



Lease Rates: \$20.00 PSF +\$2.91 NNN

Demographics:	1 mile	3 miles	5 miles
2022 Population	16,591	147,879	376,407
Daytime Pop.	13,136	176,798	480,937
Avg HH Income	\$77,314	\$111,837	\$121,412

Traffic Counts: Grand Ave: 17,980 VPD
I-30: 214,000 VPD
(Kalibrate 2022)

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Available:

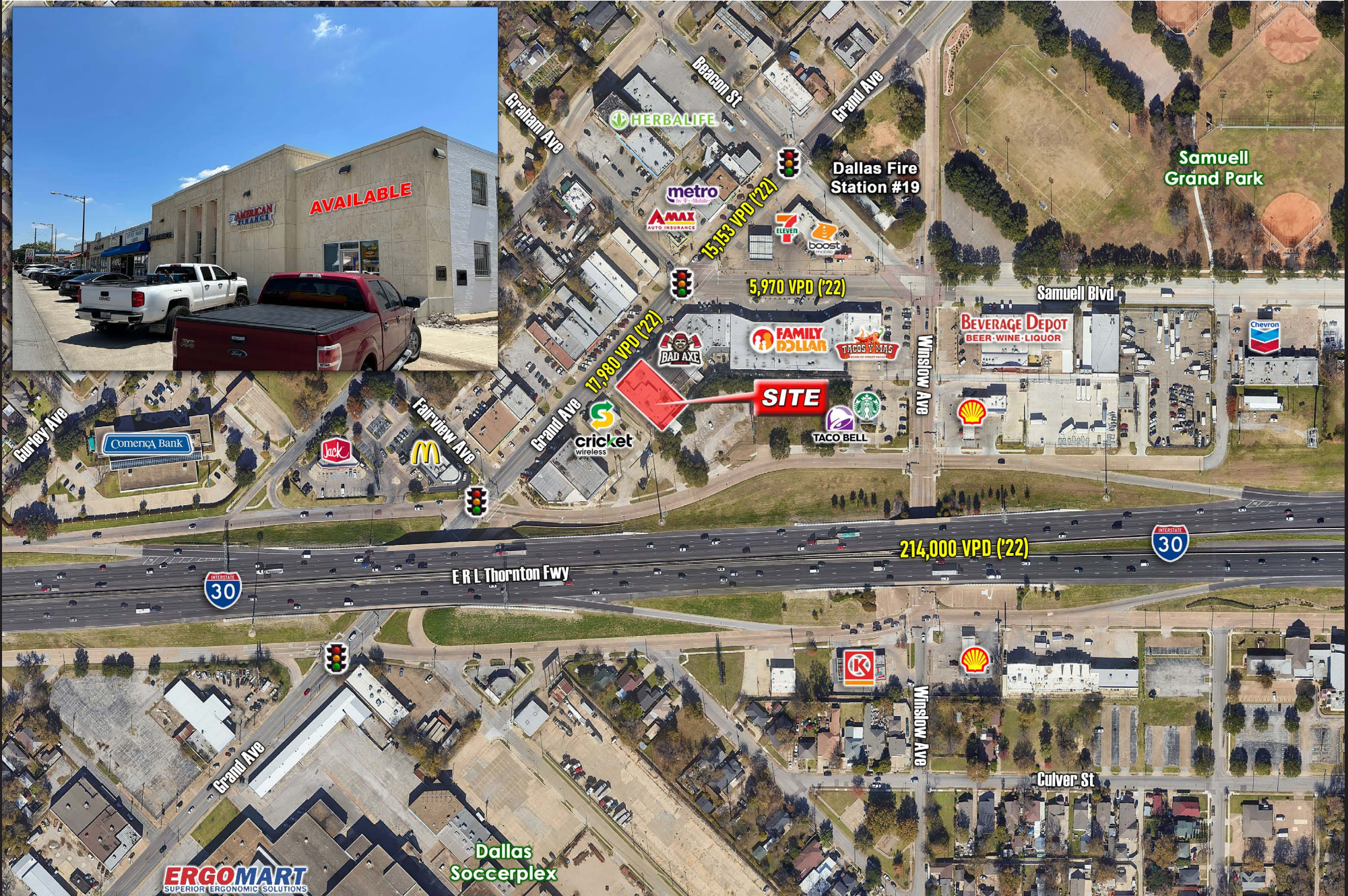
- 1,167 SF End Cap
- 2nd generation office space

