

Pad Sites For Sale

NWC I-35W and Hwy 67
Alvarado, TX

+/- 9 Acres

Property Information:

Zoned: Commercial
Price: Call for Pricing

Traffic Count (2015) TxDot

I-35W NB & SB 53,895 VPD
Hwy 67 West Bound 19,599 VPD
Hwy 67 East Bound 21,571 VPD

Demographics (2016)

	<u>3 Miles</u>	<u>5 Miles</u>
Population:	6,600	13,548
Avg HH Inc:	\$60,418	\$62,493



Up to an
additional
20 Acres
Available

For more information, please contact:

Jim Makens jm@makens.com
office ph: 817-540-3229

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67

Alvarado

INTERSTATE
35



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EASI Updated Site Selection Reports & Analysis

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	0	4,592	9,737
Population (4/1/2000)	0	7,627	14,720
Population (4/1/2010)	0	8,622	16,221
Population (1/1/2016)	0	9,258	17,430
Population (1/1/2021)	0	9,617	18,101
Percent Growth (2016/2010)	0	7.38	7.45
Percent Forecast (2021/2016)	0	3.88	3.85

HOUSEHOLDS BY YEAR			
Households (4/1/1990)	0	1,638	3,305
Households (4/1/2000)	0	2,628	5,044
Households (4/1/2010)	0	3,024	5,645
Households (1/1/2016)	0	3,212	6,000
Households (1/1/2021)	0	3,342	6,240
Percent Growth (2016/2010)	0	6.22	6.29
Percent Forecast (2021/2016)	0	4.05	4

GENERAL POPULATION CHARACTERISTICS			
Median Age	0	36.9	38.2
Male	0	4,643	8,791
Female	0	4,615	8,639
Density	0.00	216.30	225.60
Urban	0	5,237	8,062
Rural	0	4,021	9,368

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2016)	0	3,212	6,000
Families	0	2,442	4,662
Non-Family Households	0	770	1,338
Average Size of Household	0	2.85	2.89
Median Age of Householder	0	50.7	51.5
Median Value Owner Occupied (\$)	0	88,274	94,619
Median Rent (\$)	0	654	696
Median Vehicles Per Household	0	2.7	2.7

GENERAL HOUSING CHARACTERISTICS			
Housing, Units	0	3,603	6,689
Housing, Owner Occupied	0	2,422	4,815
Housing, Renter Occupied	0	790	1,185
Housing, Vacant	0	391	689

POPULATION BY RACE

White Alone	0	7,965	15,190
Black Alone	0	298	415
Asian Alone	0	41	73
American Indian and Alaska Native Alone	0	62	170
Other Race Alone	0	625	1,108
Two or More Races	0	267	474

POPULATION BY ETHNICITY

Hispanic	0	1,895	3,447
White Non-Hispanic	0	6,763	13,004

GENERAL INCOME CHARACTERISTICS

Total Personal Income (\$)	0	230,818,364	462,098,487
Total Household Income (\$)	0	224,841,689	456,121,812
Median Household Income (\$)	0	58,272	63,180
Average Household Income (\$)	0	70,001	76,020
Per Capita Income (\$)	0	24,932	26,512

RETAIL SALES

Total Retail Sales (including Food Services) (\$)	0	465,397	480,376
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CONSUMER EXPENDITURES

Total Annual Expenditures (\$000)	0.00	190,502.60	366,368.80
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EMPLOYMENT BY PLACE OF BUSINESS

Employees, Total (by Place of Work)	0	7,632	7,907
Establishments, Total (by Place of Work)	0	480	497

EASI QUALITY OF LIFE

EASI Quality of Life Index (US Avg=100)	0	144	143
EASI Total Crime Index (US Avg=100; A=High)	0	94	82
EASI Weather Index (US Avg=100)	0	184	184
BLOCK GROUP COUNT	0	5	9

Footnotes:

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2016 unless otherwise stated.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

The Makens Company	513206		817-540-3229
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Makens	350242	jm@makens.com	817-540-3229
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____
Date