

Traffic Count Report

Northeast Plaza

8703-8779 W Bedford Euless Rd, Hurst, TX 76053

Building Type: **General Retail**

Secondary: -

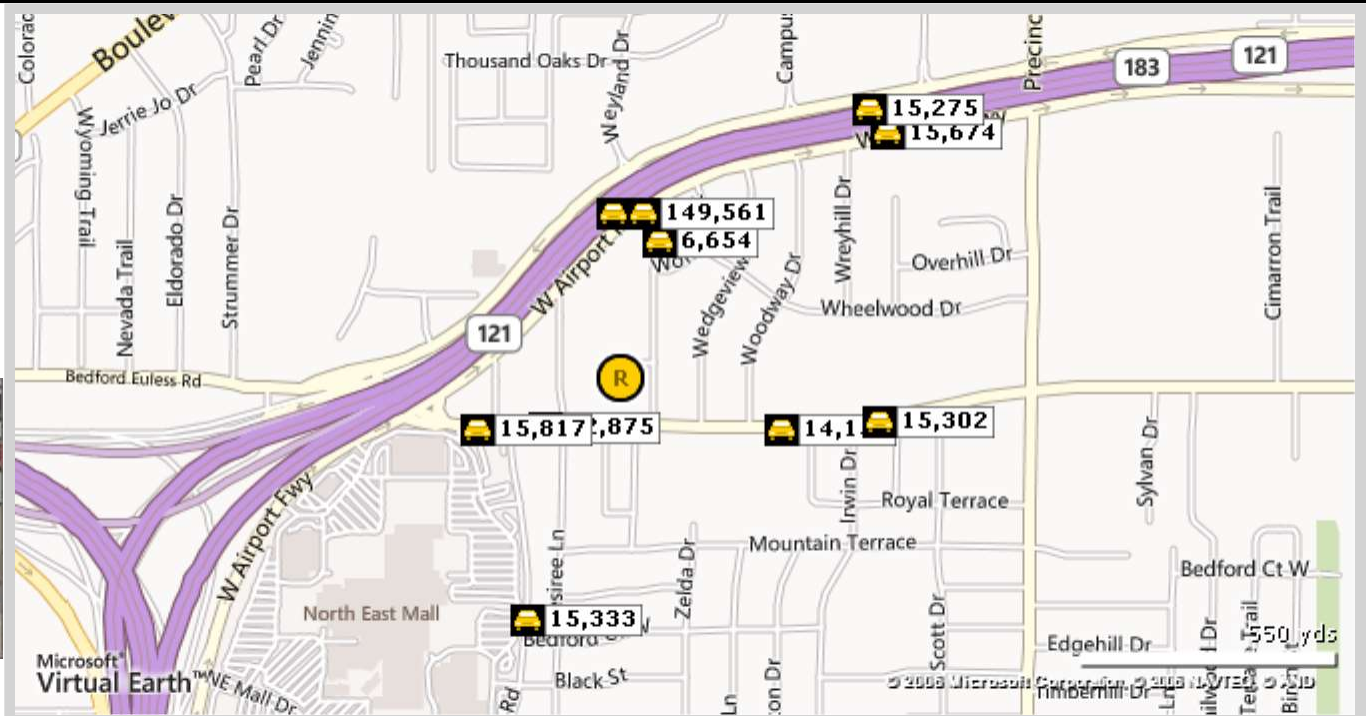
GLA: **45,000 SF**

Year Built: **1979**

Total Available: **30,286 SF**

% Leased: **39.36%**

Rent/SF/Yr: **\$15.28**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Bedford Euless Rd	Desiree Ln	0.02 E	2012	12,875	MPSI	.11
2	N Weyland Dr	Wondol Ct	0.04 S	2012	6,654	MPSI	.18
3	W Bedford Euless Rd	Blackfoot Trl	0.03 NE	2012	15,817	MPSI	.19
4	State Hwy 121	Airport Fwy	0.33 SW	2012	142,402	MPSI	.20
5	Airport Fwy	N Weyland Dr	0.02 NE	2012	149,561	MPSI	.21
6	W Bedford Euless Rd	Woodway Dr	0.04 W	2012	14,152	MPSI	.21
7	Melbourne Rd	Bedford Ct W	0.03 S	2012	15,333	MPSI	.32
8	W Bedford Euless Rd	Princess Ln	0.02 E	2012	15,302	MPSI	.33
9	Airport Fwy	Wrey Hill Dr	0.05 SW	2012	15,674	MPSI	.45
10	State Hwy 121	Precinct Line Rd	0.21 E	2012	15,275	MPSI	.45

