



# SHOPS OF SPANISH VILLAGE

Pad site for ground lease:  
SWC Coit Rd &  
Arapaho Rd  
Dallas, TX

VENTURE

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# Metrics

SWC Coit Rd & Arapaho Rd  
Dallas, TX

## Location

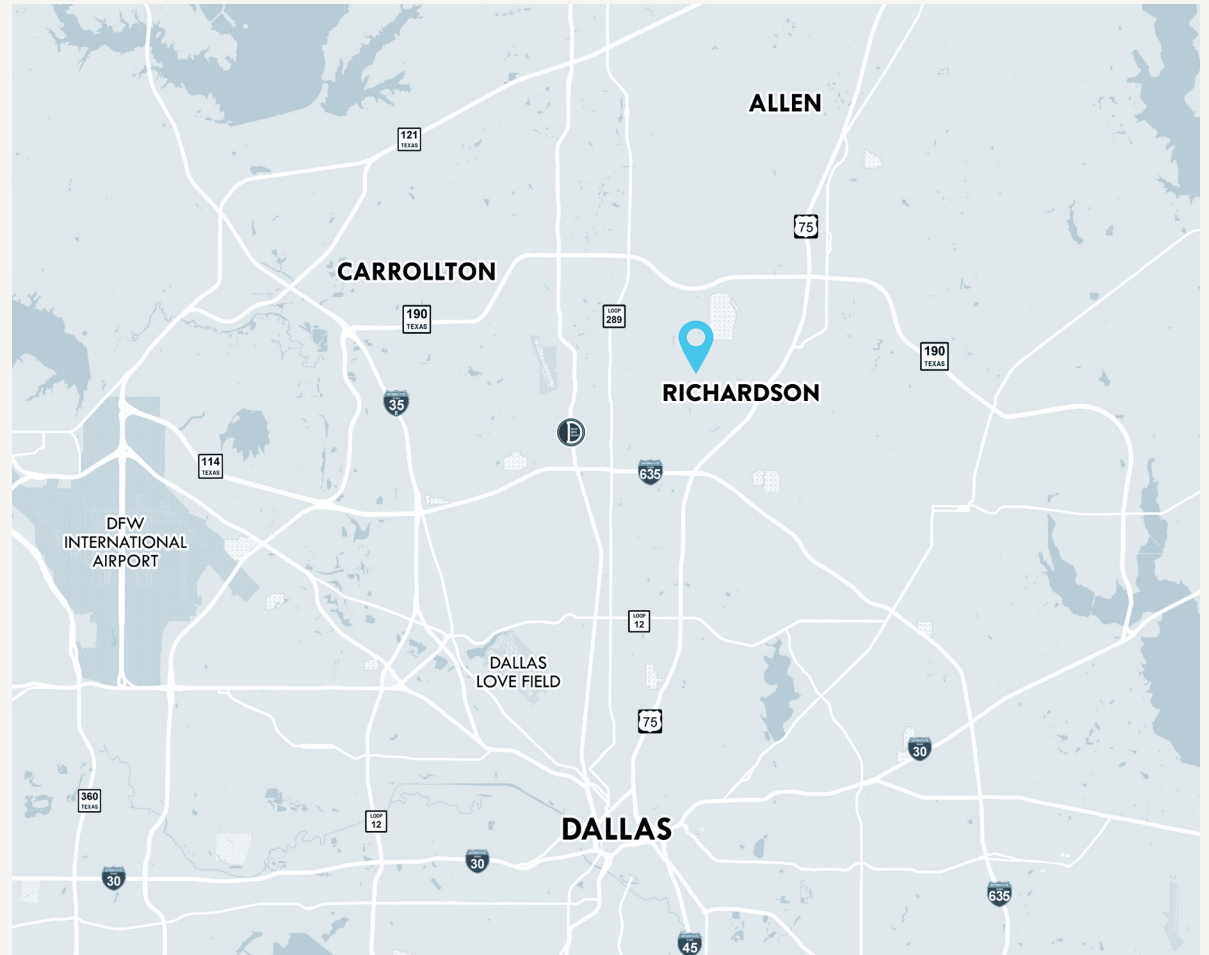
SWC Coit Rd & Arapaho Rd  
Dallas, TX

## Available Spaces

+/- 1.6 AC Pad  
Site (Divisible)

## Traffic Counts

Coit Rd 47,505 VPD	Arapaho Rd 23,327 VPD
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## Area Attractions



