

**NWQ Davis Blvd
& Timber Dr.**

Total Acreage:
.63+/- Acres

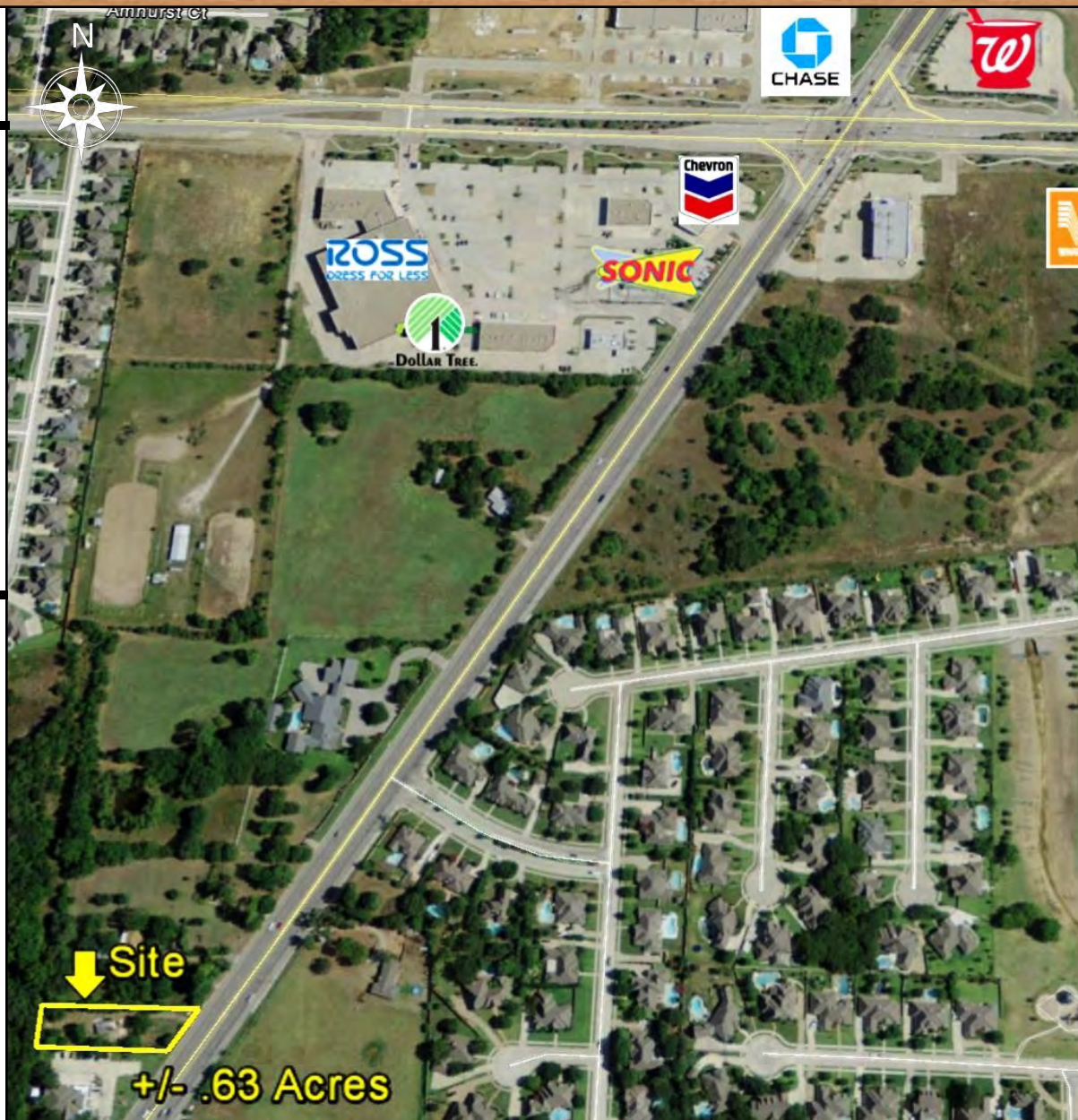
Zoned:
"C-1" Commercial

Priced:
Call for Pricing

Traffic Count

Davis Blvd
(2009 -TxDot)
28,613 VPD

N. Tarrant Pkwy
(2013 City of Bedford)
21,173 VPD



+/- .63 Acres

Demographics (2016)