Consumer Spending Report

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2014 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$117,341	\$1,121,691	\$2,752,922
Total Apparel	\$6,961	\$62,487	\$154,011
Women's Apparel	2,650	25,146	62,028
Men's Apparel	1,447	13,365	32,863
Girl's Apparel	570	4,704	11,726
Boy's Apparel	382	3,264	8,121
Infant Apparel	360	2,806	6,873
Footwear	1,553	13,201	32,401
Total Entertainment & Hobbies	\$8,888	\$85,254	\$205,995
Entertainment	1,292	13,081	31,680
Audio & Visual Equipment/Service	4,663	42,311	102,294
Reading Materials	330	3,632	8,710
Pets, Toys, & Hobbies	2,603	26,231	63,312
Total Food and Alcohol	\$31,785	\$287,455	\$698,278
Food At Home	17,843	155,681	375,975
Food Away From Home	11,870	112,929	276,559
Alcoholic Beverages	2,072	18,845	45,744
Total Household	\$13,968	\$147,929	\$368,956
House Maintenance & Repair	2,299	27,316	67,086
Household Equip & Furnishings	6,000	60,810	150,608
Household Operations	4,414	44,974	112,519
Housing Costs	1,255	14,829	38,742

Consumer Spending Report

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2014 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$34,908	\$331,183	\$816,266
Vehicle Purchases	10,753	110,195	274,574
Gasoline	18,628	165,152	401,345
Vehicle Expenses	442	6,339	16,651
Transportation	1,492	16,467	43,057
Automotive Repair & Maintenance	3,595	33,032	80,639
Total Health Care	\$6,153	\$59,897	\$142,884
Medical Services	3,229	31,698	76,495
Prescription Drugs	2,347	22,552	52,886
Medical Supplies	578	5,647	13,503
Total Education/Day Care	\$6,223	\$64,938	\$165,187
Education	4,251	42,992	109,132
Fees & Admissions	1,972	21,946	56,055

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2019 Projection	13,954		112,287		272,105	
2014 Estimate	12,906		104,045		251,515	
2010 Census	12,215		99,109		237,504	
Growth 2014 - 2019	8.12%		7.92%		8.19%	
Growth 2010 - 2014	5.66%		4.98%		5.90%	
2014 Population by Age	12,906		104,045		251,515	
Age 0 - 4	967	7.49%	6,770	6.51%	16,688	6.63%
Age 5 - 9	923	7.15%	6,773	6.51%	16,769	6.67%
Age 10 - 14	817	6.33%	6,669	6.41%	16,697	6.64%
Age 15 - 19	769	5.96%	6,477	6.23%	16,247	6.46%
Age 20 - 24	916	7.10%	6,386	6.14%	15,744	6.26%
Age 25 - 29	1,078	8.35%	6,848	6.58%	16,522	6.57%
Age 30 - 34	1,069	8.28%	7,052	6.78%	16,877	6.71%
Age 35 - 39	935	7.24%	6,788	6.52%	16,480	6.55%
Age 40 - 44	836	6.48%	6,811	6.55%	16,763	6.66%
Age 45 - 49	797	6.18%	7,117	6.84%	17,680	7.03%
Age 50 - 54	772	5.98%	7,318	7.03%	18,310	7.28%
Age 55 - 59	677	5.25%	6,860	6.59%	17,166	6.83%
Age 60 - 64	580	4.49%	6,084	5.85%	14,961	5.95%
Age 65 - 69	488	3.78%	4,922	4.73%	11,609	4.62%
Age 70 - 74	393	3.05%	3,721	3.58%	8,289	3.30%
Age 75 - 79	328	2.54%	2,887	2.77%	5,941	2.36%
Age 80 - 84	257	1.99%	2,158	2.07%	4,188	1.67%
Age 85+	305	2.36%	2,402	2.31%	4,585	1.82%
Age 65+	1,771	13.72%	16,090	15.46%	34,612	13.76%
Median Age	34.60		38.70		38.10	
Average Age	36.50		38.80		38.00	

