



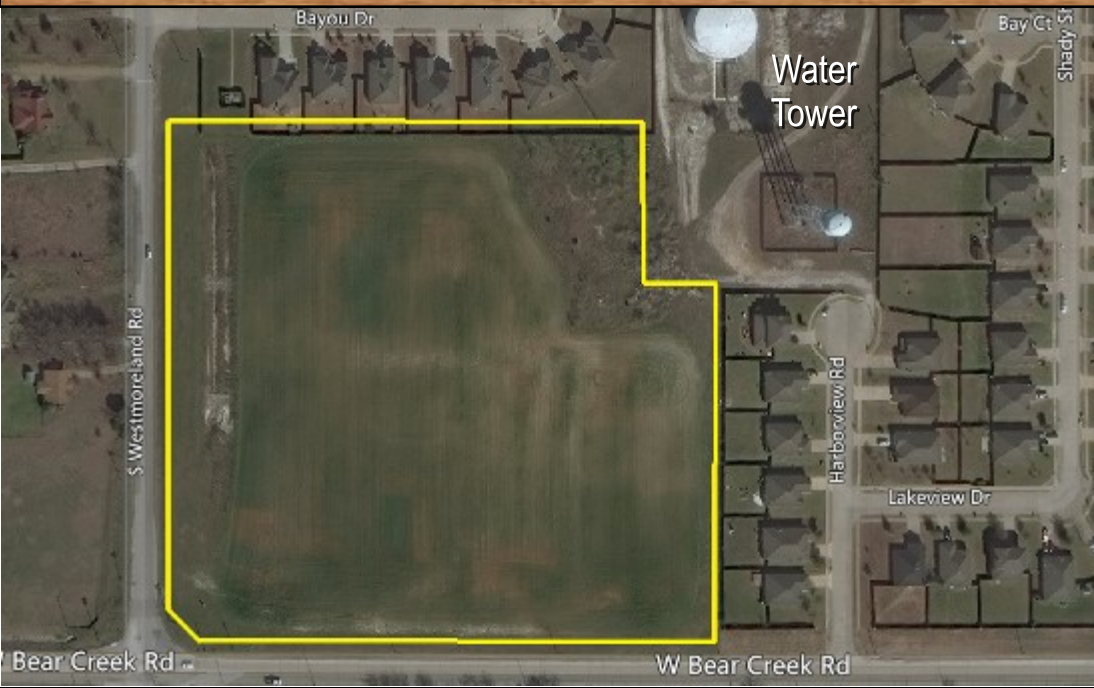
**11.22 Acres
Glenn Heights**

**NEC of Westmoreland
and Bear Creek Rd.**

Property Information:
 Total Sq Ft: 11.22 Acres
 Price: Call for Pricing
 Zoning: Commerical Retail

This property is currently zoned Commercial. The city of Glenn Heights shows this property to remain commercial on the hard corner and the balance as single family. The attached land plan keeps 1.5 acres as commercial and the balance as single family detached.

