

Demographic Detail Report

TriBros Plaza

3825 W Green Oaks Blvd, Arlington, TX 76016

Building Type: **Class C Office**
 Class: **C**
 RBA: **14,627 SF**
 Typical Floor: **14,627 SF**

Total Available: **1,936 SF**
 % Leased: **86.76%**
 Rent/SF/Yr: **\$14.00**



Radius	2 Mile		5 Mile		10 Mile	
Population						
2013 Projection	48,830		239,986		890,060	
2008 Estimate	46,121		225,227		820,105	
2000 Census	43,824		210,306		734,961	
Growth 2008 - 2013	5.87%		6.55%		8.53%	
Growth 2000 - 2008	5.24%		7.09%		11.58%	
2008 Population by Age	46,121		225,227		820,105	
Age 0 - 4	2,945	6.39%	18,082	8.03%	73,223	8.93%
Age 5 - 9	2,920	6.33%	16,980	7.54%	64,964	7.92%
Age 10 - 14	3,111	6.75%	16,646	7.39%	61,124	7.45%
Age 15 - 17	2,440	5.29%	10,582	4.70%	35,383	4.31%
Age 18 - 20	1,962	4.25%	9,151	4.06%	34,164	4.17%
Age 21 - 24	2,514	5.45%	11,616	5.16%	45,176	5.51%
Age 25 - 34	5,620	12.19%	31,163	13.84%	129,798	15.83%
Age 35 - 44	6,069	13.16%	32,376	14.37%	125,672	15.32%
Age 45 - 49	4,394	9.53%	17,426	7.74%	58,456	7.13%
Age 50 - 54	4,312	9.35%	15,842	7.03%	50,356	6.14%
Age 55 - 59	3,606	7.82%	13,686	6.08%	41,937	5.11%
Age 60 - 64	2,396	5.20%	10,231	4.54%	31,313	3.82%
Age 65 - 74	2,470	5.36%	12,445	5.53%	38,181	4.66%
Age 75 - 84	1,031	2.24%	6,728	2.99%	21,591	2.63%
Age 85 and over	330	0.72%	2,274	1.01%	8,767	1.07%
Age 16 and over	36,368	78.85%	169,956	75.46%	608,782	74.23%
Age 18 and over	34,704	75.25%	162,937	72.34%	585,411	71.38%
Age 21 and over	32,742	70.99%	153,786	68.28%	551,247	67.22%
Age 65 and over	3,831	8.31%	21,446	9.52%	68,539	8.36%
Median Age	37.60		34.50		32.40	
Average Age	36.70		35.20		33.60	

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Radius	2 Mile		5 Mile		10 Mile	
2008 Population By Race	46,121		225,227		820,105	
White	36,492	79.12%	135,402	60.12%	446,503	54.44%
Black or African American	4,393	9.52%	55,340	24.57%	179,974	21.95%
American Indian and Alaska Native	271	0.59%	1,251	0.56%	5,347	0.65%
Asian	1,983	4.30%	8,392	3.73%	37,599	4.58%
Native Hawaiian and Pacific Islander	65	0.14%	209	0.09%	1,018	0.12%
Other Race	1,625	3.52%	18,215	8.09%	123,108	15.01%
Two or More Races	1,292	2.80%	6,418	2.85%	26,556	3.24%
2008 Population by Hispanic Origin	46,120		225,228		820,106	
Not Hispanic or Latino	41,812	90.66%	185,053	82.16%	570,919	69.62%
Hispanic or Latino:	4,309	9.34%	40,174	17.84%	249,186	30.38%
Mexican	2,882	6.25%	31,051	13.79%	198,683	24.23%
Puerto Rican	195	0.42%	1,193	0.53%	5,950	0.73%
Cuban	74	0.16%	287	0.13%	1,546	0.19%
Other Hispanic or Latino	1,157	2.51%	7,644	3.39%	43,008	5.24%
2008 Age 5+ Language at Home	43,175		207,145		746,883	
Speak Only English	38,340	88.80%	176,600	85.25%	561,755	75.21%
Speak Asian or Pacific Island	1,293	2.99%	5,290	2.55%	28,065	3.76%
Speak IndoEuropean	1,094	2.53%	3,585	1.73%	14,067	1.88%
Speak Spanish	2,172	5.03%	20,440	9.87%	136,150	18.23%
Speak Other Language	276	0.64%	1,230	0.59%	6,846	0.92%
2008 Median Age, Male	36.10		33.10		31.60	
2008 Average Age, Male	35.90		34.00		32.70	
Median Age, Female	38.90		35.90		33.20	
Average Age, Female	37.40		36.30		34.60	
2008 Population by Employment Status (Age 16+)	36,369		169,956		608,782	
In Armed Forces	21	0.06%	268	0.16%	926	0.15%
Civilian, Employed	27,153	74.66%	112,432	66.15%	397,897	65.36%
Civilian, Unemployed	711	1.95%	5,448	3.21%	22,349	3.67%
Not In Labor Force	8,484	23.33%	51,808	30.48%	187,610	30.82%
2008 Population by Occupation Classification (Age 16+)	27,153		112,433		397,897	
Blue Collar	3,919	14.43%	23,316	20.74%	98,368	24.72%
White Collar	20,625	75.96%	75,327	67.00%	245,479	61.69%
Service and Farm	2,609	9.61%	13,790	12.27%	54,050	13.58%

