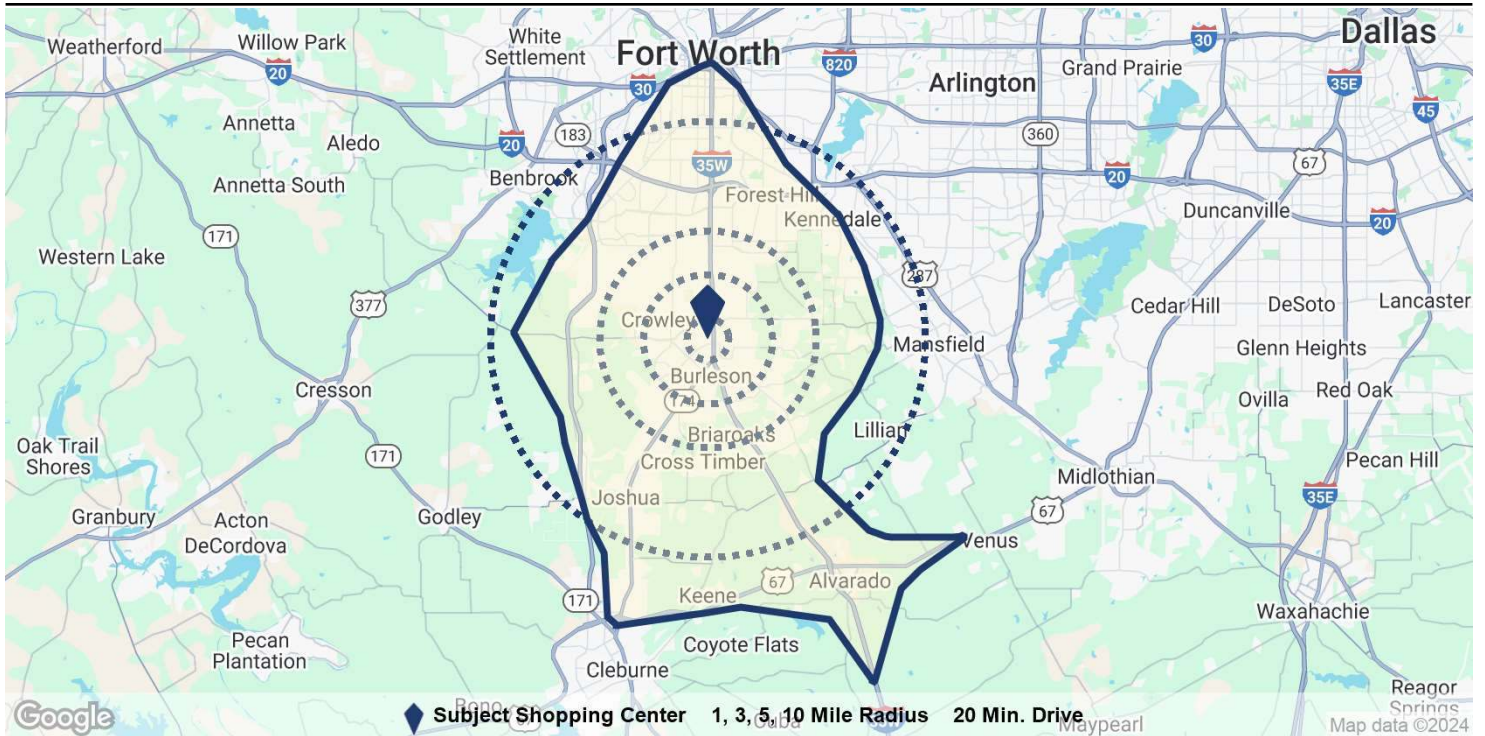


Subject Shopping Center

Burleson Town Center

DEMOGRAPHICS

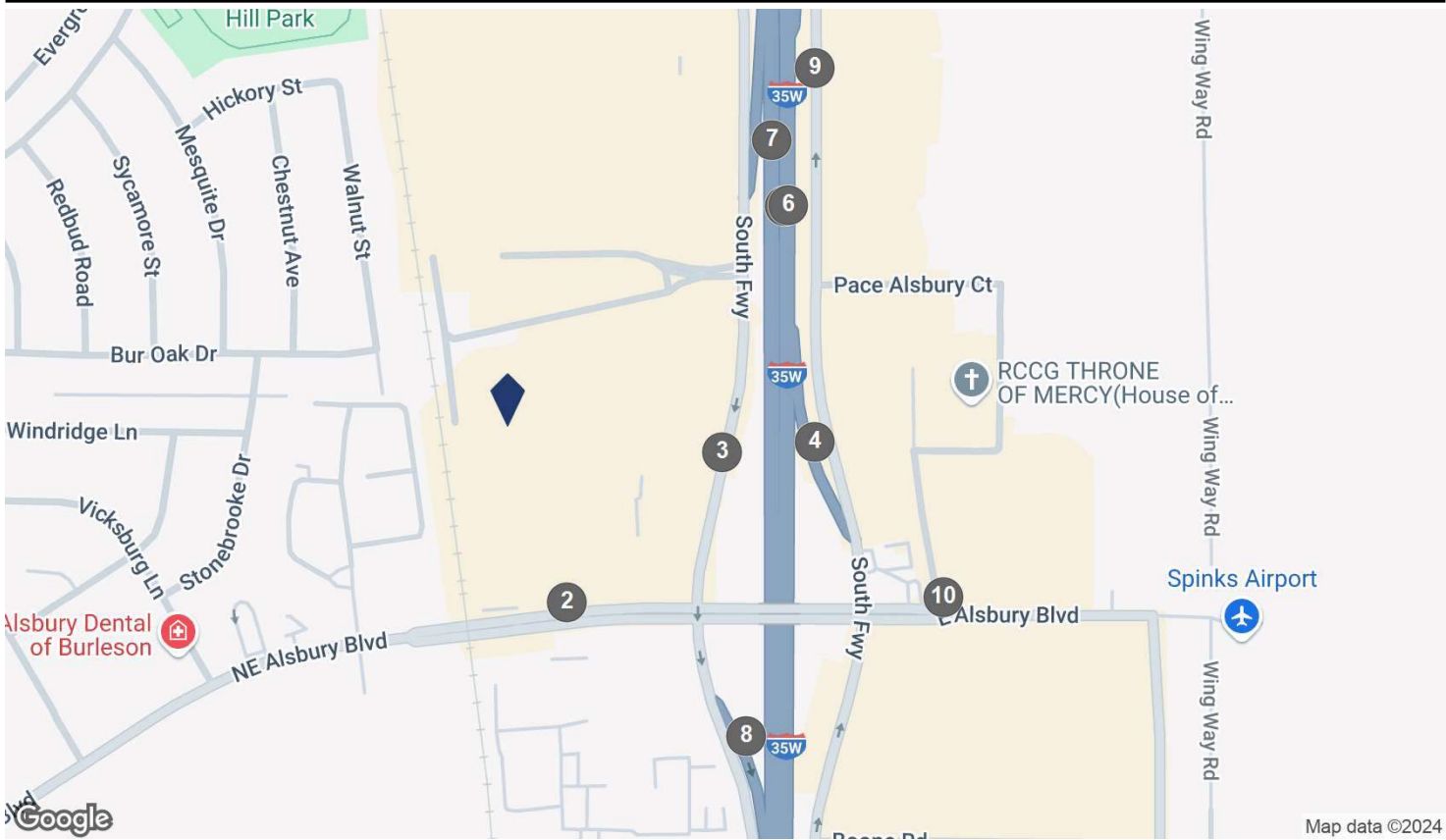


Population	1 Mile	3 Miles	5 Miles	10 Miles	20 Min. Drive
Population	6,863	65,652	137,151	461,261	447,688
5 Yr Growth	5.8%	10.9%	10.5%	8.3%	8.8%
Median Age	35	35	35	35	35
5 Yr Forecast	37	37	37	37	37
White / Black / Hispanic	67% / 11% / 20%	63% / 15% / 22%	53% / 21% / 26%	46% / 20% / 34%	46% / 20% / 35%
5 Yr Forecast	67% / 11% / 20%	63% / 14% / 21%	54% / 20% / 25%	47% / 20% / 34%	46% / 20% / 35%
Employment	4,460	21,919	35,525	127,793	215,861
Buying Power	\$174.5M	\$1.8B	\$3.7B	\$10.8B	\$10.1B
5 Yr Growth	2.9%	10.2%	11.4%	8.5%	9.4%
College Graduates	26.5%	23.2%	23.4%	23.9%	29.5%
Household					
Households	2,414	22,799	45,826	157,027	150,606
5 Yr Growth	5.9%	11.5%	11.1%	8.6%	9.1%
Median Household Income	\$72,304	\$80,444	\$80,223	\$68,919	\$67,276
5 Yr Forecast	\$70,272	\$79,518	\$80,464	\$68,856	\$67,441
Average Household Income	\$83,680	\$94,542	\$95,389	\$89,620	\$86,515
5 Yr Forecast	\$80,912	\$93,603	\$95,337	\$89,943	\$86,965
% High Income (>\$75K)	47%	54%	53%	46%	45%
Housing					
Median Home Value	\$236,057	\$237,563	\$240,879	\$241,819	\$231,064
