

**AVAILABLE SPACE**

Pad Sites Available

**RATES/NNN**

Please Call for Rates

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
2016 Population	4,148	41,277	167,946
5 Yr Proj. Growth	17.1%	12.1%	6.7%
Avg. HH Income	\$106,133	\$97,698	\$94,536

**PROPERTY HIGHLIGHTS**

- Located across Lake Ridge from a +/- 400 unit MF planned development & in front of a 220 unit town home planned development.
- Excellent visibility & frontage
- Near Mira Lagos (800 acre Master Planned Community), Grand Peninsula (1,300 Homes) & Lake Ridge at Joe Pool Lake

**TRAFFIC COUNTS**

Lake Ridge Pkwy: 14,415 VPD | England Pkwy: 9,500 VPD (TXDOT 2016)

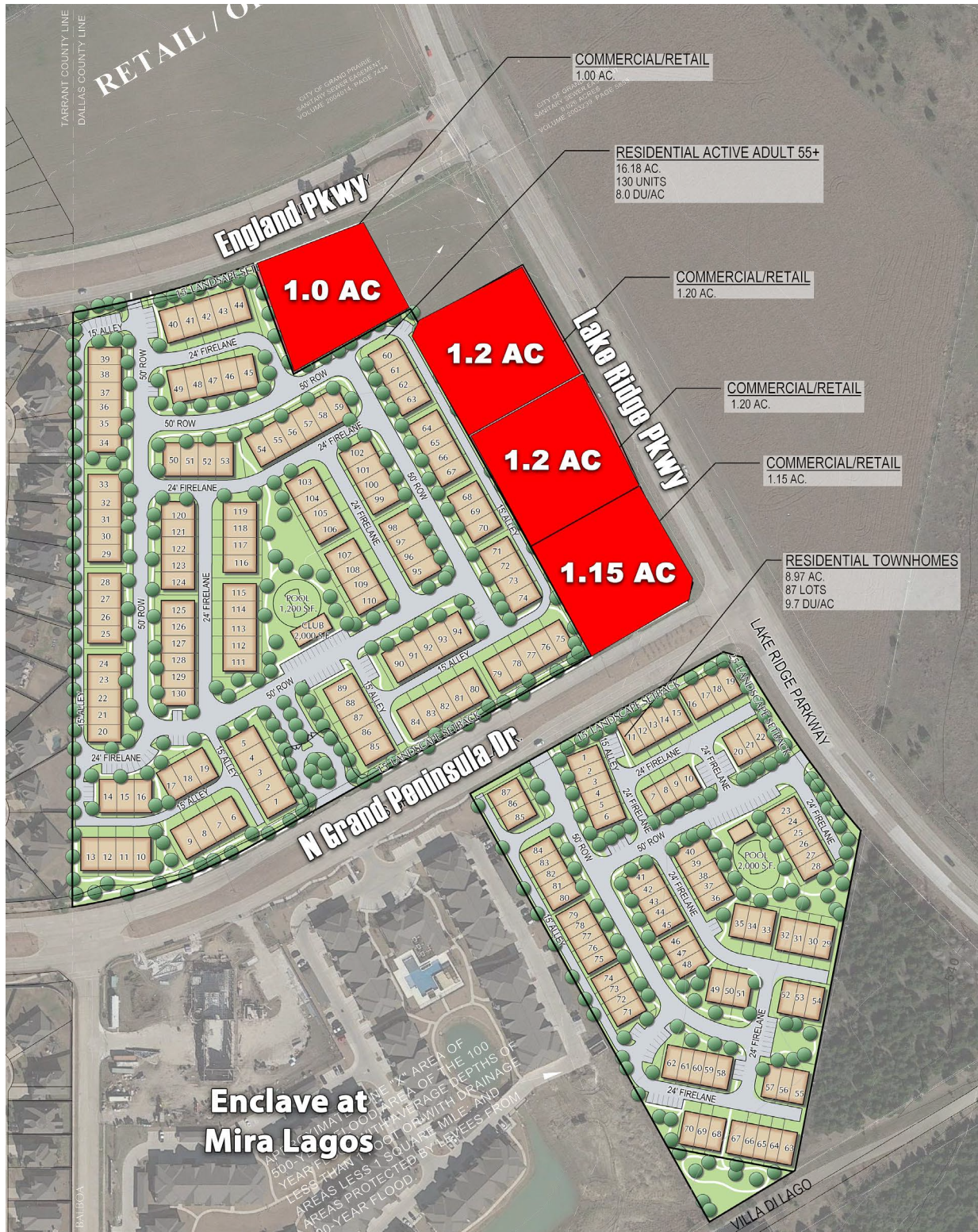
**AREA RETAILERS**





**MIRA LAGOS COMMERCIAL**  
 SWQ of Lake Ridge Pkwy & England Pkwy  
 Grand Prairie, Texas 75051

**HANOVER**  
 PROPERTY COMPANY



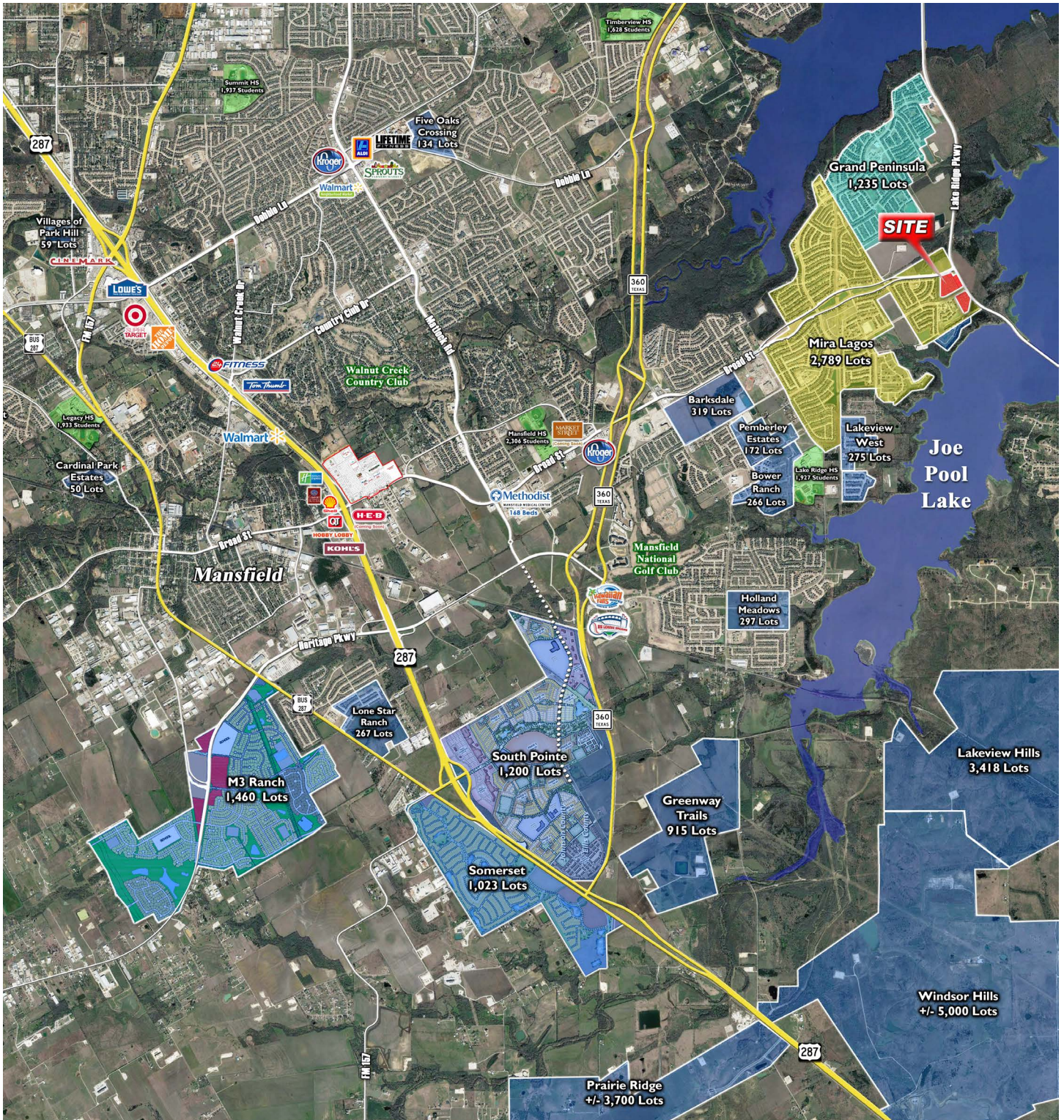
**Enclave at  
 Mira Lagos**

**HANOVER**  
 PROPERTY COMPANY

John G. Carter  
 214.445.2226  
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3001 Knox Street, Suite 207 | Dallas, Texas 75205







