

now open



# ARTHOUSE

Commercial Leasing - across from Keller Town Hall

Since opening in 2008, Arthouse has quickly become one of the hottest addresses in Keller, Texas. Unique in its surroundings from almost every perspective, this self-contained community offers great living spaces and convenient, fun retail outlets that cater to a captive residential base. Located within close proximity to downtown Dallas, Arthouse is attracting a hip, professional crowd that is social and interactive – an ideal audience for retail and commercial business owners.



- Commercial/retail leasing rates:
- Building 1  
Rental Rates \$22-24 psf
  - Building 2  
Rental Rates \$20-22 psf
  - Building 3  
Rental Rates \$19-20 psf

# ARTHOUSE

## Trade Area

- population:
  - 1-mile radius: 6,165
  - 3-mile radius: 47,589
  - 5-mile radius: 140,465
- average household income:
  - 1-mile radius: \$96,449
  - 3-mile radius: \$120,654
  - 5-mile radius: \$114,664
- upper income demographics (5-mile radius):
  - 62% of households earn in excess of \$75,000
  - 43% of households earn in excess of \$100,000
- historic growth:
  - 29% growth in households over the last 5 years
- traffic volume on 1709 at Rufe Snow:
  - 42,816 (N. Central Texas Council of Governments, 2005)
- education levels (5-mile radius):
  - Bachelor's degree: 38%
  - Advanced degree: 10%
- average age (5-mile radius):
  - 32.6 years of age

***Ready for occupancy***  
***www.arthousekeller.com***

For office & residential leasing, contact  
Dianne Gonzalez  
817.741.3900  
dianne.gonzalez@southernland.com

**SOUTHERN LAND**  

---

**COMPANY**

Southern Land Company, LLC  
222 W. Las Colinas Blvd., Suite 1320N  
Irving, Texas 75039  
972.432.1200 ■ www.southernland.com

