



RETAIL PROPERTY FOR LEASE

PECOS PLAZA

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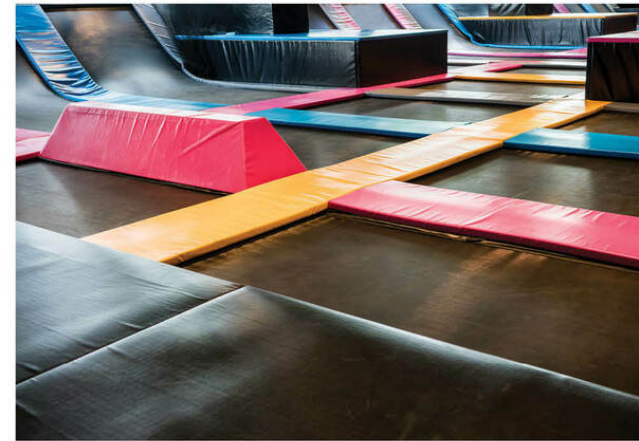
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LOCATION DESCRIPTION

NEC Pecos Rd & McQueen Rd
1050 E Pecos Rd

PROPERTY HIGHLIGHTS

- LAST SPACE REMAINING!
- Fully built out daycare space - 2,109 SF (Do not disturb tenant)
- Great access and exposure to the Loop Fwy., ½ mile to the North
- Over 65,000 cars per day at the intersection
- Over \$135,000 average household income in a 5 mi radius

