

Ridgewood Village Shopping Center

2930-3050 S. First Street, Garland, TX 75041



Estimated Population



1-mile	3-miles	5-miles
17,605	121,737	361,911

Avg Household Income



1-mile	3-miles	5-miles
\$69,531	\$69,625	\$76,363

Traffic Counts

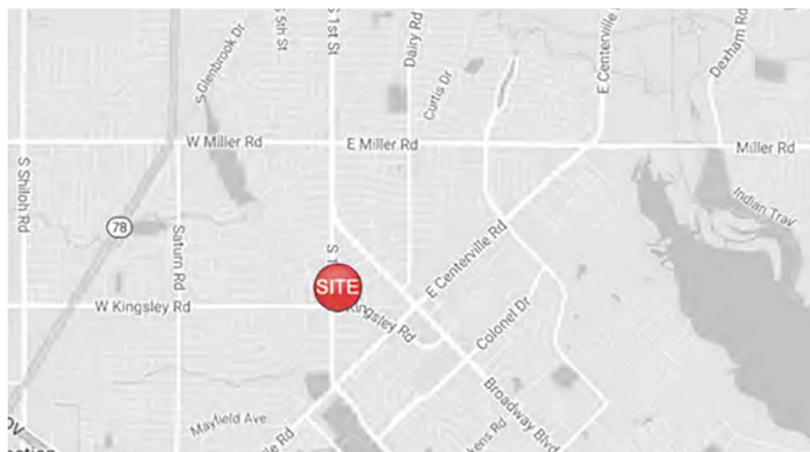


S First St Kingsley Rd	15,046 VPD 16,305 VPD
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Year: 2019 | Source: TxDot

Property Features

- 6,050 SF end cap space available - ability to create pop up for larger signage
- Ideal for dollar store, specialty medical, gym or office
- 2,954 SF In-line space available
- Located in a densely populated area
- Great mix of retail, soft goods and medical tenants