	<u>3 mile</u>	<u>5 mile</u>
Population:	82,373	253,411
Avg HH Income:	\$153,198	\$136,038

North Richland Hills, Texas is a dynamic, growing city centrally located within the Dallas Fort Worth metroplex. With nearly 70,000 residents, over 1,200 businesses and 30 major employers, we are the third largest city in Tarrant County. In 2016, North Richland Hills was recognized by the *Dallas Morning News* as one of the 10 best neighborhoods in DFW.

For more information, please contact:

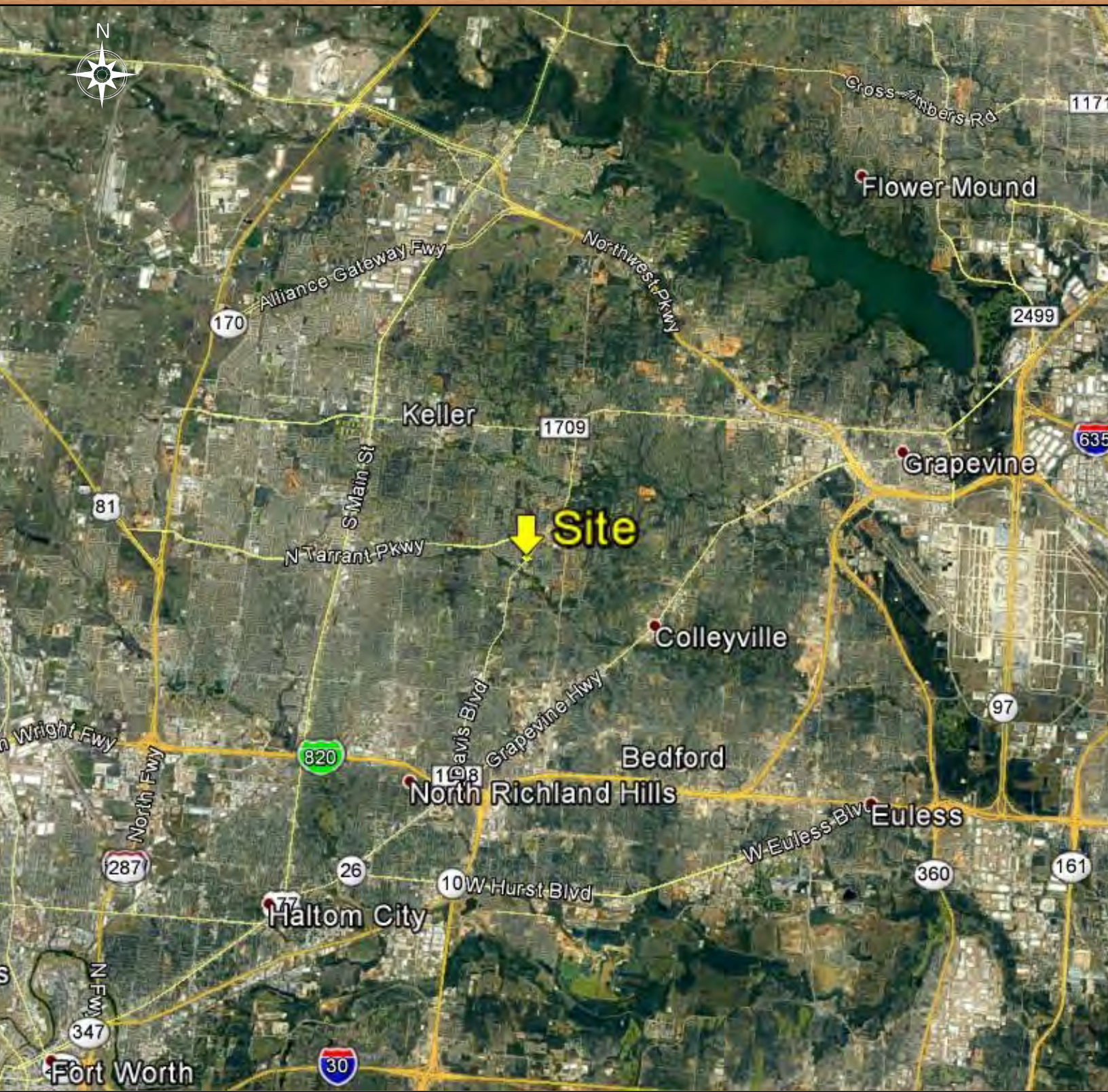
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EASI Updated Site Selection Reports & Analysis

