

# Buckner Marketplace

2943 - 2959 South Buckner Boulevard, Dallas, Texas 75227



## Estimated Population



1-mile	3-miles	5-miles
17,365	127,952	310,266

## Avg Household Income



1-mile	3-miles	5-miles
\$51,279	\$54,884	\$59,907

## Traffic Counts



Buckner Blvd	34,521 VPD
Scyene Rd	3,307 VPD

Year: 2019 | Source: TxDOT

## Property Features

- Great mix of grocery, medical, restaurant & service providers
- Consistent traffic in center
- Easily accessible to Interstate 30, Interstate 635 and Loop 12



For more  
information contact:

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Suite	Tenant	Sq. Ft
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**2943 South Bucker Blvd**

100	Subway	1,480
200	Tip 2 Toe Nail Salon	1,460
250	Crispy Chicken & Rice	1,180
275	Freeway Insurance	1,095
300	Torteria Los Jarritos	1,480
400	Ameritax	1,480
500	Pizza Patron	1,489
600	Gamestop	1,489

**2947 South Bucker Blvd**

100	Bear Creek Dental	7,000
300	La Michoacan Plus Ice Cream	2,500
350	Salvadorena Campina	2,500
400	T-Mobile	2,000
500	Buckner Village Pharmacy	2,000

**2951 South Bucker Blvd**

	Fiesta	53,610
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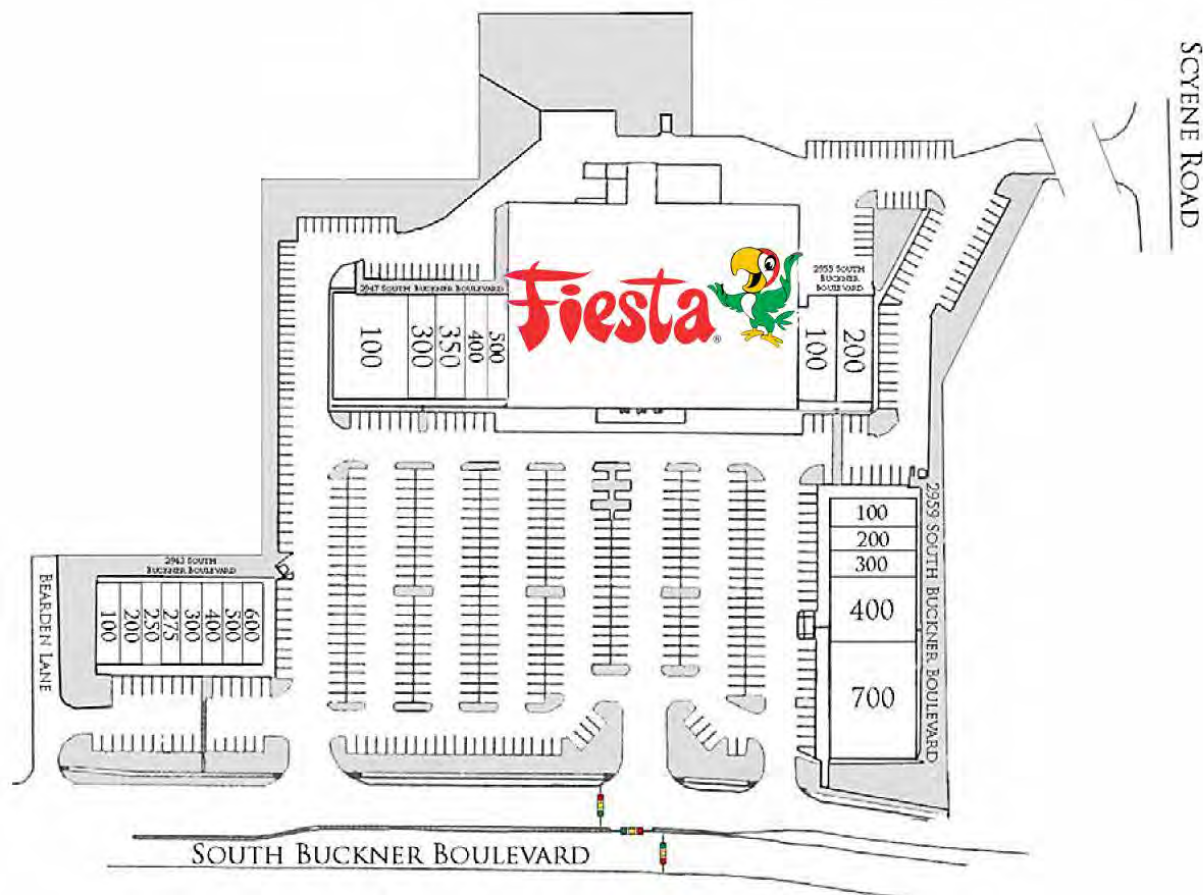
**2955 South Bucker Blvd**