Median Year Built	2002	2001	2001	1988	1986
Owner / Renter Occupied	69% / 31%	71% / 29%	71% / 29%	65% / 35%	64% / 36%

Subject Shopping Center

Burleson Town Center

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 NE Alsbury Blvd	Commercial Blvd - W	19,466	2022	0.15 mi
2 Northeast Alsbury Boulevard	Commercial Blvd - W	19,549	2020	0.15 mi
3 N Burleson Blvd	Alsbury Blvd - S	10,161	2022	0.16 mi
4 South Fwy	S FwySvc Rd - S	6,018	2022	0.23 mi
5 I- 35 W	Alsbury Blvd - S	112,233	2022	0.25 mi
6 South Freeway	Alsbury Blvd - S	116,980	2020	0.25 mi
7 I- 35 W	Alsbury Blvd - S	112,000	2017	0.27 mi
8 N Burleson Blvd	Alsbury Blvd - N	5,763	2022	0.30 mi
9 South Fwy	Pace Alsbury Ct - S	4,908	2022	0.33 mi
10 E Alsbury Blvd	Jake Ct - E	9,455	2022	0.35 mi



Demographics

Burleson Town Center

811-877 NE Alsbury Blvd

217,856 SF Community Center

Burleson, TX 76028 - Crowley/Burleson Submarket

PREPARED BY



Clayton Harris

Senior Associate, Investments



Income & Spending Demographics

Burleson Town Center

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
2024 Households by HH Income	2,414		22,799		45,826		150,606	
<\$25,000	361	14.95%	2,622	11.50%	5,447	11.89%	25,970	17.24%