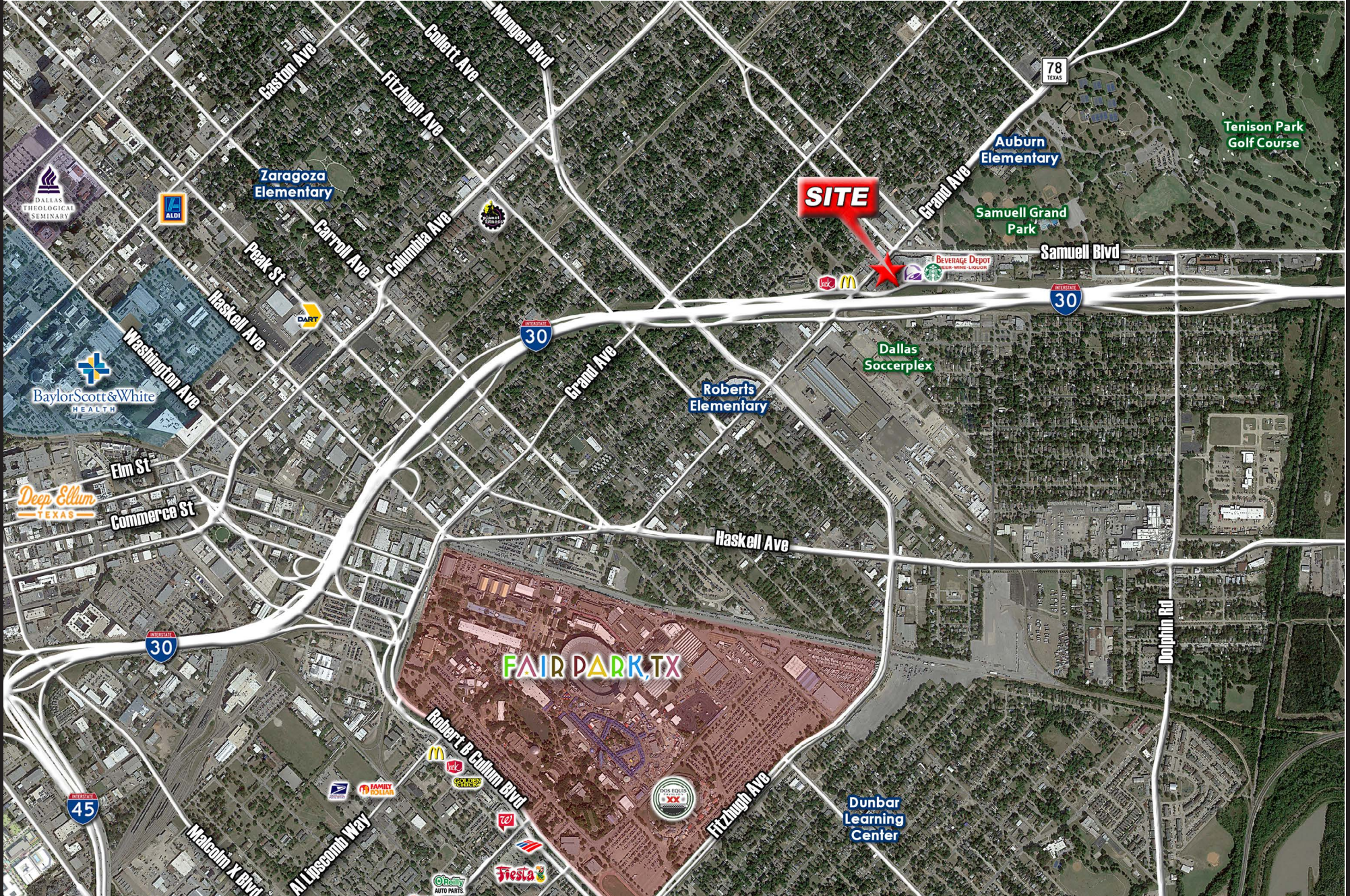
Property Highlights:

