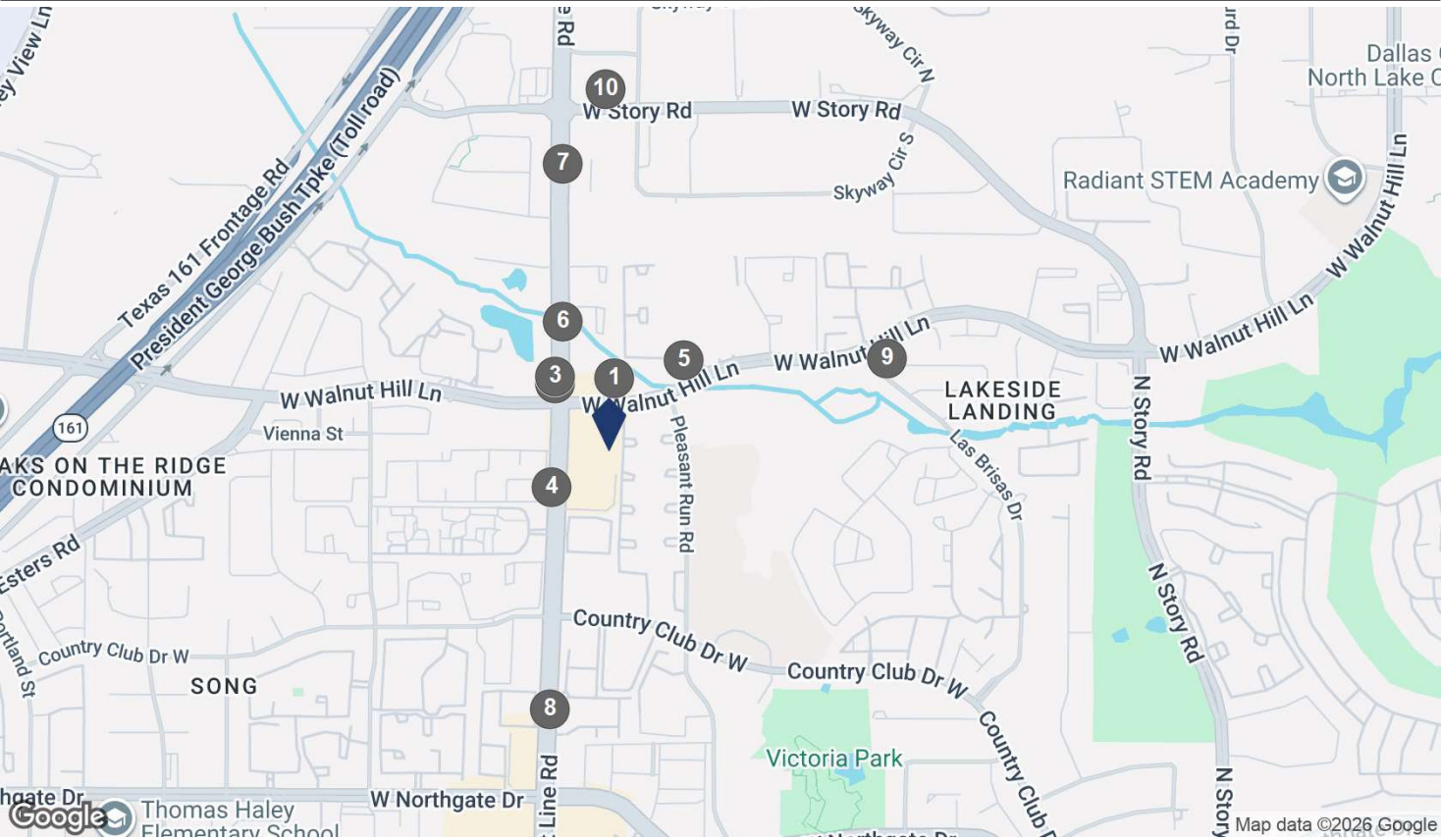
- Subject Shopping Center
- 1, 3, 5, 10 Mile Radius
- 15 Min. Drive



Subject Shopping Center

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	23,606	2026	0.08 mi
2 North Belt Line Road	West Walnut Hill Lane - N	31,679	2026	0.10 mi
3 West Walnut Hill Lane	West Walnut Hill Lane - W	15,398	2026	0.11 mi
4 North Belt Line Road	North Belt Line Road - N	31,679	2026	0.12 mi
5 West Walnut Hill Lane	Pleasant Run Rd - SW	16,667	2026	0.15 mi
6 N Belt Line Rd	W Walnut Hill Ln - S	31,342	2026	0.17 mi
7 North Belt Line Road	North Belt Line Road - S	31,679	2026	0.39 mi
8 N Belt Line Rd	W Northgate Dr - S	35,583	2026	0.41 mi
9 Las Brisas Dr	Corbeau Dr - NW	3,793	2026	0.42 mi
10 Story Rd W	Skyway Cir N - E	6,020	2026	0.50 mi