\$25,000 - \$50,000	461	19.10%	3,480	15.26%	7,298	15.93%	30,128	20.00%
\$50,000 - \$75,000	447	18.52%	4,411	19.35%	8,573	18.71%	27,191	18.05%
\$75,000 - \$100,000	391	16.20%	4,071	17.86%	7,634	16.66%	19,765	13.12%
\$100,000 - \$125,000	288	11.93%	2,829	12.41%	5,818	12.70%	16,529	10.97%
\$125,000 - \$150,000	189	7.83%	2,095	9.19%	4,165	9.09%	11,161	7.41%
\$150,000 - \$200,000	218	9.03%	1,985	8.71%	4,033	8.80%	10,466	6.95%
\$200,000+	59	2.44%	1,306	5.73%	2,858	6.24%	9,396	6.24%
2024 Avg Household Income	\$83,680		\$94,542		\$95,389		\$86,515	
2024 Med Household Income	\$72,304		\$80,444		\$80,223		\$67,276	

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Specified Consumer Spending	\$74.8M		\$753.2M		\$1.5B		\$4.7B	
Total Apparel	\$4.2M	5.66%	\$41.8M	5.54%	\$86.2M	5.57%	\$266.7M	5.66%
Women's Apparel	\$1.6M	2.13%	\$15.8M	2.10%	\$32.5M	2.10%	\$99.3M	2.11%
Men's Apparel	\$811.3K	1.08%	\$8.2M	1.09%	\$16.9M	1.09%	\$52.6M	1.12%
Girl's Apparel	\$339.6K	0.45%	\$3.3M	0.44%	\$6.9M	0.45%	\$20.9M	0.44%
Boy's Apparel	\$269.1K	0.36%	\$2.5M	0.33%	\$5.2M	0.34%	\$15.8M	0.34%
Infant Apparel	\$214K	0.29%	\$2.1M	0.28%	\$4.3M	0.28%	\$13.8M	0.29%
Footwear	\$1M	1.35%	\$9.8M	1.31%	\$20.4M	1.32%	\$64.2M	1.36%

