

# THE GROVE AT LA FRONTERA

ARLINGTON, TX | NWQ COLLINS STREET AND DEBBIE LANE | 8100 SOUTH COLLINS STREET



- +/-8,600 SF of commercial space with March 2025 delivery
- Featuring 336 mid-rise apartments and 60 bungalow-style single-family rental units
- Amenities will include two resort-style pools, state-of-the-art fitness center, pickleball, dog park and pet spa, clubhouse, walking trails and putting green
- Debbie Lane expansion from 2 lanes to a 4-lane divided road
- Approximately 1,200 new units have come online since 2020 to the immediate corridor
- Although located in Arlington, the project is within the coveted Mansfield Independent School District

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2024 Population	19,589	110,070	233,539
2024 Daytime Population	12,479	80,544	181,235
2024 Total Households	6,105	34,968	74,903
2024 Average HH Income	\$140,486	\$142,812	\$133,256

## TRAFFIC COUNTS:

Debbie Lane: 25,217 VPD  
 S. Collins St.: 5,662 VPD  
 TX-360: 32,994 VPD

AVAILABILITY: +/-7,389 SF

LEASE RATES:  
 PLEASE CALL FOR RATES

## AREA RETAILERS:



FOR MORE INFORMATION,  
 PLEASE CONTACT:

**HUDSON HEFNER**  
 214.572.8442  
 hhefner@theretailconnection.net

**JOHN MATHES**  
 214.572.8418  
 jmathes@theretailconnection.net

**THAD BECKNER**  
 214.572.8457  
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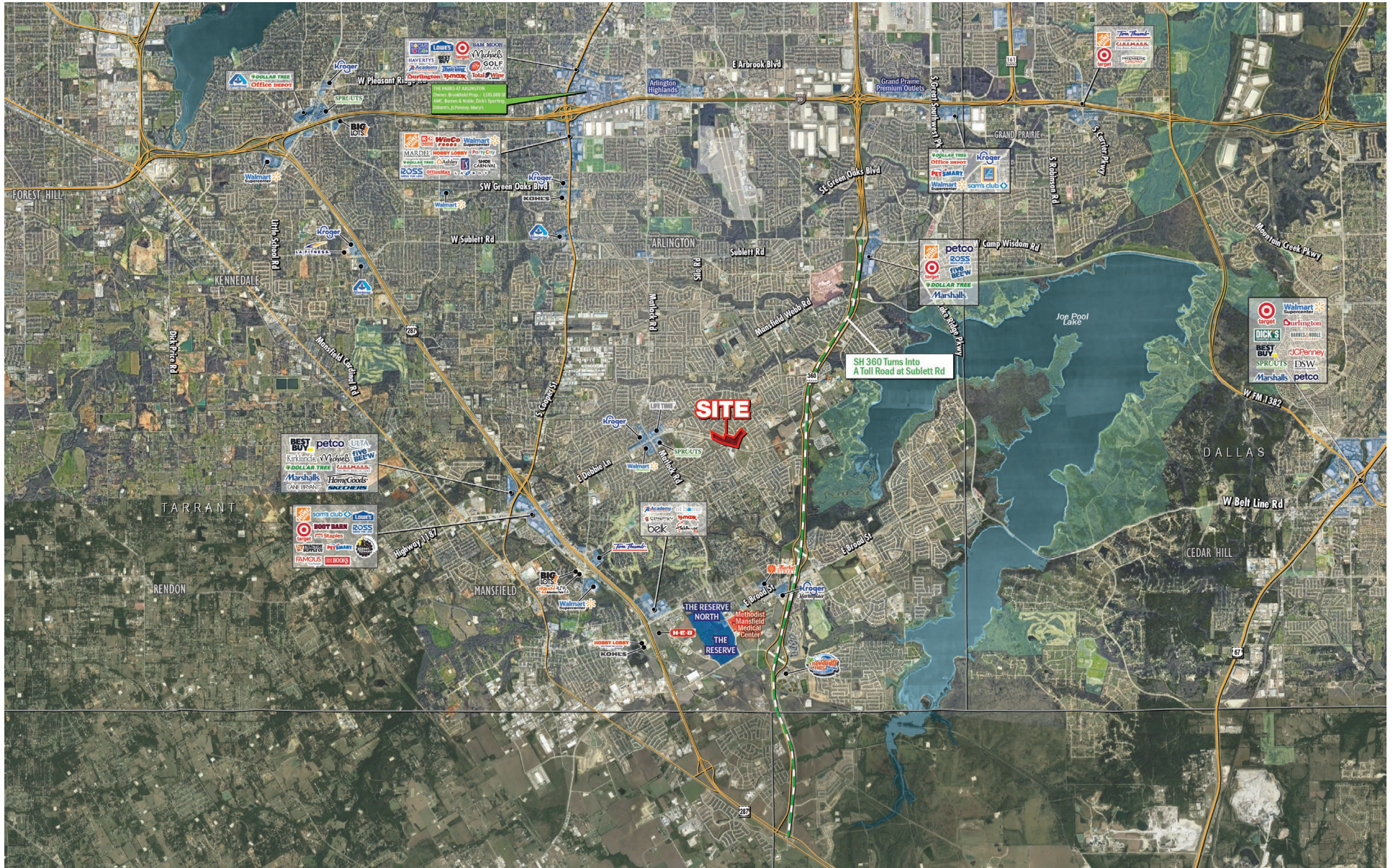
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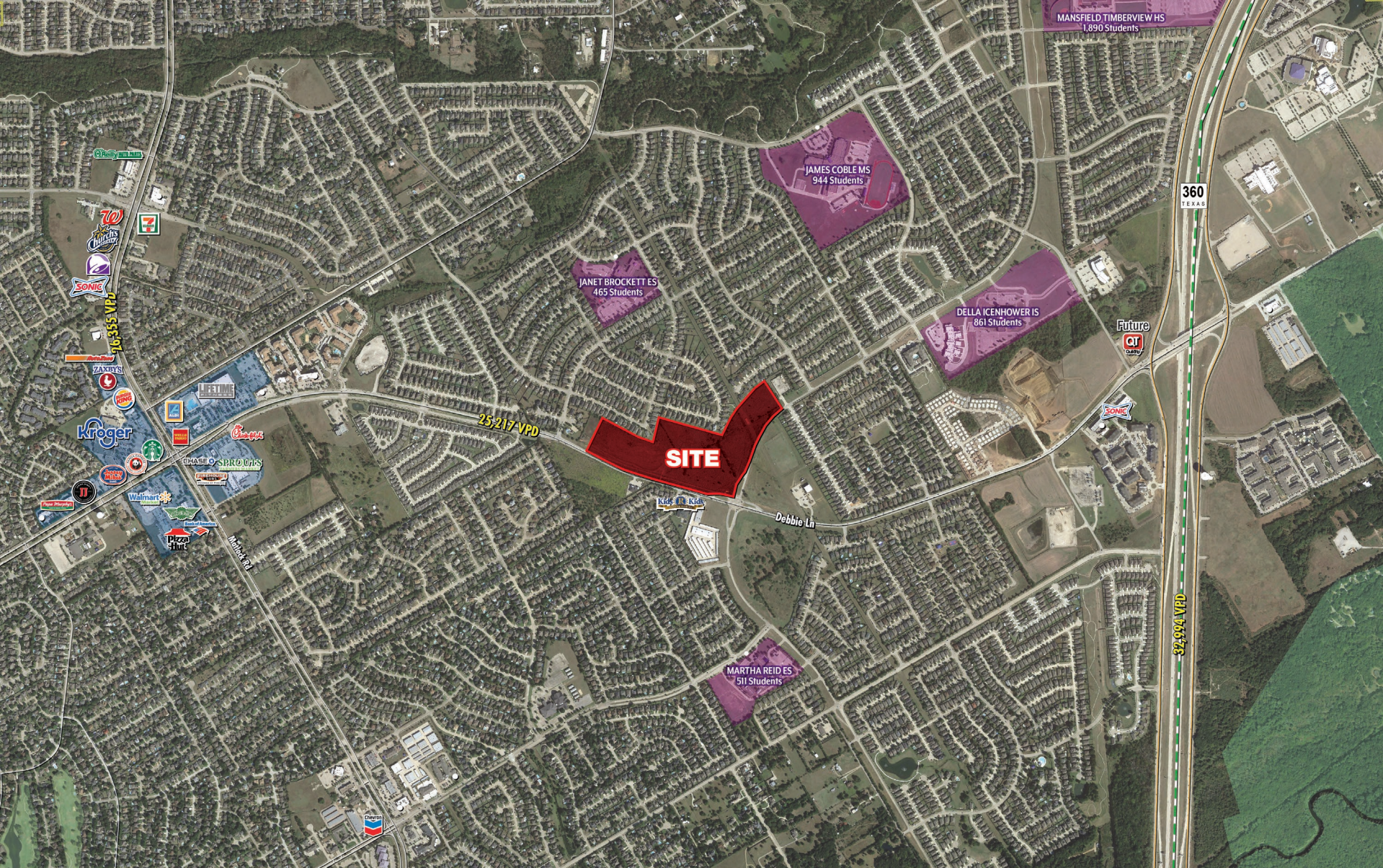
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