

Ross Henderson Shopping Center

5334A Ross Avenue, Dallas, Texas 75206



Estimated Population



1-mile	3-miles	5-miles
40,892	214,340	440,015

Avg Household Income



1-mile	3-miles	5-miles
\$83,783	\$121,411	\$112,239

Traffic Counts

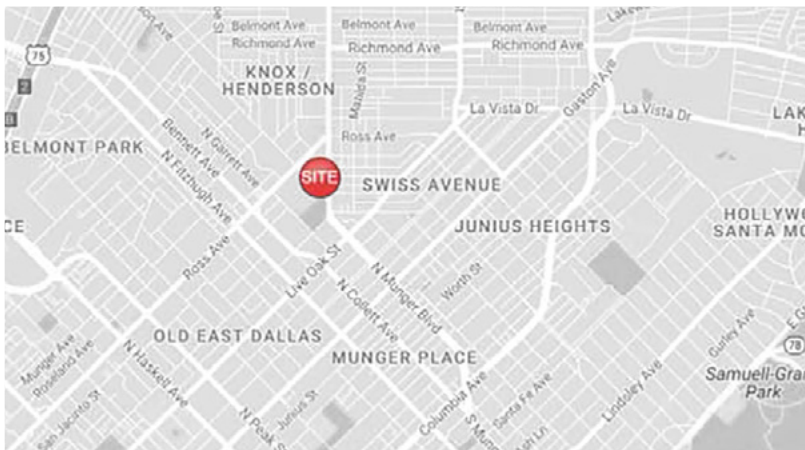


Ross Ave	14,950 VPD
Greenville Ave	8,059 VPD
Henderson Ave	6,550 VPD

Year: 2019/2020 | Source: TxDOT/Kalibrate

Property Features

- Fiesta anchored shopping center
- Located northeast of Downtown in the lower Greenville area
- Co-tenants include Dollar Tree, Jefferson Dental, Fiesta, Sally Beauty Supply, Wing Stop, Pizza Patron and Rent-a-Center