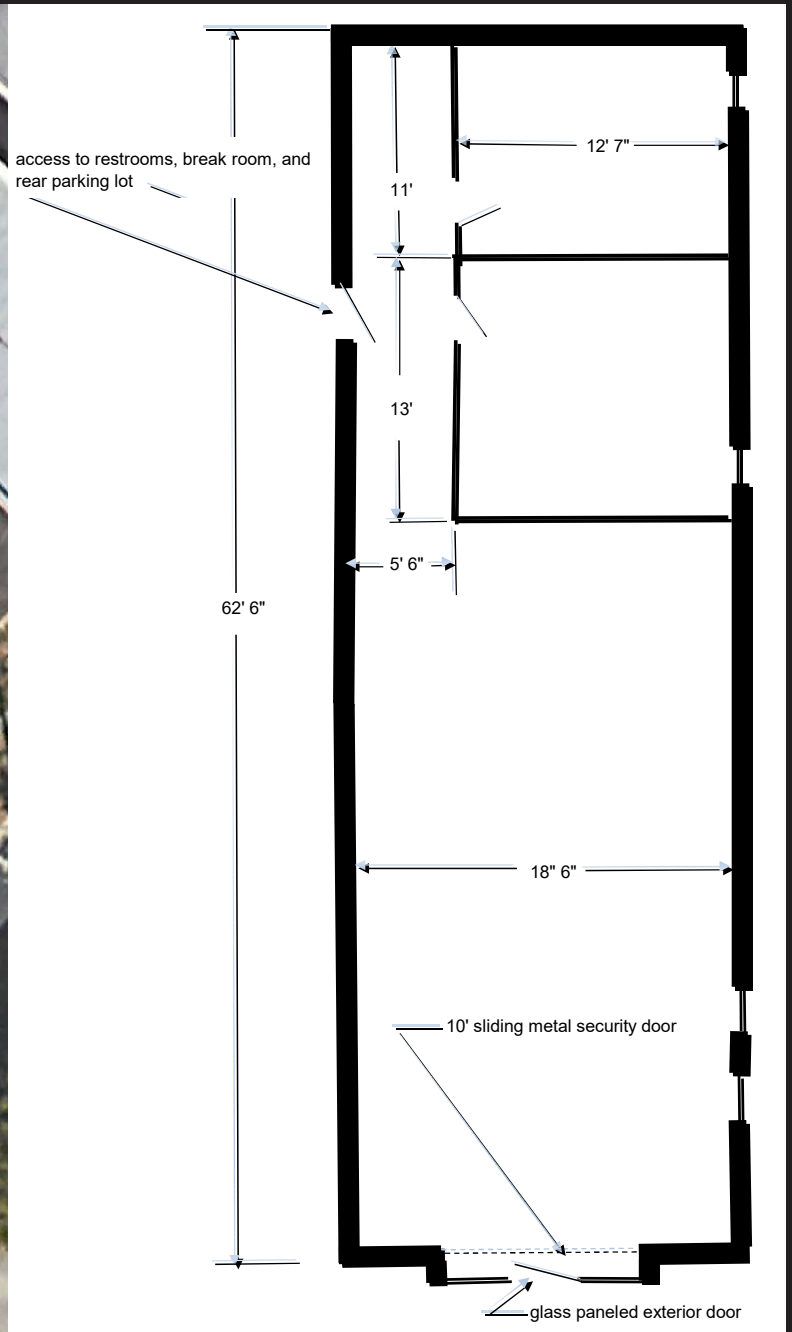
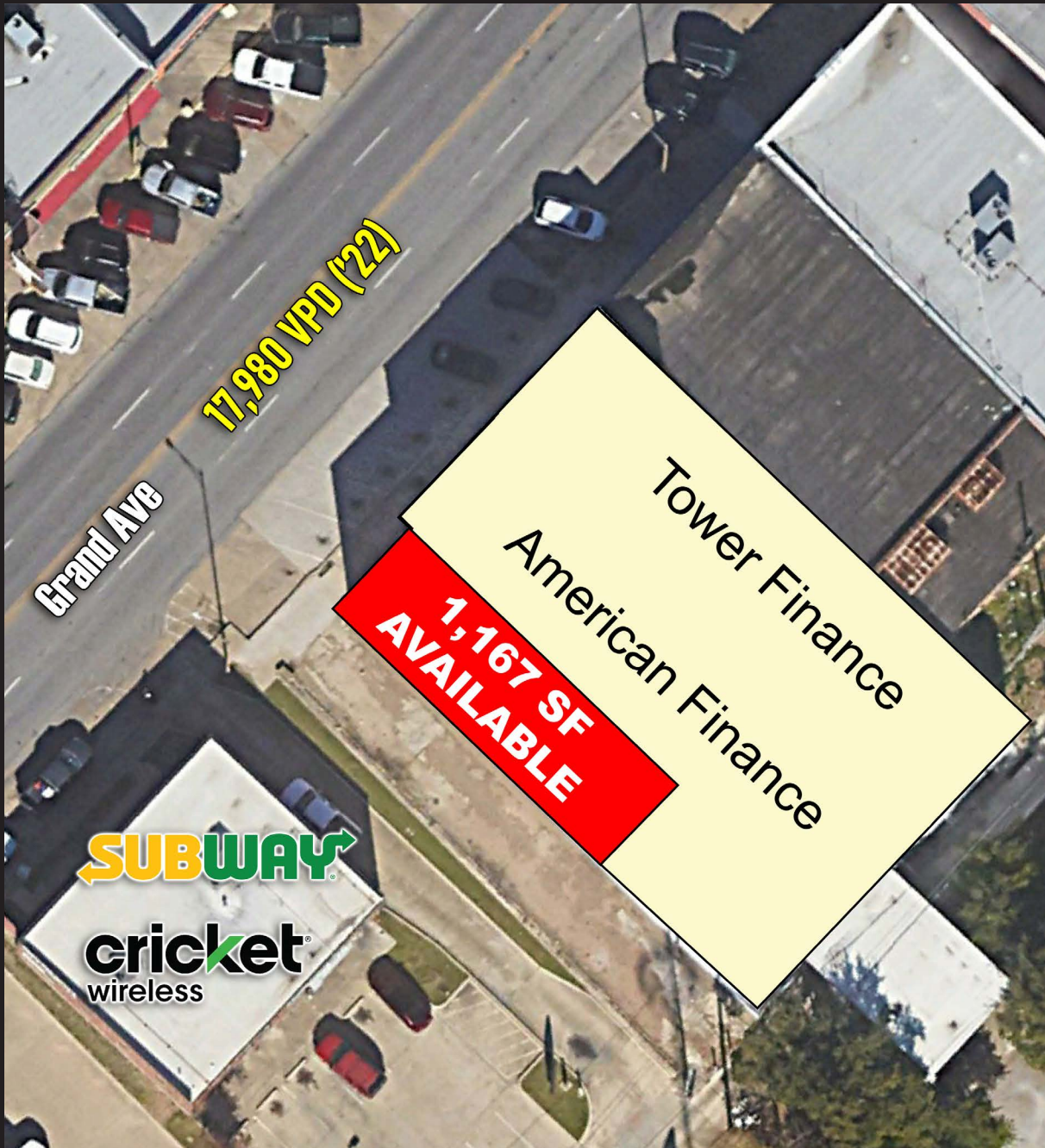
- Join American Finance and Tower Finance
- Easy access to I-30
- Excellent visibility and access