Demographic Detail Report

Northeast Plaza 8703-8779 W Bedford Eules Rd, Hurst, TX 76053					
Radius	1 Mile		3 Mile		5 Mile
2014 Population By Race	12,906		104,045		251,515
White	11,149	86.39%	90,430	86.91%	211,654 84.15%
Black	896	6.94%	6,394	6.15%	20,024 7.96%
Am. Indian & Alaskan	152	1.18%	923	0.89%	2,246 0.89%
Asian	353	2.74%	3,554	3.42%	11,287 4.49%
Hawaiian & Pacific Island	36	0.28%	401	0.39%	903 0.36%
Other	320	2.48%	2,343	2.25%	5,400 2.15%
Population by Hispanic Origin	12,906		104,045		251,515
Non-Hispanic Origin	9,598	74.37%	84,280	81.00%	204,028 81.12%
Hispanic Origin	3,308	25.63%	19,765	19.00%	47,487 18.88%
2014 Median Age, Male	33.50		36.80		36.50
2014 Average Age, Male	35.10		37.30		36.70
2014 Median Age, Female	36.00		40.60		39.60
2014 Average Age, Female	37.90		40.20		39.20
2014 Population by Occupation Classification	10,049		82,534		198,109
Civilian Employed	6,556	65.24%	54,235	65.71%	134,334 67.81%
Civilian Unemployed	385	3.83%	3,149	3.82%	7,550 3.81%
Civilian Non-Labor Force	3,090	30.75%	25,010	30.30%	56,043 28.29%
Armed Forces	18	0.18%	140	0.17%	182 0.09%
Households by Marital Status					
Married	2,097		20,104		49,553
Married No Children	1,180		12,092		28,662
Married w/Children	917		8,013		20,891
2014 Population by Education	9,327		76,413		181,204
Some High School, No Diploma	1,345	14.42%	7,600	9.95%	18,719 10.33%
High School Grad (Incl Equivalency)	1,832	19.64%	18,095	23.68%	42,513 23.46%
Some College, No Degree	3,012	32.29%	25,821	33.79%	59,468 32.82%
Associate Degree	813	8.72%	5,443	7.12%	11,834 6.53%
Bachelor Degree	1,713	18.37%	14,054	18.39%	34,595 19.09%
Advanced Degree	612	6.56%	5,400	7.07%	14,075 7.77%

Demographic Detail Report

Northeast Plaza						
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Radius	1 Mile		3 Mile		5 Mile	
2014 Population by Occupation	25,413		211,496		525,500	
Real Estate & Finance	517	2.03%	4,752	2.25%	12,074	2.30%
Professional & Management	2,540	9.99%	25,119	11.88%	62,157	11.83%
Services	932	3.67%	7,957	3.76%	18,552	3.53%
Information	190	0.75%	1,759	0.83%	4,034	0.77%
Sales	2,087	8.21%	16,751	7.92%	41,259	7.85%
Transportation	20	0.08%	337	0.16%	900	0.17%
Education & Health	919	3.62%	9,508	4.50%	22,590	4.30%
Retail	1,094	4.30%	6,740	3.19%	17,001	3.24%
Wholesale	223	0.88%	2,015	0.95%	5,204	0.99%
Construction	1,021	4.02%	9,409	4.45%	22,433	4.27%
Agriculture & Mining	65	0.26%	425	0.20%	949	0.18%
Farming, Fishing, Forestry	0	0.00%	64	0.03%	80	0.02%
2014 Worker Travel Time to Job	6,391		52,638		129,630	
<30 Minutes	4,448	69.60%	33,652	63.93%	80,170	61.85%
30-60 Minutes	1,781	27.87%	17,109	32.50%	43,251	33.36%
60+ Minutes	162	2.53%	1,877	3.57%	6,209	4.79%
2010 Households by HH Size	4,994		39,609		93,073	
1-Person Households	1,527	30.58%	10,729	27.09%	24,260	26.07%
2-Person Households	1,656	33.16%	13,633	34.42%	31,181	33.50%
3-Person Households	774	15.50%	6,559	16.56%	15,929	17.11%
4-Person Households	552	11.05%	4,967	12.54%	12,503	13.43%
5-Person Households	305	6.11%	2,334	5.89%	5,762	6.19%
6-Person Households	105	2.10%	842	2.13%	2,102	2.26%
7 or more Person Households	75	1.50%	545	1.38%	1,336	1.44%
2014 Average Household Size	2.40		2.50		2.50	
Households						
2019 Projection	5,674		44,655		106,440	
2014 Estimate	5,252		41,409		98,391	
2010 Census	4,994		39,609		93,073	
Growth 2014 - 2019	8.04%		7.84%		8.18%	
Growth 2010 - 2014	0.97%		1.26%		2.59%	

