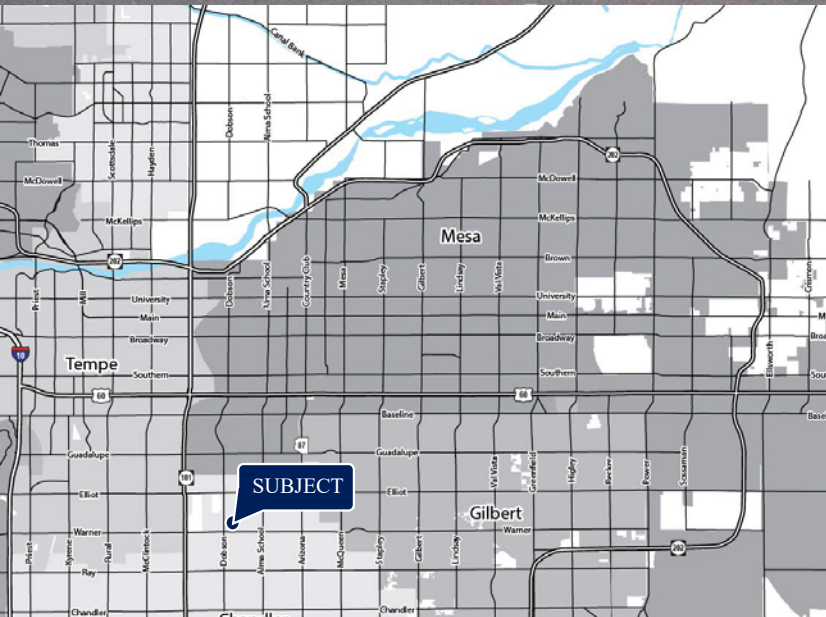




10,000 SF Build-to-Suit PAD Available



**AVAILABILITY**

- 10,000 sf build-to-suit PAD

**FEATURES**

- Grocery-anchored center
- Located within 1-mile from Loop-101
- Population within a 3-mile radius is over 130,000

**TRAFFIC COUNTS**

- Dobson Road: ±45,379 CPD
- Warner Road: ±62,449 CPD

**NOTABLE TENANTS AT THE INTERSECTION**



2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	14,321	133,404	360,688
Avg. Household Income	\$103,523	\$100,066	\$96,690
Daytime Employment	2,758	57,282	161,752

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#	TENANT	SQ. FT.
1	Dog Grooming	
2	Magic Noodle House	
3	Chiropractor	
4	Florist	
5	Tae Kwon Do	
9	Bambu Dessert Drink	
10-11	Family Medicine	
12	Golden Salon	
13	Water & Ice	
PAD	Available	10,000 sf

**N Dobson Rd & W Warner Rd**

	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2020)	14,321		133,404		360,688	
Projected Population (2025)	15,459		144,759		392,091	
Census Population (2010)	14,690		128,429		328,881	
Census Population (2000)	15,572		131,217		327,061	
Projected Annual Growth (2020 to 2025)	1,138	1.6%	11,355	1.7%	31,402	1.7%
Historical Annual Growth (2010 to 2020)	-369	-0.3%	4,975	0.4%	31,807	1.0%
Historical Annual Growth (2000 to 2010)	-882	-0.6%	-2,787	-0.2%	1,820	-
Estimated Population Density (2020)	4,561 psm		4,721 psm		4,594 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2020)	5,813		53,204		141,161	
Projected Households (2025)	6,031		55,427		147,338	
Census Households (2010)	5,902		50,535		127,190	
Census Households (2000)	5,589		47,192		119,256	
Estimated Households with Children (2020)	1,659	28.5%	16,240	30.5%	43,945	31.1%
Estimated Average Household Size (2020)	2.45		2.50		2.55	
<b>Average Household Income</b>						
Estimated Average Household Income (2020)	\$103,523		\$100,066		\$96,690	
Projected Average Household Income (2025)	\$116,170		\$113,299		\$109,242	
Estimated Average Family Income (2020)	\$121,576		\$119,781		\$114,570	
<b>Median Household Income</b>						
Estimated Median Household Income (2020)	\$82,940		\$78,246		\$78,222	
Projected Median Household Income (2025)	\$96,872		\$91,683		\$91,344	
Estimated Median Family Income (2020)	\$97,792		\$93,069		\$94,370	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2020)	\$42,084		\$39,949		\$37,887	
Projected Per Capita Income (2025)	\$45,378		\$43,419		\$41,093	
Estimated Per Capita Income 5 Year Growth	\$3,294	7.8%	\$3,470	8.7%	\$3,206	8.5%
Estimated Average Household Net Worth (2020)	\$857,090		\$874,923		\$887,259	
<b>Daytime Demos (2020)</b>						
Total Businesses	432		6,111		15,683	
Total Employees	2,758		57,282		161,752	
Company Headquarter Businesses	1	0.2%	29	0.5%	97	0.6%
Company Headquarter Employees	8	0.3%	4,929	8.6%	12,156	7.5%
Employee Population per Business	6.4		9.4		10.3	
Residential Population per Business	33.1		21.8		23.0	