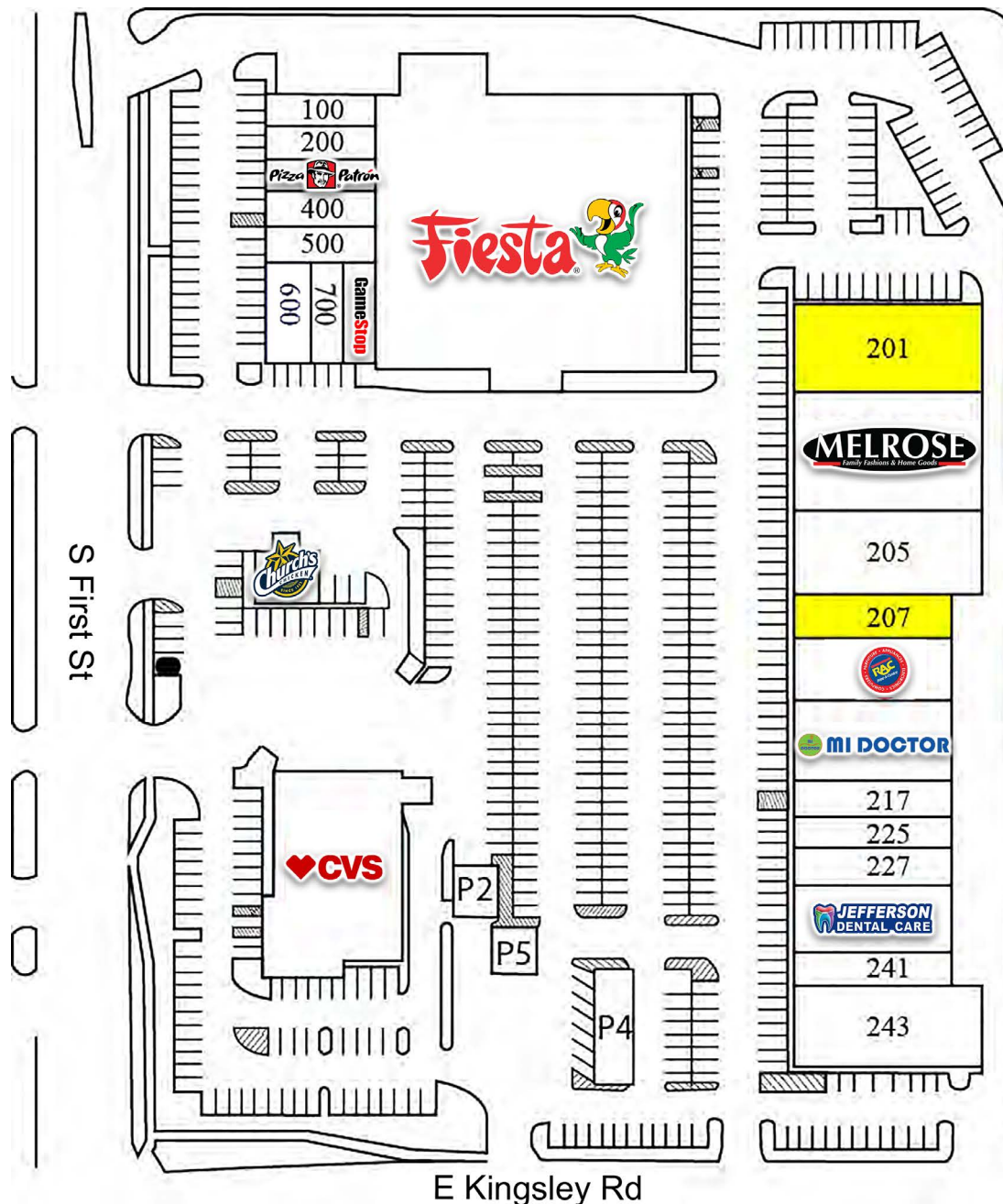


For more
information contact:

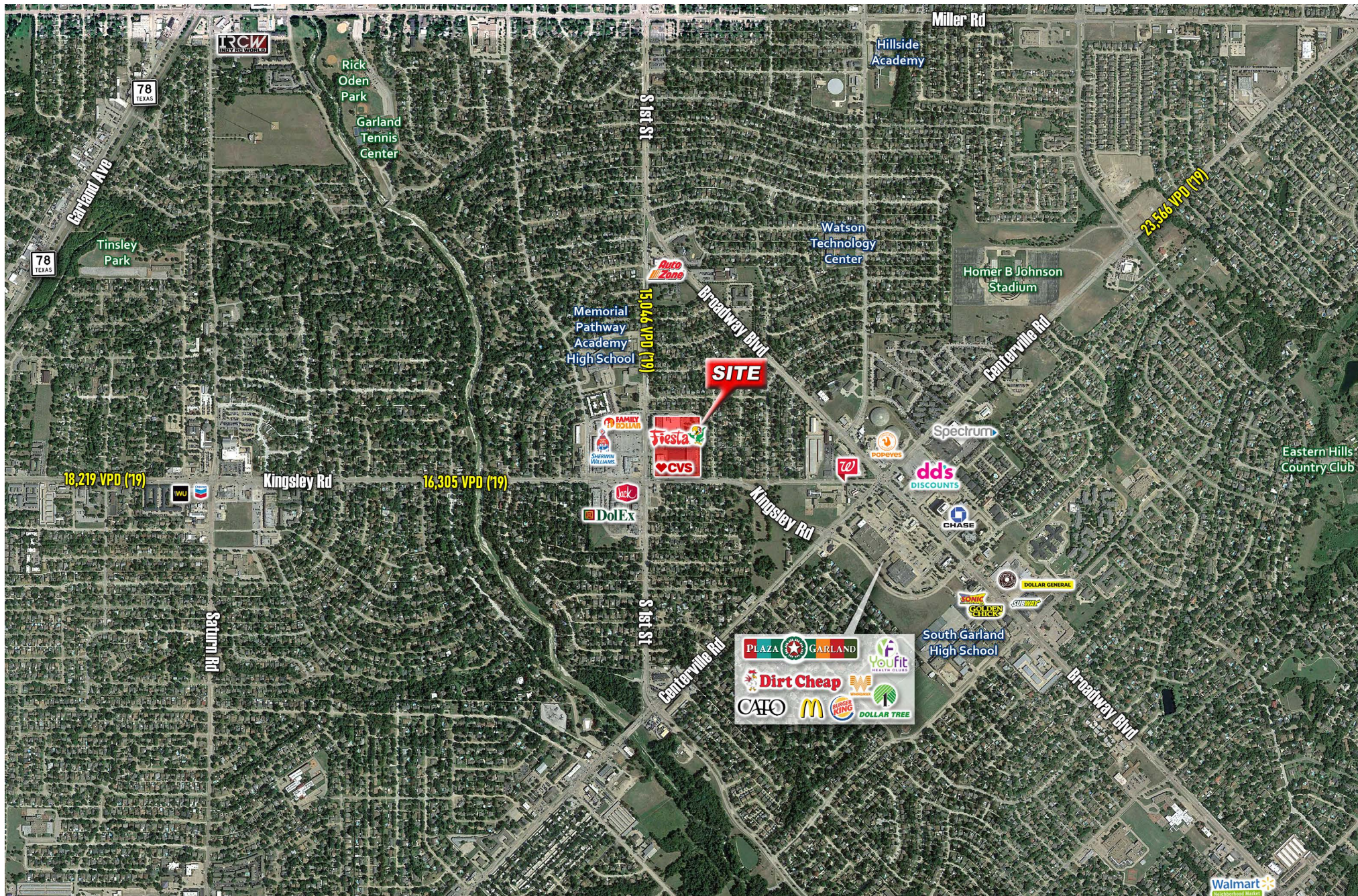
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Suite	Tenant	Sq. Ft
2930 South First Street		
100	Crispy Chicken & Rice	1,029
200	Aabana Insurance	1,283
300	Pizza Patron	1,100
400	Reliance Staffing & Recruiting	1,361
500	Vaqueros Western Wear	1,217
600	La Michoacana Plus Ice Cream	2,347
700	New Vision Center	1,074
800	GameStop	1,497
2940 South First Street		
	Fiesta	42,172
3050 South First Street		
201	AVAILABLE	6,050
203	Melrose	10,812
205	Glitter	7,037
207	AVAILABLE	2,954
208	Rent-A-Center	4,000
209	Mi Doctor	5,769
217	K&M Barber Shop & Salon	1,800
225	Ameritax	1,900
227	Market Latina	2,553
233	Jefferson Dental	5,973
241	Beauty Town	2,557
243	Super Laundry City	6,556
Total Sq Ft		111,041
P1	Church's Chicken	
P2	Cingular Wireless	
P3	CVS	
P4	Wells Fargo ATM	
P5	Watermill	