Demographic Detail Report

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Radius	1 Mile		3 Mile	
2014 Households by HH Income	5,251		41,410	
<\$25,000	1,581	30.11%	7,783	18.79%
\$25,000 - \$50,000	1,747	33.27%	10,806	26.10%
\$50,000 - \$75,000	792	15.08%	7,636	18.44%
\$75,000 - \$100,000	628	11.96%	6,273	15.15%
\$100,000 - \$125,000	221	4.21%	3,610	8.72%
\$125,000 - \$150,000	180	3.43%	2,265	5.47%
\$150,000 - \$200,000	37	0.70%	1,869	4.51%
\$200,000+	65	1.24%	1,168	2.82%
2014 Avg Household Income	\$51,729		\$71,417	
2014 Med Household Income	\$38,845		\$56,960	
2014 Occupied Housing	5,252		41,408	
Owner Occupied	2,214	42.16%	25,722	62.12%
Renter Occupied	3,038	57.84%	15,686	37.88%
2010 Housing Units	5,412		42,589	
1 Unit	2,556	47.23%	29,500	69.27%
2 - 4 Units	574	10.61%	3,238	7.60%
5 - 19 Units	1,915	35.38%	7,077	16.62%
20+ Units	367	6.78%	2,774	6.51%
2014 Housing Value	2,214		25,723	
<\$100,000	739	33.38%	6,225	24.20%
\$100,000 - \$200,000	1,339	60.48%	15,114	58.76%
\$200,000 - \$300,000	99	4.47%	3,193	12.41%
\$300,000 - \$400,000	14	0.63%	733	2.85%
\$400,000 - \$500,000	0	0.00%	315	1.22%
\$500,000 - \$1,000,000	23	1.04%	106	0.41%
\$1,000,000+	0	0.00%	37	0.14%
2014 Median Home Value	\$127,483		\$143,909	
2014 Housing Units by Yr Built	5,497		43,004	
Built 2010+	147	2.67%	1,272	2.96%
Built 2000 - 2010	435	7.91%	5,224	12.15%
Built 1990 - 1999	513	9.33%	5,012	11.65%
Built 1980 - 1989	1,085	19.74%	8,120	18.88%
Built 1970 - 1979	1,162	21.14%	9,232	21.47%
Built 1960 - 1969	1,686	30.67%	7,900	18.37%
Built 1950 - 1959	403	7.33%	5,503	12.80%
Built <1949	66	1.20%	741	1.72%
2014 Median Year Built	1974		1977	

