



# The Parks Mall at Arlington

Arlington, TX



# The Parks Mall at Arlington Property Overview

The Parks Mall at Arlington is situated in the heart of a growing market in a highly visible location, adjacent to Interstate 20 and centrally located between Dallas and Fort Worth. This area is home to a high concentration of affluent households and is growing faster than the national average. The center hosts more than eight million visitors annually. In 2023, Niche ranked Arlington at No. 2 for "Best Places to Live in America."

Only 25 minutes from Dallas/Fort Worth International Airport, the center is located three miles from the University of Texas at Arlington, which boasts an enrollment of more than 40,000 students. This retail property offers commercial space for lease alongside popular national stores such as Dillard's, Dick's Sporting Goods, Nordstrom Rack, Sephora, Barnes & Noble, Forever 21, H&M, Macy's, and PANDORA. It also features dining options like The Cheesecake Factory and Chick-fil-A, as well as Round1 Bowling & Arcade, AMC Theatres, a carousel, and an NHL-size ice skating rink.

## PROPERTY INFORMATION

Address: 3811 South Cooper, Suite 2206

Market: Dallas-Ft. Worth, TX

Total Retail Square Footage: 1.5+ million

## TRADE AREA PROFILE

2023 Population: 1,142,332

2023 Households: 395,212

2023 % of Households:  
w/Income \$75k+: 46.04%  
w/Income \$100k+: 31.35%

2023 Average Household Income: \$86,956

2023 % Pop Age 25+ w/Bachelor's Degree  
or Higher: 27.52%

2023 Average Home Value: \$345,130

2028 Projected Population: 1,193,383

2028 Projected Households: 411,349

2028 Projected Average Household Income: \$98,118

## 7-MILE RADIUS

2023 Population: 553,551

2023 Households: 195,331

2023 % of Households:  
w/Income \$75k+: 45.06%  
w/Income \$100k+: 30.6%

2023 Average Household Income: \$85,245

2023 % Pop Age 25+ w/Bachelor's Degree  
or Higher: 29.8%

2023 Average Home Value: \$344,025

2028 Projected Population: 563,389

2028 Projected Households: 198,114

2028 Projected Average Household Income: \$94,634

## DAYTIME EMPLOYMENT

3-mile radius total: 50,797

White Collar: 66.34%

Executive/Professional: 42.77%

5-Mile radius total: 113,298

White Collar: 65.39%

Executive/Professional: 43.49%

Source: Synergos

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