

SEAGOVILLE PLAZA

NEW NEIGHBORHOOD RETAIL DEVELOPMENT

SEC OF US 175 AND MALLOY BRIDGE RD, SEAGOVILLE, TX 75159



PROPERTY OVERVIEW

- Anchor, Pad, End Cap, & Shop Space Opportunities
- +/- 10 Acres of Land at the Southeast Corner of US 175 and Malloy Bridge Road
- Currently Zoned Light Manufacturing District which includes Community Retail, Office and Multi Family
- Site is located in the Dallas ISD and in Dallas County
- Estimated delivery 4th Quarter 2018

AREA RETAILERS:



DOLLAR TREE



BEALLS

LEASING INFORMATION

Call for rates

TRAFFIC COUNTS

US 175	47,166 VPD
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DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	5,391	13,496	38,942
HOUSEHOLDS	1,764	3,802	11,447
AVERAGE HH INCOME	\$61,285	\$57,522	\$56,293

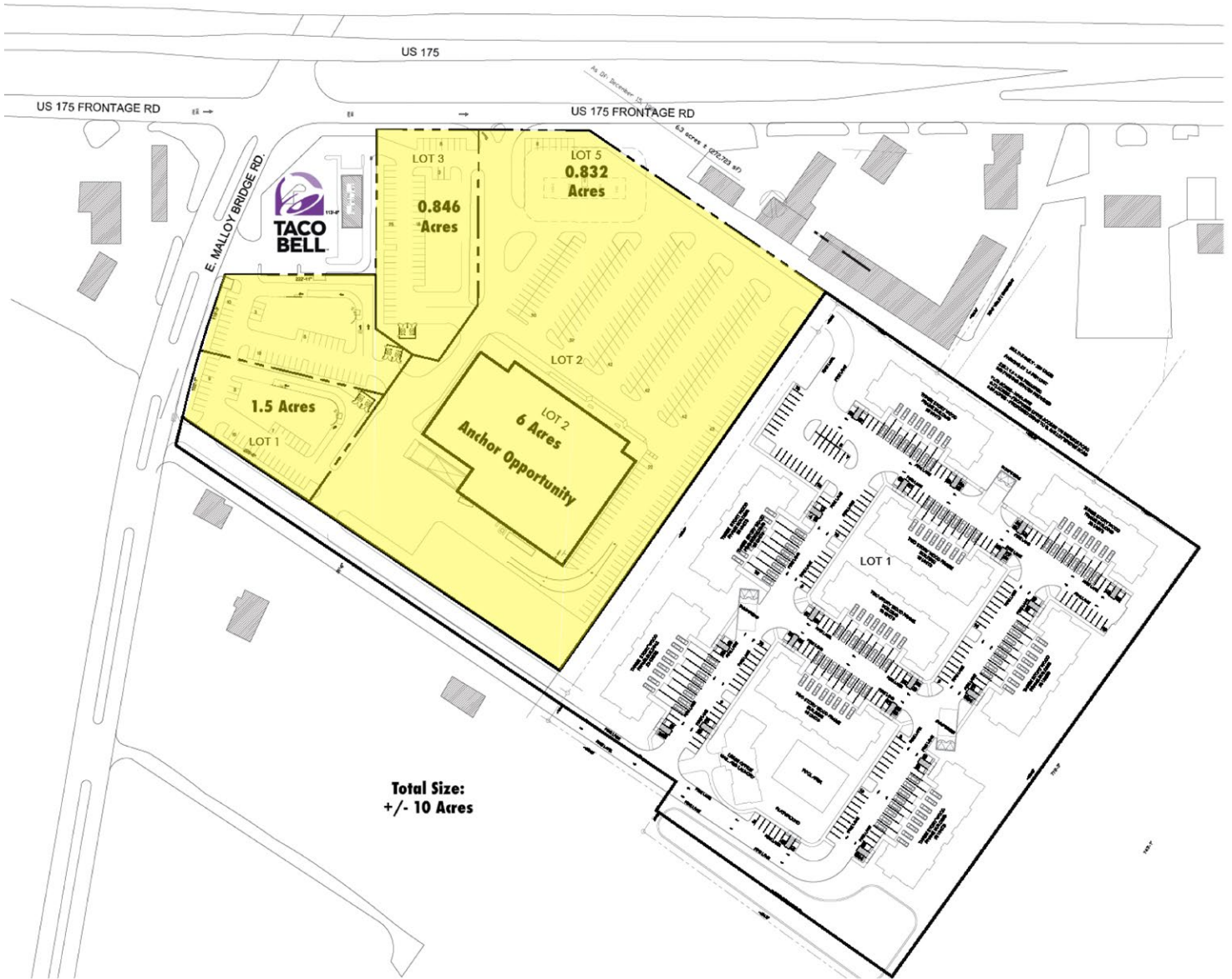
Full demographic report available on page 4. Source: Sites USA