11.22 Acres for Sale 701 W. Bear Creek Rd.

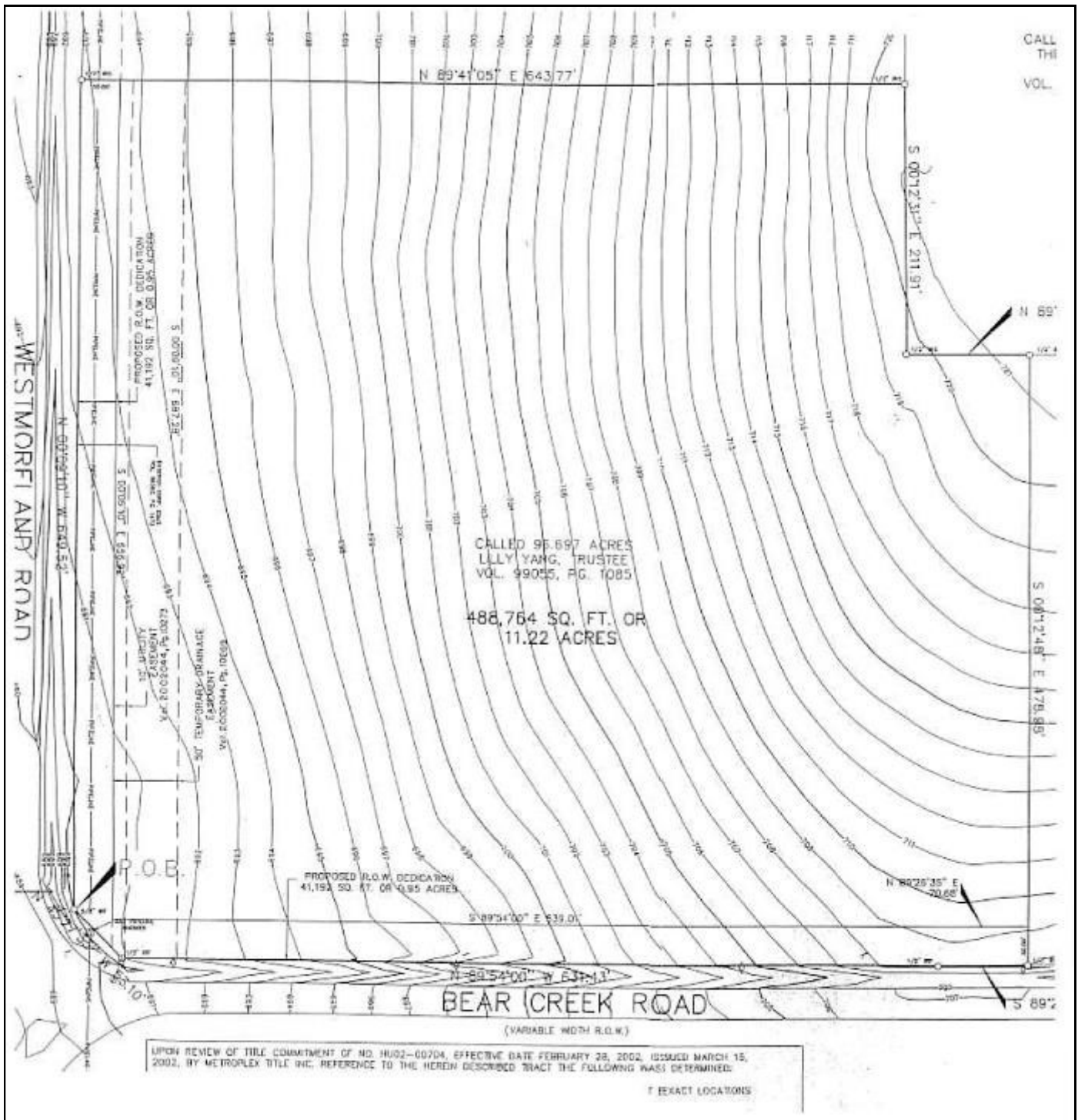


Demographics (2016)

Population: (2016)	
3 miles	5 miles
46,250	123,344
Household Income:	
3 miles	5 miles
\$101,219	\$94,459

**For more information, please contact: Jim Makens jm@makens.com
office ph: 817-540-3229**

NEC of Westmoreland and Bear Creek Rd.