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	2,363	33,317	128,646
Population (4/1/2000)	3,455	59,550	183,336
Population (4/1/2010)	6,598	74,514	229,722
Population (1/1/2016)	7,329	82,373	253,411
Population (1/1/2021)	7,650	85,953	264,471
Percent Growth (2016/2010)	11.08	10.55	10.31
Percent Forecast (2021/2016)	4.38	4.35	4.36

HOUSEHOLDS BY YEAR			
Households (4/1/1990)	810	11,045	44,712
Households (4/1/2000)	1,136	19,657	63,555
Households (4/1/2010)	2,409	26,118	82,283
Households (1/1/2016)	2,635	28,438	89,389
Households (1/1/2021)	2,737	29,530	92,834
Percent Growth (2016/2010)	9.38	8.88	8.64
Percent Forecast (2021/2016)	3.87	3.84	3.85

GENERAL POPULATION CHARACTERISTICS			
Median Age	42.5	41.1	38.9
Male	3,532	40,319	124,080
Female	3,797	42,054	129,331
Density	3,061.70	2,906.60	3,043.70
Urban	7,329	82,373	252,683
Rural	0	0	728

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2016)	2,635	28,438	89,389
Families	2,129	23,377	69,530
Non-Family Households	506	5,061	19,859
Average Size of Household	2.78	2.88	2.83
Median Age of Householder	53.4	51.8	50.8
Median Value Owner Occupied (\$)	287,585	244,358	198,839
Median Rent (\$)	885	920	852
Median Vehicles Per Household	2.6	2.6	2.5

GENERAL HOUSING CHARACTERISTICS			
Housing, Units	2,682	29,287	92,723
Housing, Owner Occupied	2,240	24,717	69,650
Housing, Renter Occupied	395	3,721	19,739
Housing, Vacant	47	849	3,334

POPULATION BY RACE				
	White Alone	6,603	72,437	214,320
	Black Alone	218	2,571	11,329
	Asian Alone	212	3,715	12,713
	American Indian and Alaska Native Alone	40	385	1,408
	Other Race Alone	131	1,285	6,743
	Two or More Races	125	1,980	6,898

POPULATION BY ETHNICITY				
	Hispanic	573	7,020	31,095
	White Non-Hispanic	6,194	67,252	192,329

GENERAL INCOME CHARACTERISTICS				
	Total Personal Income (\$)	370,483,492	4,375,548,610	12,197,694,180
	Total Household Income (\$)	370,483,492	4,356,646,228	12,160,333,781
	Median Household Income (\$)	127,031	127,283	103,833
	Average Household Income (\$)	140,601	153,198	136,038
	Per Capita Income (\$)	50,550	53,119	48,134

RETAIL SALES				
	Total Retail Sales (including Food Services) (\$)	31,966	2,334,713	6,261,811

CONSUMER EXPENDITURES				
	Total Annual Expenditures (\$000)	205,998.50	2,250,340.70	6,563,753.40

EMPLOYMENT BY PLACE OF BUSINESS				
	Employees, Total (by Place of Work)	882	26,843	100,904
	Establishments, Total (by Place of Work)	71	1,910	6,881

EASI QUALITY OF LIFE				
	EASI Quality of Life Index (US Avg=100)	130	132	131
	EASI Total Crime Index (US Avg=100; A=High)	7	12	20
	EASI Weather Index (US Avg=100)	149	149	149
	BLOCK GROUP COUNT	3	36	132

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.