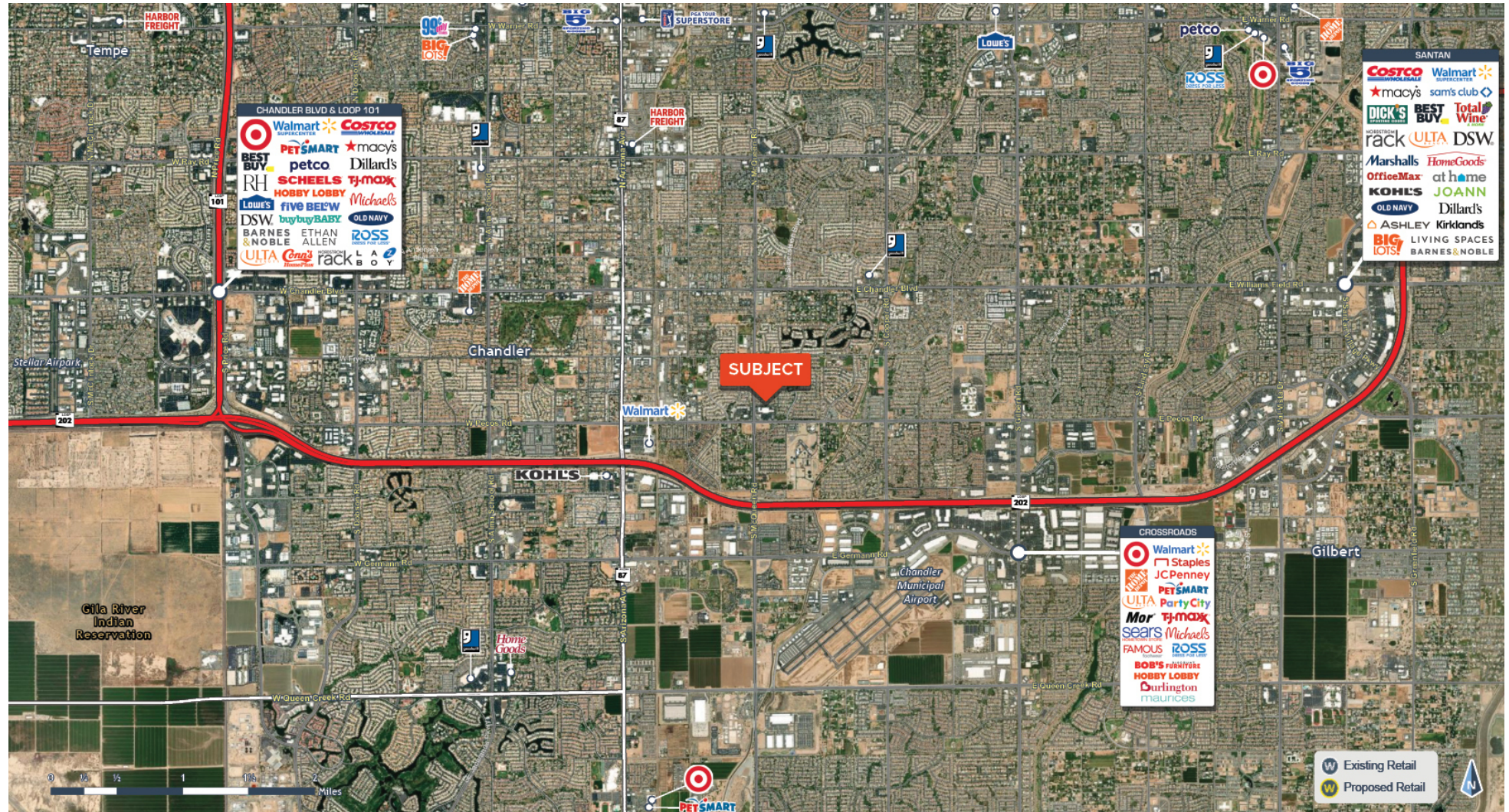
AREA CO-TENANTS



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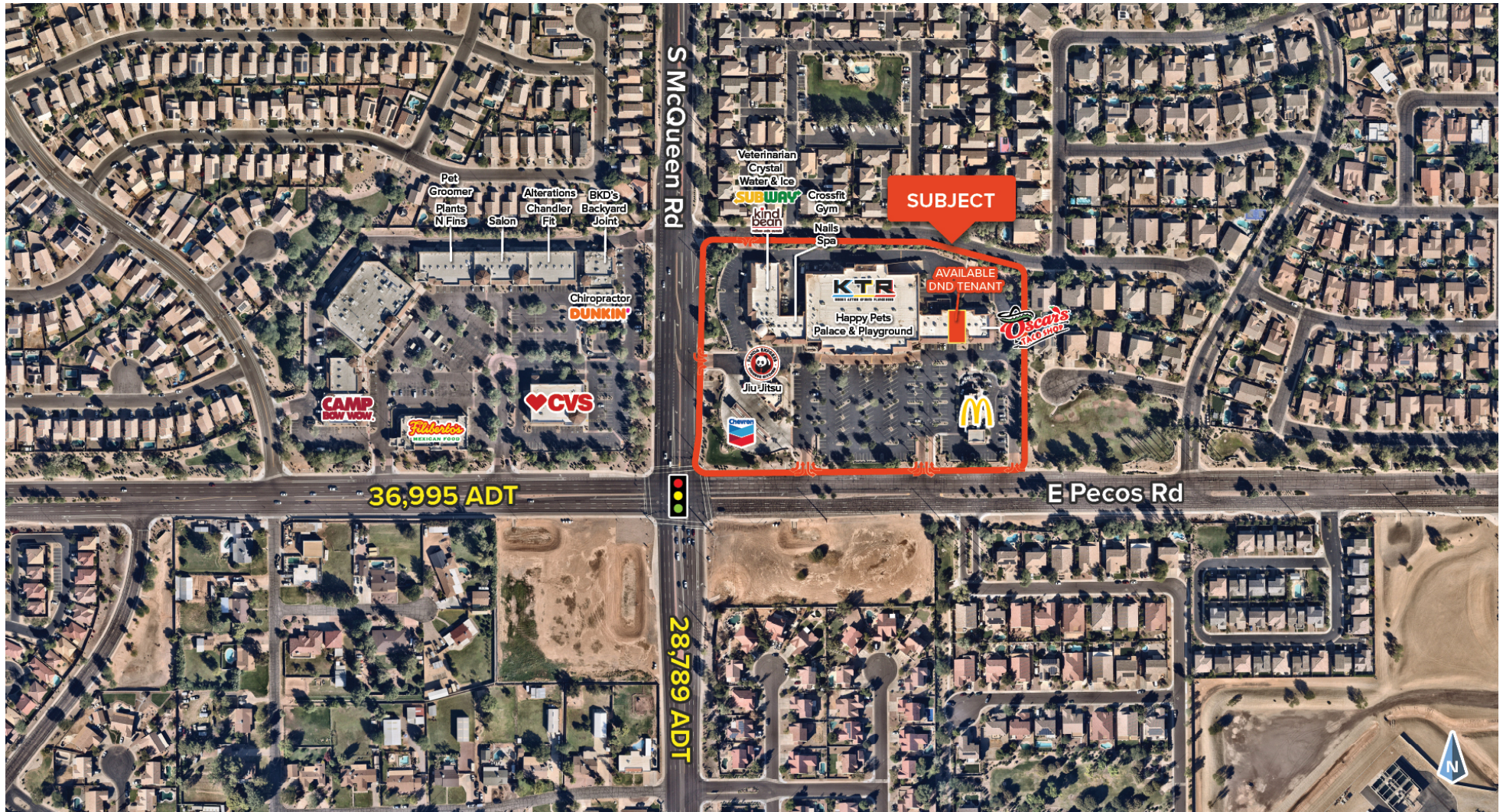
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LEGEND

