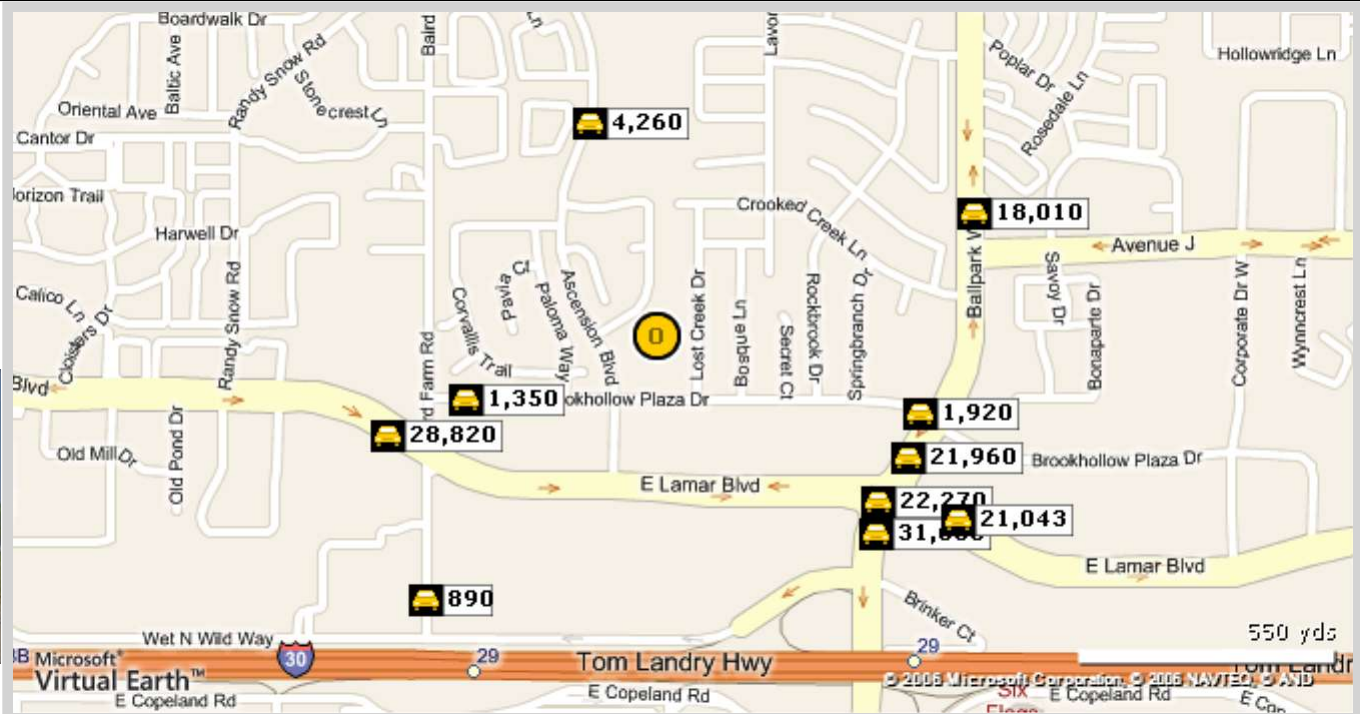


Traffic Count Report

1901 Ascension Blvd, Arlington, TX 76006

Building Type: **Class B Office**
 Class: **B**
 RBA: **52,628 SF**
 Typical Floor: **52,628 SF**
 Total Available: **10,949 SF**
 % Leased: **79.2%**
 Rent/SF/Yr: **\$15.85**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Brookhollow Plaza Dr	Baird Farm Rd	0.05 W	2004	1,350	ADT	.25
2 Ascension Blvd	Falconer Cir	0.06 N	2004	4,260	ADT	.28
3 Brookhollow Plaza Dr	Ballpark Way	0.03 SE	2004	1,920	ADT	.34
4 E Lamar Blvd	Ballpark Way	0.01 E	2004	22,270	ADT	.35
5 Ballpark Way	E Lamar Blvd	0.05 SW	2004	21,960	ADT	.35
6 E Lamar Blvd	Carriage House Cir	0.21 W	2000	28,820	ADT	.36
7 Ballpark Way	E Lamar Blvd	0.04 N	2004	31,630	ADT	.37
8 Ballpark Way	Crooked Creek Ln	0.10 S	2004	18,010	ADT	.43
9 Baird Farm Dr	Ridge Haven Dr	0.04 N	2004	890	ADT	.44
10 E Lamar Blvd	Connecting Rd	0.02 SE	2000	21,043	ADT	.44

Demographic Summary Report

1901 Ascension Blvd, Arlington, TX 76006

Building Type: **Class B Office**
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 Typical Floor: **52,628 SF**

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Radius	1 Mile	3 Mile	5 Mile
Population			
2011 Projection	15,055	96,032	256,280
2006 Estimate	14,537	93,125	246,386
2000 Census	14,132	91,403	238,329
Growth 2006 - 2011	3.56%	3.12%	4.02%
Growth 2000 - 2006	2.87%	1.88%	3.38%
2006 Population by Hispanic Origin	2,522	30,848	83,141
2006 Population By Race	14,537	93,125	246,386
White	8,618 59.28%	53,027 56.94%	136,896 55.56%
Black or African American	3,086 21.23%	14,887 15.99%	39,795 16.15%
American Indian and Alaska Native	58 0.40%	598 0.64%	1,646 0.67%
Asian	1,092 7.51%	5,151 5.53%	14,431 5.86%
Native Hawaiian and Pacific Islander	17 0.12%	120 0.13%	811 0.33%
Other Race	1,069 7.35%	15,984 17.16%	43,206 17.54%
Two or More Races	596 4.10%	3,356 3.60%	9,600 3.90%
Households			
2011 Projection	7,949	41,716	103,398
2006 Estimate	7,749	40,447	99,472
2000 Census	7,633	39,709	96,426
Growth 2006 - 2011	2.58%	3.14%	3.95%
Growth 2000 - 2006	1.52%	1.86%	3.16%
Owner Occupied	2,148 27.72%	12,086 29.88%	35,890 36.08%
Renter Occupied	5,601 72.28%	28,361 70.12%	63,583 63.92%
2006 Households by HH Income	7,747	40,447	99,472
Income Less Than \$15,000	740 9.55%	4,797 11.86%	13,164 13.23%
Income: \$15,000 - \$24,999	590 7.62%	4,665 11.53%	12,195 12.26%
Income: \$25,000 - \$34,999	1,383 17.85%	6,011 14.86%	14,543 14.62%
Income: \$35,000 - \$49,999	1,676 21.63%	8,187 20.24%	19,514 19.62%
Income: \$50,000 - \$74,999	1,694 21.87%	7,983 19.74%	19,600 19.70%
Income: \$75,000 - \$99,999	798 10.30%	3,824 9.45%	9,418 9.47%
Income: \$100,000 - \$149,999	570 7.36%	3,199 7.91%	7,600 7.64%
Income: \$150,000 - \$249,999	223 2.88%	1,330 3.29%	2,514 2.53%
Income: \$250,000 - \$499,999	55 0.71%	347 0.86%	695 0.70%
Income: \$500,000 or more	18 0.23%	104 0.26%	229 0.23%
2006 Avg Household Income	\$57,566	\$57,124	\$54,441
2006 Med Household Income	\$44,587	\$43,113	\$42,559
2006 Per Capita Income	\$30,745	\$24,971	\$22,119