	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
<b>POPULATION</b>			
2016 Population	4,148	41,277	167,946
2010 Population	3,194	34,880	151,865
% Proj Growth 2016 - 2021	17.1%	12.1%	6.7%
<b>HOUSEHOLDS</b>			
2016 Households	1,286	12,624	53,037
Family Households w Children	673	6,553	24,768
Persons Per Household	3.2	3.3	3.2
<b>DAYTIME POPULATION</b>			
Total Daytime Population	1,595	24,901	112,420
White Collar Employees	12	1,396	8,533
Blue Collar Employees	9	2,634	15,115
Military	0	0	0
Work at Home	90	530	2,947
Unemployed	69	773	3,151
Children at Home	280	2,720	10,553
Retired or Disabled	191	1,951	9,227
Homemakers	434	4,770	19,214
Students PK - 8th	163	5,289	24,247
Students 9th - 12th	183	2,801	9,796
College Students	164	2,016	9,557
Unknown	0	21	79
<b>RACE</b>			
% White	41.6%	33.4%	37.4%
% Black	22.2%	30.1%	27.9%
% Asian	13.0%	12.4%	9.5%
% Hispanic	20.3%	21.4%	22.5%
White	1,725	13,781	62,881
Black	922	12,409	46,796
Asian	537	5,115	15,996
Hispanic	840	8,823	37,727

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