100	Nu Botanics Candle Corporation	3,904
200	Dollar Store	3,000

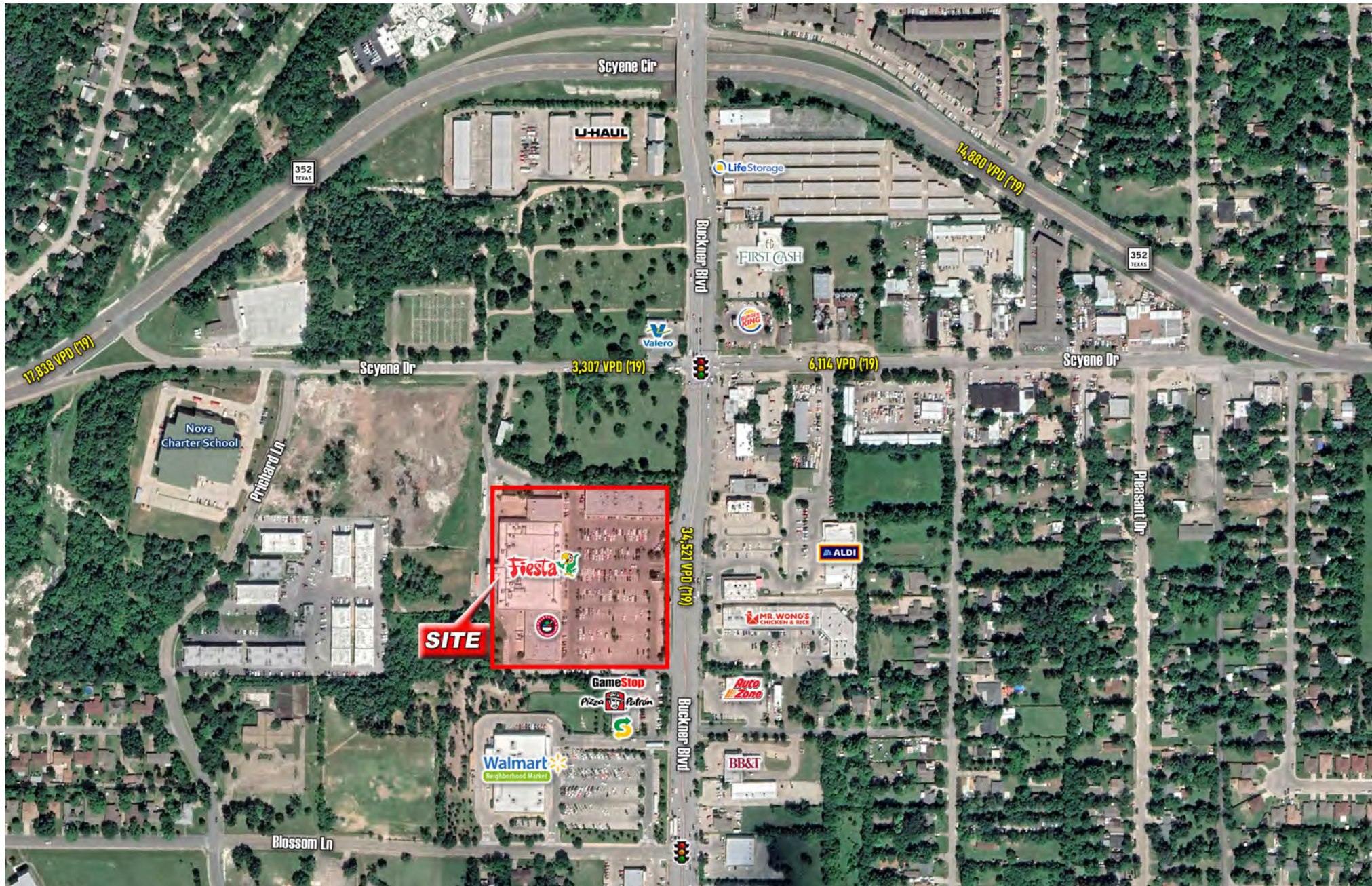
**2959 South Bucker Blvd**

100	Mi Doctor	2,400
200	Lucas Beauty Salon	1,200
300	Oportun	1,200
