

FREESTANDING RESTAURANT ADDISON, TX



JOHN T. EVANS
COMPANY



★ CONFIDENTIAL: BUSINESS STILL OPERATING. DO NOT DISCUSS W/ EMPLOYEES

FOR LEASE

SITE INFORMATION

LAND & BUILDING FOR LEASE

**EQUIPMENT & LEASHOLD IMPROVEMENTS
FOR SALE: \$250,000**

NEC OF BELT LINE ROAD & RUNYON ROAD

ADDRESS: 4101 Belt Line Road
Addison, TX 75001

AVAILABLE SPACE: 6,298 SF*

LOT SIZE: 36,750 SF

* Will divide into two 3,150 SF spaces

PRICING

Lease Rate: **Contact Broker**

DEMOGRAPHICS

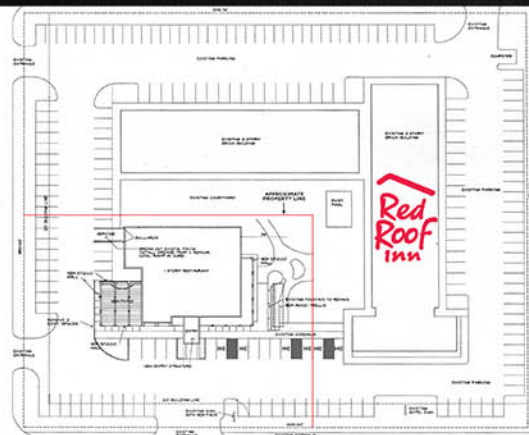
Area	Population	Employees	Avg HH Inc
1 mile	7,880	26,405	\$92,027
3 mile	134,462	153,425	\$81,418
5 mile	348,363	296,303	\$92,053

TRAFFIC COUNTS

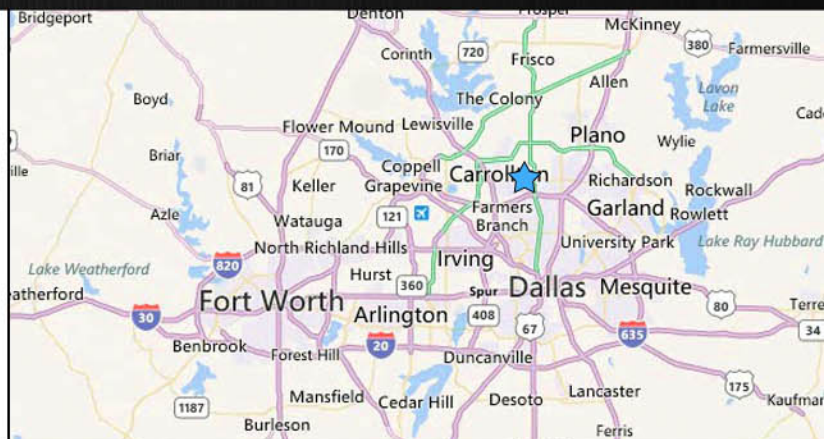
Belt Line Rd: 53,700 vehicles per day

CONTACT:

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craig@jtevans.com



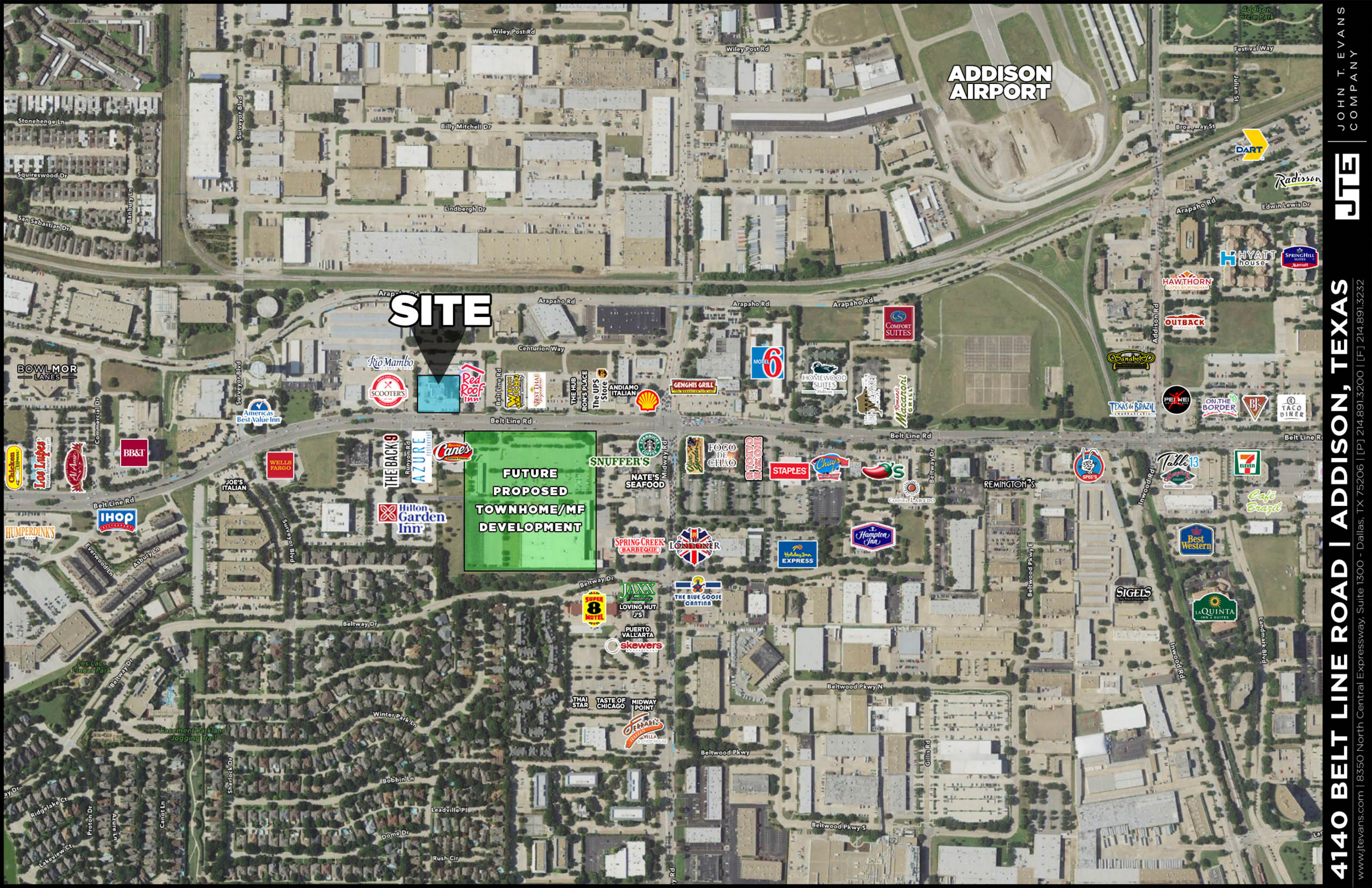
1 PLAN TO BE VERIFIED



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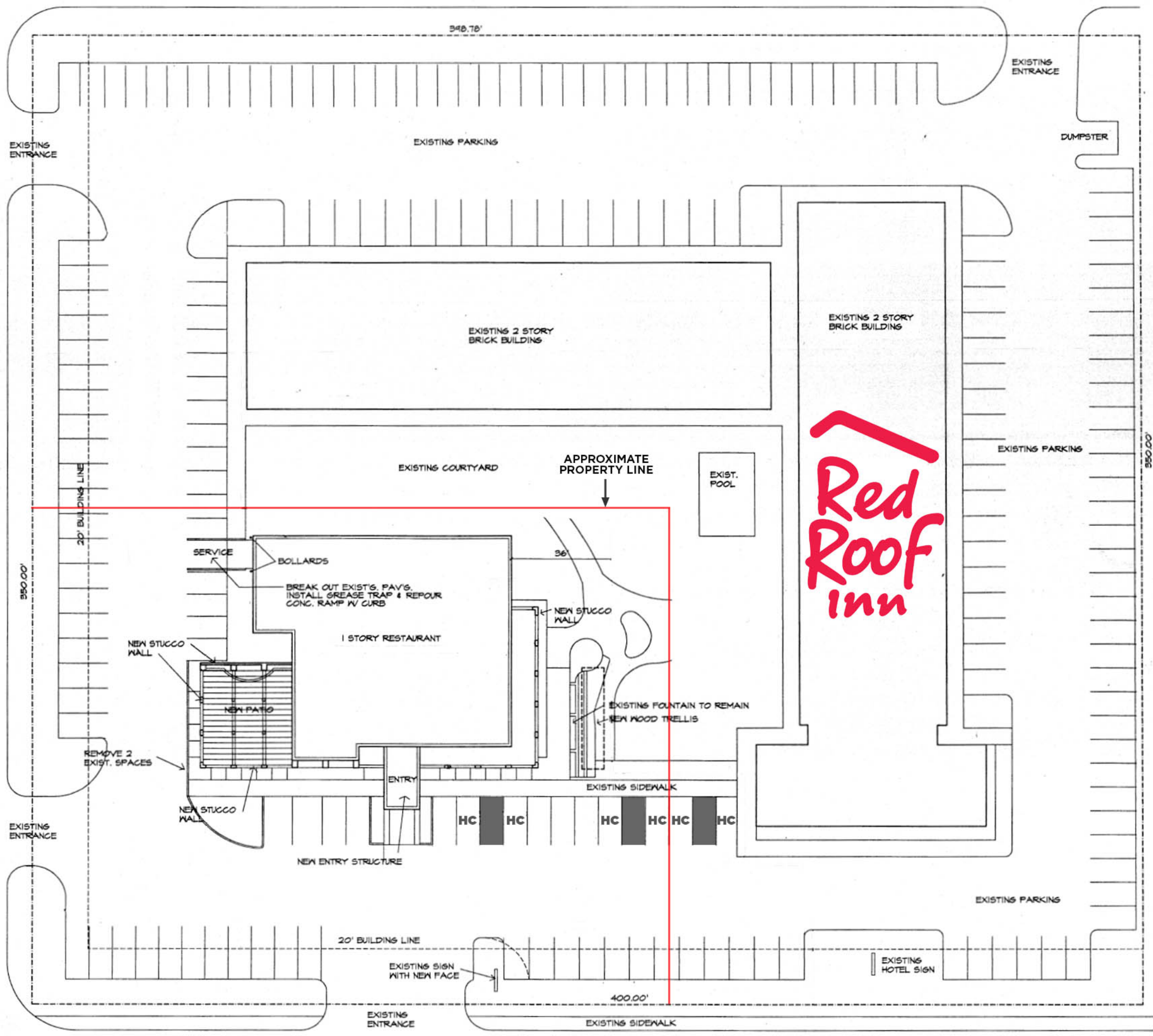




ADDISON AIRPORT

SITE

FUTURE PROPOSED TOWNHOME/MF DEVELOPMENT



Red Roof Inn

1 SITE PLAN
 1" = 20'-0"
TO BE VERIFIED





Executive Summary

4101 Belt Line Rd, Addison, Texas, 75001
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.95450
Longitude: -96.84323

	1 mile	3 miles	5 miles
Population			
2000 Population	7,012	123,610	329,719
2010 Population	7,605	129,115	334,277
2015 Population	7,880	134,462	348,363
2020 Population	8,265	141,796	368,223
2000-2010 Annual Rate	0.82%	0.44%	0.14%
2010-2015 Annual Rate	0.68%	0.78%	0.79%
2015-2020 Annual Rate	0.96%	1.07%	1.12%
2015 Male Population	48.1%	49.3%	49.5%
2015 Female Population	52.0%	50.7%	50.5%
2015 Median Age	38.5	34.9	35.7

In the identified area, the current year population is 348,363. In 2010, the Census count in the area was 334,277. The rate of change since 2010 was 0.79% annually. The five-year projection for the population in the area is 368,223 representing a change of 1.12% annually from 2015 to 2020. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 38.5, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	65.5%	62.1%	64.4%