Population

2000 Population	16,126	109,923	309,853
2010 Population	16,364	113,248	322,301
2020 Population	17,605	121,737	348,372
2025 Population	18,180	125,665	361,911
2000-2010 Annual Rate	0.15%	0.30%	0.39%
2010-2020 Annual Rate	0.72%	0.71%	0.76%
2020-2025 Annual Rate	0.64%	0.64%	0.77%
2020 Male Population	49.9%	49.2%	49.1%
2020 Female Population	50.1%	50.8%	50.9%
2020 Median Age	33.2	33.0	34.4

In the identified area, the current year population is 348,372. In 2010, the Census count in the area was 322,301. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 361,911 representing a change of 0.77% annually from 2020 to 2025. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 33.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	60.4%	52.9%	53.5%
2020 Black Alone	9.0%	17.3%	15.9%
2020 American Indian/Alaska Native Alone	0.9%	0.8%	0.8%
2020 Asian Alone	1.6%	4.8%	8.6%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	23.9%	20.4%	17.4%
2020 Two or More Races	4.3%	3.8%	3.7%
2020 Hispanic Origin (Any Race)	60.5%	51.7%	44.1%

Persons of Hispanic origin represent 44.1% 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 83.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	74	65	74
2000 Households	5,353	37,693	109,025
2010 Households	5,236	37,080	110,192
2020 Total Households	5,422	38,627	115,593
2025 Total Households	5,526	39,463	119,017
2000-2010 Annual Rate	-0.22%	-0.16%	0.11%
2010-2020 Annual Rate	0.34%	0.40%	0.47%
2020-2025 Annual Rate	0.38%	0.43%	0.59%
2020 Average Household Size	3.23	3.15	3.00

The household count in this area has changed from 110,192 in 2010 to 115,593 in the current year, a change of 0.47% annually. The five-year projection of households is 119,017, a change of 0.59% annually from the current year total. Average household size is currently 3.00, compared to 2.92 in the year 2010. The number of families in the current year is 84,182 in the specified area.

Average Household Income

2020 Average Household Income	\$69,531	\$69,625	\$76,363
2025 Average Household Income	\$74,661	\$75,309	\$83,426
2020-2025 Annual Rate	1.43%	1.58%	1.78%

2020 Population 25+ by Educational Attainment

Total	10,956	76,049	225,024
Less than 9th Grade	17.5%	13.8%	11.4%
9th - 12th Grade, No Diploma	13.6%	12.3%	10.7%
High School Graduate	23.1%	22.4%	21.7%
GED/Alternative Credential	5.4%	4.4%	4.1%
Some College, No Degree	20.8%	21.7%	21.5%
Associate Degree	4.8%	6.6%	7.0%
Bachelor's Degree	11.0%	13.0%	16.1%
Graduate/Professional Degree	3.8%	5.9%	7.5%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	494	3,595	10,337
Total Employees:	3,029	36,026	98,670
Total Residential Population:	17,605	121,737	348,372
Employee/Residential Population Ratio (per 100 Residents)	17	30	28



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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Buyer/Tenant/Seller/Landlord Initials

Date