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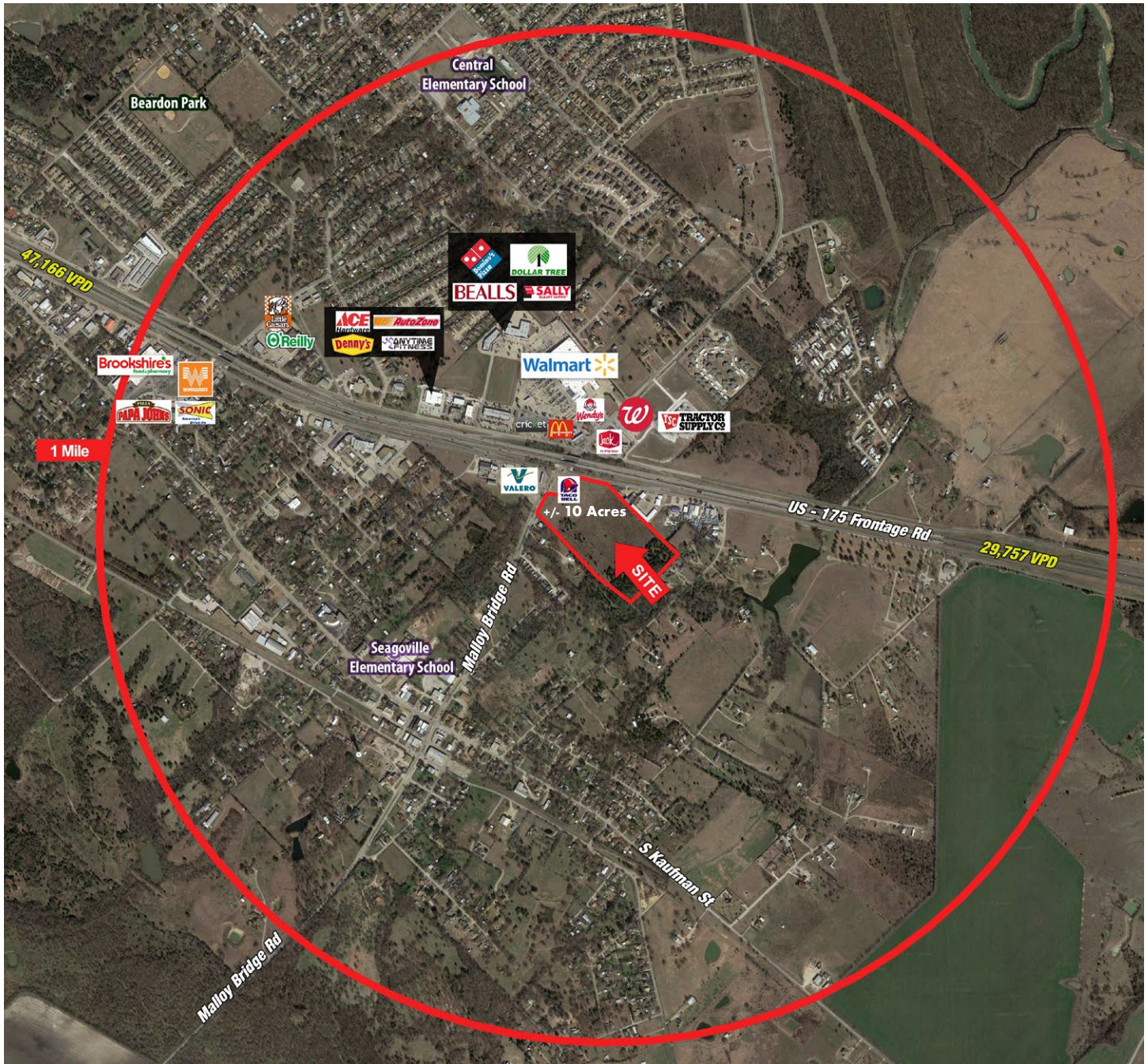
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COMPLETE PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 32.6469/-96.5345

RFULL9

Seagoville Plaza	1 mi radius	2 mi radius	3 mi radius	5 mi radius
Seagoville, TX 75159				
Population				
Estimated Population (2017)	5,391	10,141	13,496	38,942
Projected Population (2022)	5,704	10,664	14,191	41,488
Census Population (2010)	5,191	9,585	12,731	35,313
Census Population (2000)	3,845	7,408	9,998	28,203
Projected Annual Growth (2017-2022)	313 1.2%	523 1.0%	695 1.0%	2,546 1.3%
Historical Annual Growth (2010-2017)	200 0.5%	556 0.8%	765 0.9%	3,629 1.5%
Historical Annual Growth (2000-2010)	1,346 3.5%	2,177 2.9%	2,733 2.7%	7,110 2.5%
Estimated Population Density (2017)	1,717 <i>psm</i>	807 <i>psm</i>	478 <i>psm</i>	496 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	12.6 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households				
Estimated Households (2017)	1,764	2,841	3,802	11,447
Projected Households (2022)	1,869	3,015	4,031	12,168
Census Households (2010)	1,674	2,692	3,585	10,322
Census Households (2000)	1,274	2,196	3,037	8,987
Projected Annual Growth (2017-2022)	105 1.2%	175 1.2%	229 1.2%	721 1.3%
Historical Annual Change (2000-2017)	490 2.3%	645 1.7%	766 1.5%	2,460 1.6%
Average Household Income				
Estimated Average Household Income (2017)	\$61,285	\$60,425	\$57,522	\$56,293
Projected Average Household Income (2022)	\$72,746	\$71,680	\$68,230	\$67,218
Census Average Household Income (2010)	\$53,581	\$51,310	\$47,958	\$47,526
Census Average Household Income (2000)	\$56,096	\$53,753	\$51,977	\$48,300
Projected Annual Change (2017-2022)	\$11,461 3.7%	\$11,255 3.7%	\$10,708 3.7%	\$10,926 3.9%
Historical Annual Change (2000-2017)	\$5,189 0.5%	\$6,672 0.7%	\$5,544 0.6%	\$7,993 1.0%
Median Household Income				
Estimated Median Household Income (2017)	\$48,750	\$47,867	\$45,941	\$48,213
Projected Median Household Income (2022)	\$57,299	\$56,197	\$53,861	\$56,327
Census Median Household Income (2010)	\$45,137	\$43,630	\$41,836	\$41,507
Census Median Household Income (2000)	\$43,593	\$41,850	\$40,338	\$39,422
Projected Annual Change (2017-2022)	\$8,549 3.5%	\$8,330 3.5%	\$7,921 3.4%	\$8,115 3.4%
Historical Annual Change (2000-2017)	\$5,157 0.7%	\$6,017 0.8%	\$5,603 0.8%	\$8,790 1.3%
Per Capita Income				
Estimated Per Capita Income (2017)	\$20,677	\$19,625	\$18,480	\$17,369
Projected Per Capita Income (2022)	\$24,428	\$22,834	\$21,545	\$20,485
Census Per Capita Income (2010)	\$17,278	\$14,410	\$13,505	\$13,892
Census Per Capita Income (2000)	\$18,150	\$15,576	\$15,571	\$15,387
Projected Annual Change (2017-2022)	\$3,751 3.6%	\$3,209 3.3%	\$3,065 3.3%	\$3,117 3.6%
Historical Annual Change (2000-2017)	\$2,527 0.8%	\$4,049 1.5%	\$2,909 1.1%	\$1,982 0.8%
Estimated Average Household Net Worth (2017)	\$374,220	\$367,492	\$339,387	\$330,138