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**N Dobson Rd & W Warner Rd**

	1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2020)	10,890	76.0%	93,855	70.4%	247,765	68.7%
Black or African American (2020)	722	5.0%	8,104	6.1%	23,845	6.6%
American Indian or Alaska Native (2020)	236	1.6%	2,460	1.8%	7,456	2.1%
Asian (2020)	878	6.1%	9,197	6.9%	26,251	7.3%
Hawaiian or Pacific Islander (2020)	24	0.2%	383	0.3%	1,074	0.3%
Other Race (2020)	954	6.7%	13,454	10.1%	37,916	10.5%
Two or More Races (2020)	617	4.3%	5,951	4.5%	16,382	4.5%
Not Hispanic or Latino Population (2020)	11,216	78.3%	97,893	73.4%	265,253	73.5%
Hispanic or Latino Population (2020)	3,105	21.7%	35,511	26.6%	95,435	26.5%
Not Hispanic or Latino Population (2025)	11,970	77.4%	105,240	72.7%	285,722	72.9%
Hispanic or Latino Population (2025)	3,490	22.6%	39,519	27.3%	106,369	27.1%
Not Hispanic or Latino Population (2010)	12,078	82.2%	98,213	76.5%	250,588	76.2%
Hispanic or Latino Population (2010)	2,612	17.8%	30,216	23.5%	78,292	23.8%
Not Hispanic or Latino Population (2000)	13,486	86.6%	107,750	82.1%	265,137	81.1%
Hispanic or Latino Population (2000)	2,086	13.4%	23,466	17.9%	61,924	18.9%
Projected Hispanic Annual Growth (2020 to 2025)	385	2.5%	4,008	2.3%	10,933	2.3%
Historic Hispanic Annual Growth (2000 to 2020)	1,019	2.4%	12,045	2.6%	33,511	2.7%
<b>Age Distribution (2020)</b>						
Age Under 5	766	5.3%	7,774	5.8%	21,536	6.0%
Age 5 to 9 Years	780	5.4%	7,827	5.9%	21,824	6.1%
Age 10 to 14 Years	838	5.9%	8,372	6.3%	23,294	6.5%
Age 15 to 19 Years	928	6.5%	8,570	6.4%	23,415	6.5%
Age 20 to 24 Years	891	6.2%	9,462	7.1%	26,705	7.4%
Age 25 to 29 Years	1,140	8.0%	11,602	8.7%	30,819	8.5%
Age 30 to 34 Years	1,170	8.2%	10,271	7.7%	27,704	7.7%
Age 35 to 39 Years	1,013	7.1%	9,085	6.8%	25,076	7.0%
Age 40 to 44 Years	937	6.5%	8,360	6.3%	23,162	6.4%
Age 45 to 49 Years	1,015	7.1%	9,006	6.8%	24,354	6.8%
Age 50 to 54 Years	1,090	7.6%	9,045	6.8%	23,540	6.5%
Age 55 to 59 Years	1,048	7.3%	9,228	6.9%	23,530	6.5%
Age 60 to 64 Years	856	6.0%	7,880	5.9%	19,824	5.5%
Age 65 to 74 Years	1,089	7.6%	10,183	7.6%	27,216	7.5%
Age 75 to 84 Years	533	3.7%	4,790	3.6%	13,297	3.7%
Age 85 Years or Over	227	1.6%	1,948	1.5%	5,394	1.5%
Median Age	37.5		36.2		35.8	
<b>Gender Age Distribution (2020)</b>						
Female Population	7,331	51.2%	67,768	50.8%	182,433	50.6%
Age 0 to 19 Years	1,600	21.8%	15,747	23.2%	43,987	24.1%
Age 20 to 64 Years	4,671	63.7%	42,580	62.8%	112,730	61.8%
Age 65 Years or Over	1,061	14.5%	9,441	13.9%	25,715	14.1%
Female Median Age	39.0		37.5		37.0	
Male Population	6,990	48.8%	65,635	49.2%	178,255	49.4%
Age 0 to 19 Years	1,712	24.5%	16,797	25.6%	46,081	25.9%
Age 20 to 64 Years	4,489	64.2%	41,358	63.0%	111,983	62.8%
Age 65 Years or Over	788	11.3%	7,481	11.4%	20,191	11.3%
Male Median Age	35.9		35.0		34.5	

