



FAIRBOURNE
PROPERTIES

ARLINGTON HIGHLANDS

SHOP COS.

ABOUT



PROJECT SCOPE

Arlington Highlands is the leading retail development in the city of Arlington coming in at a size of 750,000 SF, sitting on 80 acres of land. This development offers a mixture of retail, restaurant, service, education, and specialty tenants. Arlington Highlands is home to a range of junior anchors, local businesses, national retailers, and many exciting restaurants.

DETAILS

- High visibility and easy access off of I-20
- Multiple opportunities ranging from 1,289 sf - 30,000 sf
- Open air center featuring multiple green spaces

TRAFFIC COUNTS

- o Interstate 20 203,522 VPD-19
- o Matlock Rd 36,485 VPD-19

AREA ATTRACTIONS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	9,323	137,881	356,012
Avg. HH Income	\$80,459	\$83,156	\$91,981
Total Housing Units	3,368	47,664	121,889
Daytime Population	17,140	126,927	328,676
Median Home Value	\$214,427	\$203,602	\$227,685



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SITE PLAN



TENANTS

R2 - 101 Pottery Barn Outlet	30,000	R5 - 181 AVAILABLE	1,892	R8 - 189 AVAILABLE	3,676	L2 - 165	Soma Intimates	1,672	BUILDING L3 - 2nd Floor		AH - PADS		
R2 - 113 Ulta	10,040	R6 - 101 World Market	15,195	R9 - 191 In & Out Smart Repair	1,125	L3 - 101	Chicken Salad Chick	2,500	L3 - 201 AVAILABLE	4,571	LOT 2 - 127 Robbins Brothers	7,500	
R2 - 117 AVAILABLE	3,073	R7 - 101 Paul Mitchell The School	20,100	R9 - 101 AT&T Mobility	3,632	L3 - 113	Kincaid's	5,000	L3 - 213 AVAILABLE	7,730	LOT 3 - 201 BJ's Restaurant	8,500	
R2 - 125 Famous Footwear	6,976	R7 - 117 Rally House Texas	10,000	T1 - 225 Studio Movie Grill	38,954	L3 - 125	Massage Envy	3,067	L3 - 237 Basepoint Health Management	9,324	LOT 4 - 215 PF Chang's	7,580	
R2 - 133 Old Navy	14,918	R8 - 147 Improv Comedy Club	9,476	L1 - 101 The Keg Steakhouse & Bar	10,330	L3 - 129	Tobacco Lane	1,500	L3 - 245 Dr. Kellie Johnson	2,694	LOT 5 - 231 Ethan Allen	18,000	
R3 - 101 Bonchon	1,501	R7 - 149 Piranha Killer Ramen	3,965	L1 - 105 AVAILABLE	2,650	L3 - 137	Sprint	3,422	L3 - 249 AVAILABLE	2,330	LOT 6 - 241 Lazy Dog Restaurant	8,465	
R3 - 117 India Grill	2,141	R7 - 163 AVAILABLE	1,289	L1 - 115 Laser Away	1,768	L3 - 145	Potbelly Sandwich Works	2,400	L3 - 261 Dr. Zamora DDS	3,089	LOT 7 - 301 Mimi's Cafe	6,735	
R3 - 121 India Grill	1,314	R7 - 167 Texas A&M - Storage	152	L1 - 125 Spectrum	3,290	L3 - 149	Cold Stone Creamery	1,400	L3 - 265 Texas State Senator Brian Birdwell	1,269			
R4 - 101 McAlister's Deli	3,972	R7 - 191 Kidspark	3,498	L1 - 123 AVAILABLE	2,436	L3 - 153	AVAILABLE	1,402	L3 - 269 Texas A&M University	677	AH EAST - PADS		
R4 - 105 Great Clips	1,020	R8 - 101 Shell Shack	3,675	L1 - 137 AnnTaylor Loft	5,504	L3 - 157	Starbucks	1,901	L3 - 273 Texas A&M University	4,731	Pad 401	Walk-Ons	6,500
R4 - 109 Zizi Pedispa & Nails	1,500	R8 - 109 AVAILABLE	2,031	L1 - 141 Pressed Roots	1,940	L3 - 165	Lululemon	4,000	L4 - 200 Regus	19,871	Pad 415	Bone Daddy's	7,299
R4 - 115 AVAILABLE	1,988	R8 - 119 The Melting Pot	5,921	L1 - 149 Chico's	2,644	L3 - 173	Francesca's Collection	1,502			Pad 421	Red Robbin	5,896
R4 - 121 Sigma Dental	2,037	R8 - 129 Music and Arts Center	2,600	L1 - 157 GNC	1078	L3 - 177/181	Bath & Body Works	4,502			C - 425	Dave & Buster's	33,006
R4 - 125 AT LEASE		R8 - 133 Vein Clinics of America	3,224	L1 - 161 The Joint	1,050	L3 - 185	Brighton Collectibles	1,536			D - 101	Bar Louie	7,508
R4 - 141 AVAILABLE	2,100	R8 - 141 Torchy's Tacos	4,812	L1 - 169 AVAILABLE	2,339	L3 - 189	White House Black Market	3,500			D - 199	Chuy's	6,771
R4 - 145 David's Bridal	7,168	R8 - 151 BB&T	3,229	L1 - 171 Paul Mitchell - The Barber School	3,000	L4 - 101	AVAILABLE	8,541			E - 110	Dog Haus & Biergarten	2,601
R4 - 155 Kirkland's	7,168	R8 - 161 Small Cakes	1,474	L1 - 189 European Wax Center	1,434	L4 - 107 AVAILABLE	2,013			E - 130	Pinkberry	1,198	
R4 - 165 COMING AVAIL.	35,000	R8 - 165 Orange Theory Fitness	2,998	L2 - 101 The Container Store	23,056	L4 - 109 AVAILABLE	1,797			E - 140	Pluckers	6,332	
R5 - 101 PetSmart	26,974	R8 - 169 MANAGEMENT OFFICE	1,289	L2 - 121 Freebird's World Burrito	2,503	L4 - 113	James Avery Craftsman	2,826			E - 150	Black Eyed Pea	5,802
R5 - 121 Five Below	9,313	R8 - 165 Stretch Zone	1,275	L2 - 125 Peach Cobbler Factory	1,159	L4 - 117	Torrid	2,655			E - 190	Elite Spa & Nails	2,623
R5 - 141 Gen Korean BBQ	5,506	R8 - 169 Aspire Allergy & Sinus	1,575	L2 - 133 AVAILABLE	4,363	L4 - 121	Lane Bryant	7,053			F - 190 LOT AVAILABLE		
R5 - 161 Dirty Dough	1,892	R8 - 175 Color Me Mine	1,922	L2 - 149 AVAILABLE	4,009	L4 - 137	Gloria's Restaurants	5,000					
R5 - 171 AVAILABLE	1,892	R8 - 181 AVAILABLE	2,215	L2 - 153 AT LEASE									
				L2 - 159 Kendra Scott	2,416								
				L2 - 161 AT LEASE									

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RETAIL



RESTAURANTS



OTHER TENANTS



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