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COMPLETE PROFILE

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RFULL9

Seagoville Plaza	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Seagoville, TX 75159								
Race and Ethnicity								
Total Population (2017)	5,391		10,141		13,496		38,942	
White (2017)	3,642	67.6%	6,716	66.2%	8,874	65.8%	24,833	63.8%
Black or African American (2017)	816	15.1%	1,715	16.9%	2,062	15.3%	5,639	14.5%
American Indian or Alaska Native (2017)	47	0.9%	119	1.2%	150	1.1%	448	1.1%
Asian (2017)	74	1.4%	135	1.3%	156	1.2%	526	1.4%
Hawaiian or Pacific Islander (2017)	1	-	4	-	6	-	10	-
Other Race (2017)	655	12.1%	1,152	11.4%	1,844	13.7%	6,299	16.2%
Two or More Races (2017)	156	2.9%	301	3.0%	406	3.0%	1,187	3.0%
Population < 18 (2017)	1,528	28.3%	2,389	23.6%	3,406	25.2%	11,795	30.3%
White Not Hispanic	548	35.8%	849	35.5%	1,078	31.6%	3,272	27.7%
Black or African American	250	16.3%	412	17.2%	511	15.0%	1,714	14.5%
Asian	9	0.6%	13	0.5%	15	0.4%	93	0.8%
Other Race Not Hispanic	41	2.7%	71	3.0%	84	2.5%	252	2.1%
Hispanic	681	44.6%	1,045	43.7%	1,718	50.4%	6,464	54.8%
Not Hispanic or Latino Population (2017)	3,501	64.9%	6,755	66.6%	8,339	61.8%	21,797	56.0%
Not Hispanic White	2,571	73.4%	4,798	71.0%	5,999	71.9%	15,416	70.7%
Not Hispanic Black or African American	756	21.6%	1,592	23.6%	1,912	22.9%	5,241	24.0%
Not Hispanic American Indian or Alaska Native	29	0.8%	81	1.2%	92	1.1%	187	0.9%
Not Hispanic Asian	66	1.9%	124	1.8%	145	1.7%	472	2.2%
Not Hispanic Hawaiian or Pacific Islander	1	-	4	0.1%	6	0.1%	10	-
Not Hispanic Other Race	-	-	-	-	1	-	38	0.2%
Not Hispanic Two or More Races	78	2.2%	155	2.3%	184	2.2%	433	2.0%
Hispanic or Latino Population (2017)	1,889	35.1%	3,386	33.4%	5,157	38.2%	17,145	44.0%
Hispanic White	1,071	56.7%	1,918	56.6%	2,875	55.7%	9,417	54.9%
Hispanic Black or African American	60	3.2%	122	3.6%	149	2.9%	398	2.3%
Hispanic American Indian or Alaska Native	18	1.0%	38	1.1%	58	1.1%	260	1.5%
Hispanic Asian	7	0.4%	10	0.3%	11	0.2%	54	0.3%
Hispanic Hawaiian or Pacific Islander	-	-	-	-	-	-	-	-
Hispanic Other Race	655	34.7%	1,152	34.0%	1,843	35.7%	6,261	36.5%
Hispanic Two or More Races	78	4.1%	146	4.3%	221	4.3%	754	4.4%
Not Hispanic or Latino Population (2010)	3,617	69.7%	6,812	71.1%	8,358	65.6%	20,634	58.4%
Hispanic or Latino Population (2010)	1,574	30.3%	2,773	28.9%	4,373	34.4%	14,679	41.6%
Not Hispanic or Latino Population (2000)	3,307	86.0%	6,070	81.9%	8,165	81.7%	22,704	80.5%
Hispanic or Latino Population (2000)	539	14.0%	1,338	18.1%	1,832	18.3%	5,499	19.5%
Not Hispanic or Latino Population (2022)	3,573	62.6%	6,887	64.6%	8,514	60.0%	22,702	54.7%
Hispanic or Latino Population (2022)	2,131	37.4%	3,777	35.4%	5,677	40.0%	18,786	45.3%
Projected Annual Growth (2017-2022)	241	2.6%	391	2.3%	520	2.0%	1,641	1.9%
Historical Annual Growth (2000-2010)	1,035	19.2%	1,436	10.7%	2,541	13.9%	9,179	16.7%