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<b>N Dobson Rd &amp; W Warner Rd</b>						
	<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Household Income Distribution (2020)</b>						
HH Income \$200,000 or More	352	6.1%	3,820	7.2%	10,350	7.3%
HH Income \$150,000 to \$199,999	473	8.1%	4,014	7.5%	11,273	8.0%
HH Income \$100,000 to \$149,999	1,398	24.1%	10,568	19.9%	26,791	19.0%
HH Income \$75,000 to \$99,999	994	17.1%	8,364	15.7%	21,151	15.0%
HH Income \$50,000 to \$74,999	1,235	21.3%	10,496	19.7%	26,889	19.0%
HH Income \$35,000 to \$49,999	590	10.1%	6,497	12.2%	17,562	12.4%
HH Income \$25,000 to \$34,999	321	5.5%	3,673	6.9%	9,556	6.8%
HH Income \$15,000 to \$24,999	212	3.7%	3,170	6.0%	9,477	6.7%
HH Income Under \$15,000	236	4.1%	2,602	4.9%	8,113	5.7%
HH Income \$35,000 or More	5,043	86.8%	43,760	82.2%	114,016	80.8%
HH Income \$75,000 or More	3,218	55.4%	26,766	50.3%	69,565	49.3%
<b>Housing (2020)</b>						
Total Housing Units	5,969		54,713		144,974	
Housing Units Occupied	5,813	97.4%	53,204	97.2%	141,161	97.4%
Housing Units Owner-Occupied	4,117	70.8%	31,930	60.0%	80,717	57.2%
Housing Units, Renter-Occupied	1,696	29.2%	21,275	40.0%	60,443	42.8%
Housing Units, Vacant	156	2.7%	1,508	2.8%	3,813	2.7%
<b>Marital Status (2020)</b>						
Never Married	3,980	33.3%	38,559	35.2%	108,645	36.9%
Currently Married	5,266	44.1%	48,067	43.9%	124,043	42.2%
Separated	422	3.5%	4,217	3.9%	12,685	4.3%
Widowed	473	4.0%	4,031	3.7%	11,249	3.8%
Divorced	1,796	15.0%	14,557	13.3%	37,412	12.7%
<b>Household Type (2020)</b>						
Population Family	11,368	79.4%	106,116	79.5%	286,680	79.5%
Population Non-Family	2,881	20.1%	26,853	20.1%	72,619	20.1%
Population Group Quarters	72	0.5%	436	0.3%	1,389	0.4%
Family Households	3,687	63.4%	33,445	62.9%	88,294	62.5%
Non-Family Households	2,126	36.6%	19,759	37.1%	52,867	37.5%
Married Couple with Children	1,037	19.7%	9,712	20.2%	26,597	21.4%
Average Family Household Size	3.1		3.2		3.2	
<b>Household Size (2020)</b>						
1 Person Households	1,530	26.3%	14,234	26.8%	37,983	26.9%
2 Person Households	2,063	35.5%	18,203	34.2%	46,011	32.6%
3 Person Households	995	17.1%	8,945	16.8%	23,902	16.9%
4 Person Households	730	12.6%	6,718	12.6%	18,758	13.3%
5 Person Households	325	5.6%	3,065	5.8%	8,611	6.1%
6 or More Person Households	171	2.9%	2,040	3.8%	5,896	4.2%
<b>Household Vehicles (2020)</b>						
Households with 0 Vehicles Available	145	2.5%	2,252	4.2%	6,387	4.5%
Households with 1 Vehicles Available	1,944	33.4%	18,342	34.5%	48,990	34.7%
Households with 2 or More Vehicles Available	3,725	64.1%	32,610	61.3%	85,784	60.8%
Total Vehicles Available	11,186		99,278		261,387	
Average Vehicles Per Household	1.9		1.9		1.9	

