

Webb Chapel Shopping Center

9727 - 9753 Webb Chapel Road, Dallas, Texas 75220



Estimated Population



1-mile	3-miles	5-miles
34,196	91,153	271,185

Avg Household Income



1-mile	3-miles	5-miles
\$50,734	\$104,422	\$130,619

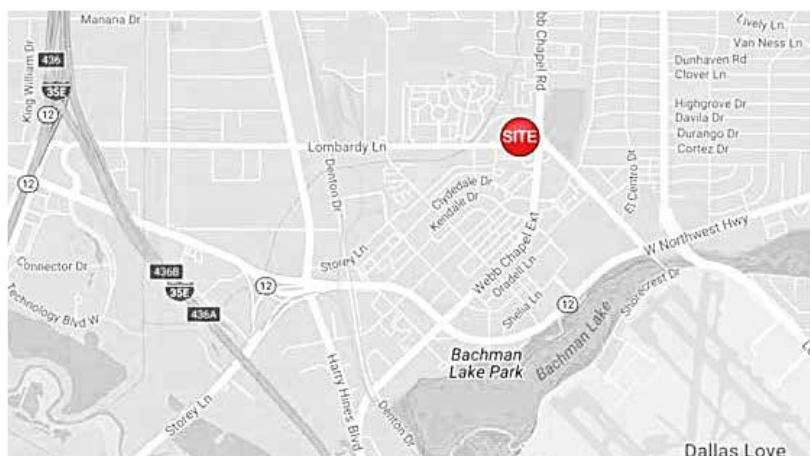
Traffic Counts



Webb Chapel Rd	23,739 VPD
Lombardy Ln	6,669 VPD
Year: 2019 Source: TxDOT	

Property Features

- 4,541 SF Available
- Fiesta anchored shopping center
- Densely populated area
- Strong tenant mix