Demographic Summary Report

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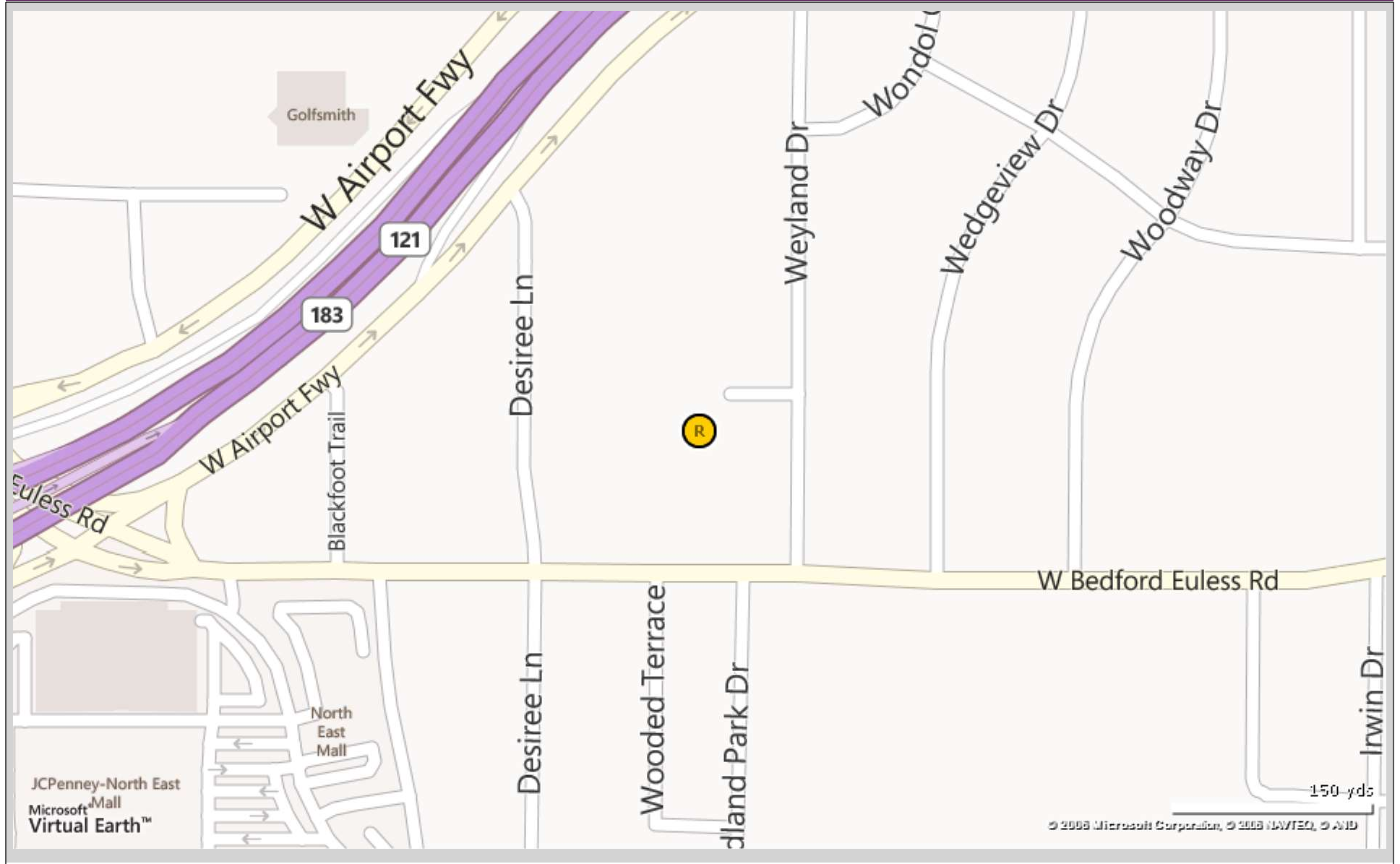
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Growth 2010 - 2014	0.97%		1.26%		2.59%	
Owner Occupied	2,214	42.16%	25,722	62.12%	62,127	63.14%
Renter Occupied	3,038	57.84%	15,686	37.88%	36,264	36.86%
2014 Households by HH Income	5,251		41,410		98,390	
Income: <\$25,000	1,581	30.11%	7,783	18.79%	17,503	17.79%
Income: \$25,000 - \$50,000	1,747	33.27%	10,806	26.10%	24,521	24.92%
Income: \$50,000 - \$75,000	792	15.08%	7,636	18.44%	18,613	18.92%
Income: \$75,000 - \$100,000	628	11.96%	6,273	15.15%	14,302	14.54%
Income: \$100,000 - \$125,000	221	4.21%	3,610	8.72%	8,610	8.75%
Income: \$125,000 - \$150,000	180	3.43%	2,265	5.47%	5,585	5.68%
Income: \$150,000 - \$200,000	37	0.70%	1,869	4.51%	5,348	5.44%
Income: \$200,000+	65	1.24%	1,168	2.82%	3,908	3.97%
2014 Avg Household Income	\$51,729		\$71,417		\$75,998	
2014 Med Household Income	\$38,845		\$56,960		\$58,938	

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