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**N Dobson Rd & W Warner Rd**

	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2020)</b>						
Estimated Labor Population Age 16 Years or Over	11,759		107,803		289,620	
Estimated Civilian Employed	8,436	71.7%	76,677	71.1%	204,637	70.7%
Estimated Civilian Unemployed	246	2.1%	2,489	2.3%	6,786	2.3%
Estimated in Armed Forces	12	0.1%	16	-	174	-
Estimated Not in Labor Force	3,066	26.1%	28,620	26.5%	78,023	26.9%
Unemployment Rate	2.1%		2.3%		2.3%	
<b>Occupation (2020)</b>						
Occupation: Population Age 16 Years or Over	8,436		76,677		204,637	
Management, Business, Financial Operations	1,555	18.4%	13,776	18.0%	35,000	17.1%
Professional, Related	2,089	24.8%	19,618	25.6%	52,105	25.5%
Service	1,205	14.3%	12,242	16.0%	33,845	16.5%
Sales, Office	2,192	26.0%	18,734	24.4%	49,878	24.4%
Farming, Fishing, Forestry	16	0.2%	131	0.2%	341	0.2%
Construct, Extraction, Maintenance	600	7.1%	4,952	6.5%	12,931	6.3%
Production, Transport Material Moving	779	9.2%	7,224	9.4%	20,536	10.0%
White Collar Workers	5,836	69.2%	52,127	68.0%	136,983	66.9%
Blue Collar Workers	2,600	30.8%	24,550	32.0%	67,654	33.1%
<b>Consumer Expenditure (2020)</b>						
Total Household Expenditure	\$424.04 M		\$3.76 B		\$9.66 B	
Total Non-Retail Expenditure	\$222.77 M	52.5%	\$1.98 B	52.7%	\$5.09 B	52.7%
Total Retail Expenditure	\$201.26 M	47.5%	\$1.78 B	47.3%	\$4.57 B	47.3%
Apparel	\$14.96 M	3.5%	\$132.91 M	3.5%	\$342.76 M	3.5%
Contributions	\$13.71 M	3.2%	\$122.19 M	3.3%	\$314.58 M	3.3%
Education	\$12.45 M	2.9%	\$112.54 M	3.0%	\$292.3 M	3.0%
Entertainment	\$24.15 M	5.7%	\$213.22 M	5.7%	\$548.66 M	5.7%
Food and Beverages	\$62.57 M	14.8%	\$553.4 M	14.7%	\$1.42 B	14.7%
Furnishings and Equipment	\$15.04 M	3.5%	\$132.55 M	3.5%	\$340.86 M	3.5%
Gifts	\$10.27 M	2.4%	\$92.31 M	2.5%	\$237.74 M	2.5%
Health Care	\$35.89 M	8.5%	\$315.64 M	8.4%	\$809.22 M	8.4%
Household Operations	\$16.57 M	3.9%	\$147 M	3.9%	\$378.48 M	3.9%
Miscellaneous Expenses	\$8.03 M	1.9%	\$71.02 M	1.9%	\$182.59 M	1.9%
Personal Care	\$5.71 M	1.3%	\$50.46 M	1.3%	\$129.77 M	1.3%
Personal Insurance	\$3 M	0.7%	\$26.52 M	0.7%	\$68.27 M	0.7%
Reading	\$920.82 K	0.2%	\$8.15 M	0.2%	\$20.95 M	0.2%
Shelter	\$88.78 M	20.9%	\$790.74 M	21.1%	\$2.04 B	21.1%
Tobacco	\$2.52 M	0.6%	\$22.39 M	0.6%	\$57.43 M	0.6%
Transportation	\$78.35 M	18.5%	\$689.24 M	18.4%	\$1.77 B	18.3%
Utilities	\$31.12 M	7.3%	\$274.94 M	7.3%	\$706 M	7.3%
<b>Educational Attainment (2020)</b>						
Adult Population Age 25 Years or Over	10,118		91,398		243,915	
Elementary (Grade Level 0 to 8)	249	2.5%	2,711	3.0%	8,481	3.5%
Some High School (Grade Level 9 to 11)	316	3.1%	3,867	4.2%	10,724	4.4%
High School Graduate	1,979	19.6%	16,847	18.4%	44,454	18.2%
Some College	2,619	25.9%	22,175	24.3%	58,651	24.0%
Associate Degree Only	1,165	11.5%	9,156	10.0%	22,682	9.3%
Bachelor Degree Only	2,462	24.3%	23,365	25.6%	61,878	25.4%
Graduate Degree	1,329	13.1%	13,277	14.5%	37,046	15.2%