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Radius	2 Mile		5 Mile		10 Mile
2008 Population by Marital Status (Age 15+)	37,145		173,520		620,796
Total, Never Married	7,431	20.01%	41,863	24.13%	163,216 26.29%
Married, Spouse Present	24,493	65.94%	95,541	55.06%	321,373 51.77%
Married, Spouse Absent	736	1.98%	8,580	4.94%	39,500 6.36%
Widowed	1,226	3.30%	8,203	4.73%	28,522 4.59%
Divorced	3,259	8.77%	19,333	11.14%	68,185 10.98%
Males Divorced	1,254		7,770		29,194
Females Divorced	2,005		11,563		38,990
Males, Never Married	4,133		22,743		90,990
Females Never Married	3,297		19,120		72,226
2008 Population by Education	30,227		142,171		506,071
Less Than 9Th Grade	391	1.29%	7,487	5.27%	45,793 9.05%
Some High School, No Diploma	1,180	3.90%	14,292	10.05%	64,133 12.67%
High School Graduate (Includes Equivalency)	5,514	18.24%	33,882	23.83%	122,736 24.25%
Some College, No Degree	8,709	28.81%	37,728	26.54%	123,666 24.44%
Associate Degree	1,990	6.58%	8,724	6.14%	29,177 5.77%
Bachelor's Degree	8,599	28.45%	28,303	19.91%	86,336 17.06%
Master's Degree	2,865	9.48%	8,509	5.99%	24,707 4.88%
Professional School Degree	657	2.17%	2,138	1.50%	6,211 1.23%
Doctorate Degree	322	1.07%	1,108	0.78%	3,312 0.65%
2008 Population by Occupation (Age 16+)	11,416		44,920		152,974
Management, Business, & Financial	853	7.47%	2,539	5.65%	8,595 5.62%
Professional & Related Occupations	4,009	35.12%	11,893	26.48%	36,289 23.72%
Services	842	7.38%	3,450	7.68%	11,646 7.61%
Sales & Office	3,637	31.86%	14,424	32.11%	46,315 30.28%
Farming, Fishing, and Forestry	16	0.14%	105	0.23%	406 0.27%
Construction and Extraction, Maint	696	6.10%	4,903	10.91%	22,659 14.81%
Production & Transportation	1,126	9.86%	6,652	14.81%	25,699 16.80%
2008 Workers by Travel Time to Work (Age 16+)	25,597		107,230		380,316
Less Than 15 Minutes	4,429	17.30%	21,676	20.21%	83,859 22.05%
15 to 29 Minutes	11,245	43.93%	44,335	41.35%	148,204 38.97%
30 to 44 Minutes	5,861	22.90%	24,448	22.80%	88,764 23.34%
45 to 59 Minutes	2,346	9.17%	9,517	8.88%	33,534 8.82%
60+ Minutes	1,716	6.70%	7,254	6.76%	25,955 6.82%