Available

Unavailable

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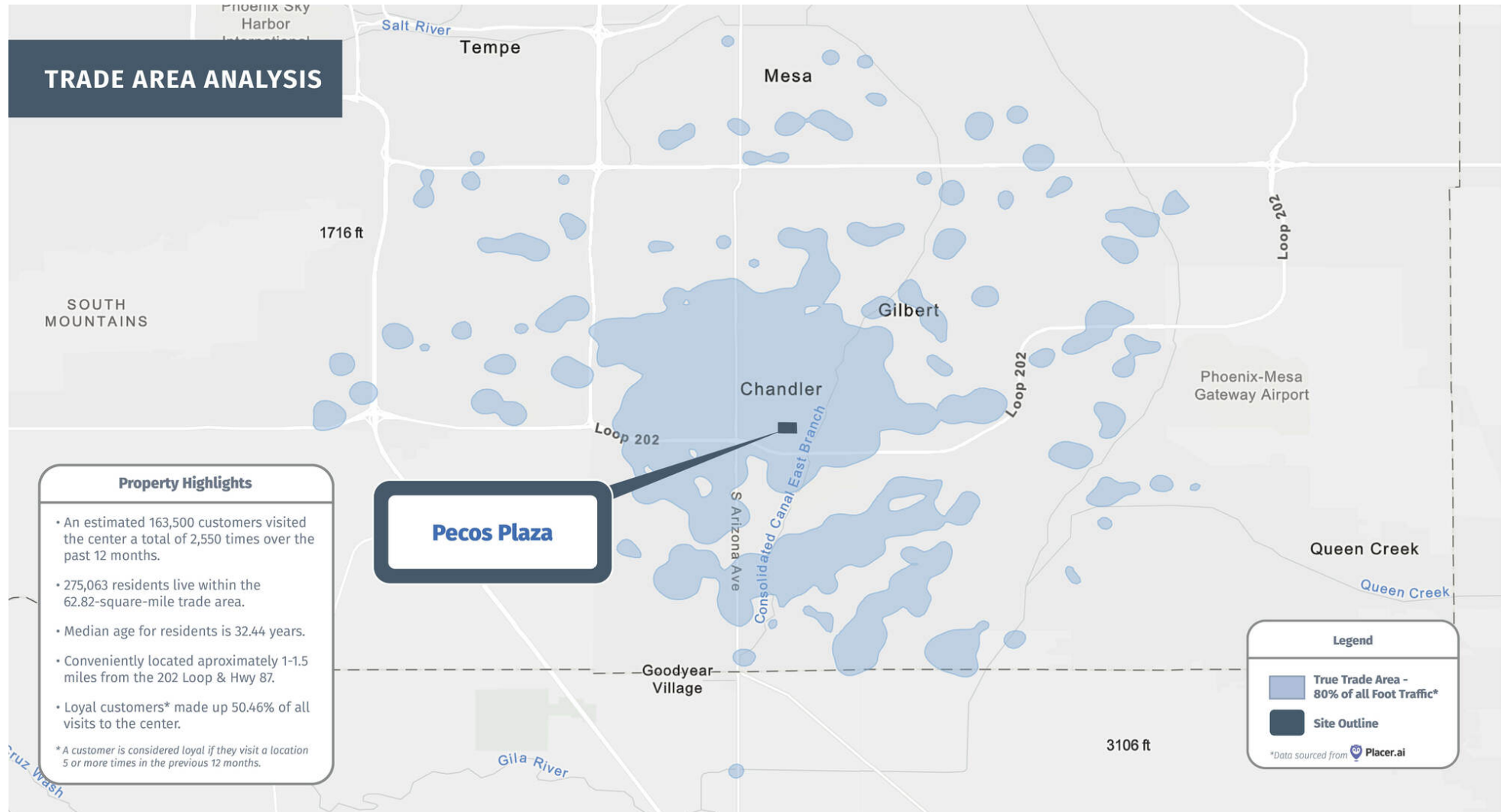
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1	HOMeward BOUND VET CLINIC	2,400 SF	NNN	-	-
3	REFLEXOLOGY	1,102 SF	NNN	-	-
4	WATER & ICE	1,520 SF	NNN	-	-
5	FADES & SHADES - BARBER SHOP	1,407 SF	NNN	-	-
6	SUBWAY	1,407 SF	NNN	-	-
7	KIND BEAN	1,085 SF	NNN	-	-
9	PANDA EXPRESS	2,148 SF	NNN	-	-
11	WONDERLUST NAIL SPA	2,296 SF	NNN	-	-
14	VAN BUREN JIU JITSU	2,415 SF	NNN	-	-
15	KTR INDOOR SKATEPARK	54,967 SF	NNN	-	-
16	HAPPY PETS	5,134 SF	NNN	-	-
19	Available	2,109 SF	NNN	CALL FOR PRICING	FULLY BUILT OUT DAYCARE DND TNANT
21	GEMMA'S FASHIONS	1,518 SF	NNN	-	-
22	NEUTRONTAX CPA	1,200 SF	NNN	-	-
23	OSCAR'S TACO SHOP	1,210 SF	NNN	-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	15,052	125,053	320,329
Median Age	33.5	34.4	35.4



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$93,280	\$94,867	\$103,480
Average	\$118,038	\$124,154	\$136,434



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	221	3,076	9,115
Employees	2,440	46,115	127,041
Daytime Population	11,012	116,837	310,600



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	30.5%	27.0%	30.3%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	70.4%	70.4%	74.5%
Services	15.9%	13.0%	11.9%
Blue Collar	13.7%	16.5%	13.6%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	5,903	47,147	122,800
Median Home Value	\$384,757	\$401,775	\$429,165

* 2023 Demographic data derived from ESRI

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