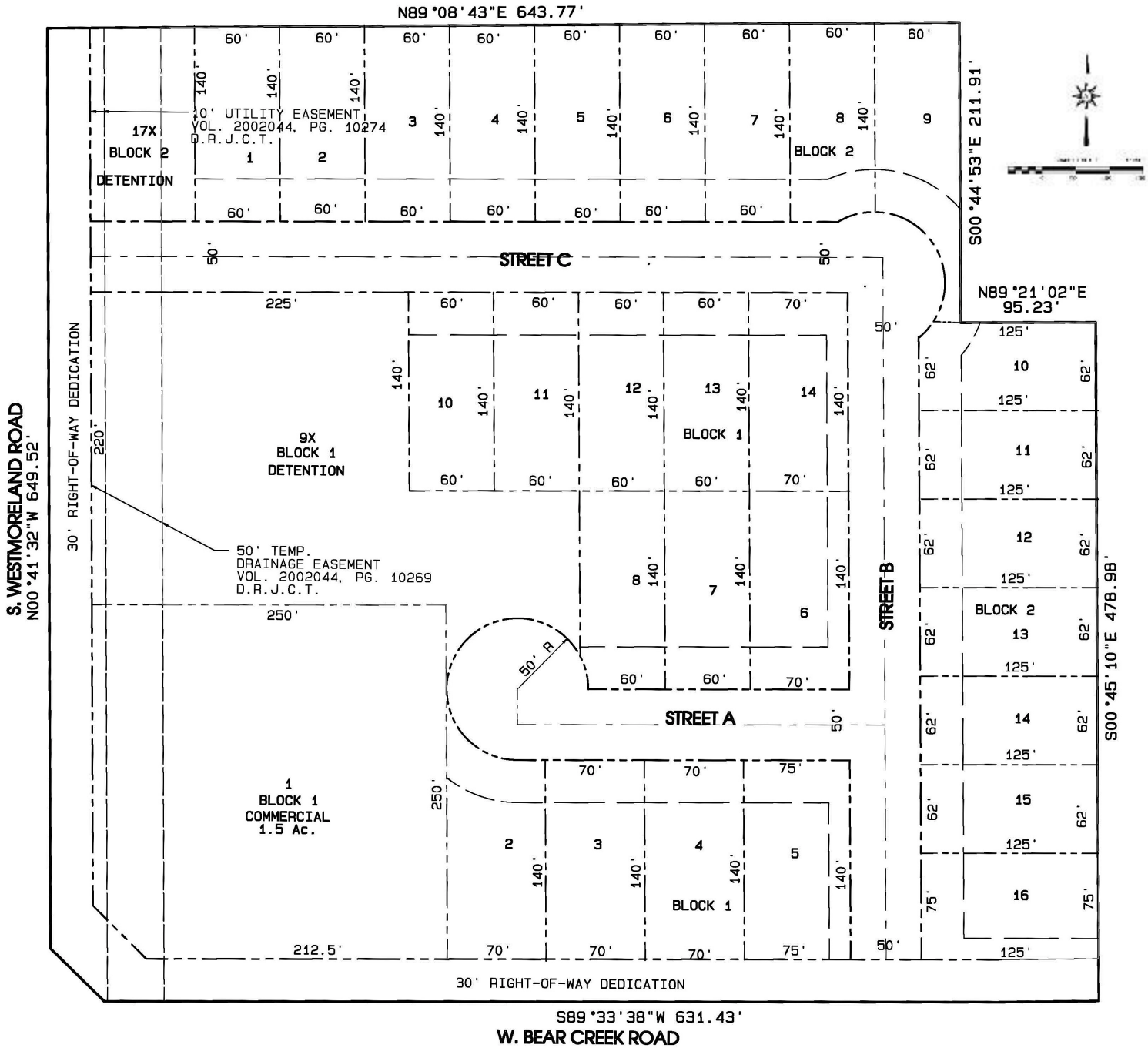


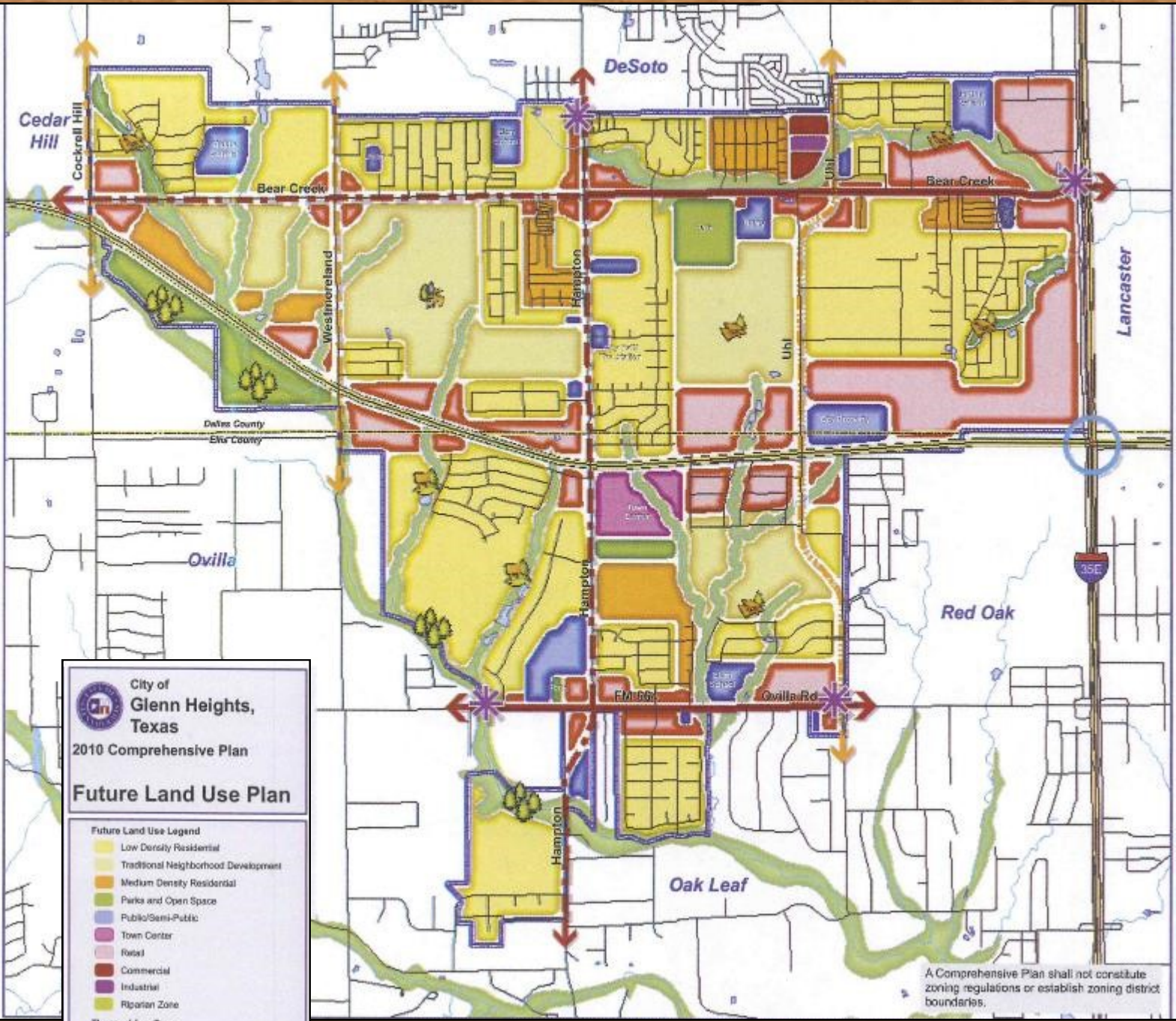
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Residential / Commercial Development Concept Plan





A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries.

City of Glenn Heights, Texas
2010 Comprehensive Plan
Future Land Use Plan

Future Land Use Legend

- Low Density Residential
- Traditional Neighborhood Development
- Medium Density Residential
- Parks and Open Space
- Public/Semi-Public
- Town Center
- Retail
- Commercial
- Industrial
- Riparian Zone

Thoroughfare Types

- Freeway
- Type A - Major Arterial
- Type B - Minor Arterial
- Greenway
- Greenway
- Multi-Modal