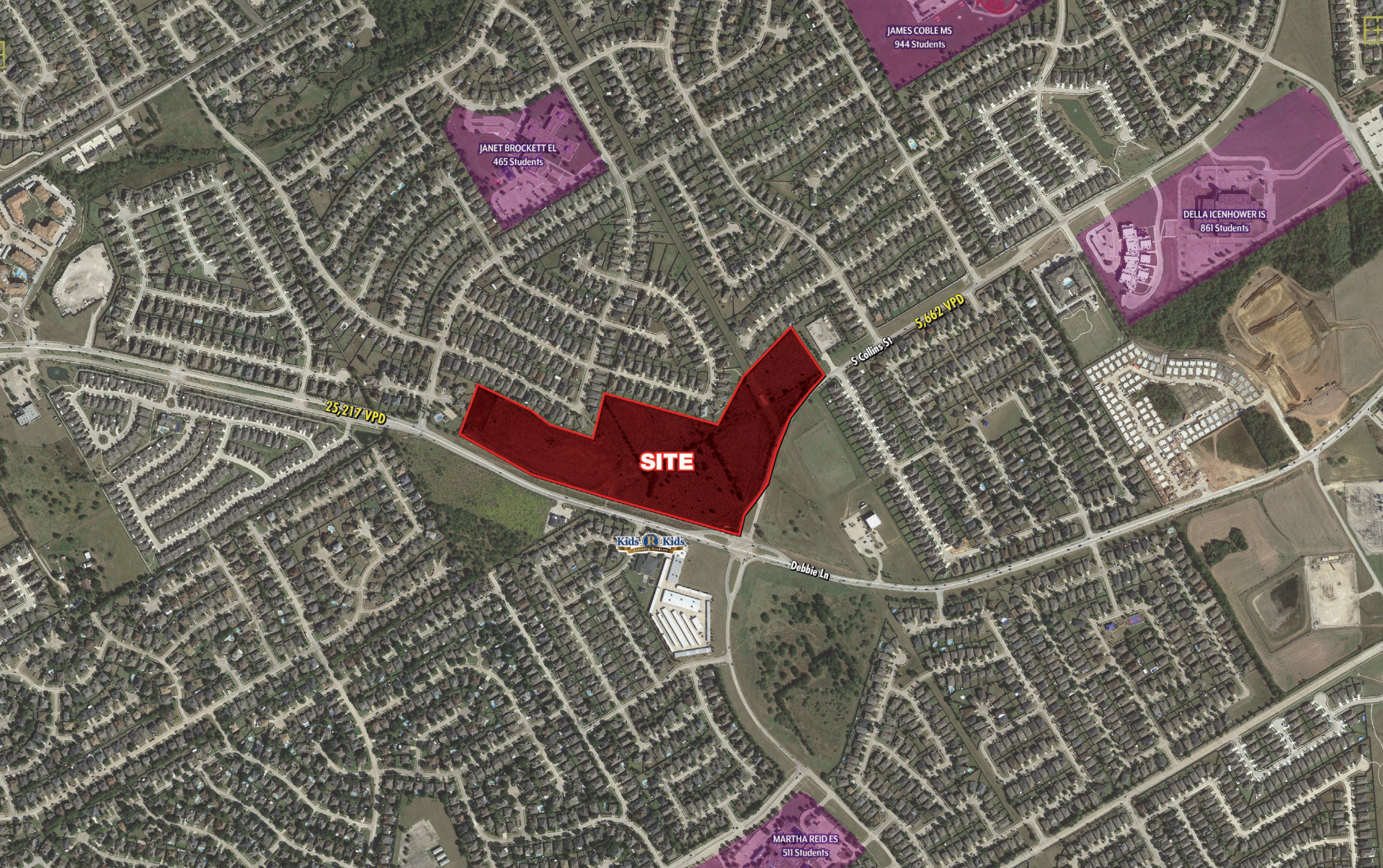
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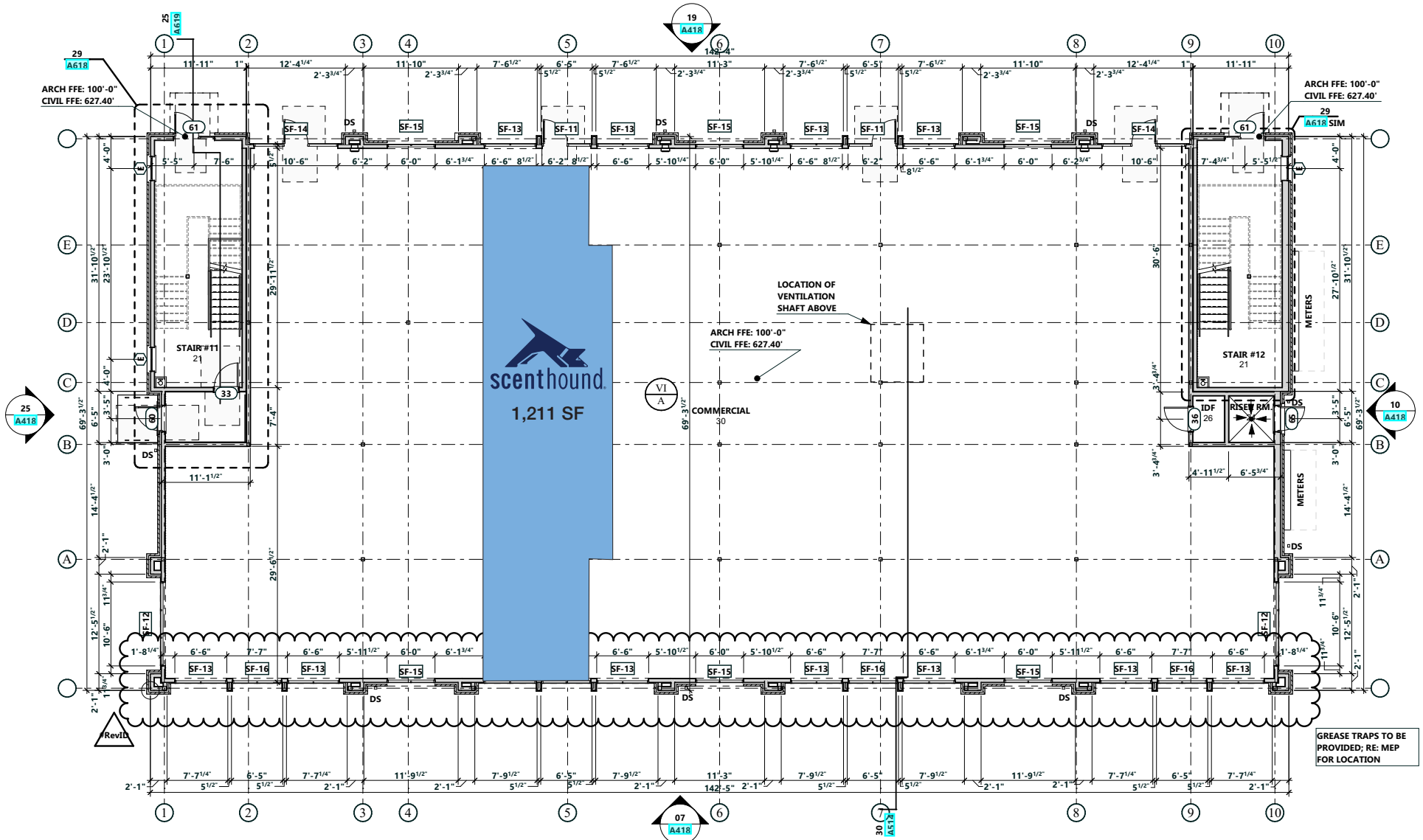
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