



1315-1343 S. BUCKNER BOULEVARD | DALLAS, TEXAS 75217

Lake June Plaza



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PROPERTY HIGHLIGHTS

- 23,000 SF retail center located at the northwest corner of Lake June Road and Buckner Boulevard
- Anchored by AutoZone
- Pleasant Grove area retail options are sparse, with few professionally-run, quality centers in the area. In addition, retail development lags severely behind residential activity.
- The Hispanic community has seen significant growth since 2000. The trade area is currently 70% Hispanic.
- Lake June Road and Buckner Boulevard are 6-lane divided boulevards. To the east and west, Lake June Road connects to Hwy 635, Loop 12 and Hwy 175. To the north and south, Buckner Boulevard (Loop 12) connects Hwy 175, I-30 and then extends to the west, connecting I-45 and I-35. Together, Buckner Boulevard and Lake June Road act as the main retail corridors for the trade area.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	17,626	59,130	112,515
Average Household Income	\$42,144	\$41,581	\$42,556

Traffic Counts

Lake June Rd: 22,656 VPD | Buckner Blvd: 30,246 VPD





	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	18,463	119,337	233,972
2028 Projected Population	19,249	123,474	241,462
2020 Census Population	18,673	120,559	236,123
2010 Census Population	18,656	113,015	221,609
Projected Annual Growth 2023 to 2028	0.9%	0.7%	0.6%
Historical Annual Growth 2010 to 2023	-	0.4%	0.4%
2023 Median Age	28.6	29.1	30.3
HOUSEHOLDS			
2023 Estimated Households	4,877	34,511	73,042
2028 Projected Households	5,029	35,298	74,577
2020 Census Households	4,864	34,429	72,786
2010 Census Households	4,721	31,022	67,285
Projected Annual Growth 2023 to 2028	0.6%	0.5%	0.4%
Historical Annual Growth 2010 to 2023	0.3%	0.9%	0.7%
RACE AND ETHNICITY			
2023 Estimated White	27.0%	22.7%	23.9%
2023 Estimated Black or African American	10.7%	24.1%	28.1%
2023 Estimated Asian or Pacific Islander	0.3%	0.6%	1.0%
2023 Estimated American Indian or Native Alaskan	2.0%	1.7%	1.6%
2023 Estimated Other Races	59.9%	50.8%	45.4%
2023 Estimated Hispanic	80.7%	66.9%	59.1%

	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	\$77,021	\$65,993	\$71,478
2023 Estimated Median Household Income	\$54,020	\$48,114	\$51,338
2023 Estimated Per Capita Income	\$20,343	\$19,115	\$22,452
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	29.1%	22.0%	18.2%
2023 Estimated Some High School (Grade Level 9 to 11)	17.5%	14.7%	15.0%
2023 Estimated High School Graduate	28.8%	33.3%	31.5%
2023 Estimated Some College	15.3%	16.7%	18.0%
2023 Estimated Associates Degree Only	3.4%	4.2%	5.6%
2023 Estimated Bachelors Degree Only	4.1%	6.7%	8.1%
2023 Estimated Graduate Degree	1.8%	2.3%	3.6%
BUSINESS			
2023 Estimated Total Businesses	415	2,040	5,660
2023 Estimated Total Employees	2,212	18,787	50,535
2023 Estimated Employee Population per Business	5.3	9.2	8.9
2023 Estimated Residential Population per Business	44.5	58.5	41.3

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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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Buyer/Tenant/Seller/Landlord Initials

Date