

Property Highlights:

- ◆ **Price: \$190,000.00**
- ◆ **Size: 1.45 Acres**
- ◆ Location: 2130 L Don Dodson Drive, Bedford
- ◆ Near numerous restaurants, retail centers, banks, and residential areas.
- ◆ Ideal location for an office building, restaurant, or small retail.
- ◆ Within minutes of SH 121, SH 114, Highway 360, and DFW International Airport.

Traffic Counts: (TxDot 2015)

Central Drive (North & South) **21,978 VPD**
From Airport Freeway to Bedford Rd.

Bedford Rd (East & West) **24,806 VPD**
From Forest Ridge to Park Place

Demographics: (2016)

	<u>3 Mile</u>	<u>5 Mile</u>
Population:	113,408	240,794
Avg. HH Income:	\$95,308	\$100,581

For more information, please contact:

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Date: 04/22/2024
 Drawn by: J. W. WILSON
 Checked by: J. W. WILSON

THE ARCHITECT ASSURES HE IS LICENSED UNDER AN ACT OF THE LEGISLATURE OF THE STATE OF TEXAS AND IS NOT PROVIDING ARCHITECTURAL SERVICES UNLESS HE IS LICENSED UNDER AN ACT OF THE LEGISLATURE OF THE STATE OF TEXAS. THE ARCHITECT ASSURES HE IS LICENSED UNDER AN ACT OF THE LEGISLATURE OF THE STATE OF TEXAS AND IS NOT PROVIDING ARCHITECTURAL SERVICES UNLESS HE IS LICENSED UNDER AN ACT OF THE LEGISLATURE OF THE STATE OF TEXAS.

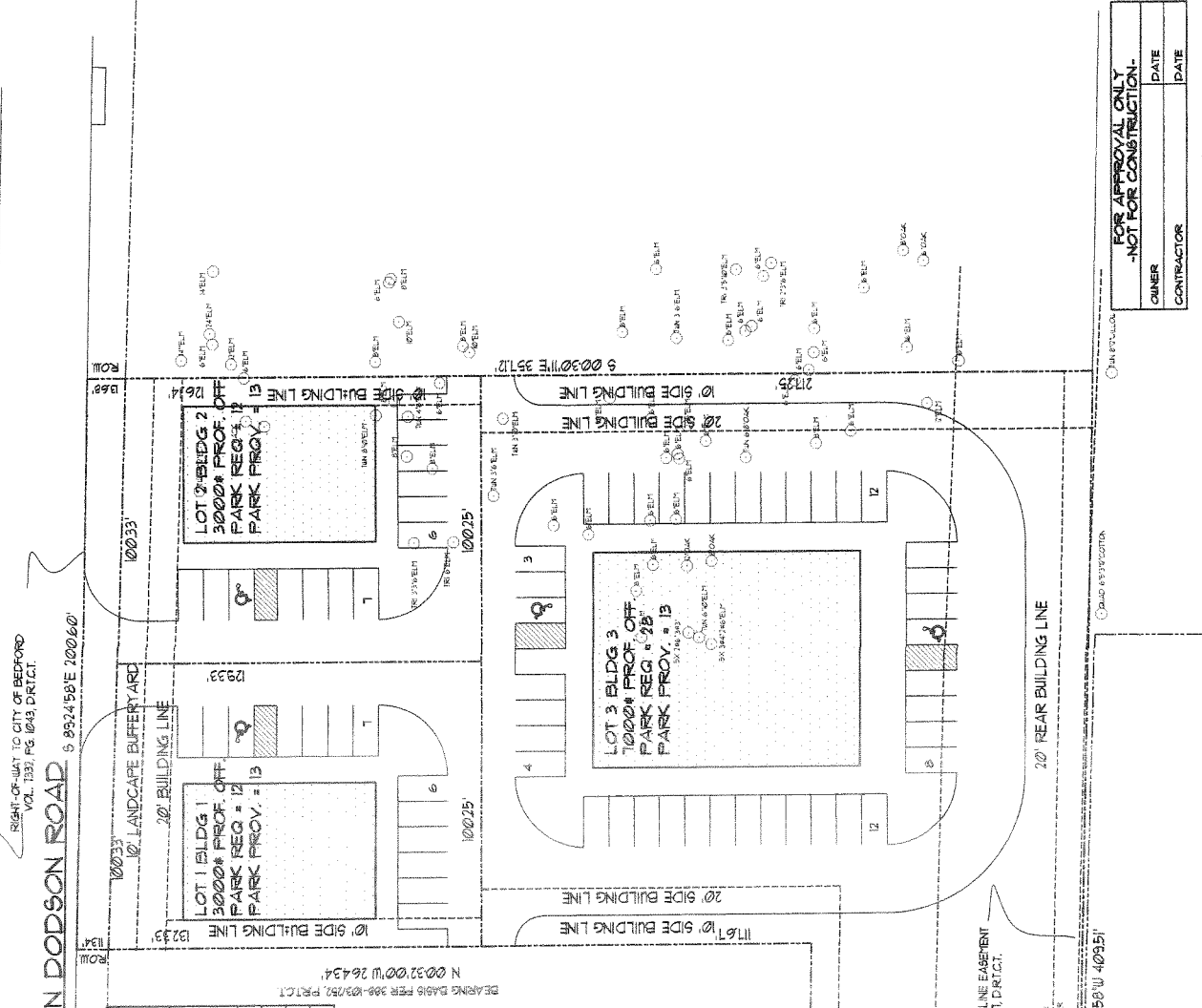
HARVEY OFFICE PARK
 PHYSICAL PLACEMENT
 L. DON DODSON OFFICE PARK
 CLASSIC CONCERNS



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Sheet No.
 Project No. 066732CLA

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RIGHT-OF-WAY TO CITY OF BEDFORD
 VOL. 1337, PG. 043, DIST. CT.

