

Property Information

Incredible Location

Near Super Walmart
& Super Target

LOT 4: +/-48,605 sf

Call for Pricing



Demographics (2016)

	<u>3 Miles</u>	<u>5 Miles</u>
Population:	70,348	216,491
HH income:	\$184,852	\$148,539

Traffic Counts (2012)

Precinct Line	15,743 vpd
Davis Blvd:	23,159 vpd

For more information, please contact:

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EASI Updated Site Selection Reports & Analysis

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	311	22,620	106,556
Population (4/1/2000)	1,266	49,504	161,823
Population (4/1/2010)	2,960	63,540	196,168
Population (1/1/2016)	3,281	70,348	216,491
Population (1/1/2021)	3,420	73,404	225,924
Percent Growth (2016/2010)	10.84	10.71	10.36
Percent Forecast (2021/2016)	4.24	4.34	4.36

HOUSEHOLDS BY YEAR			
Households (4/1/1990)	106	7,412	36,018
Households (4/1/2000)	401	15,760	55,042
Households (4/1/2010)	880	21,370	69,506
Households (1/1/2016)	961	23,303	75,545
Households (1/1/2021)	999	24,196	78,453
Percent Growth (2016/2010)	9.2	9.05	8.69
Percent Forecast (2021/2016)	3.95	3.83	3.85

GENERAL POPULATION CHARACTERISTICS			
Median Age	39	41.8	39.9
Male	1,612	34,734	106,143
Female	1,669	35,614	110,348
Density	2,844.40	2,485.40	2,593.20
Urban	3,281	70,348	215,733
Rural	0	0	758

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2016)	961	23,303	75,545
Families	879	20,152	60,014
Non-Family Households	82	3,151	15,531
Average Size of Household	3.27	3.01	2.86
Median Age of Householder	48.6	52	51.3
Median Value Owner Occupied (\$)	359,409	313,429	234,776
Median Rent (\$)	1,194	962	878
Median Vehicles Per Household	2.6	2.7	2.5

GENERAL HOUSING CHARACTERISTICS			
Housing, Units	976	23,818	78,174
Housing, Owner Occupied	935	21,657	60,465
Housing, Renter Occupied	26	1,646	15,080
Housing, Vacant	15	515	2,629

POPULATION BY RACE				
	White Alone	2,900	62,431	184,913
	Black Alone	94	1,766	8,277
	Asian Alone	137	3,492	10,445
	American Indian and Alaska Native Alone	8	312	1,162
	Other Race Alone	22	759	6,122
	Two or More Races	120	1,588	5,572

POPULATION BY ETHNICITY				
	Hispanic	209	4,814	24,457
	White Non-Hispanic	2,746	58,774	168,429

GENERAL INCOME CHARACTERISTICS				
	Total Personal Income (\$)	237,611,311	4,323,816,741	11,257,331,286
	Total Household Income (\$)	225,344,480	4,307,617,279	11,221,351,982
	Median Household Income (\$)	180,924	153,380	113,930
	Average Household Income (\$)	234,490	184,852	148,539
	Per Capita Income (\$)	72,420	61,463	51,999

RETAIL SALES				
	Total Retail Sales (including Food Services) (\$)	7,740	2,010,299	6,192,781

CONSUMER EXPENDITURES				
	Total Annual Expenditures (\$000)	87,707.10	1,968,038.20	5,728,923.70

EMPLOYMENT BY PLACE OF BUSINESS				
	Employees, Total (by Place of Work)	208	24,037	101,328
	Establishments, Total (by Place of Work)	24	1,710	6,872

EASI QUALITY OF LIFE				
	EASI Quality of Life Index (US Avg=100)	133	134	132
	EASI Total Crime Index (US Avg=100; A=High)	3	11	20
	EASI Weather Index (US Avg=100)	149	149	149
	BLOCK GROUP COUNT	1	31	107

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.

11-2-2015



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