



Lease Rates: Please Call for Rates

Demographics:

	1 mile	3 miles	5 miles
2019 Population	12,335	94,795	209,174
2024 Population	13,109	100,893	222,488
Avg HH Income	\$145,008	\$119,211	\$117,826

Traffic Counts: Hwy 121: 106,223 VPD (TXDOT 2018)

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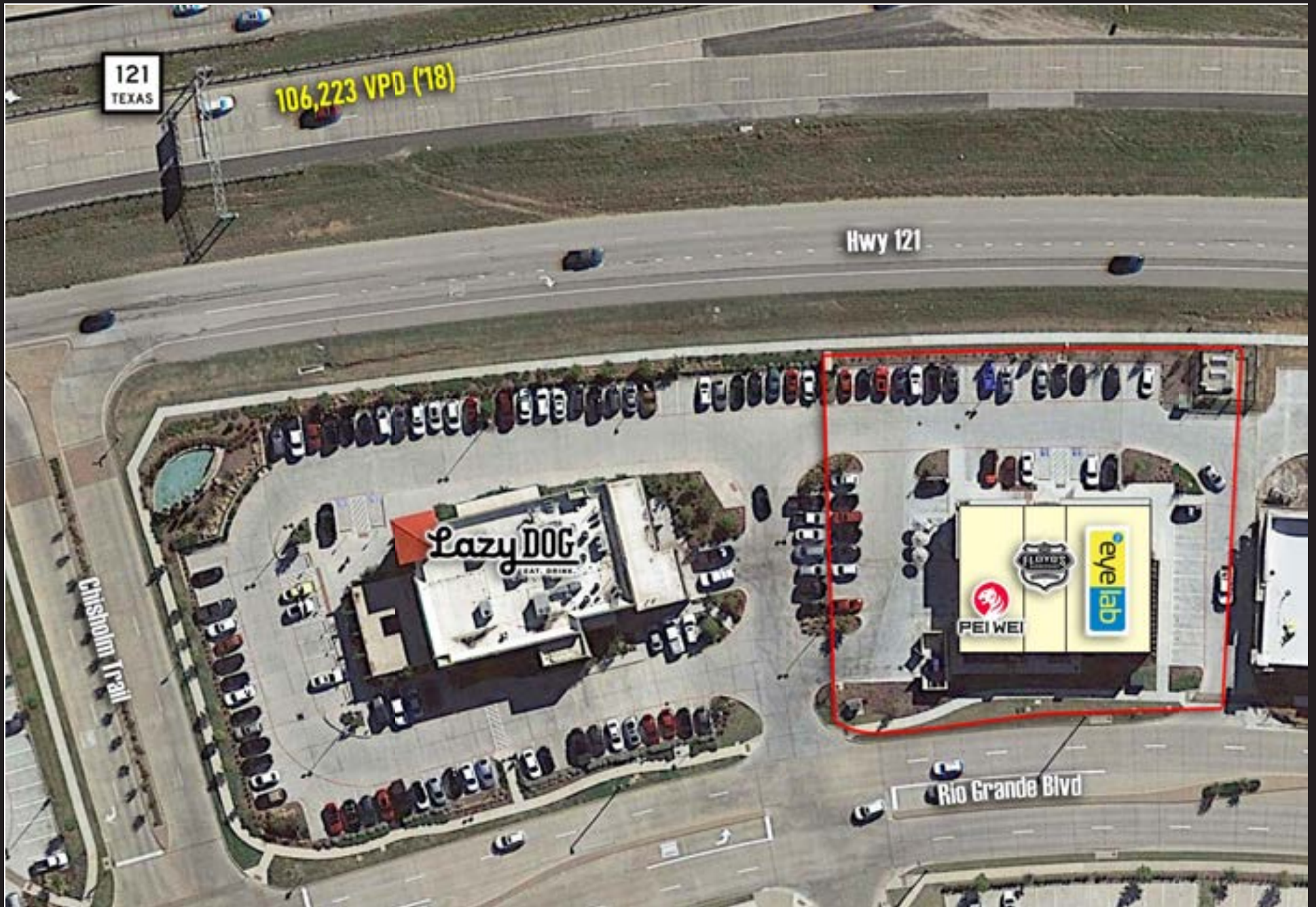
Available Space:

- 100% Leased!