Total Entertainment & Hobbies	\$11.4M	15.24%	\$112.7M	14.96%	\$228.5M	14.78%	\$686.2M	14.56%
Entertainment	\$1.1M	1.41%	\$11.5M	1.53%	\$26M	1.68%	\$85.4M	1.81%
Audio & Visual Equipment/Service	\$2.8M	3.72%	\$26.8M	3.55%	\$53.8M	3.48%	\$163.8M	3.48%
Reading Materials	\$134.2K	0.18%	\$1.3M	0.17%	\$2.5M	0.16%	\$7M	0.15%
Pets, Toys, & Hobbies	\$2M	2.66%	\$19.6M	2.60%	\$38.1M	2.47%	\$109.3M	2.32%
Personal Items	\$5.4M	7.27%	\$53.5M	7.11%	\$108.1M	6.99%	\$320.6M	6.80%

Total Food and Alcohol	\$20.9M	27.92%	\$203.8M	27.06%	\$412.6M	26.68%	\$1.3B	27.02%
Food At Home	\$11M	14.78%	\$106.3M	14.11%	\$217.1M	14.04%	\$681M	14.45%
Food Away From Home	\$8.5M	11.43%	\$84.7M	11.25%	\$170.1M	11.00%	\$515.6M	10.94%
Alcoholic Beverages	\$1.3M	1.72%	\$12.9M	1.71%	\$25.4M	1.64%	\$77.1M	1.64%

Total Household	\$12.4M	16.53%	\$123.3M	16.38%	\$251M	16.23%	\$749.5M	15.90%
House Maintenance & Repair	\$3M	3.97%	\$28.9M	3.84%	\$58.9M	3.81%	\$174M	3.69%
Household Equip & Furnishings	\$4.9M	6.55%	\$48.2M	6.40%	\$97.8M	6.32%	\$289.9M	6.15%
Household Operations	\$3.4M	4.49%	\$34.3M	4.55%	\$69.7M	4.51%	\$211.2M	4.48%
Housing Costs	\$1.1M	1.51%	\$11.9M	1.59%	\$24.6M	1.59%	\$74.3M	1.58%



Income & Spending Demographics

Burleson Town Center

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Transportation/Maint.	\$18.1M	24.15%	\$193.3M	25.66%	\$408.6M	26.42%	\$1.3B	26.71%
Vehicle Purchases	\$8.8M	11.72%	\$99.4M	13.19%	\$215M	13.90%	\$659.2M	13.98%
Gasoline	\$5.3M	7.14%	\$53.2M	7.07%	\$109.5M	7.08%	\$340.4M	7.22%
Vehicle Expenses	\$387.6K	0.52%	\$3.6M	0.48%	\$7.5M	0.48%	\$22.2M	0.47%
Transportation	\$1.4M	1.85%	\$14.5M	1.93%	\$30.3M	1.96%	\$93.1M	1.97%
Automotive Repair & Maintenance	\$2.2M	2.93%	\$22.5M	2.99%	\$46.3M	2.99%	\$144.2M	3.06%
Total Health Care	\$3.7M	4.96%	\$35.5M	4.72%	\$71M	4.59%	\$214M	4.54%
Medical Services	\$2.1M	2.77%	\$20M	2.66%	\$40.1M	2.59%	\$120.2M	2.55%
Prescription Drugs	\$1.2M	1.66%	\$11.7M	1.55%	\$23.2M	1.50%	\$69.9M	1.48%
Medical Supplies	\$396.7K	0.53%	\$3.8M	0.51%	\$7.7M	0.50%	\$23.9M	0.51%
Total Education/Day Care	\$4.1M	5.54%	\$42.8M	5.69%	\$88.7M	5.74%	\$264.4M	5.61%
Education	\$2.7M	3.55%	\$27.6M	3.66%	\$57.6M	3.73%	\$173M	3.67%
Fees & Admissions	\$1.5M	1.98%	\$15.3M	2.03%	\$31.1M	2.01%	\$91.4M	1.94%