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**N Dobson Rd & W Warner Rd**

	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2020)</b>						
1 Detached Unit	4,426	75.0%	34,244	67.8%	88,406	69.5%
1 Attached Unit	321	5.4%	2,878	5.7%	7,412	5.8%
2 to 4 Units	199	3.4%	3,180	6.3%	7,473	5.9%
5 to 9 Units	336	5.7%	4,834	9.6%	10,825	8.5%
10 to 19 Units	101	1.7%	3,046	6.0%	9,729	7.6%
20 to 49 Units	47	0.8%	780	1.5%	4,036	3.2%
50 or More Units	273	4.6%	3,096	6.1%	9,637	7.6%
Mobile Home or Trailer	107	1.8%	1,114	2.2%	3,520	2.8%
Other Structure	3	-	33	-	124	-
<b>Homes Built By Year (2020)</b>						
Homes Built 2010 or later	174	3.0%	2,148	4.3%	7,500	5.9%
Homes Built 2000 to 2009	466	7.9%	5,562	11.0%	15,499	12.2%
Homes Built 1990 to 1999	1,027	17.4%	11,893	23.5%	37,039	29.1%
Homes Built 1980 to 1989	2,818	47.7%	18,001	35.6%	36,218	28.5%
Homes Built 1970 to 1979	1,003	17.0%	11,302	22.4%	31,705	24.9%
Homes Built 1960 to 1969	185	3.1%	2,487	4.9%	8,739	6.9%
Homes Built 1950 to 1959	72	1.2%	1,115	2.2%	2,651	2.1%
Homes Built Before 1949	70	1.2%	698	1.4%	1,810	1.4%
<b>Home Values (2020)</b>						
Home Values \$1,000,000 or More	12	0.3%	273	0.9%	488	0.6%
Home Values \$500,000 to \$999,999	188	4.6%	2,290	7.2%	6,235	7.7%
Home Values \$400,000 to \$499,999	215	5.2%	2,525	7.9%	7,050	8.7%
Home Values \$300,000 to \$399,999	698	17.0%	6,371	20.0%	18,204	22.6%
Home Values \$200,000 to \$299,999	1,952	47.4%	13,382	41.9%	31,912	39.5%
Home Values \$150,000 to \$199,999	657	16.0%	3,972	12.4%	8,796	10.9%
Home Values \$100,000 to \$149,999	243	5.9%	1,601	5.0%	3,691	4.6%
Home Values \$70,000 to \$99,999	56	1.4%	408	1.3%	1,084	1.3%
Home Values \$50,000 to \$69,999	14	0.3%	142	0.4%	386	0.5%
Home Values \$25,000 to \$49,999	16	0.4%	142	0.4%	476	0.6%
Home Values Under \$25,000	54	1.3%	674	2.1%	2,001	2.5%
Owner-Occupied Median Home Value	\$247,534		\$280,594		\$285,633	
Renter-Occupied Median Rent	\$1,106		\$1,031		\$1,018	
<b>Transportation To Work (2020)</b>						
Drive to Work Alone	5,473	77.1%	51,825	78.8%	138,381	77.7%
Drive to Work in Carpool	728	10.2%	6,452	9.8%	18,547	10.4%
Travel to Work by Public Transportation	63	0.9%	1,122	1.7%	3,912	2.2%
Drive to Work on Motorcycle	30	0.4%	354	0.5%	914	0.5%
Walk or Bicycle to Work	227	3.2%	1,741	2.6%	4,306	2.4%
Other Means	106	1.5%	778	1.2%	2,195	1.2%
Work at Home	475	6.7%	3,520	5.3%	9,950	5.6%
<b>Travel Time (2020)</b>						
Travel to Work in 14 Minutes or Less	2,228	31.4%	19,992	30.4%	50,704	28.5%
Travel to Work in 15 to 29 Minutes	3,273	46.1%	31,896	48.5%	85,429	47.9%
Travel to Work in 30 to 59 Minutes	2,040	28.7%	17,152	26.1%	47,707	26.8%
Travel to Work in 60 Minutes or More	311	4.4%	3,348	5.1%	8,907	5.0%
Average Minutes Travel to Work	20.4		20.0		20.5	

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