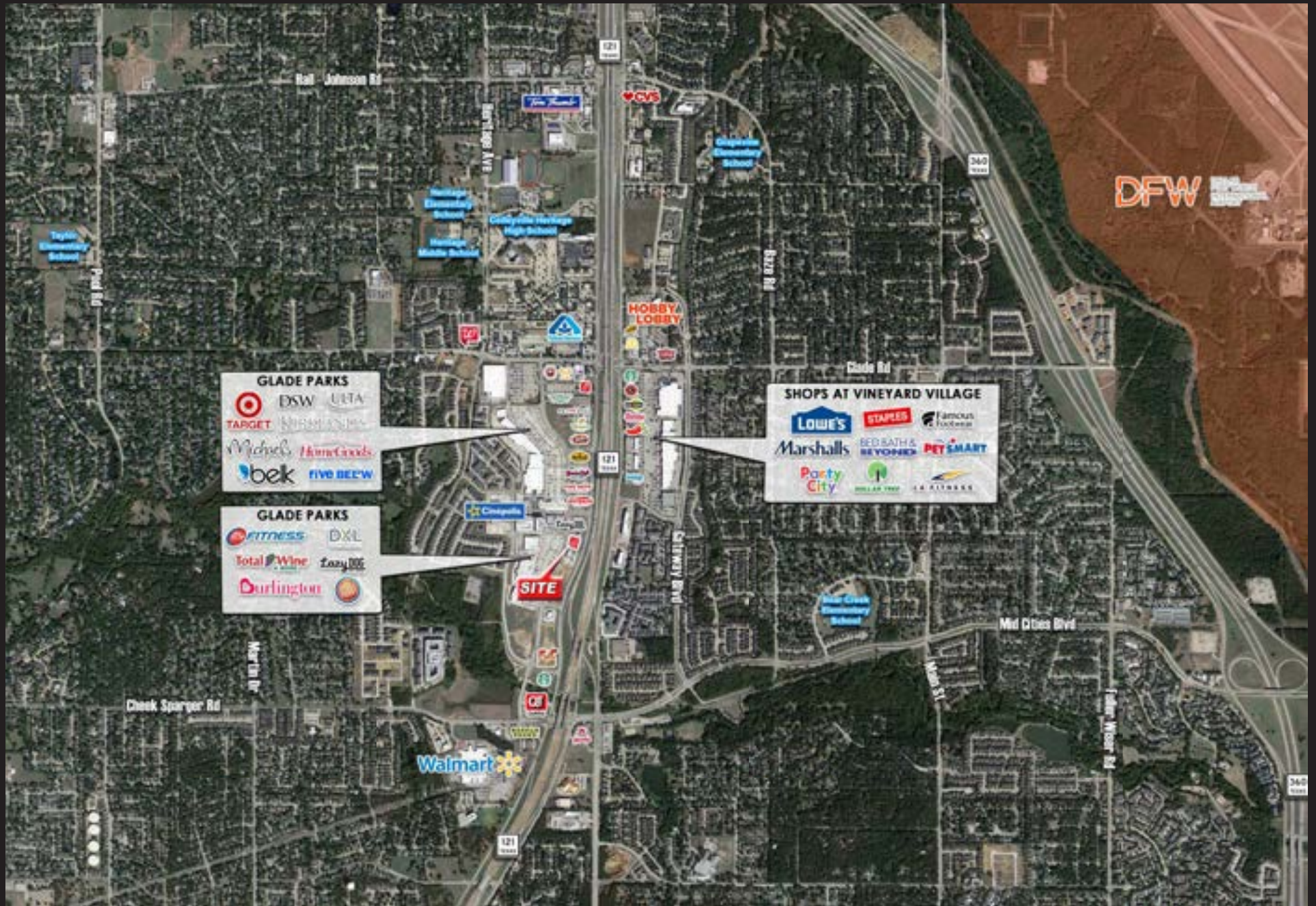
Property Highlights:

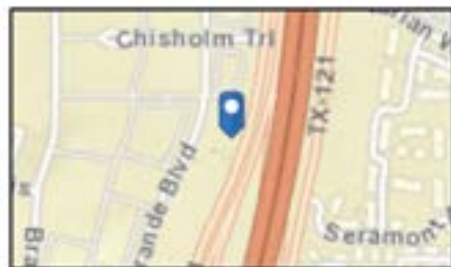
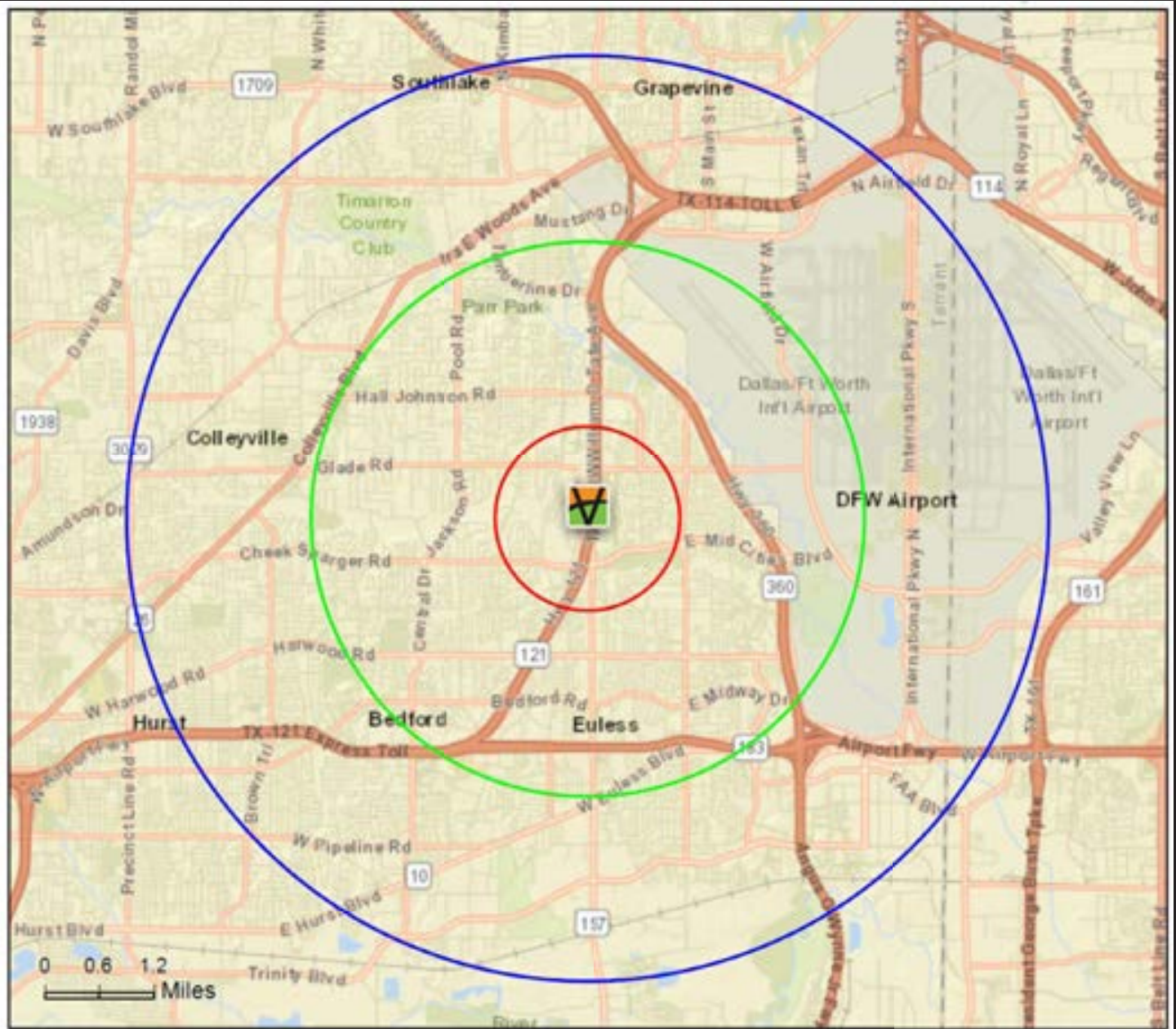
- Fully leased, 6,719 SF building occupying entire lot located in Glade Park's a 194-Acre Mixed-Use Development.
- Surrounded by national retailers including SuperTarget, Lowe's, Dick's, ALDI, Belk, Dave & Buster's, Burlington, 24 Hour Fitness, Michaels, Home Goods, Old Navy, Staples, Cinépolis and many more.
- Frontage on State Hwy 121 which connects McKinney to Fort Worth.
- Close proximity to DFW Airport











- 5 Minutes
- 10 Minutes
- 15 Minutes



2701 Rio Grande Blvd
Eules, TX 76039
1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	12,335	94,795	209,174
	2024 Projected Population	13,109	100,893	222,488
	2010 Census Population	9,556	86,174	183,539
	2000 Census Population	8,468	80,713	168,618
	Projected Annual Growth 2019 to 2024	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2019	2.4%	0.9%	1.3%
	2019 Median Age	37.9	37.4	38.0
HOUSEHOLDS	2019 Estimated Households	4,724	39,323	85,636
	2024 Projected Households	4,993	41,620	90,596
	2010 Census Households	3,763	35,702	74,848
	2000 Census Households	3,116	31,805	67,547
	Projected Annual Growth 2019 to 2024	1.1%	1.2%	1.2%
	Historical Annual Growth 2000 to 2019	2.7%	1.2%	1.4%
RACE AND ETHNICITY	2019 Estimated White	72.6%	68.6%	69.3%
	2019 Estimated Black or African American	8.7%	10.8%	11.4%
	2019 Estimated Asian or Pacific Islander	12.4%	10.7%	9.3%
	2019 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
	2019 Estimated Other Races	5.7%	9.4%	9.4%
	2019 Estimated Hispanic	17.2%	19.7%	19.6%
INCOME	2019 Estimated Average Household Income	\$145,008	\$119,211	\$117,826
	2019 Estimated Median Household Income	\$112,870	\$96,266	\$94,152
	2019 Estimated Per Capita Income	\$55,534	\$49,459	\$48,273
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.1%	3.1%	3.2%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.0%	3.3%	3.6%
	2019 Estimated High School Graduate	16.3%	16.6%	18.6%
	2019 Estimated Some College	20.7%	22.1%	23.3%
	2019 Estimated Associates Degree Only	8.9%	7.8%	7.8%
	2019 Estimated Bachelors Degree Only	32.4%	31.4%	28.4%
	2019 Estimated Graduate Degree	17.6%	15.7%	15.1%
BUSINESS	2019 Estimated Total Businesses	646	3,091	10,734
	2019 Estimated Total Employees	7,047	30,334	121,499
	2019 Estimated Employee Population per Business	10.9	9.8	11.3
	2019 Estimated Residential Population per Business	19.1	30.7	19.5





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
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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