Area Retailers:







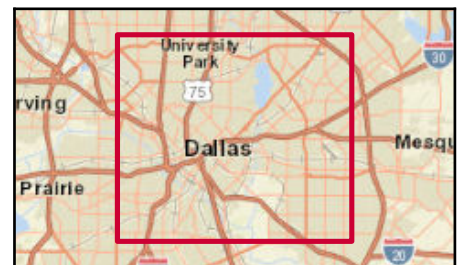
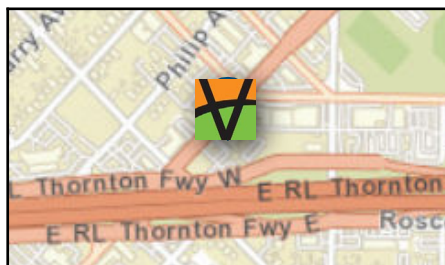
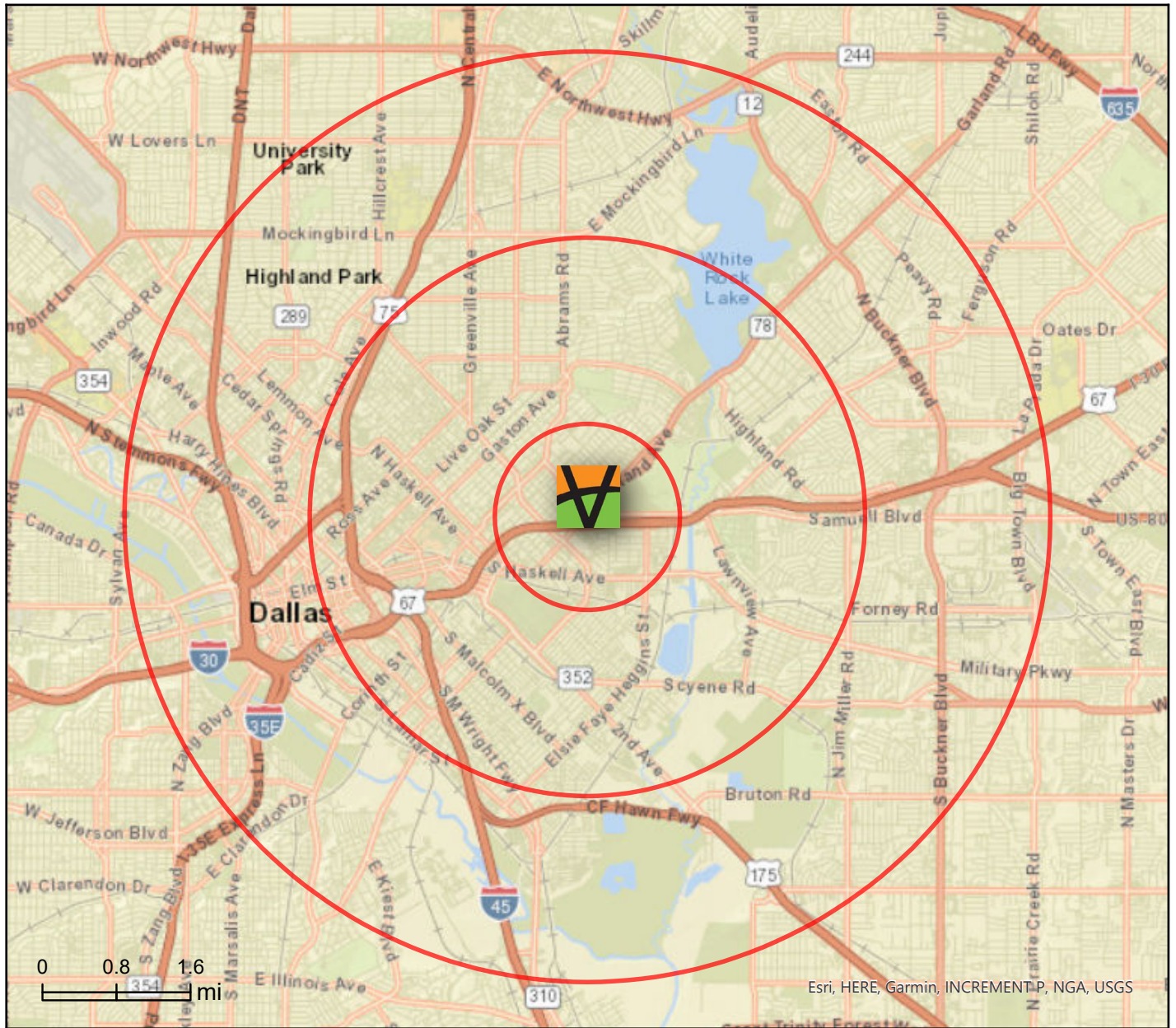