400	Big Super Wash	4,800
700	MD Family Clinic	9,600

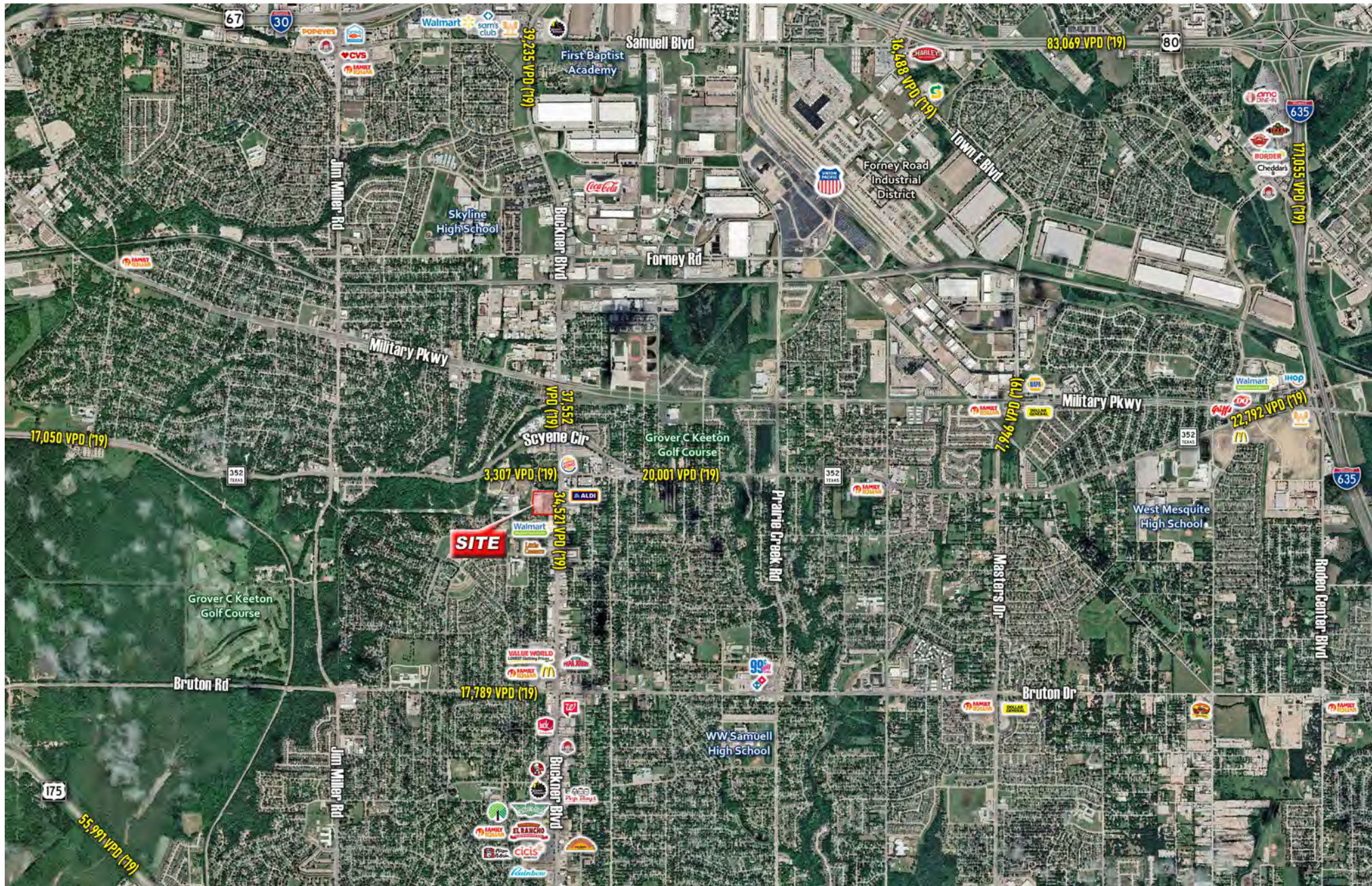
<b>Total Sq Ft</b>	<b>106,867</b>
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## Population