2015 Black Alone	10.6%	12.4%	11.4%
2015 American Indian/Alaska Native Alone	1.4%	0.6%	0.6%
2015 Asian Alone	6.2%	7.0%	7.2%
2015 Pacific Islander Alone	0.0%	0.1%	0.1%
2015 Other Race	12.7%	14.4%	13.1%
2015 Two or More Races	3.6%	3.3%	3.2%
2015 Hispanic Origin (Any Race)	31.6%	36.6%	34.0%

Persons of Hispanic origin represent 34.0% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.1 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	3,834	57,266	141,339
2010 Households	3,948	59,201	142,352
2015 Total Households	4,042	61,208	147,923
2020 Total Households	4,223	64,380	156,271
2000-2010 Annual Rate	0.29%	0.33%	0.07%
2010-2015 Annual Rate	0.45%	0.64%	0.73%
2015-2020 Annual Rate	0.88%	1.02%	1.10%
2015 Average Household Size	1.95	2.19	2.35

The household count in this area has changed from 142,352 in 2010 to 147,923 in the current year, a change of 0.73% annually. The five-year projection of households is 156,271, a change of 1.10% annually from the current year total. Average household size is currently 2.35, compared to 2.34 in the year 2010. The number of families in the current year is 83,409 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Executive Summary

