



— 9222 E R L THORNTON FREEWAY | DALLAS, TEXAS 75228

Ross Retail Building



MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

- Shadow Anchored by Walmart Supercenter & Sam's Club
- Incredibly dense under-served residential market
- Excellent Visibility from I-30
- Signalized Intersection
- Large Pylon Signage

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|--------------------------|--|----------|----------|
| 2018 Population | 14,759 | 127,971 | 356,509 |
| Daytime Population | 14,212 | 113,807 | 302,302 |
| Average Household Income | \$57,114 | \$63,821 | \$70,583 |
| Traffic Counts | I-30: 158,605 VPD Buckner Blvd: 43,461 VPD | | |

AREA RETAILERS

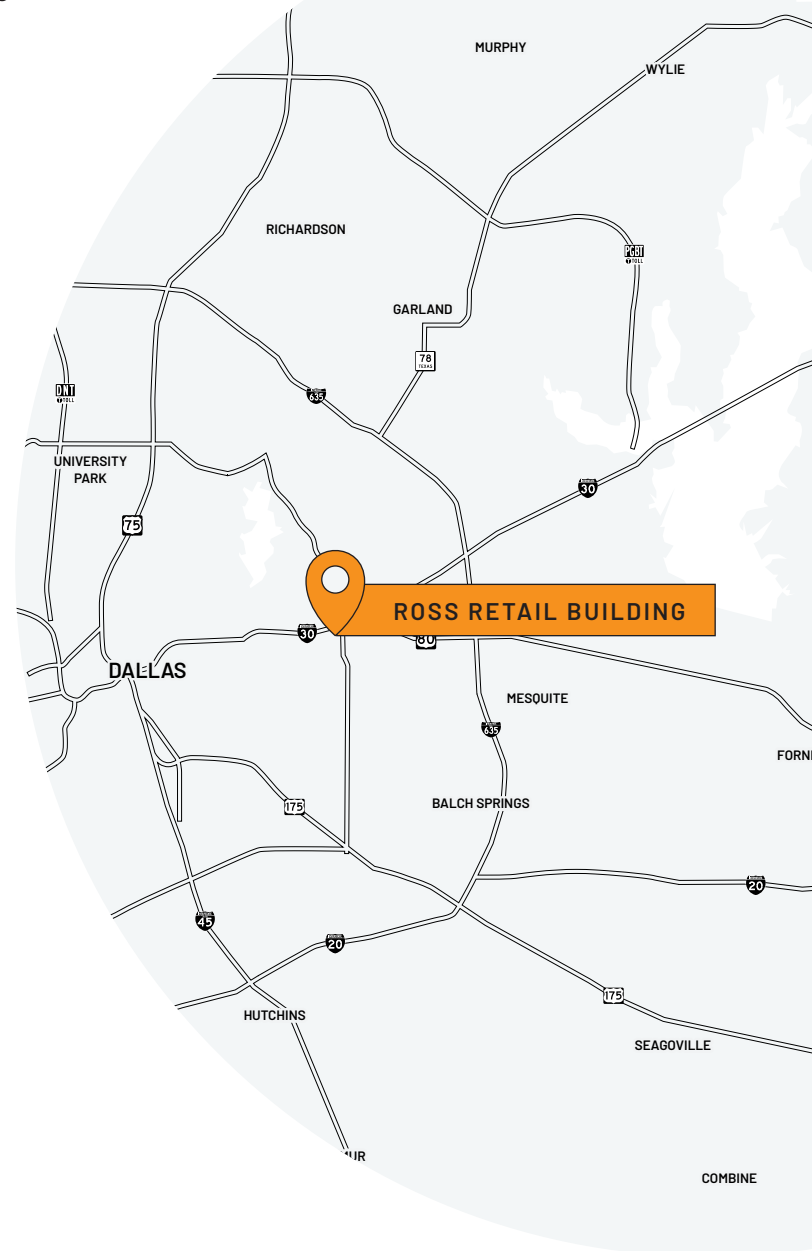


AVAILABILITY

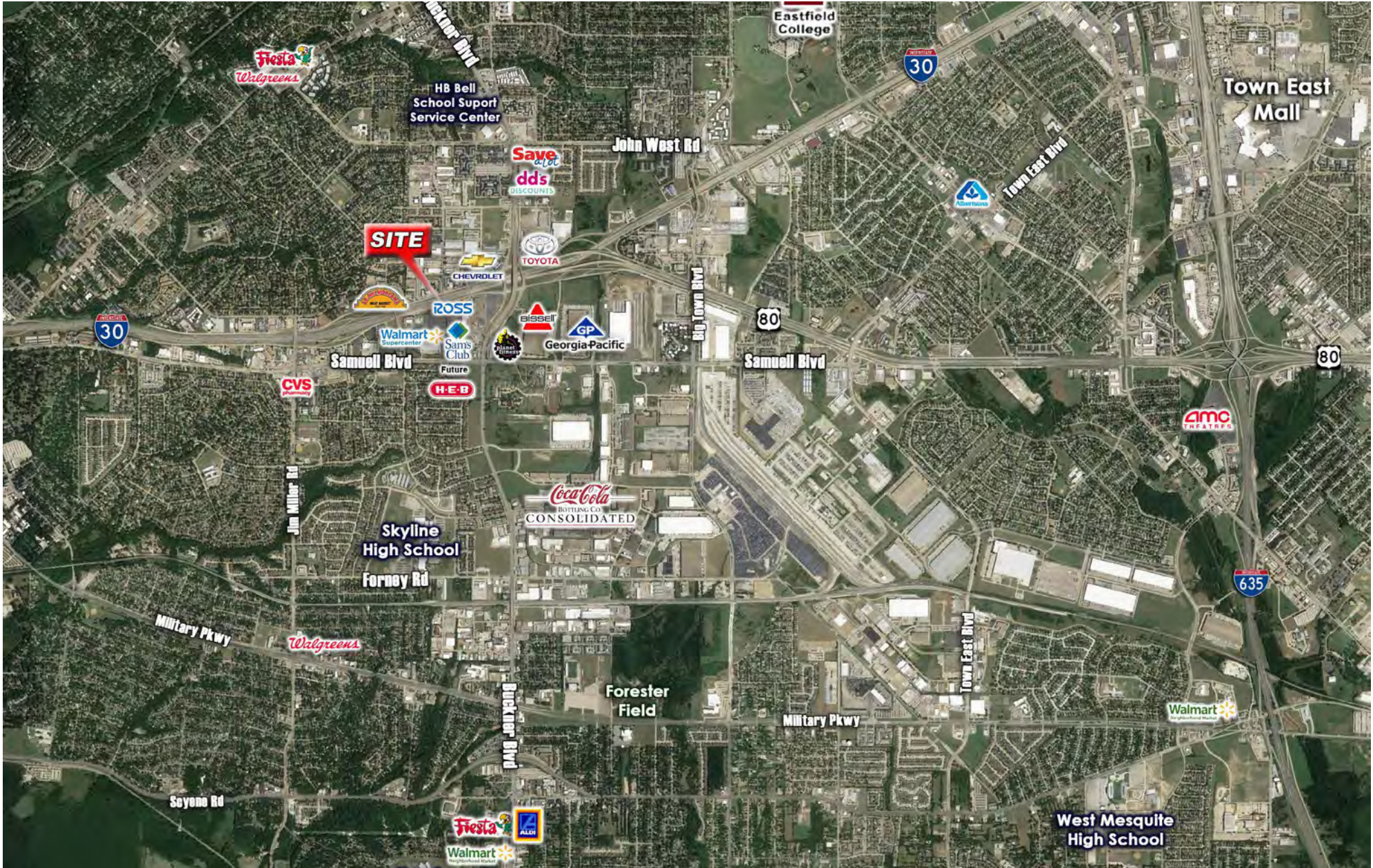
100% Leased

LEASE RATES

Please Call for Rates







| | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|---------|
| POPULATION | | | |
| 2023 Estimated Population | 14,267 | 123,601 | 340,715 |
| 2028 Projected Population | 14,396 | 127,859 | 351,799 |
| 2020 Census Population | 14,407 | 124,462 | 344,504 |
| 2010 Census Population | 13,821 | 119,223 | 328,547 |
| Projected Annual Growth 2023 to 2028 | 0.2% | 0.7% | 0.7% |
| Historical Annual Growth 2010 to 2023 | 0.2% | 0.3% | 0.3% |
| 2023 Median Age | 31.1 | 32.2 | 32.5 |
| HOUSEHOLDS | | | |
| 2023 Estimated Households | 5,660 | 44,524 | 123,496 |
| 2028 Projected Households | 5,649 | 45,921 | 126,448 |
| 2020 Census Households | 5,641 | 44,115 | 123,130 |
| 2010 Census Households | 5,289 | 41,410 | 115,625 |
| Projected Annual Growth 2023 to 2028 | - | 0.6% | 0.5% |
| Historical Annual Growth 2010 to 2023 | 0.5% | 0.6% | 0.5% |
| RACE AND ETHNICITY | | | |
| 2023 Estimated White | 22.6% | 32.9% | 35.2% |
| 2023 Estimated Black or African American | 37.9% | 22.7% | 21.8% |
| 2023 Estimated Asian or Pacific Islander | 2.4% | 1.6% | 2.1% |