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RFULL9

Seagoville Plaza	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Seagoville, TX 75159								
Total Age Distribution (2017)								
Total Population	5,391		10,141		13,496		38,942	
Age Under 5 Years	417	7.7%	649	6.4%	937	6.9%	3,293	8.5%
Age 5 to 9 Years	458	8.5%	721	7.1%	1,036	7.7%	3,490	9.0%
Age 10 to 14 Years	411	7.6%	642	6.3%	911	6.8%	3,248	8.3%
Age 15 to 19 Years	365	6.8%	583	5.7%	820	6.1%	2,739	7.0%
Age 20 to 24 Years	318	5.9%	606	6.0%	838	6.2%	2,462	6.3%
Age 25 to 29 Years	388	7.2%	819	8.1%	1,083	8.0%	2,903	7.5%
Age 30 to 34 Years	435	8.1%	934	9.2%	1,211	9.0%	3,320	8.5%
Age 35 to 39 Years	397	7.4%	867	8.6%	1,118	8.3%	3,049	7.8%
Age 40 to 44 Years	346	6.4%	776	7.7%	1,005	7.4%	2,705	6.9%
Age 45 to 49 Years	336	6.2%	716	7.1%	929	6.9%	2,461	6.3%
Age 50 to 54 Years	335	6.2%	689	6.8%	885	6.6%	2,328	6.0%
Age 55 to 59 Years	341	6.3%	614	6.1%	781	5.8%	2,016	5.2%
Age 60 to 64 Years	287	5.3%	536	5.3%	678	5.0%	1,656	4.3%
Age 65 to 69 Years	218	4.1%	374	3.7%	472	3.5%	1,231	3.2%
Age 70 to 74 Years	153	2.8%	278	2.7%	361	2.7%	909	2.3%
Age 75 to 79 Years	94	1.7%	171	1.7%	218	1.6%	567	1.5%
Age 80 to 84 Years	51	0.9%	90	0.9%	115	0.9%	290	0.7%
Age 85 Years or Over	41	0.8%	75	0.7%	98	0.7%	275	0.7%
Median Age	32.7		34.0		33.0		30.8	
Age 19 Years or Less	1,651	30.6%	2,595	25.6%	3,705	27.4%	12,770	32.8%
Age 20 to 64 Years	3,182	59.0%	6,559	64.7%	8,527	63.2%	22,900	58.8%
Age 65 Years or Over	557	10.3%	988	9.7%	1,264	9.4%	3,272	8.4%
Female Age Distribution (2017)								
Female Population	2,683	49.8%	4,261	42.0%	5,851	43.4%	18,645	47.9%
Age Under 5 Years	210	7.8%	335	7.9%	479	8.2%	1,654	8.9%
Age 5 to 9 Years	235	8.8%	363	8.5%	515	8.8%	1,758	9.4%
Age 10 to 14 Years	219	8.2%	339	8.0%	480	8.2%	1,630	8.7%
Age 15 to 19 Years	180	6.7%	277	6.5%	397	6.8%	1,331	7.1%
Age 20 to 24 Years	147	5.5%	240	5.6%	347	5.9%	1,135	6.1%
Age 25 to 29 Years	186	6.9%	293	6.9%	411	7.0%	1,320	7.1%
Age 30 to 34 Years	203	7.6%	314	7.4%	435	7.4%	1,516	8.1%
Age 35 to 39 Years	181	6.8%	285	6.7%	398	6.8%	1,405	7.5%
Age 40 to 44 Years	163	6.1%	263	6.2%	357	6.1%	1,219	6.5%
Age 45 to 49 Years	151	5.6%	240	5.6%	330	5.6%	1,062	5.7%
Age 50 to 54 Years	163	6.1%	257	6.0%	346	5.9%	1,025	5.5%
Age 55 to 59 Years	177	6.6%	277	6.5%	346	5.9%	927	5.0%
Age 60 to 64 Years	141	5.3%	231	5.4%	305	5.2%	837	4.5%
Age 65 to 69 Years	125	4.6%	190	4.5%	239	4.1%	667	3.6%
Age 70 to 74 Years	87	3.2%	147	3.5%	193	3.3%	474	2.5%
Age 75 to 79 Years	60	2.3%	105	2.5%	134	2.3%	320	1.7%
Age 80 to 84 Years	33	1.2%	60	1.4%	75	1.3%	187	1.0%
Age 85 Years or Over	22	0.8%	47	1.1%	63	1.1%	179	1.0%
Female Median Age	33.3		34.0		32.9		30.9	
Age 19 Years or Less	844	31.5%	1,313	30.8%	1,871	32.0%	6,373	34.2%
Age 20 to 64 Years	1,512	56.4%	2,400	56.3%	3,275	56.0%	10,446	56.0%
Age 65 Years or Over	327	12.2%	548	12.9%	704	12.0%	1,827	9.8%

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RFULL9

Seagoville Plaza

Seagoville, TX 75159

Male Age Distribution (2017)

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Male Population	2,708	50.2%	5,880	58.0%	7,645	56.6%	20,297	52.1%
Age Under 5 Years	208	7.7%	314	5.3%	457	6.0%	1,640	8.1%
Age 5 to 9 Years	223	8.2%	359	6.1%	522	6.8%	1,732	8.5%
Age 10 to 14 Years	192	7.1%	302	5.1%	432	5.6%	1,618	8.0%
Age 15 to 19 Years	185	6.8%	306	5.2%	423	5.5%	1,408	6.9%
Age 20 to 24 Years	171	6.3%	366	6.2%	491	6.4%	1,327	6.5%
Age 25 to 29 Years	202	7.5%	526	8.9%	672	8.8%	1,583	7.8%
Age 30 to 34 Years	232	8.6%	620	10.5%	776	10.1%	1,804	8.9%
Age 35 to 39 Years	216	8.0%	582	9.9%	720	9.4%	1,644	8.1%
Age 40 to 44 Years	183	6.8%	514	8.7%	648	8.5%	1,486	7.3%
Age 45 to 49 Years	186	6.9%	476	8.1%	598	7.8%	1,399	6.9%
Age 50 to 54 Years	171	6.3%	432	7.3%	539	7.0%	1,303	6.4%
Age 55 to 59 Years	164	6.0%	337	5.7%	435	5.7%	1,089	5.4%
Age 60 to 64 Years	145	5.4%	306	5.2%	373	4.9%	819	4.0%
Age 65 to 69 Years	94	3.5%	184	3.1%	233	3.0%	564	2.8%
Age 70 to 74 Years	66	2.4%	131	2.2%	169	2.2%	435	2.1%
Age 75 to 79 Years	34	1.2%	66	1.1%	83	1.1%	247	1.2%
Age 80 to 84 Years	18	0.7%	31	0.5%	40	0.5%	103	0.5%
Age 85 Years or Over	18	0.7%	28	0.5%	34	0.4%	96	0.5%
Male Median Age	32.2		34.2		33.2		30.7	
Age 19 Years or Less	807	29.8%	1,281	21.8%	1,834	24.0%	6,397	31.5%
Age 20 to 64 Years	1,670	61.7%	4,159	70.7%	5,252	68.7%	12,454	61.4%
Age 65 Years or Over	231	8.5%	440	7.5%	559	7.3%	1,446	7.1%

Males per 100 Females (2017)