2000 Population	13,636	109,408	276,864
2010 Population	15,977	118,514	287,408
2020 Population	17,365	127,952	310,266
2025 Population	18,029	132,198	321,015
2000-2010 Annual Rate	1.60%	0.80%	0.37%
2010-2020 Annual Rate	0.82%	0.75%	0.75%
2020-2025 Annual Rate	0.75%	0.66%	0.68%
2020 Male Population	51.0%	49.7%	49.3%
2020 Female Population	49.0%	50.3%	50.7%
2020 Median Age	29.8	29.7	30.9

In the identified area, the current year population is 310,266. In 2010, the Census count in the area was 287,408. The rate of change since 2010 was 0.75% annually. The five-year projection for the population in the area is 321,015 representing a change of 0.68% annually from 2020 to 2025. Currently, the population is 49.3% male and 50.7% female.

## Median Age

The median age in this area is 29.8, compared to U.S. median age of 38.5.

## Race and Ethnicity

2020 White Alone	39.1%	38.8%	41.8%
2020 Black Alone	26.8%	27.6%	28.4%
2020 American Indian/Alaska Native Alone	0.7%	0.7%	0.8%
2020 Asian Alone	0.4%	0.9%	1.2%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	29.9%	28.9%	24.6%
2020 Two or More Races	3.0%	3.0%	3.2%
2020 Hispanic Origin (Any Race)	65.6%	62.4%	54.1%

Persons of Hispanic origin represent 54.1% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 87.1 in the identified area, compared to 65.1 for the U.S. as a whole.

## Households

2020 Wealth Index	36	43	51
2000 Households	3,995	34,281	93,011
2010 Households	4,340	35,043	92,960
2020 Total Households	4,563	36,601	97,560
2025 Total Households	4,694	37,420	99,978
2000-2010 Annual Rate	0.83%	0.22%	-0.01%
2010-2020 Annual Rate	0.49%	0.43%	0.47%
2020-2025 Annual Rate	0.57%	0.44%	0.49%
2020 Average Household Size	3.72	3.48	3.17

The household count in this area has changed from 92,960 in 2010 to 97,560 in the current year, a change of 0.47% annually. The five-year projection of households is 99,978, a change of 0.49% annually from the current year total. Average household size is currently 3.17, compared to 3.08 in the year 2010. The number of families in the current year is 69,806 in the specified area.

## Average Household Income

2020 Average Household Income	\$51,279	\$54,884	\$59,907
2025 Average Household Income	\$54,640	\$58,712	\$64,183
2020-2025 Annual Rate	1.28%	1.36%	1.39%

## 2020 Population 25+ by Educational Attainment

Total	10,071	74,415	185,152
Less than 9th Grade	20.0%	22.3%	17.9%
9th - 12th Grade, No Diploma	17.0%	14.5%	14.8%
High School Graduate	31.8%	26.1%	24.8%
GED/Alternative Credential	4.7%	4.5%	4.4%
Some College, No Degree	17.4%	18.7%	19.3%
Associate Degree	2.6%	4.5%	5.0%
Bachelor's Degree	4.6%	6.5%	9.2%
Graduate/Professional Degree	1.8%	3.0%	4.6%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	389	2,430	6,918
Total Employees:	3,456	31,940	75,100
Total Residential Population:	17,365	127,952	310,266
Employee/Residential Population Ratio (per 100 Residents)	20	25	24



## 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.*

11-2-2015



### 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.

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314335

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Buyer/Tenant/Seller/Landlord Initials

Date