







# VISIA #

#### Location:

Northwest corner of Lake June Road and Buckner Boulevard, Dallas, Texas

### **Shopping Center:**

 23,000 square foot retail center anchored by AutoZone.

## Area Development:

The Hispanic community has seen significant growth since 2000. The are sparse, with few professionally Pleasant Grove area retail options run, quality centers in the area. In trade area is currently 70% Hispanic. severely behind residential activity addition, retail development lags

#### Thoroughfares:

corridors for the trade area. and I-35. Together, Buckner Boulevard and Lake June Road act as the main retail Hwy 635, Loop 12 and Hwy 175. To the Lake June Road and Buckner Boulevard and west, Lake June Road connects to are 6-lane divided boulevards. To the east then extends to the west, connecting I-45 (Loop12) connects Hwy 175, I-30 and north and south, Buckner Boulevard



11/2,516	59,230	17/17/6	ius Population M	Demog
955 105	\$61581	\$47,149	vg. Hill Income	caphics
60 30°4	54 78%	英国物	% Hispanic	

#### Traffic Counts:

- Lake June Road: 22,656 VPD
- Buckner Boulevard: 30,246 VPD
  Traffic counts are based on 24 hour period, bidirectional flow (NCTCOG)

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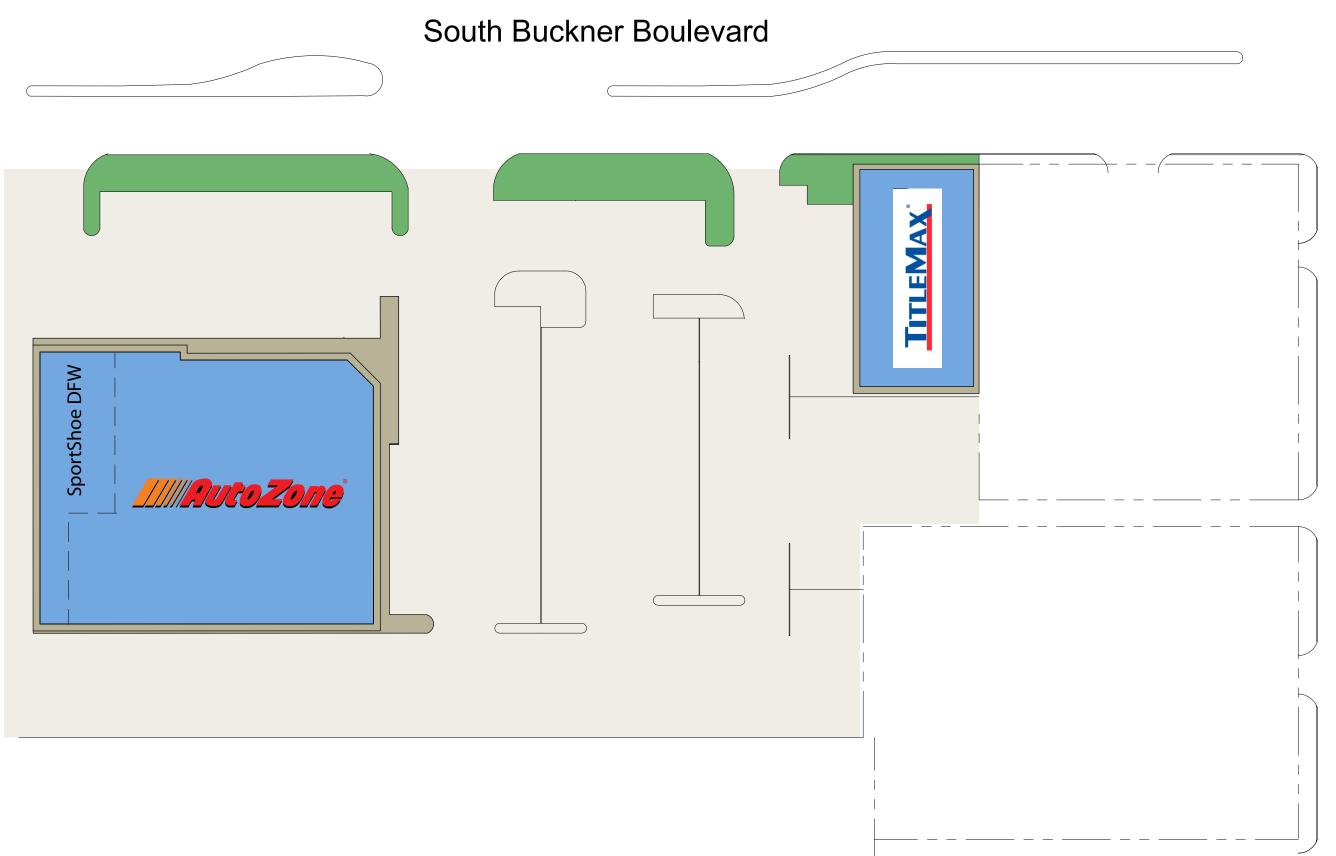
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