Gateway Interchange
 City Limits County Line

Map 5-1

January 2011

0 500,000 2,000 3,000 4,000 Feet

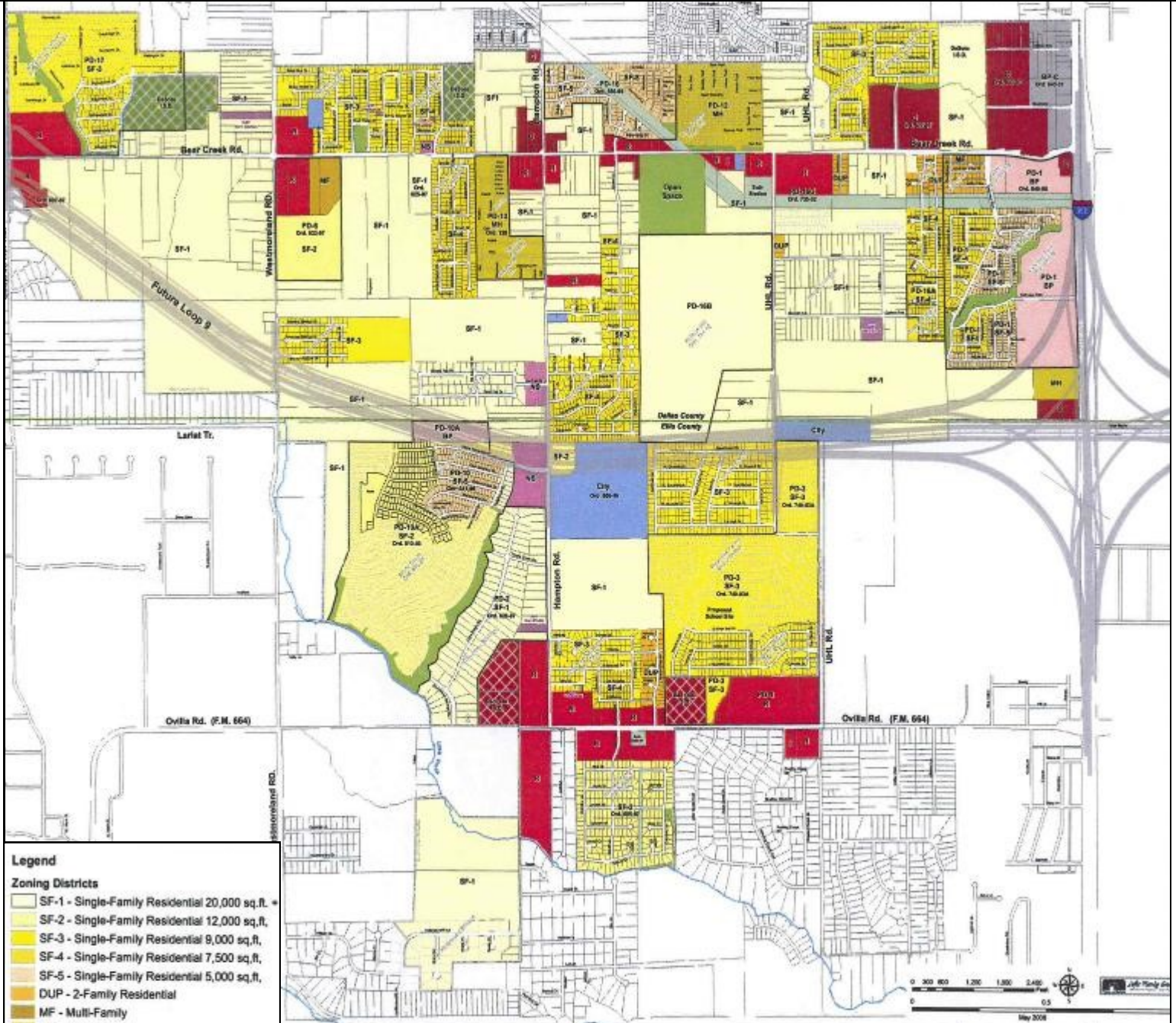
FRESE NICHOLS

Future Parks Legend

- Proposed Neighborhood Park
- Proposed Community Park
- Proposed Private Park (HOA)
- Proposed Nature Park