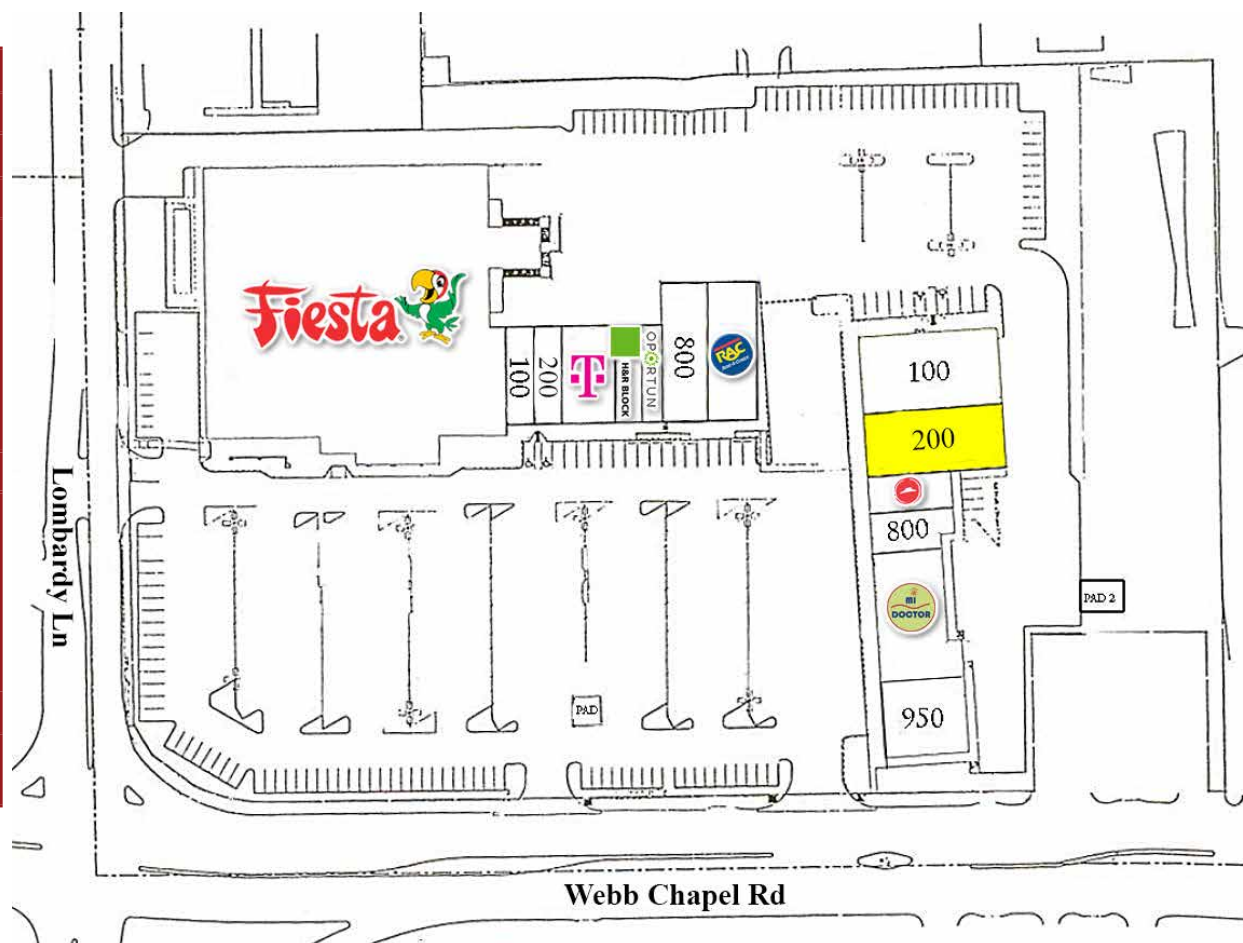


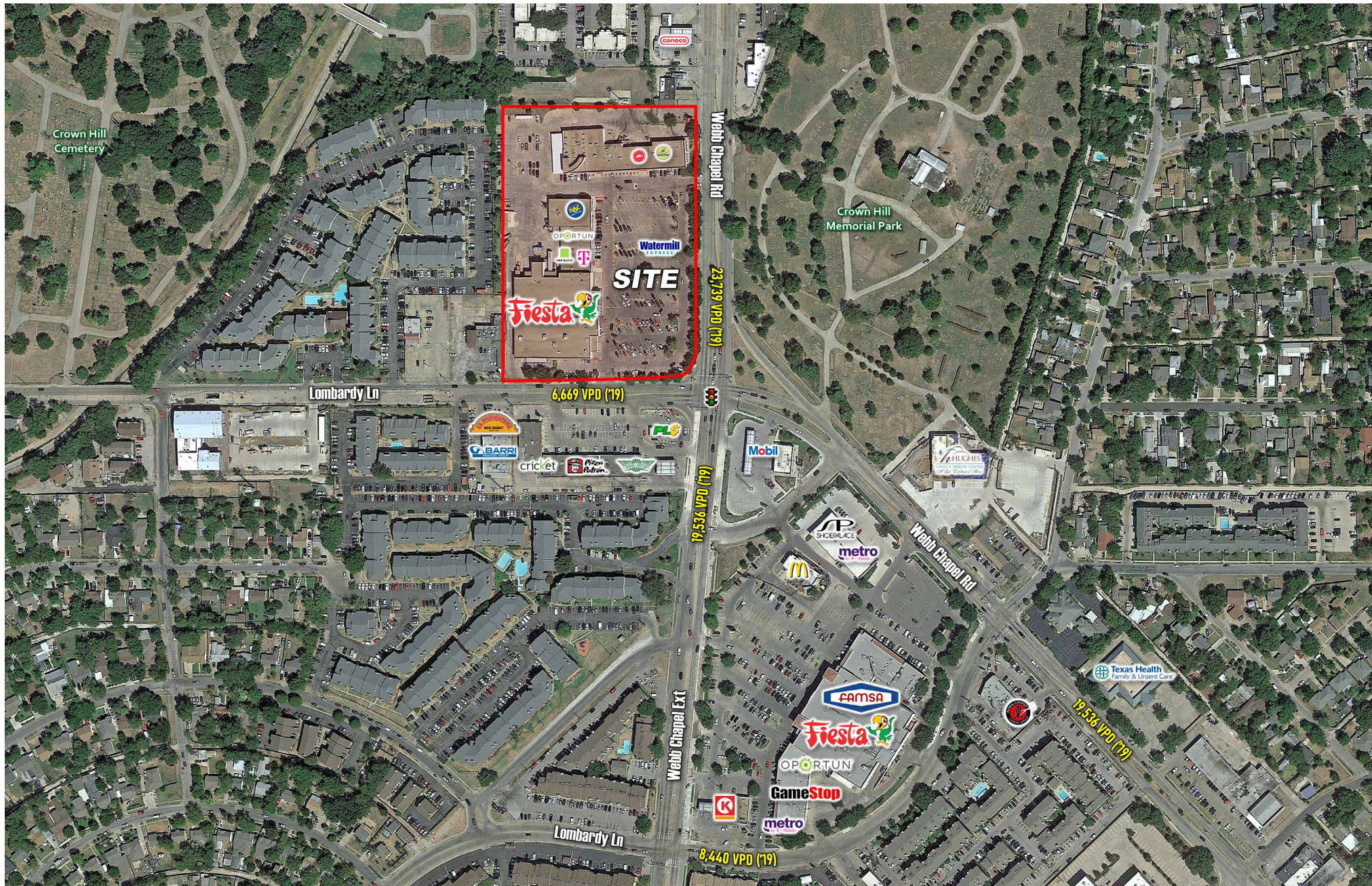
For more
information contact:

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Suite	Tenant	Sq. Ft
9727 Webb Chapel Rd		
	Fiesta	43,210
9751 Webb Chapel Rd		
100	Salon Fuzion	1,470
200	America's Best Auto Insurance	1,400
300	T-Mobile	2,800
600	H&R Block	1,365
700	Oportun	1,050
800	Dollar City	3,465
900	Rent-A-Center	3,500
9753 Webb Chapel Rd		
100	Power Wash Coin	5,500
200	Available	4,541
300	Pizza Hut	1,600
800	Alpa Auto Insurance	1,219
900	Mi Doctor	5,643
950	Market Latina	3,162
Total Sq Ft		79,925
Pad	Verizon Cell Towert	
Pad 2	Watermill Express	







Population

2000 Population	41,284	91,488	228,276
2010 Population	31,867	83,495	222,653
2020 Population	34,196	91,153	271,185
2025 Population	35,413	95,063	295,376
2000-2010 Annual Rate	-2.56%	-0.91%	-0.25%
2010-2020 Annual Rate	0.69%	0.86%	1.94%
2020-2025 Annual Rate	0.70%	0.84%	1.72%
2020 Male Population	55.4%	52.6%	51.2%
2020 Female Population	44.6%	47.4%	48.8%
2020 Median Age	27.8	32.6	35.3

In the identified area, the current year population is 271,185. In 2010, the Census count in the area was 222,653. The rate of change since 2010 was 1.94% annually. The five-year projection for the population in the area is 295,376 representing a change of 1.72% annually from 2020 to 2025. Currently, the population is 51.2% male and 48.8% female.

Median Age

The median age in this area is 27.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	48.4%	62.1%	65.5%
2020 Black Alone	3.2%	5.6%	6.8%
2020 American Indian/Alaska Native Alone	0.9%	0.7%	0.6%
2020 Asian Alone	0.4%	2.2%	7.3%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	43.8%	26.4%	16.8%
2020 Two or More Races	3.3%	3.0%	3.1%
2020 Hispanic Origin (Any Race)	92.2%	66.1%	43.8%

Persons of Hispanic origin represent 43.8% 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 77.7 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	35	129	157
2000 Households	11,298	29,606	84,327
2010 Households	9,479	28,266	86,085
2020 Total Households	9,980	30,300	107,063
2025 Total Households	10,245	31,365	117,468
2000-2010 Annual Rate	-1.74%	-0.46%	0.21%
2010-2020 Annual Rate	0.50%	0.68%	2.15%
2020-2025 Annual Rate	0.53%	0.69%	1.87%
2020 Average Household Size	3.43	3.01	2.51

The household count in this area has changed from 86,085 in 2010 to 107,063 in the current year, a change of 2.15% annually. The five-year projection of households is 117,468, a change of 1.87% annually from the current year total. Average household size is currently 2.51, compared to 2.56 in the year 2010. The number of families in the current year is 62,634 in the specified area.

Average Household Income

2020 Average Household Income	\$50,734	\$104,422	\$130,619
2025 Average Household Income	\$54,284	\$114,191	\$140,556
2020-2025 Annual Rate	1.36%	1.80%	1.48%

2020 Population 25+ by Educational Attainment

Total	19,141	56,649	180,837
Less than 9th Grade	36.4%	22.0%	10.9%
9th - 12th Grade, No Diploma	19.7%	11.3%	6.8%
High School Graduate	21.1%	16.3%	12.2%
GED/Alternative Credential	3.3%	2.1%	1.9%
Some College, No Degree	11.2%	13.2%	13.8%
Associate Degree	1.2%	2.8%	3.8%
Bachelor's Degree	5.4%	19.2%	29.5%
Graduate/Professional Degree	1.8%	13.0%	21.1%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	667	6,251	19,178
Total Employees:	6,002	71,024	258,566
Total Residential Population:	34,196	91,153	271,185
Employee/Residential Population Ratio (per 100 Residents)	18	78	95



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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Date