

# ELLA OAKS SHOPPING CENTER

SWC of Ella Boulevard & 34th Street



Ella Oaks is located in the high-demand Garden Oaks-Oak Forest neighborhoods. The area's ease of access to 610 and close proximity to eclectic areas such as The Heights have attracted new residential and commercial development which has contributed to the recent densification of population. For example, Hines' new 1005 West 34th multifamily development has broken ground on 383 units a little over half a mile east of Ella Oaks.

## AREA DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2021 TOTAL POPULATION	15,137	134,091	408,520
2021 AVERAGE HOUSEHOLD INCOME	\$147,774	\$120,902	\$112,548
2021 DAYTIME POPULATION	26,915	158,401	451,257

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Aerial



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## Site Plan



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