# Property Highlights

SWC Coit Rd & Arapaho Rd  
Dallas, TX

1. High traffic intersection anchored by Walmart Supercenter
2. Dense residential population with average household incomes in excess of \$200,000 in 1 mile radius
3. High traffic intersection anchored by Walmart Supercenter
4. 3 mile daytime population exceeds 96,000
5. 2 high schools and 3 elementary schools within 1 mile radius

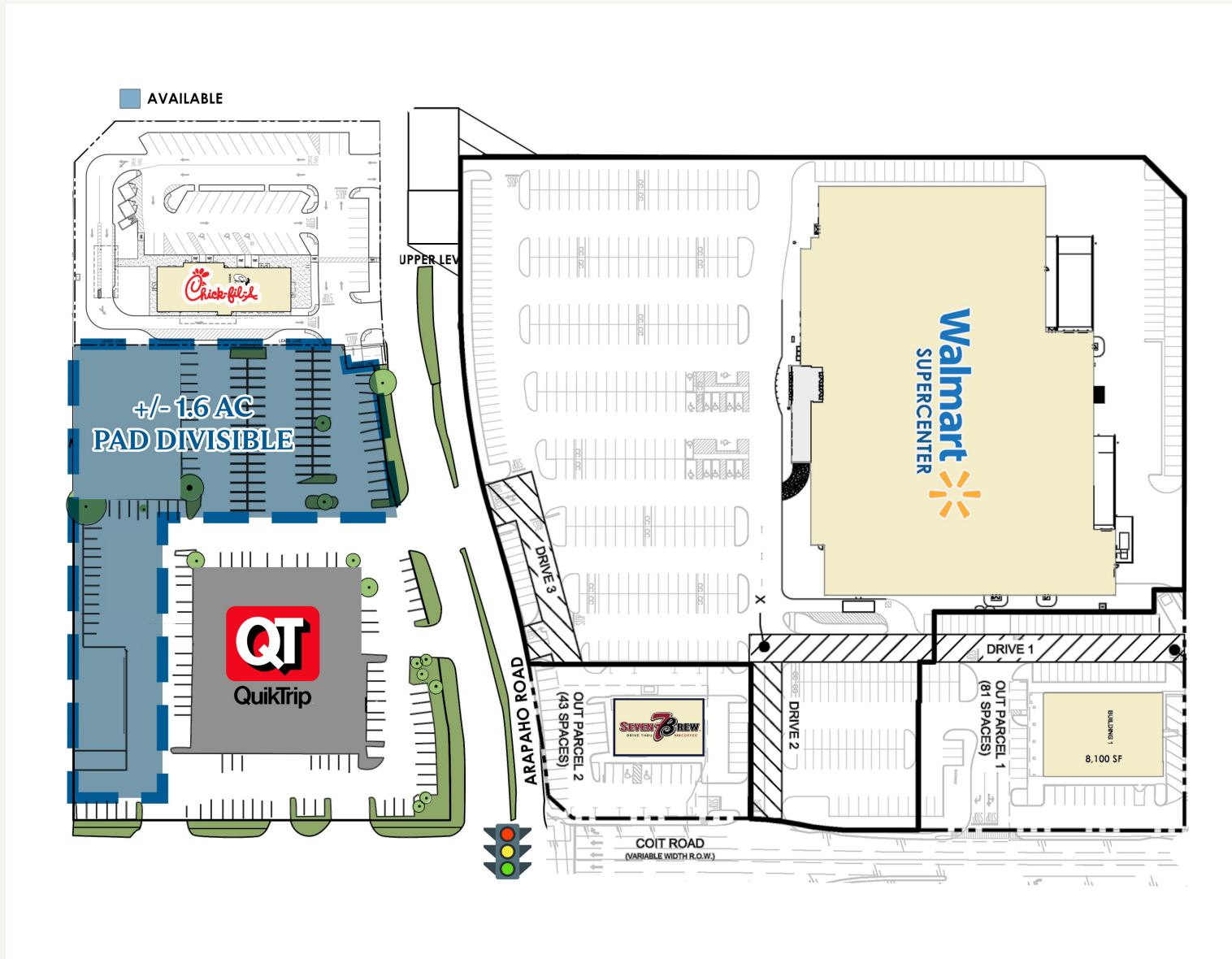


## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,792	146,531	392,623
EST. DAYTIME POPULATION	6,560	96,785	387,932
EST. AVG. HH INCOME	\$202,545	\$138,120	\$134,791

# Site Plan

SWC Coit Rd & Arapaho Rd  
Dallas, TX





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Arapaho Rd  
Dallas, TX

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