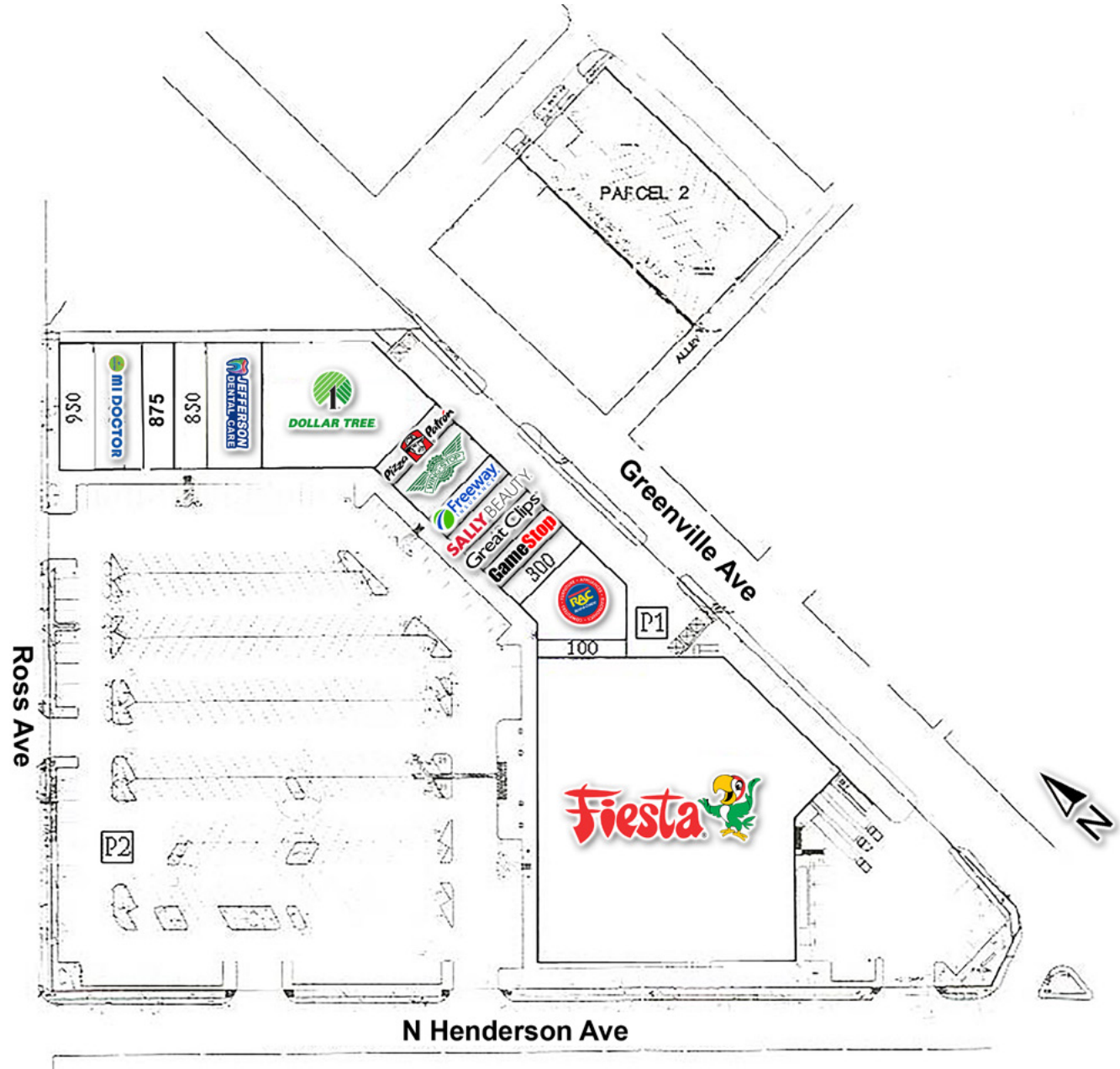


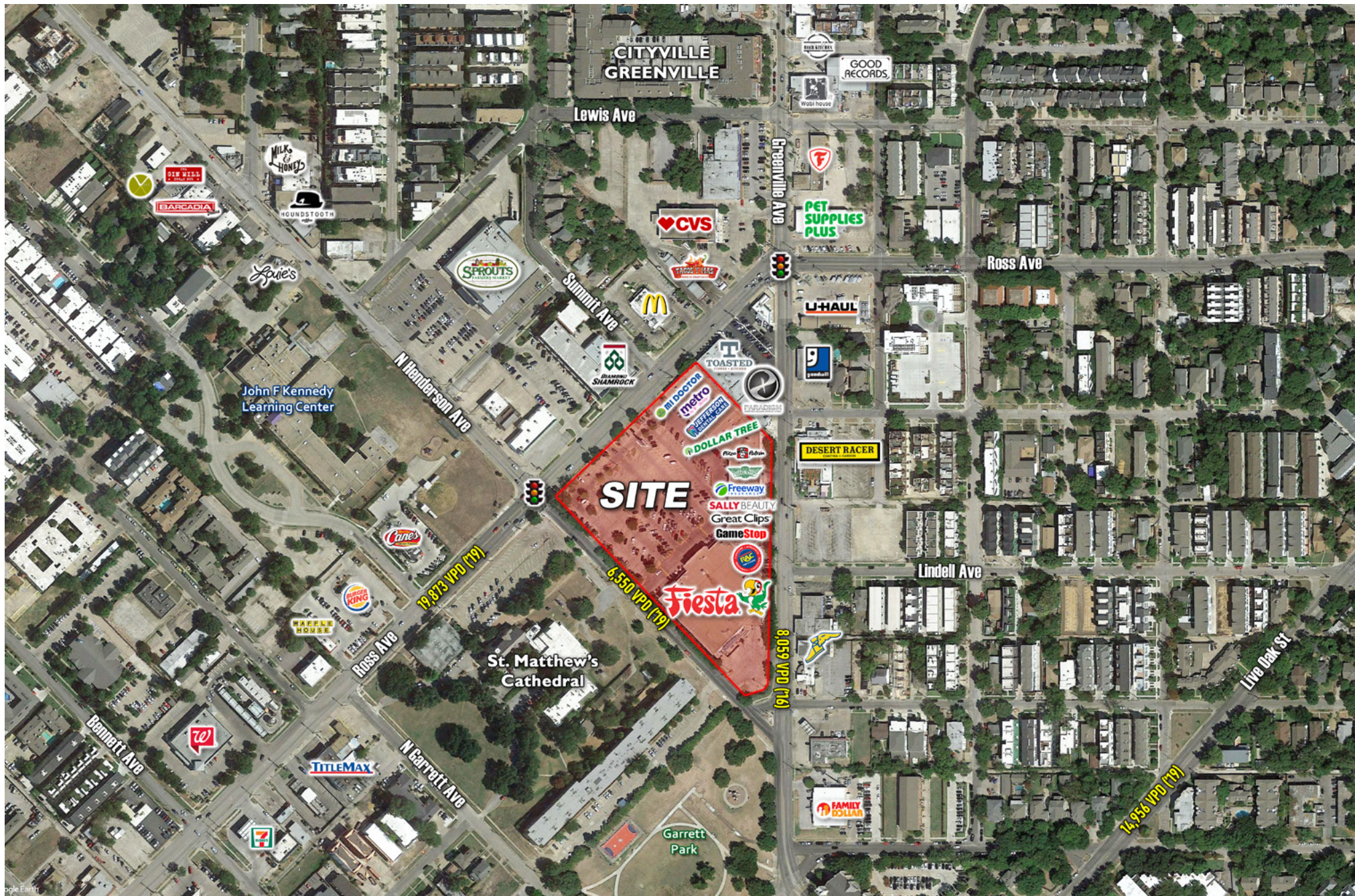
For more
information contact:

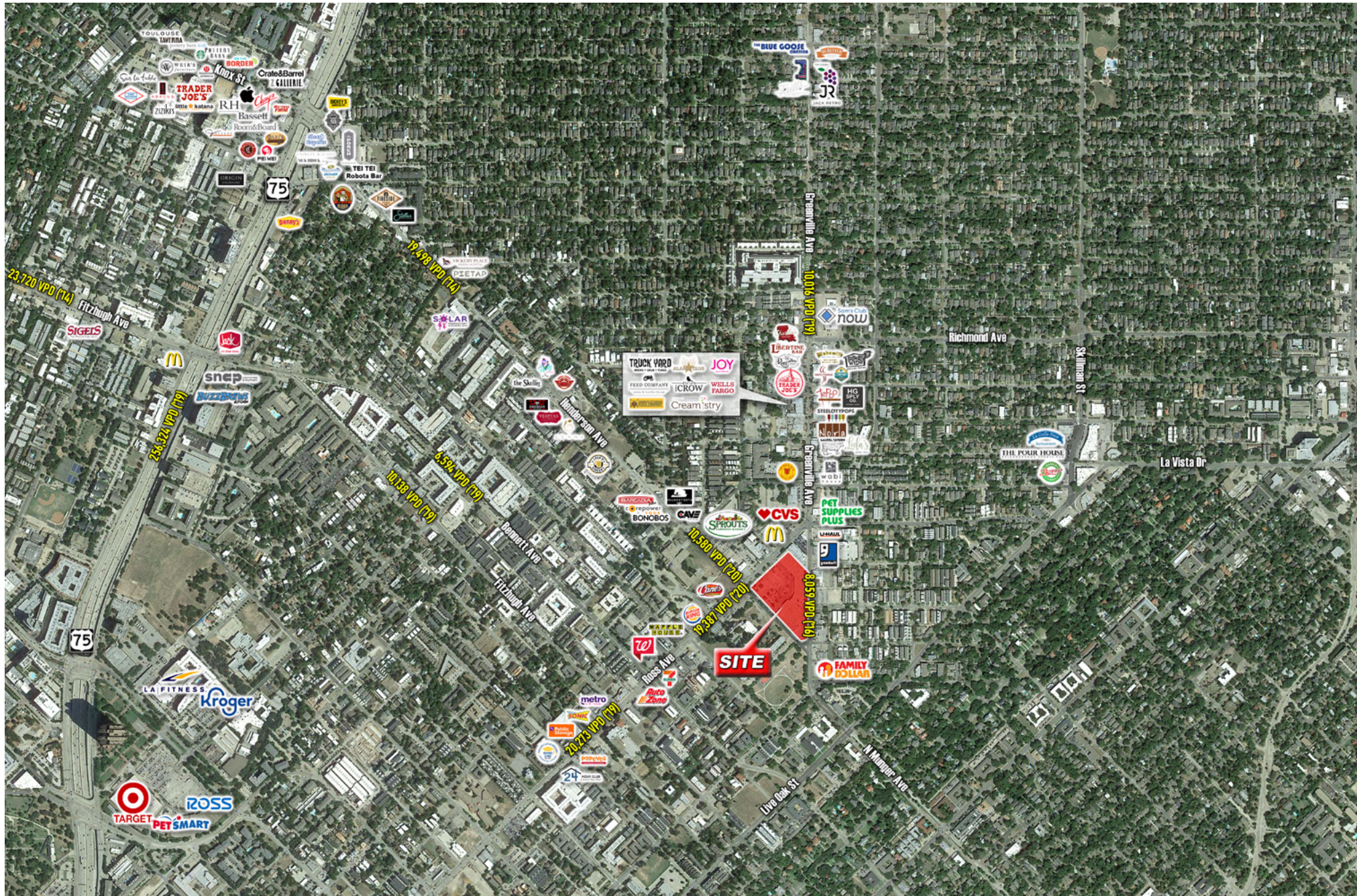
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Suite	Tenant	Sq. Ft
100	Eye Candy Brow Salon	1,050
200	Rent-a-Center	4,513
300	Ameritax	1,400
350	GameStop	1,400
400	Great Clips	1,400
450	Sally Beauty Supply	1,400
500	Freeway Insurance	1,400
600	Wing Stop	2,800
650	Pizza Patron	1,400
700	Dollar Tree	11,296
800	Jefferson Dental	4,500
850-875	DTLR	4,900
900	Mi Doctor	3,755
950	Nail Salon	2,800
5334	Fiesta	48,627
Total Sq Ft		92,641