Overall Comparison	101		138		131		109	
Age Under 5 Years	99	49.7%	94	48.4%	95	48.8%	99	49.8%
Age 5 to 9 Years	95	48.7%	99	49.7%	101	50.3%	98	49.6%
Age 10 to 14 Years	88	46.8%	89	47.1%	90	47.4%	99	49.8%
Age 15 to 19 Years	103	50.6%	111	52.5%	107	51.6%	106	51.4%
Age 20 to 24 Years	117	53.9%	152	60.4%	142	58.6%	117	53.9%
Age 25 to 29 Years	109	52.1%	179	64.2%	163	62.0%	120	54.5%
Age 30 to 34 Years	115	53.4%	198	66.4%	178	64.1%	119	54.3%
Age 35 to 39 Years	119	54.3%	204	67.1%	181	64.4%	117	53.9%
Age 40 to 44 Years	112	52.9%	195	66.1%	182	64.5%	122	54.9%
Age 45 to 49 Years	123	55.2%	198	66.5%	181	64.4%	132	56.9%
Age 50 to 54 Years	105	51.2%	168	62.7%	156	60.9%	127	56.0%
Age 55 to 59 Years	92	48.0%	122	54.9%	126	55.7%	117	54.0%
Age 60 to 64 Years	103	50.7%	133	57.0%	122	55.0%	98	49.5%
Age 65 to 69 Years	75	43.0%	97	49.2%	97	49.3%	85	45.8%
Age 70 to 74 Years	76	43.3%	89	47.0%	88	46.7%	92	47.8%
Age 75 to 79 Years	56	35.8%	63	38.8%	62	38.2%	77	43.6%
Age 80 to 84 Years	55	35.7%	51	34.0%	54	35.0%	55	35.6%
Age 85 Years or Over	83	45.3%	61	37.9%	54	35.2%	54	35.0%
Age 19 Years or Less	96	48.9%	98	49.4%	98	49.5%	100	50.1%
Age 20 to 39 Years	115	53.4%	185	64.9%	167	62.6%	118	54.2%
Age 40 to 64 Years	107	51.6%	163	62.0%	154	60.6%	120	54.6%
Age 65 Years or Over	71	41.4%	80	44.6%	79	44.3%	79	44.2%

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Seagoville, TX 75159									
Household Type (2017)									
Total Households		1,764		2,841		3,802		11,447	
Households with Children		796	45.1%	1,245	43.8%	1,711	45.0%	5,651	49.4%
Average Household Size		2.9		2.9		3.0		3.2	
Household Density per Square Mile		562		226		135		146	
Population Family		4,600	85.3%	7,234	71.3%	10,063	74.6%	33,359	85.7%
Population Non-Family		547	10.1%	915	9.0%	1,193	8.8%	3,202	8.2%
Population Group Quarters		243	4.5%	1,992	19.6%	2,240	16.6%	2,381	6.1%
Family Households		1,315	74.5%	2,079	73.2%	2,829	74.4%	8,924	78.0%
Married Couple Households		892	67.9%	1,401	67.4%	1,906	67.4%	6,070	68.0%
Other Family Households		422	32.1%	679	32.6%	923	32.6%	2,855	32.0%
Family Households with Children		789	60.0%	1,235	59.4%	1,697	60.0%	5,610	62.9%
Married Couple with Children		500	63.3%	770	62.3%	1,062	62.5%	3,596	64.1%
Other Family Households with Children		290	36.7%	465	37.7%	636	37.5%	2,015	35.9%
Family Households No Children		525	40.0%	844	40.6%	1,132	40.0%	3,314	37.1%
Married Couple No Children		393	74.8%	630	74.7%	845	74.7%	2,474	74.6%
Other Family Households No Children		132	25.2%	214	25.3%	287	25.3%	840	25.4%
Non-Family Households		450	25.5%	761	26.8%	973	25.6%	2,523	22.0%
Non-Family Households with Children		7	1.5%	10	1.3%	14	1.4%	41	1.6%
Non-Family Households No Children		443	98.5%	752	98.7%	959	98.6%	2,482	98.4%
Average Family Household Size		3.5		3.5		3.6		3.7	
Average Family Income		\$67,924		\$68,036		\$64,181		\$61,207	
Median Family Income		\$53,601		\$52,479		\$49,958		\$52,480	
Average Non-Family Household Size		1.2		1.2		1.2		1.3	
Marital Status (2017)									
Population Age 15 Years or Over		4,104		8,129		10,611		28,911	
Never Married		1,163	28.3%	2,630	32.4%	3,279	30.9%	9,175	31.7%
Currently Married		1,846	45.0%	2,940	36.2%	4,076	38.4%	12,400	42.9%
Previously Married		1,095	26.7%	2,559	31.5%	3,256	30.7%	7,336	25.4%
Separated		336	30.7%	890	34.8%	1,091	33.5%	2,252	30.7%
Widowed		229	20.9%	429	16.8%	552	16.9%	1,358	18.5%
Divorced		530	48.4%	1,240	48.5%	1,613	49.6%	3,726	50.8%
Educational Attainment (2017)									
Adult Population Age 25 Years or Over		3,422		6,940		8,953		23,711	
Elementary (Grade Level 0 to 8)		588	17.2%	1,019	14.7%	1,521	17.0%	3,458	14.6%
Some High School (Grade Level 9 to 11)		410	12.0%	783	11.3%	1,054	11.8%	3,769	15.9%
High School Graduate		1,325	38.7%	2,475	35.7%	3,110	34.7%	7,958	33.6%
Some College		615	18.0%	1,539	22.2%	1,901	21.2%	4,786	20.2%
Associate Degree Only		160	4.7%	340	4.9%	396	4.4%	1,097	4.6%
Bachelor Degree Only		224	6.5%	531	7.6%	670	7.5%	1,687	7.1%
Graduate Degree		100	2.9%	254	3.7%	301	3.4%	957	4.0%
Any College (Some College or Higher)		1,098	32.1%	2,664	38.4%	3,268	36.5%	8,526	36.0%
College Degree + (Bachelor Degree or Higher)		324	9.5%	785	11.3%	971	10.8%	2,643	11.1%

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COMPLETE PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 32.6469/-96.5345