4101 Belt Line Rd, Addison, Texas, 75001
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.95450
Longitude: -96.84323

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$65,186	\$54,872	\$59,259
2020 Median Household Income	\$75,128	\$61,228	\$68,289
2015-2020 Annual Rate	2.88%	2.22%	2.88%
Average Household Income			
2015 Average Household Income	\$92,027	\$81,418	\$92,053
2020 Average Household Income	\$102,812	\$90,681	\$102,957
2015-2020 Annual Rate	2.24%	2.18%	2.26%
Per Capita Income			
2015 Per Capita Income	\$46,089	\$37,141	\$39,099
2020 Per Capita Income	\$51,300	\$41,259	\$43,700
2015-2020 Annual Rate	2.17%	2.13%	2.25%

Current median household income is \$59,259 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$68,289 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$92,053 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$102,957 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$39,099 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$43,700 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	3,987	61,039	149,051
2000 Owner Occupied Housing Units	1,503	21,530	66,227
2000 Renter Occupied Housing Units	2,331	35,736	75,112
2000 Vacant Housing Units	153	3,773	7,712
2010 Total Housing Units	4,238	65,099	155,171
2010 Owner Occupied Housing Units	1,626	22,468	66,521
2010 Renter Occupied Housing Units	2,322	36,733	75,831
2010 Vacant Housing Units	290	5,898	12,819
2015 Total Housing Units	4,423	67,822	162,199
2015 Owner Occupied Housing Units	1,576	21,878	65,749
2015 Renter Occupied Housing Units	2,466	39,330	82,175
2015 Vacant Housing Units	381	6,614	14,276
2020 Total Housing Units	4,651	70,904	170,698
2020 Owner Occupied Housing Units	1,636	22,551	68,082
2020 Renter Occupied Housing Units	2,587	41,829	88,189
2020 Vacant Housing Units	428	6,524	14,427

Currently, 40.5% of the 162,199 housing units in the area are owner occupied; 50.7%, renter occupied; and 8.8% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 155,171 housing units in the area - 42.9% owner occupied, 48.9% renter occupied, and 8.3% vacant. The annual rate of change in housing units since 2010 is 1.99%. Median home value in the area is \$311,963, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 1.79% annually to \$340,910.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Business Summary

4101 Belt Line Rd, Addison, Texas, 75001
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.95450
Longitude: -96.84323

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,813	11,180	22,566
Total Employees:	26,405	153,425	296,303
Total Residential Population:	7,880	134,462	348,363
Employee/Residential Population Ratio:	3.35:1	1.14:1	0.85:1

