



Lease Rates: Please Call for Rates

Available SF: 2,000 SF Retail Space
Restaurant Pad Site Available

Demographics:

	1 mile	3 miles	5 miles
2016 Population	11,810	132,543	349,031
Daytime Pop.	13,992	116,754	295,694
Avg HH Income	\$44,060	\$55,363	\$63,491

Traffic Counts: I-30: 197,000 VPD
Buckner Blvd: 46,000 VPD
(Sites USA)

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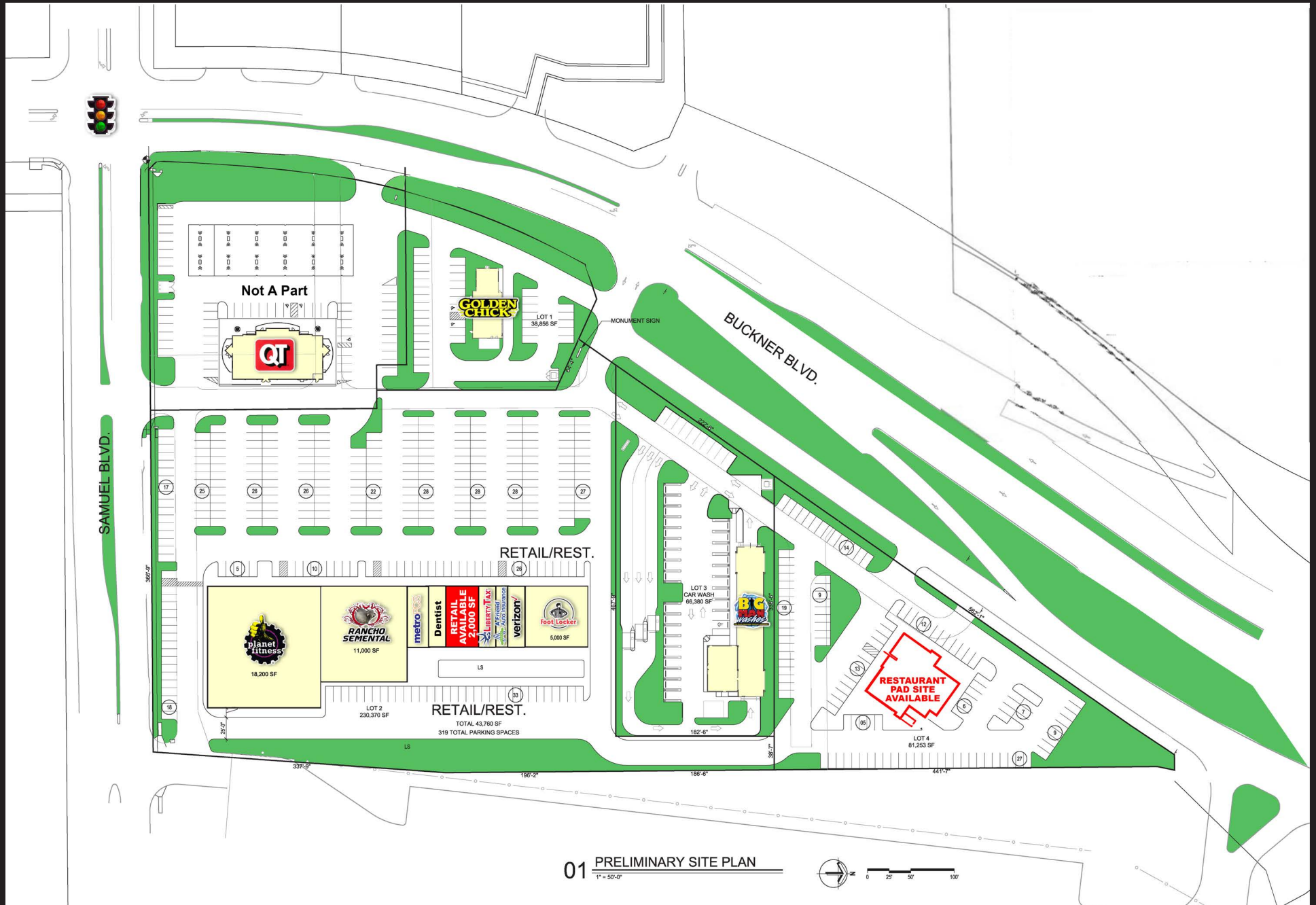
Property Highlights:

- Fall 2017 Delivery
- Incredibly dense under-served residential market
- Join Planet Fitness, Foot Locker, and Rancho Semental
- Signalized Intersection
- Walmart Supercenter and Sam's Club and future HEB at this intersection

Area Retailers:

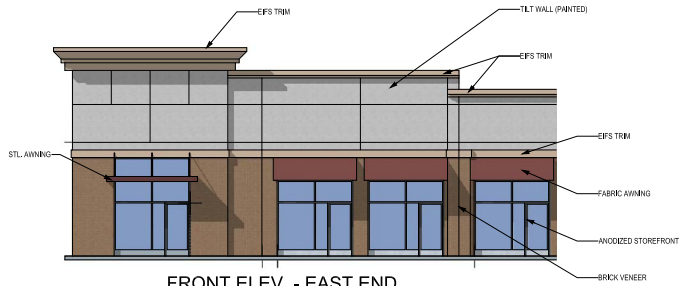




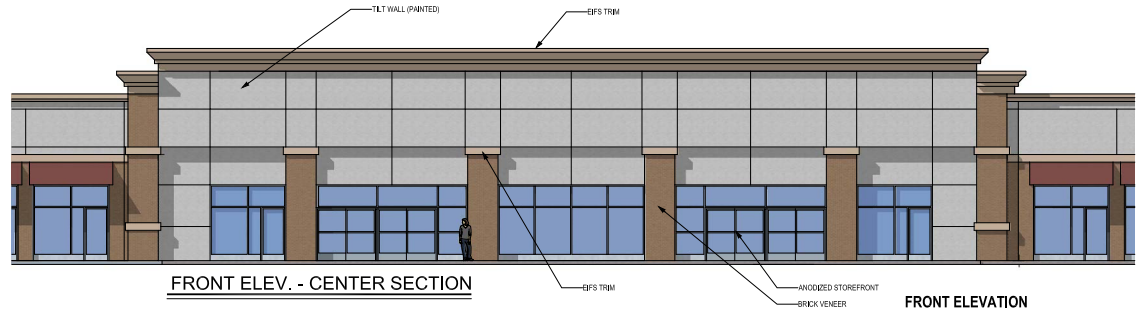


01 PRELIMINARY SITE PLAN
1" = 50'-0"





FRONT ELEV. - EAST END



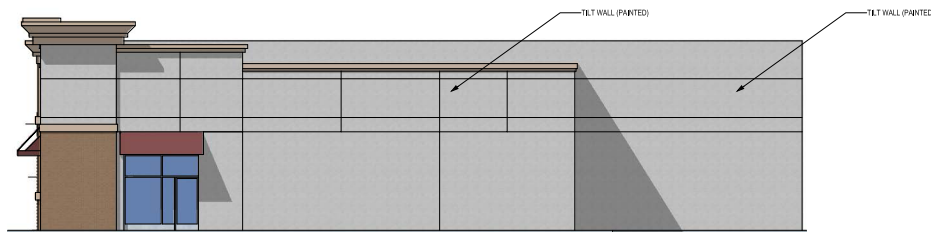
FRONT ELEV. - CENTER SECTION



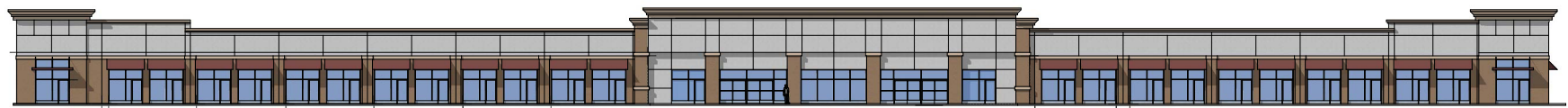