RFULL9

Seagoville Plaza	1 mi radius	2 mi radius	3 mi radius	5 mi radius
Seagoville, TX 75159				
Housing				
Total Housing Units (2017)	1,838	2,955	3,962	11,887
Total Housing Units (2010)	1,807	2,897	3,881	11,287
Historical Annual Growth (2010-2017)	31 0.2%	58 0.3%	81 0.3%	600 0.8%
Housing Units Occupied (2017)	1,764 96.0%	2,841 96.1%	3,802 96.0%	11,447 96.3%
Housing Units Owner-Occupied	1,255 71.1%	1,961 69.0%	2,637 69.4%	7,950 69.4%
Housing Units Renter-Occupied	509 28.9%	879 31.0%	1,165 30.6%	3,497 30.6%
Housing Units Vacant (2017)	74 4.2%	114 4.0%	160 4.2%	440 3.8%
Household Size (2017)				
Total Households	1,764	2,841	3,802	11,447
1 Person Households	371 21.1%	639 22.5%	807 21.2%	2,018 17.6%
2 Person Households	513 29.1%	820 28.9%	1,058 27.8%	2,812 24.6%
3 Person Households	293 16.6%	471 16.6%	627 16.5%	1,976 17.3%
4 Person Households	276 15.7%	432 15.2%	605 15.9%	2,032 17.7%
5 Person Households	171 9.7%	260 9.1%	375 9.9%	1,441 12.6%
6 Person Households	85 4.8%	133 4.7%	199 5.2%	684 6.0%
7 or More Person Households	55 3.1%	87 3.0%	132 3.5%	485 4.2%
Household Income Distribution (2017)				
HH Income \$200,000 or More	69 3.9%	104 3.7%	123 3.2%	341 3.0%
HH Income \$150,000 to \$199,999	53 3.0%	84 3.0%	99 2.6%	286 2.5%
HH Income \$125,000 to \$149,999	58 3.3%	84 3.0%	102 2.7%	367 3.2%
HH Income \$100,000 to \$124,999	122 6.9%	241 8.5%	297 7.8%	693 6.1%
HH Income \$75,000 to \$99,999	236 13.4%	346 12.2%	444 11.7%	1,400 12.2%
HH Income \$50,000 to \$74,999	341 19.3%	491 17.3%	599 15.8%	2,182 19.1%
HH Income \$35,000 to \$49,999	342 19.4%	546 19.2%	704 18.5%	1,955 17.1%
HH Income \$25,000 to \$34,999	216 12.2%	340 12.0%	555 14.6%	1,493 13.0%
HH Income \$15,000 to \$24,999	156 8.9%	275 9.7%	448 11.8%	1,308 11.4%
HH Income \$10,000 to \$14,999	112 6.3%	180 6.3%	224 5.9%	644 5.6%
HH Income Under \$10,000	61 3.4%	151 5.3%	207 5.4%	778 6.8%
Household Vehicles (2017)				
Households 0 Vehicles Available	116 6.6%	187 6.6%	213 5.6%	429 3.7%
Households 1 Vehicle Available	489 27.7%	865 30.4%	1,196 31.5%	3,609 31.5%
Households 2 Vehicles Available	685 38.8%	1,076 37.9%	1,435 37.7%	4,711 41.2%
Households 3 or More Vehicles Available	474 26.9%	713 25.1%	958 25.2%	2,698 23.6%
Total Vehicles Available	3,524	5,516	7,372	22,102
Average Vehicles per Household	2.0	1.9	1.9	1.9
Owner-Occupied Household Vehicles	2,882 81.8%	4,412 80.0%	5,827 79.0%	17,035 77.1%
Average Vehicles per Owner-Occupied Household	2.3	2.2	2.2	2.1
Renter-Occupied Household Vehicles	642 18.2%	1,104 20.0%	1,545 21.0%	5,067 22.9%
Average Vehicles per Renter-Occupied Household	1.3	1.3	1.3	1.4
Travel Time (2015)				
Worker Base Age 16 years or Over	2,808	5,147	6,756	19,067
Travel to Work in 14 Minutes or Less	209 7.4%	353 6.9%	481 7.1%	1,869 9.8%
Travel to Work in 15 to 29 Minutes	420 14.9%	751 14.6%	987 14.6%	3,695 19.4%
Travel to Work in 30 to 59 Minutes	1,173 41.8%	1,828 35.5%	2,392 35.4%	7,012 36.8%
Travel to Work in 60 Minutes or More	334 11.9%	589 11.4%	855 12.7%	2,802 14.7%
Work at Home	223 7.9%	404 7.8%	432 6.4%	866 4.5%
Average Minutes Travel to Work	34.7	33.7	34.4	32.9

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RFULL9

Seagoville Plaza

Seagoville, TX 75159

Transportation To Work (2015)

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Worker Base Age 16 years or Over	2,808		5,147		6,756		19,067	
Drive to Work Alone	2,187	77.9%	4,086	79.4%	5,464	80.9%	15,543	81.5%
Drive to Work in Carpool	302	10.8%	516	10.0%	645	9.5%	1,957	10.3%
Travel to Work by Public Transportation	21	0.8%	36	0.7%	84	1.2%	245	1.3%
Drive to Work on Motorcycle	1	-	2	-	9	0.1%	23	0.1%
Bicycle to Work	1	-	2	-	3	-	14	0.1%
Walk to Work	15	0.5%	27	0.5%	35	0.5%	141	0.7%
Other Means	57	2.0%	74	1.4%	84	1.2%	279	1.5%
Work at Home	223	7.9%	404	7.8%	432	6.4%	866	4.5%

Daytime Demographics (2017)

Total Businesses	216		304		400		685	
Total Employees	1,957		3,059		3,863		6,544	
Company Headquarter Businesses	-	-	-	-	-	-	-	-
Company Headquarter Employees	-	-	-	-	-	-	-	-
Employee Population per Business	9.1 to 1		10.1 to 1		9.7 to 1		9.5 to 1	
Residential Population per Business	25.0 to 1		33.3 to 1		33.7 to 1		56.8 to 1	
Adj. Daytime Demographics Age 16 Years or Over	3,768		7,383		9,384		18,733	