L. DON DODSON ROAD
 S. 8932458E 20060'

10' LANDSCAPE BUFFER YARD
 20' BUILDING LINE

10' SIDE BUILDING LINE
 10' SIDE BUILDING LINE

10' SIDE BUILDING LINE
 20' REAR BUILDING LINE

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SITE DATA TABLE

LOT #	LOT AREA (SQFT.)	BLDG. AREA (SQFT.)	PARKING REQUIRED (1/250)	PARKING PROVIDED
1	13117	3000	12	13
2	12606	3000	12	13
3	63317	1000	28	35
TOTALS	89240	13000	52	65

SITE PLAN
 SCALE: 1" = 20'
 NORTH
 LOT 1 BLOCK 1
 HARVEY OFFICE PARK
 BEDFORD, TEXAS

5 8933700E 21000'

5 8618204W 3.44'

N 015042W 19.36'

50' ARCO PIPELINE EASEMENT
 VOL. 901, PG. 171, DIST. CT.

N 892458E 40951'

PLAZA PARKWAY

FOR APPROVAL ONLY
 -NOT FOR CONSTRUCTION-

OWNER	DATE
CONTRACTOR	DATE

EASI Updated Site Selection Reports & Analysis

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	14,946	92,919	164,913
Population (4/1/2000)	18,054	101,941	198,317
Population (4/1/2010)	18,239	103,029	218,510
Population (1/1/2016)	20,081	113,408	240,794
Population (1/1/2021)	20,939	118,358	251,301
Percent Growth (2016/2010)	10.1	10.07	10.2
Percent Forecast (2021/2016)	4.27	4.36	4.36

HOUSEHOLDS BY YEAR			
Households (4/1/1990)	7,418	36,256	66,118
Households (4/1/2000)	8,989	41,475	80,711
Households (4/1/2010)	9,249	42,133	90,403
Households (1/1/2016)	10,029	45,679	98,137
Households (1/1/2021)	10,415	47,441	101,917
Percent Growth (2016/2010)	8.43	8.42	8.56
Percent Forecast (2021/2016)	3.85	3.86	3.85

GENERAL POPULATION CHARACTERISTICS			
Median Age	37.3	39.2	37.8
Male	9,245	55,150	117,625
Female	10,836	58,258	123,169
Density	5,977.80	3,743.20	3,298.90
Urban	20,081	113,408	240,794
Rural	0	0	0

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2016)	10,029	45,679	98,137
Families	4,436	29,301	62,020
Non-Family Households	5,593	16,378	36,117
Average Size of Household	1.96	2.47	2.44
Median Age of Householder	47.4	50.8	49
Median Value Owner Occupied (\$)	161,296	155,295	166,013
Median Rent (\$)	714	701	732
Median Vehicles Per Household	2	2.2	2.2

GENERAL HOUSING CHARACTERISTICS			
Housing, Units	10,756	48,505	104,660
Housing, Owner Occupied	2,849	26,876	54,784
Housing, Renter Occupied	7,180	18,803	43,353
Housing, Vacant	727	2,826	6,523

POPULATION BY RACE				
	White Alone	15,060	85,567	178,681
	Black Alone	2,437	9,525	23,446
	Asian Alone	1,124	8,106	18,824
	American Indian and Alaska Native Alone	116	681	1,372
	Other Race Alone	692	5,717	10,494
	Two or More Races	652	3,812	7,977

POPULATION BY ETHNICITY				
	Hispanic	2,942	19,701	38,639
	White Non-Hispanic	13,104	73,220	153,814

GENERAL INCOME CHARACTERISTICS				
	Total Personal Income (\$)	776,506,339	4,380,618,739	9,905,539,852
	Total Household Income (\$)	760,901,645	4,353,576,930	9,870,682,156
	Median Household Income (\$)	57,031	73,268	76,374
	Average Household Income (\$)	75,870	95,308	100,581
	Per Capita Income (\$)	38,669	38,627	41,137

RETAIL SALES				
	Total Retail Sales (including Food Services) (\$)	129,703	633,719	6,877,475

CONSUMER EXPENDITURES				
	Total Annual Expenditures (\$000)	548,585.50	2,872,838.20	6,238,467.00

EMPLOYMENT BY PLACE OF BUSINESS				
	Employees, Total (by Place of Work)	3,048	12,282	119,151
	Establishments, Total (by Place of Work)	246	1,050	6,189

EASI QUALITY OF LIFE				
	EASI Quality of Life Index (US Avg=100)	126	126	127
	EASI Total Crime Index (US Avg=100; A=High)	98	65	60
	EASI Weather Index (US Avg=100)	149	149	149
	BLOCK GROUP COUNT	11	80	151

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.