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	25	1.4%	331	1.3%	192	1.7%	2,688	1.8%	395	1.8%	4,567	1.5%
Construction	92	5.1%	1,084	4.1%	510	4.6%	4,770	3.1%	1,178	5.2%	14,325	4.8%
Manufacturing	92	5.1%	2,858	10.8%	377	3.4%	10,692	7.0%	769	3.4%	20,700	7.0%
Transportation	45	2.5%	692	2.6%	256	2.3%	3,858	2.5%	543	2.4%	7,567	2.6%
Communication	21	1.2%	392	1.5%	141	1.3%	2,908	1.9%	270	1.2%	7,080	2.4%
Utility	1	0.1%	18	0.1%	10	0.1%	142	0.1%	27	0.1%	293	0.1%
Wholesale Trade	135	7.4%	1,536	5.8%	546	4.9%	6,533	4.3%	1,114	4.9%	15,689	5.3%
Retail Trade Summary	394	21.7%	6,172	23.4%	2,137	19.1%	35,661	23.2%	4,393	19.5%	66,591	22.5%
Home Improvement	18	1.0%	302	1.1%	89	0.8%	1,591	1.0%	217	1.0%	3,399	1.1%
General Merchandise Stores	8	0.4%	350	1.3%	55	0.5%	3,080	2.0%	133	0.6%	5,233	1.8%
Food Stores	19	1.0%	230	0.9%	137	1.2%	1,744	1.1%	355	1.6%	5,630	1.9%
Auto Dealers, Gas Stations, Auto Aftermarket	39	2.2%	456	1.7%	160	1.4%	1,877	1.2%	349	1.5%	4,786	1.6%
Apparel & Accessory Stores	25	1.4%	249	0.9%	195	1.7%	1,986	1.3%	349	1.5%	2,729	0.9%
Furniture & Home Furnishings	81	4.5%	1,071	4.1%	397	3.6%	4,761	3.1%	698	3.1%	8,967	3.0%
Eating & Drinking Places	113	6.2%	1,983	7.5%	620	5.5%	10,573	6.9%	1,243	5.5%	20,566	6.9%
Miscellaneous Retail	90	5.0%	1,530	5.8%	485	4.3%	10,050	6.6%	1,049	4.6%	15,280	5.2%
Finance, Insurance, Real Estate Summary	265	14.6%	3,738	14.2%	2,149	19.2%	28,205	18.4%	3,777	16.7%	42,072	14.2%
Banks, Savings & Lending Institutions	56	3.1%	422	1.6%	439	3.9%	5,293	3.4%	844	3.7%	8,485	2.9%
Securities Brokers	43	2.4%	911	3.5%	376	3.4%	5,818	3.8%	573	2.5%	7,636	2.6%
Insurance Carriers & Agents	66	3.6%	1,417	5.4%	458	4.1%	8,015	5.2%	808	3.6%	11,386	3.8%
Real Estate, Holding, Other Investment Offices	101	5.6%	988	3.7%	876	7.8%	9,079	5.9%	1,551	6.9%	14,565	4.9%
Services Summary	635	35.0%	9,052	34.3%	4,168	37.3%	54,444	35.5%	8,807	39.0%	111,529	37.6%
Hotels & Lodging	13	0.7%	442	1.7%	64	0.6%	3,908	2.5%	125	0.6%	6,868	2.3%
Automotive Services	35	1.9%	228	0.9%	160	1.4%	1,187	0.8%	384	1.7%	2,991	1.0%
Motion Pictures & Amusements	36	2.0%	245	0.9%	208	1.9%	2,130	1.4%	477	2.1%	3,931	1.3%
Health Services	64	3.5%	923	3.5%	470	4.2%	6,443	4.2%	1,179	5.2%	14,225	4.8%
Legal Services	27	1.5%	693	2.6%	263	2.4%	2,437	1.6%	469	2.1%	3,580	1.2%
Education Institutions & Libraries	22	1.2%	603	2.3%	147	1.3%	4,367	2.8%	358	1.6%	11,689	3.9%
Other Services	439	24.2%	5,918	22.4%	2,855	25.5%	33,972	22.1%	5,813	25.8%	68,245	23.0%
Government	11	0.6%	302	1.1%	99	0.9%	2,228	1.5%	154	0.7%	3,525	1.2%
Unclassified Establishments	97	5.4%	230	0.9%	595	5.3%	1,294	0.8%	1,137	5.0%	2,365	0.8%
Totals	1,813	100.0%	26,405	100.0%	11,180	100.0%	153,425	100.0%	22,566	100.0%	296,303	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.



Business Summary

4101 Belt Line Rd, Addison, Texas, 75001
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.95450
Longitude: -96.84323