Labor Force

Labor Population Age 16 Years or Over (2017)	4,027		8,003		10,438		28,289	
Labor Force Total Males (2017)	2,051	50.9%	4,845	60.5%	6,153	59.0%	14,990	53.0%
Male Civilian Employed	1,324	64.6%	2,281	47.1%	3,029	49.2%	9,401	62.7%
Male Civilian Unemployed	23	1.1%	47	1.0%	64	1.0%	246	1.6%
Males in Armed Forces	-	-	-	-	13	0.2%	13	0.1%
Males Not in Labor Force	705	34.3%	2,517	51.9%	3,048	49.5%	5,330	35.6%
Labor Force Total Females (2017)	1,975	49.1%	3,159	39.5%	4,285	41.0%	13,299	47.0%
Female Civilian Employed	891	45.1%	1,399	44.3%	1,876	43.8%	6,686	50.3%
Female Civilian Unemployed	42	2.1%	78	2.5%	105	2.5%	322	2.4%
Females in Armed Forces	-	-	-	-	-	-	-	-
Females Not in Labor Force	1,042	52.8%	1,682	53.3%	2,304	53.8%	6,291	47.3%
Unemployment Rate	1.6%		1.6%		1.6%		2.0%	
Labor Force Growth (2010-2017)	-108	-4.7%	-123	-3.2%	-105	-2.1%	34	0.2%
Male Labor Force Growth (2010-2017)	-68	-4.9%	-76	-3.2%	-65	-2.1%	19	0.2%
Female Labor Force Growth (2010-2017)	-40	-4.3%	-47	-3.3%	-40	-2.1%	15	0.2%

Occupation (2015)

Occupation Population Age 16 Years or Over	2,323		3,802		5,009		16,053	
Occupation Total Males	1,393	59.9%	2,356	62.0%	3,093	61.8%	9,382	58.4%
Occupation Total Females	931	40.1%	1,446	38.0%	1,916	38.2%	6,671	41.6%
Management, Business, Financial Operations	274	11.8%	399	10.5%	528	10.5%	1,568	9.8%
Professional, Related	220	9.5%	379	10.0%	512	10.2%	1,666	10.4%
Service	439	18.9%	713	18.8%	1,013	20.2%	2,817	17.5%
Sales, Office	452	19.4%	765	20.1%	985	19.7%	3,649	22.7%
Farming, Fishing, Forestry	52	2.3%	67	1.8%	79	1.6%	101	0.6%
Construction, Extraction, Maintenance	392	16.9%	695	18.3%	934	18.7%	3,135	19.5%
Production, Transport, Material Moving	494	21.3%	784	20.6%	959	19.1%	3,117	19.4%
White Collar Workers	946	40.7%	1,543	40.6%	2,024	40.4%	6,883	42.9%
Blue Collar Workers	1,378	59.3%	2,259	59.4%	2,985	59.6%	9,170	57.1%

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RFULL9

Seagoville Plaza		1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Seagoville, TX 75159									
Units In Structure (2015)									
Total Units		1,674		2,692		3,585		10,322	
1 Detached Unit		1,182	70.6%	1,866	69.3%	2,245	62.6%	6,563	63.6%
1 Attached Unit		49	3.0%	68	2.5%	75	2.1%	161	1.6%
2 Units		49	2.9%	74	2.7%	80	2.2%	135	1.3%
3 to 4 Units		140	8.3%	244	9.1%	278	7.8%	381	3.7%
5 to 9 Units		75	4.5%	130	4.8%	154	4.3%	259	2.5%
10 to 19 Units		21	1.3%	40	1.5%	55	1.5%	173	1.7%
20 to 49 Units		7	0.4%	11	0.4%	15	0.4%	42	0.4%
50 or More Units		13	0.8%	16	0.6%	20	0.6%	53	0.5%
Mobile Home or Trailer		304	18.2%	479	17.8%	951	26.5%	3,640	35.3%
Other Structure		-	-	-	-	1	-	13	0.1%
Homes Built By Year (2015)									
Homes Built 2014 or later		12	0.7%	18	0.7%	24	0.7%	70	0.7%
Homes Built 2010 to 2013		51	3.0%	84	3.1%	132	3.7%	561	5.4%
Homes Built 2000 to 2009		435	26.0%	602	22.4%	779	21.7%	2,475	24.0%
Homes Built 1990 to 1999		236	14.1%	427	15.9%	592	16.5%	2,068	20.0%
Homes Built 1980 to 1989		353	21.1%	558	20.7%	718	20.0%	2,447	23.7%
Homes Built 1970 to 1979		305	18.2%	448	16.7%	670	18.7%	1,384	13.4%
Homes Built 1960 to 1969		158	9.4%	218	8.1%	258	7.2%	698	6.8%
Homes Built 1950 to 1959		227	13.6%	443	16.5%	544	15.2%	1,243	12.0%
Homes Built 1940 to 1949		34	2.0%	77	2.9%	95	2.6%	292	2.8%
Homes Built Before 1939		16	1.0%	37	1.4%	50	1.4%	188	1.8%
Median Age of Homes		32.1 yrs		33.6 yrs		33.3 yrs		31.3 yrs	
Home Values (2015)									
Owner Specified Housing Units		1,179		1,844		2,474		7,219	
Home Values \$1,000,000 or More		29	2.4%	44	2.4%	96	3.9%	207	2.9%
Home Values \$750,000 to \$999,999		13	1.1%	20	1.1%	26	1.0%	71	1.0%
Home Values \$500,000 to \$749,999		33	2.8%	50	2.7%	65	2.6%	176	2.4%
Home Values \$400,000 to \$499,999		75	6.4%	84	4.5%	93	3.8%	198	2.7%
Home Values \$300,000 to \$399,999		112	9.5%	139	7.5%	167	6.7%	443	6.1%
Home Values \$250,000 to \$299,999		30	2.6%	44	2.4%	69	2.8%	268	3.7%
Home Values \$200,000 to \$249,999		41	3.5%	68	3.7%	84	3.4%	355	4.9%
Home Values \$175,000 to \$199,999		27	2.3%	44	2.4%	55	2.2%	240	3.3%
Home Values \$150,000 to \$174,999		62	5.2%	121	6.6%	140	5.7%	463	6.4%
Home Values \$125,000 to \$149,999		91	7.8%	147	8.0%	186	7.5%	709	9.8%
Home Values \$100,000 to \$124,999		132	11.2%	211	11.4%	256	10.4%	975	13.5%
Home Values \$90,000 to \$99,999		129	11.0%	165	9.0%	197	7.9%	495	6.9%
Home Values \$80,000 to \$89,999		86	7.3%	190	10.3%	239	9.7%	522	7.2%
Home Values \$70,000 to \$79,999		125	10.6%	184	10.0%	222	9.0%	509	7.0%
Home Values \$60,000 to \$69,999		65	5.5%	134	7.2%	184	7.4%	329	4.6%
Home Values \$50,000 to \$59,999		73	6.2%	102	5.6%	116	4.7%	248	3.4%
Home Values \$35,000 to \$49,999		41	3.5%	68	3.7%	94	3.8%	270	3.7%
Home Values \$25,000 to \$34,999		43	3.7%	57	3.1%	89	3.6%	318	4.4%
Home Values \$10,000 to \$24,999		46	3.9%	78	4.2%	170	6.9%	675	9.4%
Home Values Under \$10,000		61	5.2%	82	4.4%	150	6.1%	460	6.4%
Owner-Occupied Median Home Value		\$140,194		\$125,349		\$115,367		\$107,069	
Renter-Occupied Median Rent		\$789		\$714		\$692		\$731	