| 2023 Estimated American Indian or Native Alaskan | 0.9% | 1.3% | 1.3% |
| 2023 Estimated Other Races | 36.2% | 41.4% | 39.7% |
| 2023 Estimated Hispanic | 44.7% | 52.9% | 51.0% |

| | 1 MILE | 3 MILES | 5 MILES |
|---|----------|----------|-----------|
| INCOME | | | |
| 2023 Estimated Average Household Income | \$69,163 | \$90,900 | \$102,283 |
| 2023 Estimated Median Household Income | \$49,558 | \$64,864 | \$73,468 |
| 2023 Estimated Per Capita Income | \$27,496 | \$32,779 | \$37,111 |
| EDUCATION (AGE 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 13.7% | 13.3% | 12.8% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 10.2% | 10.7% | 11.2% |
| 2023 Estimated High School Graduate | 31.2% | 27.9% | 27.0% |
| 2023 Estimated Some College | 22.8% | 19.9% | 18.0% |
| 2023 Estimated Associates Degree Only | 6.2% | 5.2% | 5.3% |
| 2023 Estimated Bachelors Degree Only | 10.7% | 15.1% | 16.3% |
| 2023 Estimated Graduate Degree | 5.4% | 8.0% | 9.5% |
| BUSINESS | | | |
| 2023 Estimated Total Businesses | 558 | 3,836 | 11,037 |
| 2023 Estimated Total Employees | 5,347 | 36,646 | 90,634 |
| 2023 Estimated Employee Population per Business | 9.6 | 9.6 | 8.2 |
| 2023 Estimated Residential Population per Business | 25.6 | 32.2 | 30.9 |

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1 This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

| | | | |
|---|-------------|----------------------------|--------------|
| VPC Property Services, Inc. | 9004601 | colton@vistapropertyco.com | 214.234.2555 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Colton Wright | 550365 | colton@vistapropertyco.com | 214.234.2574 |
| Designated Broker of Firm | License No. | Email | Phone |
| Mason duPerier | 9004601 | mason@vistapropertyco.com | 214.234.2573 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date