VISTA
PROPERTY CO.

5430 E GRAND AVE

NEQ of I-30 & E Grand Ave
Dallas, Texas 75223





	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	16,620	130,382	327,465
2020 Total Population	16,459	144,525	369,047
2020 Group Quarters	128	1,821	10,789
2022 Total Population	16,591	147,879	376,407
2022 Group Quarters	128	1,821	10,789
2027 Total Population	16,547	151,954	385,325
2022-2027 Annual Rate	-0.05%	0.55%	0.47%
2022 Total Daytime Population	13,136	176,798	480,937
Workers	4,401	112,173	322,314
Residents	8,735	64,625	158,623
Household Summary			
2010 Households	5,304	55,091	138,969
2010 Average Household Size	3.11	2.32	2.25
2020 Total Households	5,787	66,530	170,166
2020 Average Household Size	2.82	2.14	2.11
2022 Total Households	5,799	68,367	174,330
2022 Average Household Size	2.84	2.14	2.10
2027 Total Households	5,789	70,904	180,338
2027 Average Household Size	2.84	2.12	2.08
2022-2027 Annual Rate	-0.03%	0.73%	0.68%
2010 Families	3,410	26,737	64,993
2010 Average Family Size	3.94	3.32	3.27
2022 Families	3,683	30,702	75,282
2022 Average Family Size	3.64	3.18	3.17
2027 Families	3,696	31,698	77,654
2027 Average Family Size	3.62	3.14	3.13
2022-2027 Annual Rate	0.07%	0.64%	0.62%
Housing Unit Summary			
2000 Housing Units	6,069	56,835	142,604
Owner Occupied Housing Units	38.6%	34.6%	36.0%
Renter Occupied Housing Units	53.9%	56.1%	55.9%
Vacant Housing Units	7.5%	9.2%	8.1%
2010 Housing Units	6,074	63,756	159,480
Owner Occupied Housing Units	40.1%	32.9%	35.0%
Renter Occupied Housing Units	47.2%	53.5%	52.1%
Vacant Housing Units	12.7%	13.6%	12.9%
2020 Housing Units	6,266	73,991	188,856
Vacant Housing Units	7.6%	10.1%	9.9%
2022 Housing Units	6,254	76,277	194,797
Owner Occupied Housing Units	40.7%	31.1%	31.9%
Renter Occupied Housing Units	52.0%	58.6%	57.5%
Vacant Housing Units	7.3%	10.4%	10.5%
2027 Housing Units	6,307	79,382	202,427
Owner Occupied Housing Units	40.8%	30.5%	31.2%
Renter Occupied Housing Units	50.9%	58.8%	57.9%
Vacant Housing Units	8.2%	10.7%	10.9%
Median Household Income			
2022	\$52,229	\$68,975	\$76,087
2027	\$59,088	\$80,659	\$87,298
Median Home Value			
2022	\$194,516	\$366,789	\$362,953
2027	\$301,661	\$409,724	\$415,507
Per Capita Income			
2022	\$27,169	\$51,973	\$56,284
2027	\$32,340	\$59,583	\$64,658
Median Age			
2010	31.3	32.8	32.7
2022	32.7	34.9	34.5
2027	33.8	35.5	35.1





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