



### Property Information:

Sales Price: Please call for Pricing  
 Acreage: Up to 1.9 +/- Acres  
 Zoning: "Ag"- Agricultural District

- \* Great Site for Office Development
- \* Curb Cut already in place
- \* Seller to retain Cell Tower Lease
- \* Divisible

### Demographics (2016)

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	7,329	83,196	252,527
Avg. HH Income:	\$140,601	\$157,832	\$137,767

### Traffic Counts:

<u>Street</u>	<u>Source</u>	<u>VPD</u>
Davis Blvd N&S	2009 TxDot	28,613
N. Tarrant Pkwy E&W	2013 Bedford	21,173

For more information, please contact:

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**EASI Updated Site Selection Reports & Analysis**

Description	1 Miles	3 Miles	5 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/1990)	2,363	32,132	124,577
Population (4/1/2000)	3,455	60,331	179,363
Population (4/1/2010)	6,598	75,236	228,885
Population (1/1/2016)	7,329	83,196	252,527
Population (1/1/2021)	7,650	86,805	263,554
Percent Growth (2016/2010)	11.08	10.58	10.33
Percent Forecast (2021/2016)	4.38	4.34	4.37

<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/1990)	810	10,666	42,884
Households (4/1/2000)	1,136	19,779	61,824
Households (4/1/2010)	2,409	26,278	81,606
Households (1/1/2016)	2,635	28,620	88,671
Households (1/1/2021)	2,737	29,717	92,089
Percent Growth (2016/2010)	9.38	8.91	8.66
Percent Forecast (2021/2016)	3.87	3.83	3.85

<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	42.5	41.2	38.9
Male	3,532	40,718	123,663
Female	3,797	42,478	128,864
Density	3,061.70	2,882.50	2,991.80
Urban	7,329	83,196	251,769
Rural	0	0	758

<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2016)	2,635	28,620	88,671
Families	2,129	23,645	69,432
Non-Family Households	506	4,975	19,239
Average Size of Household	2.78	2.89	2.84
Median Age of Householder	53.4	51.8	50.8
Median Value Owner Occupied (\$)	287,585	253,150	201,719
Median Rent (\$)	885	924	858
Median Vehicles Per Household	2.6	2.6	2.5

<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	2,682	29,456	91,950
Housing, Owner Occupied	2,240	25,023	69,775
Housing, Renter Occupied	395	3,597	18,896
Housing, Vacant	47	836	3,279

<b>POPULATION BY RACE</b>				
	White Alone	6,603	73,344	213,848
	Black Alone	218	2,527	11,134
	Asian Alone	212	3,762	12,774
	American Indian and Alaska Native Alone	40	376	1,397
	Other Race Alone	131	1,200	6,487
	Two or More Races	125	1,987	6,887

<b>POPULATION BY ETHNICITY</b>				
	Hispanic	573	6,743	30,560
	White Non-Hispanic	6,194	68,341	192,107

<b>GENERAL INCOME CHARACTERISTICS</b>				
	Total Personal Income (\$)	370,483,492	4,536,062,565	12,251,879,133
	Total Household Income (\$)	370,483,492	4,517,160,183	12,215,899,829
	Median Household Income (\$)	127,031	131,205	105,367
	Average Household Income (\$)	140,601	157,832	137,767
	Per Capita Income (\$)	50,550	54,523	48,517

<b>RETAIL SALES</b>				
	Total Retail Sales (including Food Services) (\$)	31,966	2,358,695	6,252,042

<b>CONSUMER EXPENDITURES</b>				
	Total Annual Expenditures (\$000)	205,998.50	2,287,874.30	6,549,114.30

<b>EMPLOYMENT BY PLACE OF BUSINESS</b>				
	Employees, Total (by Place of Work)	882	27,473	100,723
	Establishments, Total (by Place of Work)	71	1,961	6,867

<b>EASI QUALITY OF LIFE</b>				
	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
	<b>BLOCK GROUP COUNT</b>	3	36	130

**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.