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Radius	2 Mile		5 Mile		10 Mile	
Households						
2013 Projection	17,709		86,548		310,392	
2008 Estimate	16,699		81,674		289,478	
2000 Census	15,731		76,619		264,322	
Growth 2008 - 2013	6.05%		5.97%		7.22%	
Growth 2000 - 2008	6.15%		6.60%		9.52%	
2008 Households by HH Size						
	16,699		81,673		289,479	
1-Person Households	2,756	16.50%	17,680	21.65%	68,291	23.59%
2-Person Households	5,613	33.61%	25,725	31.50%	84,573	29.22%
3-Person Households	3,562	21.33%	15,478	18.95%	52,130	18.01%
4-Person Households	3,126	18.72%	13,047	15.97%	44,535	15.38%
5-Person Households	1,165	6.98%	6,036	7.39%	22,836	7.89%
6-Person Households	354	2.12%	2,242	2.75%	9,738	3.36%
7 or more Person Households	123	0.74%	1,465	1.79%	7,376	2.55%
2008 Average Household Size						
	2.76		2.73		2.78	
2008 Households by HH Income						
	16,698		81,674		289,480	
Income Less than \$15,000	641	3.84%	9,139	11.19%	35,775	12.36%
Income: \$15,000 - \$24,999	602	3.61%	7,292	8.93%	31,586	10.91%
Income: \$25,000 - \$34,999	1,106	6.62%	8,893	10.89%	35,087	12.12%
Income: \$35,000 - \$49,999	1,949	11.67%	12,789	15.66%	49,879	17.23%
Income: \$50,000 - \$74,999	3,779	22.63%	16,823	20.60%	58,310	20.14%
Income: \$75,000 - \$99,999	3,093	18.52%	10,878	13.32%	34,460	11.90%
Income: \$100,000 - \$149,999	3,647	21.84%	10,506	12.86%	30,716	10.61%
Income: \$150,000 - \$249,999	1,379	8.26%	4,035	4.94%	10,156	3.51%
Income: \$250,000 - \$499,999	364	2.18%	961	1.18%	2,547	0.88%
Income: \$500,000 or more	138	0.83%	358	0.44%	964	0.33%
2008 Avg Household Income						
	\$93,278		\$68,756		\$61,511	
2008 Med Household Income						
	\$77,199		\$54,048		\$47,718	
2008 Per Capita Income						
	\$33,793		\$25,139		\$22,022	
2008 Occupied Housing						
	16,698		81,675		289,478	
Owner Occupied	13,521	80.97%	56,302	68.93%	174,395	60.24%
Renter Occupied	3,177	19.03%	25,373	31.07%	115,083	39.76%

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Radius	2 Mile		5 Mile		10 Mile	
2008 Housing Value - Owner Occupied	13,520		56,302		174,395	
Value Less than \$20,000	66	0.49%	1,177	2.09%	3,815	2.19%
Value \$20,000 - \$39,999	85	0.63%	2,921	5.19%	9,254	5.31%
Value \$40,000 - \$59,999	174	1.29%	5,510	9.79%	18,906	10.84%
Value \$60,000 - \$79,999	368	2.72%	5,094	9.05%	20,771	11.91%
Value \$80,000 - \$99,999	1,165	8.62%	7,097	12.61%	24,624	14.12%
Value \$100,000 - \$149,999	5,571	41.21%	17,388	30.88%	51,101	29.30%
Value \$150,000 - \$199,999	3,218	23.80%	8,612	15.30%	23,395	13.41%
Value \$200,000 - \$299,999	1,871	13.84%	5,737	10.19%	15,221	8.73%
Value \$300,000 - \$399,999	569	4.21%	1,514	2.69%	4,116	2.36%
Value \$400,000 - \$499,999	179	1.32%	464	0.82%	1,305	0.75%
Value \$500,000 - \$749,999	193	1.43%	536	0.95%	1,242	0.71%
Value \$500,000 - \$749,999	193	1.43%	536	0.95%	1,242	0.71%
Value \$750,000 - \$999,999	39	0.29%	146	0.26%	371	0.21%
Value \$1,000,000 or more	22	0.16%	106	0.19%	274	0.16%
2008 Med Housing Val-Owner Occ'd	\$143,996		\$118,265		\$109,616	
2008 Housing Units by Units in Structure	17,221		87,234		311,188	
1 Unit Attached	543	3.15%	3,566	4.09%	10,210	3.28%
1 Unit Detached	14,610	84.84%	62,342	71.47%	198,705	63.85%
2 Units	246	1.43%	1,810	2.07%	7,419	2.38%
3 - 19 Units	814	4.73%	10,517	12.06%	53,474	17.18%
20 - 49 Units	127	0.74%	1,655	1.90%	9,370	3.01%
50 or more Units	627	3.64%	3,815	4.37%	22,045	7.08%
Mobile Home or Trailer	249	1.45%	3,322	3.81%	9,651	3.10%
Boat, RV, Van, Etc.	5	0.03%	207	0.24%	314	0.10%
2008 Housing Units by Yr Built	17,221		87,234		311,189	
Built 1999 to Present	2,023	11.75%	11,467	13.15%	51,516	16.55%
Built 1995 to 1998	979	5.68%	4,858	5.57%	16,088	5.17%
Built 1990 to 1994	1,558	9.05%	6,189	7.09%	17,576	5.65%
Built 1980 to 1989	6,694	38.87%	22,665	25.98%	69,358	22.29%
Built 1970 to 1979	5,335	30.98%	18,722	21.46%	55,242	17.75%
Built 1960 to 1969	405	2.35%	10,619	12.17%	38,141	12.26%
Built 1950 to 1959	130	0.75%	8,870	10.17%	35,901	11.54%
Built 1940 to 1949	46	0.27%	2,413	2.77%	14,419	4.63%
Built 1939 or Earlier	51	0.30%	1,431	1.64%	12,948	4.16%
2008 Median Year Built	1984		1981		1980	