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- Legend**
- Zoning Districts**
- SF-1 - Single-Family Residential 20,000 sq.ft.
 - SF-2 - Single-Family Residential 12,000 sq.ft.
 - SF-3 - Single-Family Residential 9,000 sq.ft.
 - SF-4 - Single-Family Residential 7,500 sq.ft.
 - SF-5 - Single-Family Residential 5,000 sq.ft.
 - DUP - 2-Family Residential
 - MF - Multi-Family
 - MH - Manufactured Home
 - Business Park
 - R - Retail
 - NS - Neighborhood Service
 - C - Commercial
 - Highway Commercial
 - BP-C - Business Park Commercial
 - PD-SF-2
 - PD-SF-3
 - PD-SF-4
 - PD-SF-5
 - PD-R
 - PD-BP
 - City Property
 - Open Space/Parks
 - DeSoto I.S.D.
 - Red Oak I.S.D.
 - Transmission Line
 - SUP Special Use Permit
 - Glenn Heights City Limits
 - County Line
 - Church

City of Glenn Heights, Texas
Official Zoning Map
Adopted May 19, 2008

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)	1,846	19,043	61,247
Population (4/1/2000)	3,067	28,875	82,651
Population (4/1/2010)	5,765	42,656	113,608
Population (1/1/2016)	6,285	46,250	123,344
Population (1/1/2021)	6,575	48,341	128,867
Percent Growth (2016/2010)	9.02	8.43	8.57
Percent Forecast (2021/2016)	4.61	4.52	4.48

HOUSEHOLDS BY YEAR			
Households (4/1/1990)	659	6,356	20,872
Households (4/1/2000)	1,064	9,647	28,569
Households (4/1/2010)	1,790	14,102	39,606
Households (1/1/2016)	1,925	15,088	42,438
Households (1/1/2021)	2,010	15,751	44,295
Percent Growth (2016/2010)	7.54	6.99	7.15
Percent Forecast (2021/2016)	4.42	4.39	4.38

GENERAL POPULATION CHARACTERISTICS			
Median Age	30.4	34.6	35.4
Male	2,966	21,850	57,720
Female	3,319	24,400	65,624
Density	1,101.00	1,762.30	1,528.00
Urban	6,285	45,914	120,082
Rural	0	336	3,262

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2016)	1,925	15,088	42,438
Families	1,576	12,109	32,313
Non-Family Households	349	2,979	10,125
Average Size of Household	3.26	3.06	2.89
Median Age of Householder	44.2	48.2	48.9
Median Value Owner Occupied (\$)	131,921	139,383	136,758
Median Rent (\$)	1,295	1,000	813
Median Vehicles Per Household	2.3	2.4	2.4

GENERAL HOUSING CHARACTERISTICS			
Housing, Units	2,021	15,853	44,619
Housing, Owner Occupied	1,419	11,494	28,856
Housing, Renter Occupied	506	3,594	13,582
Housing, Vacant	96	765	2,181

POPULATION BY RACE				
White Alone	1,653	13,725	41,120	
Black Alone	3,849	28,083	69,773	
Asian Alone	63	395	1,285	
American Indian and Alaska Native Alone	28	177	484	
Other Race Alone	512	2,732	7,490	
Two or More Races	180	1,138	3,192	

POPULATION BY ETHNICITY				
Hispanic	1,326	7,849	21,517	
White Non-Hispanic	964	9,409	29,360	

GENERAL INCOME CHARACTERISTICS				
Total Personal Income (\$)	187,209,029	1,534,519,802	4,039,909,619	
Total Household Income (\$)	187,209,029	1,527,195,339	4,008,653,354	
Median Household Income (\$)	71,394	79,189	75,707	
Average Household Income (\$)	97,251	101,219	94,459	
Per Capita Income (\$)	29,787	33,179	32,753	

RETAIL SALES				
Total Retail Sales (including Food Services) (\$)	49,127	1,840,258	2,328,072	

CONSUMER EXPENDITURES				
Total Annual Expenditures (\$000)	101,720.60	820,416.50	2,285,905.30	

EMPLOYMENT BY PLACE OF BUSINESS				
Employees, Total (by Place of Work)	4,256	28,276	38,312	
Establishments, Total (by Place of Work)	172	1,405	2,004	

EASI QUALITY OF LIFE				
EASI Quality of Life Index (US Avg=100)	153	148	145	
EASI Total Crime Index (US Avg=100; A=High)	44	30	43	
EASI Weather Index (US Avg=100)	184	184	184	
BLOCK GROUP COUNT	2	22	63	

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.

