



Property Information:

Sales Price: Call for Pricing

Acreage: +/- 1.25 Acres

Zoning: G - Commercial

- * **Great Site for Office**
- * **Centrally located in Tarrant County**
- * **Easy access to I-35W and I-820**

Demogrphics (2016)

1 miles 3 miles 5 miles

Population:

10,860 100,857 266,827

Household Avg. Income:

\$87,017 \$86,979 \$88,013

For more information, please contact:
Bill Makens 817-540-3229 x222
bmakens@makens.com

The Makens Company
3231 Harwood Rd.
Bedford, TX 76021



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Licensed in the State of Texas

EASI Updated Site Selection Reports & Analysis

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	2,104	42,682	134,223
Population (4/1/2000)	6,691	67,829	174,849
Population (4/1/2010)	9,774	91,282	241,955
Population (1/1/2016)	10,860	100,857	266,827
Population (1/1/2021)	11,332	105,292	278,500
Percent Growth (2016/2010)	11.11	10.49	10.28
Percent Forecast (2021/2016)	4.35	4.4	4.37

HOUSEHOLDS BY YEAR			
Households (4/1/1990)	1,018	14,890	46,528
Households (4/1/2000)	3,069	23,680	60,374
Households (4/1/2010)	4,659	32,989	82,925
Households (1/1/2016)	5,097	35,905	90,080
Households (1/1/2021)	5,293	37,296	93,564
Percent Growth (2016/2010)	9.4	8.84	8.63
Percent Forecast (2021/2016)	3.85	3.87	3.87

GENERAL POPULATION CHARACTERISTICS			
Median Age	31	32	32.3
Male	5,326	49,892	132,116
Female	5,534	50,965	134,711
Density	3,616.70	3,504.90	3,393.20
Urban	10,860	100,857	266,827
Rural	0	0	0

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2016)	5,097	35,905	90,080
Families	2,439	25,058	66,137
Non-Family Households	2,658	10,847	23,943
Average Size of Household	2.13	2.81	2.95
Median Age of Householder	38.4	45	46.3
Median Value Owner Occupied (\$)	171,679	117,411	120,479
Median Rent (\$)	795	805	770
Median Vehicles Per Household	2.1	2.3	2.4

GENERAL HOUSING CHARACTERISTICS			
Housing, Units	5,436	37,839	95,162
Housing, Owner Occupied	1,264	22,004	59,436
Housing, Renter Occupied	3,833	13,901	30,644
Housing, Vacant	339	1,934	5,082

POPULATION BY RACE

White Alone	7,426	71,024	194,709
Black Alone	1,306	8,187	17,808
Asian Alone	1,137	9,185	17,043
American Indian and Alaska Native Alone	57	639	1,924
Other Race Alone	556	8,128	25,453
Two or More Races	378	3,694	9,890

POPULATION BY ETHNICITY

Hispanic	1,946	27,017	84,092
White Non-Hispanic	6,209	54,114	141,347

GENERAL INCOME CHARACTERISTICS

Total Personal Income (\$)	443,525,706	3,122,973,956	7,964,665,867
Total Household Income (\$)	443,525,706	3,122,973,956	7,928,251,872
Median Household Income (\$)	74,478	72,197	71,905
Average Household Income (\$)	87,017	86,979	88,013
Per Capita Income (\$)	40,840	30,964	29,850

RETAIL SALES

Total Retail Sales (including Food Services) (\$)	19,376	593,022	1,801,870
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CONSUMER EXPENDITURES

Total Annual Expenditures (\$000)	296,589.60	2,233,570.70	5,665,504.70
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EMPLOYMENT BY PLACE OF BUSINESS

Employees, Total (by Place of Work)	2,503	22,474	43,872
Establishments, Total (by Place of Work)	64	957	2,544

EASI QUALITY OF LIFE

EASI Quality of Life Index (US Avg=100)	124	125	125
EASI Total Crime Index (US Avg=100; A=High)	91	49	51
EASI Weather Index (US Avg=100)	149	149	149
BLOCK GROUP COUNT	4	58	153

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date