2016 Median Household Income	\$96,314	\$87,211	\$83,876
2016 Average Household Income	\$106,133	\$97,698	\$94,536
2016 Per Capita Income	\$32,863	\$30,280	\$30,123
<b>HIGHEST EDUCATIONAL ATTAINMENT</b>			
Education Base - Age 25+	2,392	24,004	99,808
Less than 9th Grade	1.7%	3.4%	3.7%
Some High School	4.5%	5.5%	5.5%
High School or GED	14.9%	19.4%	20.7%
Some College	24.0%	25.7%	25.7%
Associates Degree	9.6%	9.2%	8.8%
Bachelors Degree or Higher	45.4%	36.8%	35.6%
<b>POPULATION by EMPLOYMENT TYPE</b>			
% White Collar	76.9%	74.0%	72.3%
% Blue Collar	23.1%	26.0%	27.7%
<b>AGE</b>			
Median Age	34.6	33.1	33.9
<b>HOUSING</b>			
% Renter Occupied Housing Units	14.1%	17.8%	19.0%
% Owner Occupied Housing	81.4%	78.3%	77.5%
<b>HOUSING VALUES (OWNER OCCUPIED)</b>			
Median Home Value	\$259,462	\$214,966	\$198,353
\$125,000 or less	66	1,084	6,516
\$125,000 - \$250,000	510	6,279	26,584
\$250,000 - \$500,000	486	2,730	8,481
\$500,000+	33	198	1,008



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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