FRONT ELEV. - INFILL



FRONT ELEV. - WEST END



WEST ELEVATION



OVERALL ELEVATION

FRONT ELEVATION

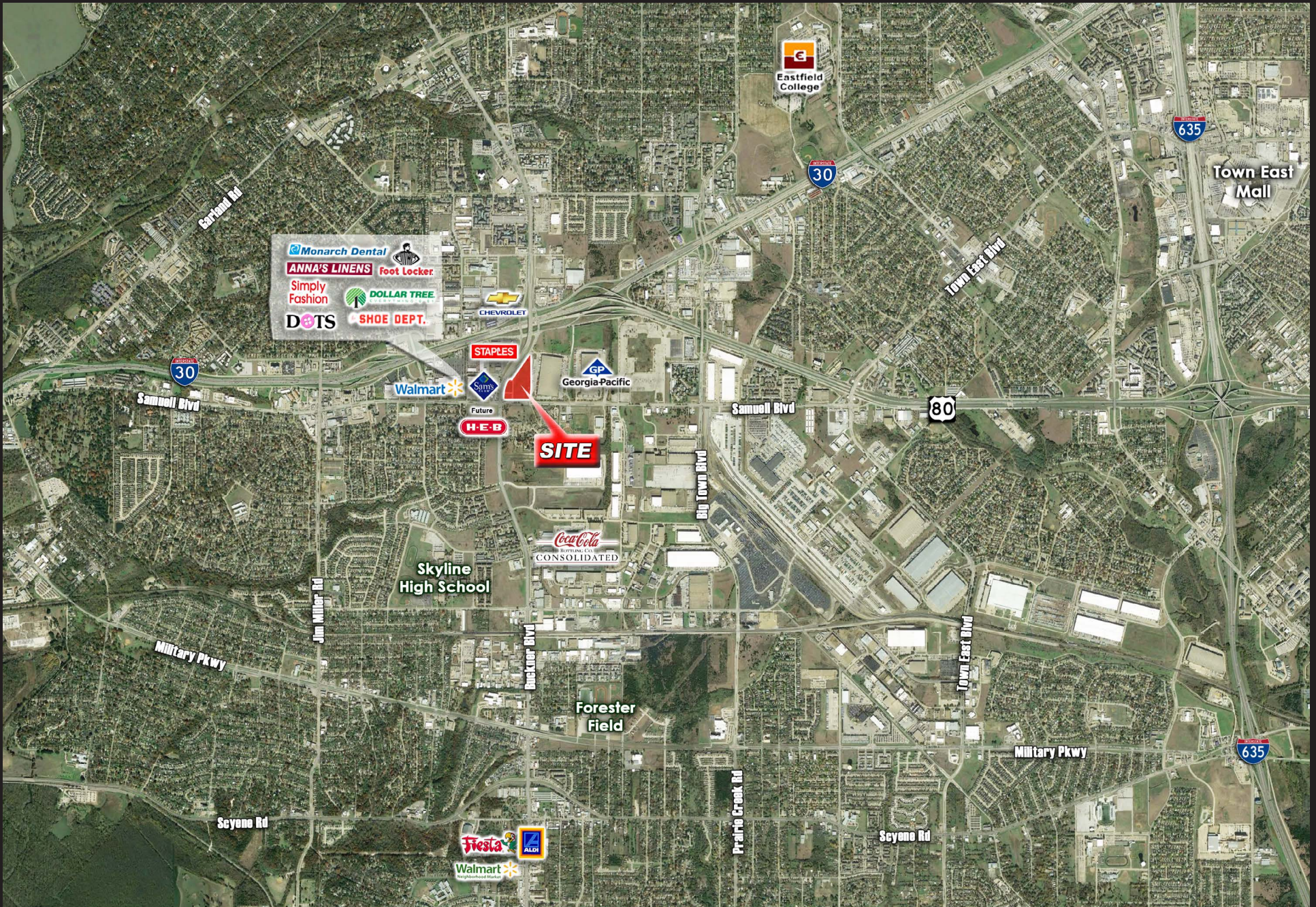
BRICK	2,705	(24%)
TILT WALL (PAINTED)	4,170	(36.5%)
EIFS/TRIM	1,275	(11%)
GLASS	3,260	(28.5%)
TOTAL	11,410	