Income & Spending Demographics

Cottonwood Crossing

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2025 Households by HH Income	10,176		41,181		96,510			
<\$25,000	1,297	12.75%	4,484	10.89%	9,111	9.44%	-	-
\$25,000 - \$50,000	1,932	18.99%	7,582	18.41%	15,604	16.17%	-	-
\$50,000 - \$75,000	2,613	25.68%	9,533	23.15%	19,901	20.62%	-	-
\$75,000 - \$100,000	1,403	13.79%	5,581	13.55%	13,597	14.09%	-	-
\$100,000 - \$125,000	1,127	11.08%	4,575	11.11%	12,236	12.68%	-	-
\$125,000 - \$150,000	509	5.00%	2,747	6.67%	7,016	7.27%	-	-
\$150,000 - \$200,000	457	4.49%	2,951	7.17%	8,908	9.23%	-	-
\$200,000+	838	8.24%	3,728	9.05%	10,137	10.50%	-	-
2025 Avg Household Income	\$89,784		\$97,150		\$105,648		-	-
2025 Med Household Income	\$67,490		\$72,184		\$81,691		-	-

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$257.9M		\$1.2B		\$2.9B			
Total Apparel	\$15.6M	6.05%	\$68.2M	5.91%	\$163M	5.71%		
Women's Apparel	\$5.7M	2.20%	\$24.9M	2.16%	\$60.8M	2.13%	-	-
Men's Apparel	\$3.1M	1.21%	\$13.8M	1.20%	\$33.4M	1.17%	-	-
Girl's Apparel	\$1.2M	0.47%	\$5.3M	0.46%	\$12.2M	0.43%	-	-
Boy's Apparel	\$922.7K	0.36%	\$4M	0.35%	\$9.2M	0.32%	-	-
Infant Apparel	\$947.9K	0.37%	\$3.8M	0.33%	\$8.9M	0.31%	-	-
Footwear	\$3.7M	1.45%	\$16.3M	1.42%	\$38.5M	1.35%	-	-

Total Entertainment & Hobbies	\$35.5M	13.75%	\$157.3M	13.62%	\$390.2M	13.68%		
Entertainment	\$3.9M	1.51%	\$18.4M	1.60%	\$45.4M	1.59%	-	-
Audio & Visual Equipment/Service	\$9.4M	3.64%	\$39.7M	3.44%	\$96.6M	3.39%	-	-
Reading Materials	\$334.2K	0.13%	\$1.5M	0.13%	\$4.1M	0.14%	-	-
Pets, Toys, & Hobbies	\$5.2M	2.01%	\$23.9M	2.07%	\$60.9M	2.13%	-	-
Personal Items	\$16.7M	6.46%	\$73.7M	6.39%	\$183.3M	6.42%	-	-

Total Food and Alcohol	\$76.7M	29.74%	\$335.8M	29.09%	\$815.4M	28.58%		
Food At Home	\$39.7M	15.39%	\$173.6M	15.03%	\$412.1M	14.44%	-	-
Food Away From Home	\$32.4M	12.57%	\$141.7M	12.27%	\$351M	12.31%	-	-
Alcoholic Beverages	\$4.6M	1.78%	\$20.6M	1.78%	\$52.3M	1.83%	-	-

Total Household	\$37.1M	14.38%	\$171.3M	14.84%	\$434.2M	15.22%		
House Maintenance & Repair	\$4.4M	1.69%	\$25.3M	2.19%	\$62.3M	2.18%	-	-
Household Equip & Furnishings	\$15.5M	6.02%	\$69.4M	6.01%	\$177.3M	6.22%	-	-
Household Operations	\$12.6M	4.89%	\$55.5M	4.80%	\$139M	4.87%	-	-
Housing Costs	\$4.6M	1.78%	\$21.2M	1.83%	\$55.6M	1.95%	-	-



Income & Spending Demographics

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	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$67.8M	26.29%	\$303.4M	26.28%	\$747.1M	26.19%		
Vehicle Purchases	\$31M	12.03%	\$143.8M	12.46%	\$356.9M	12.51%	-	-
Gasoline	\$20.1M	7.80%	\$86.4M	7.49%	\$205.9M	7.22%	-	-
Vehicle Expenses	\$1.2M	0.46%	\$5.8M	0.50%	\$14.8M	0.52%	-	-
Transportation	\$7M	2.73%	\$30.7M	2.66%	\$79.6M	2.79%	-	-
Automotive Repair & Maintenance	\$8.4M	3.27%	\$36.6M	3.17%	\$89.9M	3.15%	-	-
Total Health Care	\$10M	3.87%	\$47M	4.07%	\$116.8M	4.09%		
Medical Services	\$5.8M	2.24%	\$27.3M	2.37%	\$68.4M	2.40%	-	-
Prescription Drugs	\$2.9M	1.13%	\$13.9M	1.20%	\$33.9M	1.19%	-	-
Medical Supplies	\$1.3M	0.50%	\$5.8M	0.50%	\$14.4M	0.51%	-	-
Total Education/Day Care	\$15.3M	5.92%	\$71.5M	6.19%	\$185.9M	6.52%		
Education	\$9.9M	3.83%	\$46.4M	4.02%	\$120.4M	4.22%	-	-
Fees & Admissions	\$5.4M	2.08%	\$25.1M	2.17%	\$65.6M	2.30%	-	-