P1	AT&T Wireless	Pad
P2	Watermill Express	Kiosk







Population

2000 Population	38,739	157,720	364,626
2010 Population	31,950	159,794	349,600
2020 Population	40,892	214,340	440,015
2025 Population	46,705	238,742	480,471
2000-2010 Annual Rate	-1.91%	0.13%	-0.42%
2010-2020 Annual Rate	2.44%	2.91%	2.27%
2020-2025 Annual Rate	2.69%	2.18%	1.77%
2020 Male Population	52.4%	51.4%	51.5%
2020 Female Population	47.6%	48.6%	48.5%
2020 Median Age	33.1	34.7	34.6

In the identified area, the current year population is 440,015. In 2010, the Census count in the area was 349,600. The rate of change since 2010 was 2.27% annually. The five-year projection for the population in the area is 480,471 representing a change of 1.77% annually from 2020 to 2025. Currently, the population is 51.5% male and 48.5% female.

Median Age

The median age in this area is 33.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	56.7%	65.2%	58.7%
2020 Black Alone	9.9%	13.5%	18.1%
2020 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2020 Asian Alone	3.9%	4.9%	4.9%
2020 Pacific Islander Alone	0.1%	0.1%	0.0%
2020 Other Race	25.0%	12.7%	14.8%
2020 Two or More Races	3.6%	3.1%	2.9%
2020 Hispanic Origin (Any Race)	54.7%	30.6%	34.6%

Persons of Hispanic origin represent 34.6% 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 79.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	60	112	112
2000 Households	13,925	68,370	147,830
2010 Households	14,079	77,516	151,901
2020 Total Households	17,892	106,358	193,649
2025 Total Households	20,250	118,637	211,621
2000-2010 Annual Rate	0.11%	1.26%	0.27%
2010-2020 Annual Rate	2.37%	3.13%	2.40%
2020-2025 Annual Rate	2.51%	2.21%	1.79%
2020 Average Household Size	2.27	1.96	2.19

The household count in this area has changed from 151,901 in 2010 to 193,649 in the current year, a change of 2.40% annually. The five-year projection of households is 211,621, a change of 1.79% annually from the current year total. Average household size is currently 2.19, compared to 2.20 in the year 2010. The number of families in the current year is 87,107 in the specified area.

Average Household Income

2020 Average Household Income	\$83,783	\$121,411	\$112,239
2025 Average Household Income	\$90,572	\$131,773	\$121,641
2020-2025 Annual Rate	1.57%	1.65%	1.62%

2020 Population 25+ by Educational Attainment

Total	27,676	155,249	305,062
Less than 9th Grade	10.5%	5.4%	7.6%
9th - 12th Grade, No Diploma	8.4%	4.9%	6.7%
High School Graduate	10.7%	8.6%	11.9%
GED/Alternative Credential	2.2%	1.6%	2.4%
Some College, No Degree	18.7%	13.3%	14.7%
Associate Degree	5.3%	3.8%	4.0%
Bachelor's Degree	29.8%	36.8%	31.4%
Graduate/Professional Degree	14.4%	25.6%	21.3%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	905	16,487	26,885
Total Employees:	7,248	198,409	343,351
Total Residential Population:	40,892	214,340	440,015
Employee/Residential Population Ratio (per 100 Residents)	18	93	78



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