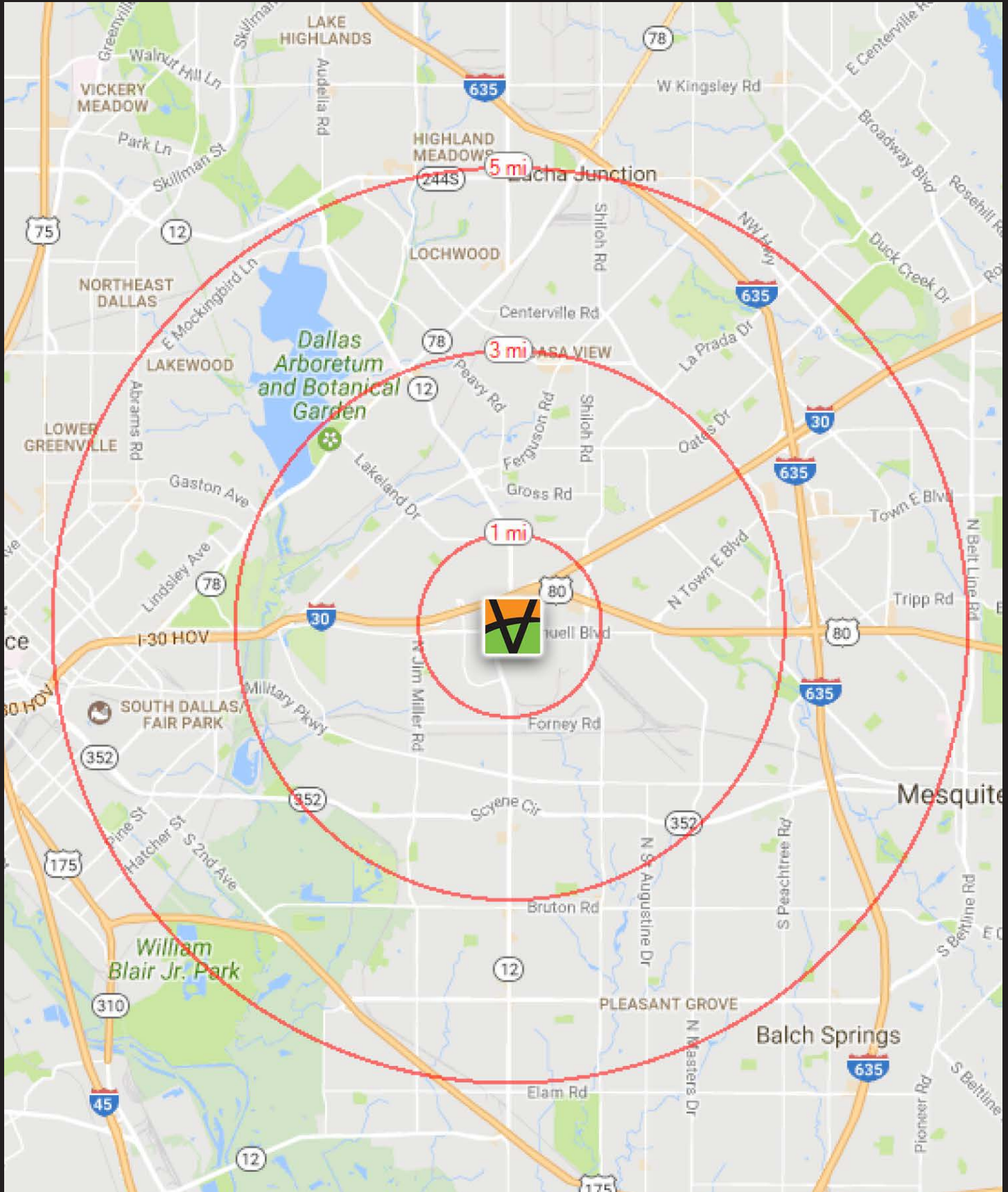
WEST ELEVATION

BRICK	130	(9%)
TILT WALL (PAINTED)	1,052	(76%)
EIFS/TRIM	118	(8%)
GLASS	100	(7%)
TOTAL	1,400	

EAST ELEVATION

BRICK	130	(9%)
TILT WALL (PAINTED)	1,152	(83%)
EIFS/TRIM	118	(8%)
GLASS	00	(0%)
TOTAL	1,400	





	1 mi Ring	3 mi Ring	5 mi Ring
Population Trend			
2000 Total Population	11,119	117,901	318,835
2010 Total Population	11,379	124,376	328,308
2016 Total Population	11,810	132,543	349,031
2021 Total Population	12,347	140,110	366,628
Households Trend			
2000 Total Households	4,395	41,940	114,043
2010 Total Households	4,270	42,583	114,076
2016 Total Households	4,195	43,730	117,201
2021 Total Households	4,253	45,260	120,481
Population Change Trend			
2000 to 2010 Population Change	2.3%	5.5%	3.0%
2000 to 2016 Population Change	6.2%	12.4%	9.5%
2010 to 2021 Population Change	8.5%	12.7%	11.7%
2016 to 2021 Population Change	4.5%	5.7%	5.0%
Household Change Trend			
2000 to 2010 Household Change	-2.8%	1.5%	.0%
2000 to 2016 Household Change	-4.6%	4.3%	2.8%
2010 to 2021 Household Change	-.4%	6.3%	5.6%
2016 to 2021 Household Change	1.4%	3.5%	2.8%
2016 Race			
White alone	29.2%	47.5%	50.2%
Black or African American alone	43.8%	25.0%	22.5%
American Indian and Alaska Native alone	.5%	.8%	.8%
Asian alone	2.2%	1.4%	2.0%
Native Hawaiian and OPI alone	.1%	.0%	.0%
Some Other Race alone	21.4%	22.0%	21.1%
Two or More Races	2.9%	3.3%	3.3%
2016 Income			
Per Capita Income	\$15,665	\$18,476	\$21,432
Household Income: Median	\$30,871	\$40,355	\$42,976
Household Income: Average	\$44,060	\$55,363	\$63,491
Average household size	2.8	3.0	3.0
Total Daytime Population	13,992	116,754	295,694
Total Employee Population	6,627	38,902	94,259
Total Daytime at Home Population	7,365	77,852	201,435
Total Employee Population (% of Daytime Population)	47.4%	33.3%	31.9%
Total Daytime at Home Population (% of Daytime Population)	52.6%	66.7%	68.1%





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.

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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