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RFULL9

Seagoville Plaza		1 mi radius	2 mi radius	3 mi radius	5 mi radius
Seagoville, TX 75159					
Total Annual Consumer Expenditure (2017)					
Total Household Expenditure		\$88.6 M	\$141 M	\$183 M	\$540 M
Total Non-Retail Expenditure		\$47.9 M	\$76.4 M	\$98.7 M	\$293 M
Total Retail Expenditure		\$40.6 M	\$64.8 M	\$83.9 M	\$248 M
Apparel		\$3.08 M	\$4.90 M	\$6.33 M	\$18.9 M
Contributions		\$3.60 M	\$5.71 M	\$7.31 M	\$21.5 M
Education		\$2.97 M	\$4.79 M	\$6.12 M	\$18.1 M
Entertainment		\$4.95 M	\$7.88 M	\$10.2 M	\$30.1 M
Food and Beverages		\$13.2 M	\$21.1 M	\$27.4 M	\$81.3 M
Furnishings and Equipment		\$2.98 M	\$4.74 M	\$6.08 M	\$18.0 M
Gifts		\$2.07 M	\$3.31 M	\$4.22 M	\$12.4 M
Health Care		\$7.27 M	\$11.6 M	\$15.1 M	\$44.3 M
Household Operations		\$2.43 M	\$3.85 M	\$4.95 M	\$14.7 M
Miscellaneous Expenses		\$1.32 M	\$2.12 M	\$2.73 M	\$8.02 M
Personal Care		\$1.15 M	\$1.83 M	\$2.37 M	\$7.03 M
Personal Insurance		\$627 K	\$994 K	\$1.27 M	\$3.77 M
Reading		\$193 K	\$308 K	\$397 K	\$1.17 M
Shelter		\$18.2 M	\$29.0 M	\$37.5 M	\$111 M
Tobacco		\$588 K	\$939 K	\$1.23 M	\$3.63 M
Transportation		\$17.1 M	\$27.2 M	\$35.2 M	\$105 M
Utilities		\$6.85 M	\$10.9 M	\$14.2 M	\$42.2 M
Monthly Household Consumer Expenditure (2017)					
Total Household Expenditure		\$4,183	\$4,143	\$4,001	\$3,935
Total Non-Retail Expenditure		\$2,264 54.1%	\$2,241 54.1%	\$2,162 54.0%	\$2,132 54.2%
Total Retail Expenditures		\$1,918 45.9%	\$1,902 45.9%	\$1,838 46.0%	\$1,803 45.8%
Apparel		\$145 3.5%	\$144 3.5%	\$139 3.5%	\$138 3.5%
Contributions		\$170 4.1%	\$168 4.0%	\$160 4.0%	\$156 4.0%
Education		\$140 3.4%	\$141 3.4%	\$134 3.4%	\$132 3.4%
Entertainment		\$234 5.6%	\$231 5.6%	\$223 5.6%	\$219 5.6%
Food and Beverages		\$624 14.9%	\$619 14.9%	\$600 15.0%	\$592 15.0%
Furnishings and Equipment		\$141 3.4%	\$139 3.4%	\$133 3.3%	\$131 3.3%
Gifts		\$98 2.3%	\$97 2.3%	\$93 2.3%	\$90 2.3%
Health Care		\$344 8.2%	\$341 8.2%	\$331 8.3%	\$322 8.2%
Household Operations		\$115 2.7%	\$113 2.7%	\$109 2.7%	\$107 2.7%
Miscellaneous Expenses		\$63 1.5%	\$62 1.5%	\$60 1.5%	\$58 1.5%
Personal Care		\$54 1.3%	\$54 1.3%	\$52 1.3%	\$51 1.3%
Personal Insurance		\$30 0.7%	\$29 0.7%	\$28 0.7%	\$27 0.7%
Reading		\$9 0.2%	\$9 0.2%	\$9 0.2%	\$9 0.2%
Shelter		\$858 20.5%	\$851 20.5%	\$821 20.5%	\$807 20.5%
Tobacco		\$28 0.7%	\$28 0.7%	\$27 0.7%	\$26 0.7%
Transportation		\$808 19.3%	\$797 19.2%	\$771 19.3%	\$761 19.4%
Utilities		\$324 7.7%	\$321 7.8%	\$312 7.8%	\$307 7.8%

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Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)