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	4	0.0%	11	0.0%	14	0.1%	39	0.0%
Mining	8	0.4%	36	0.1%	86	0.8%	630	0.4%	140	0.6%	887	0.3%
Utilities	0	0.0%	16	0.1%	7	0.1%	125	0.1%	15	0.1%	201	0.1%
Construction	105	5.8%	1,378	5.2%	593	5.3%	6,906	4.5%	1,331	5.9%	17,045	5.8%
Manufacturing	93	5.1%	2,826	10.7%	375	3.4%	10,474	6.8%	791	3.5%	20,623	7.0%
Wholesale Trade	131	7.2%	1,492	5.7%	526	4.7%	6,362	4.1%	1,073	4.8%	15,383	5.2%
Retail Trade	274	15.1%	4,155	15.7%	1,484	13.3%	24,967	16.3%	3,056	13.5%	45,485	15.4%
Motor Vehicle & Parts Dealers	35	1.9%	440	1.7%	129	1.2%	1,749	1.1%	281	1.2%	4,481	1.5%
Furniture & Home Furnishings Stores	31	1.7%	380	1.4%	129	1.2%	1,245	0.8%	229	1.0%	1,900	0.6%
Electronics & Appliance Stores	55	3.0%	707	2.7%	276	2.5%	3,536	2.3%	476	2.1%	6,982	2.4%
Bldg Material & Garden Equipment & Supplies Dealers	18	1.0%	302	1.1%	88	0.8%	1,551	1.0%	219	1.0%	3,370	1.1%
Food & Beverage Stores	13	0.7%	194	0.7%	101	0.9%	1,569	1.0%	251	1.1%	4,506	1.5%
Health & Personal Care Stores	23	1.3%	436	1.7%	120	1.1%	5,138	3.3%	255	1.1%	7,871	2.7%
Gasoline Stations	5	0.3%	16	0.1%	31	0.3%	128	0.1%	68	0.3%	305	0.1%
Clothing & Clothing Accessories Stores	33	1.8%	295	1.1%	275	2.5%	2,399	1.6%	491	2.2%	3,437	1.2%
Sport Goods, Hobby, Book, & Music Stores	13	0.7%	109	0.4%	76	0.7%	749	0.5%	162	0.7%	1,542	0.5%
General Merchandise Stores	8	0.4%	350	1.3%	55	0.5%	3,080	2.0%	133	0.6%	5,233	1.8%
Miscellaneous Store Retailers	35	1.9%	845	3.2%	165	1.5%	3,429	2.2%	407	1.8%	5,055	1.7%
Nonstore Retailers	6	0.3%	81	0.3%	39	0.3%	392	0.3%	85	0.4%	801	0.3%
Transportation & Warehousing	32	1.8%	540	2.0%	177	1.6%	2,725	1.8%	386	1.7%	5,879	2.0%
Information	46	2.5%	704	2.7%	289	2.6%	5,390	3.5%	572	2.5%	10,944	3.7%
Finance & Insurance	166	9.2%	2,794	10.6%	1,300	11.6%	19,513	12.7%	2,269	10.1%	27,989	9.4%
Central Bank/Credit Intermediation & Related Activities	55	3.0%	420	1.6%	435	3.9%	5,279	3.4%	842	3.7%	8,487	2.9%
Securities, Commodity Contracts & Other Financial	45	2.5%	942	3.6%	398	3.6%	6,045	3.9%	605	2.7%	7,887	2.7%
Insurance Carriers & Related Activities; Funds, Trusts &	66	3.6%	1,433	5.4%	467	4.2%	8,189	5.3%	822	3.6%	11,615	3.9%
Real Estate, Rental & Leasing	113	6.2%	1,057	4.0%	877	7.8%	8,424	5.5%	1,620	7.2%	14,271	4.8%
Professional, Scientific & Tech Services	237	13.1%	3,252	12.3%	1,618	14.5%	19,367	12.6%	3,091	13.7%	34,127	11.5%
Legal Services	31	1.7%	722	2.7%	312	2.8%	3,096	2.0%	556	2.5%	4,490	1.5%
Management of Companies & Enterprises	2	0.1%	23	0.1%	24	0.2%	128	0.1%	42	0.2%	243	0.1%
Administrative & Support & Waste Management & Remediation	101	5.6%	2,017	7.6%	665	5.9%	9,807	6.4%	1,301	5.8%	18,406	6.2%
Educational Services	26	1.4%	604	2.3%	189	1.7%	4,431	2.9%	465	2.1%	12,034	4.1%
Health Care & Social Assistance	75	4.1%	1,048	4.0%	571	5.1%	7,513	4.9%	1,431	6.3%	17,184	5.8%
Arts, Entertainment & Recreation	27	1.5%	265	1.0%	135	1.2%	1,849	1.2%	272	1.2%	3,265	1.1%
Accommodation & Food Services	127	7.0%	2,438	9.2%	698	6.2%	14,550	9.5%	1,412	6.3%	27,633	9.3%
Accommodation	13	0.7%	442	1.7%	64	0.6%	3,908	2.5%	125	0.6%	6,868	2.3%
Food Services & Drinking Places	114	6.3%	1,996	7.6%	633	5.7%	10,642	6.9%	1,287	5.7%	20,765	7.0%
Other Services (except Public Administration)	141	7.8%	1,226	4.6%	867	7.8%	6,730	4.4%	1,990	8.8%	18,749	6.3%
Automotive Repair & Maintenance	26	1.4%	171	0.6%	115	1.0%	807	0.5%	298	1.3%	2,098	0.7%
Public Administration	11	0.6%	302	1.1%	99	0.9%	2,228	1.5%	155	0.7%	3,536	1.2%
Unclassified Establishments	97	5.4%	231	0.9%	595	5.3%	1,296	0.8%	1,139	5.0%	2,379	0.8%
Total	1,813	100.0%	26,405	100.0%	11,180	100.0%	153,425	100.0%	22,566	100.0%	296,303	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.



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.

John T. Evans Company, Inc.	434590	john@jtevans.com	214-891-3200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Evans II	183427	john@jtevans.com	214-891-3220
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Craig D. Johnson	452808	craig@jtevans.com	214-891-3221
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date