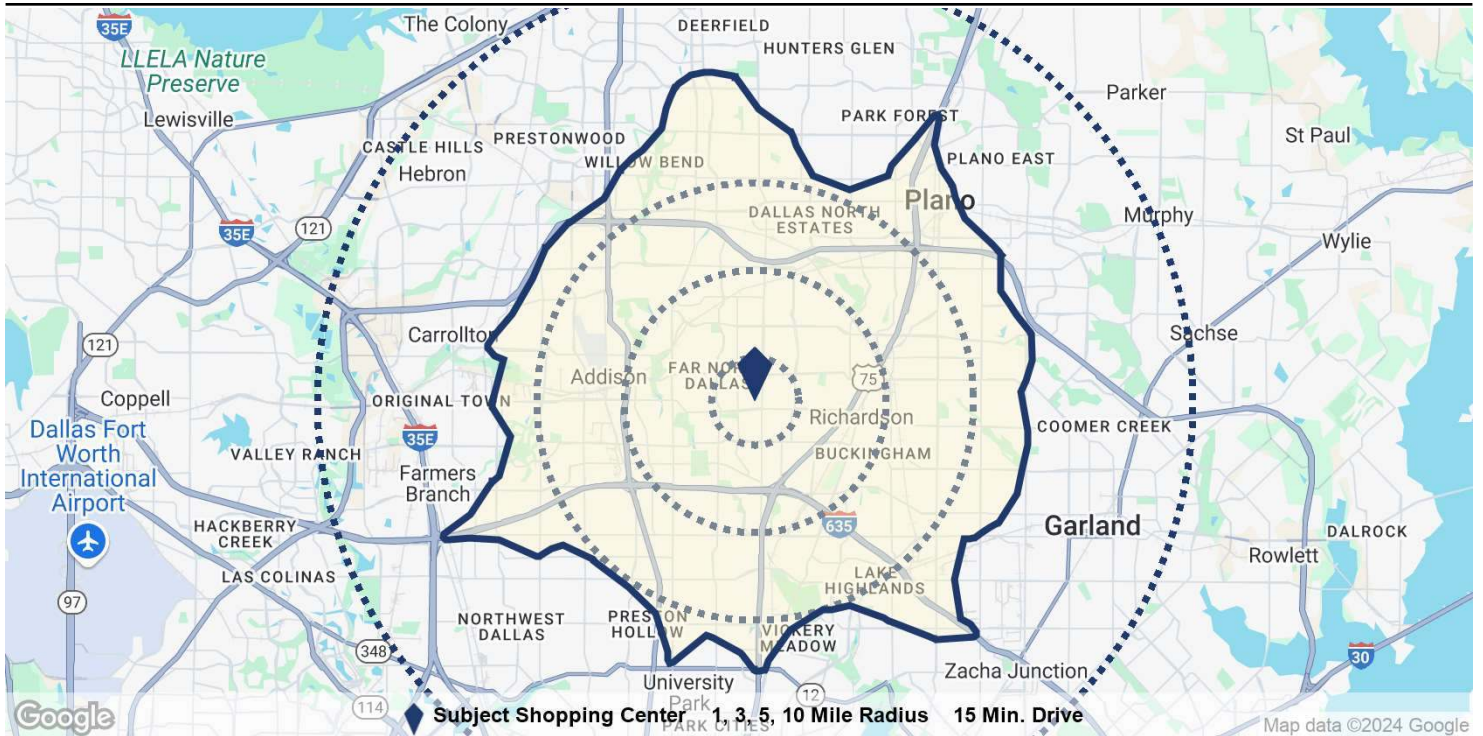


Subject Shopping Center

Spring Creek Village Shopping Center

DEMOGRAPHICS

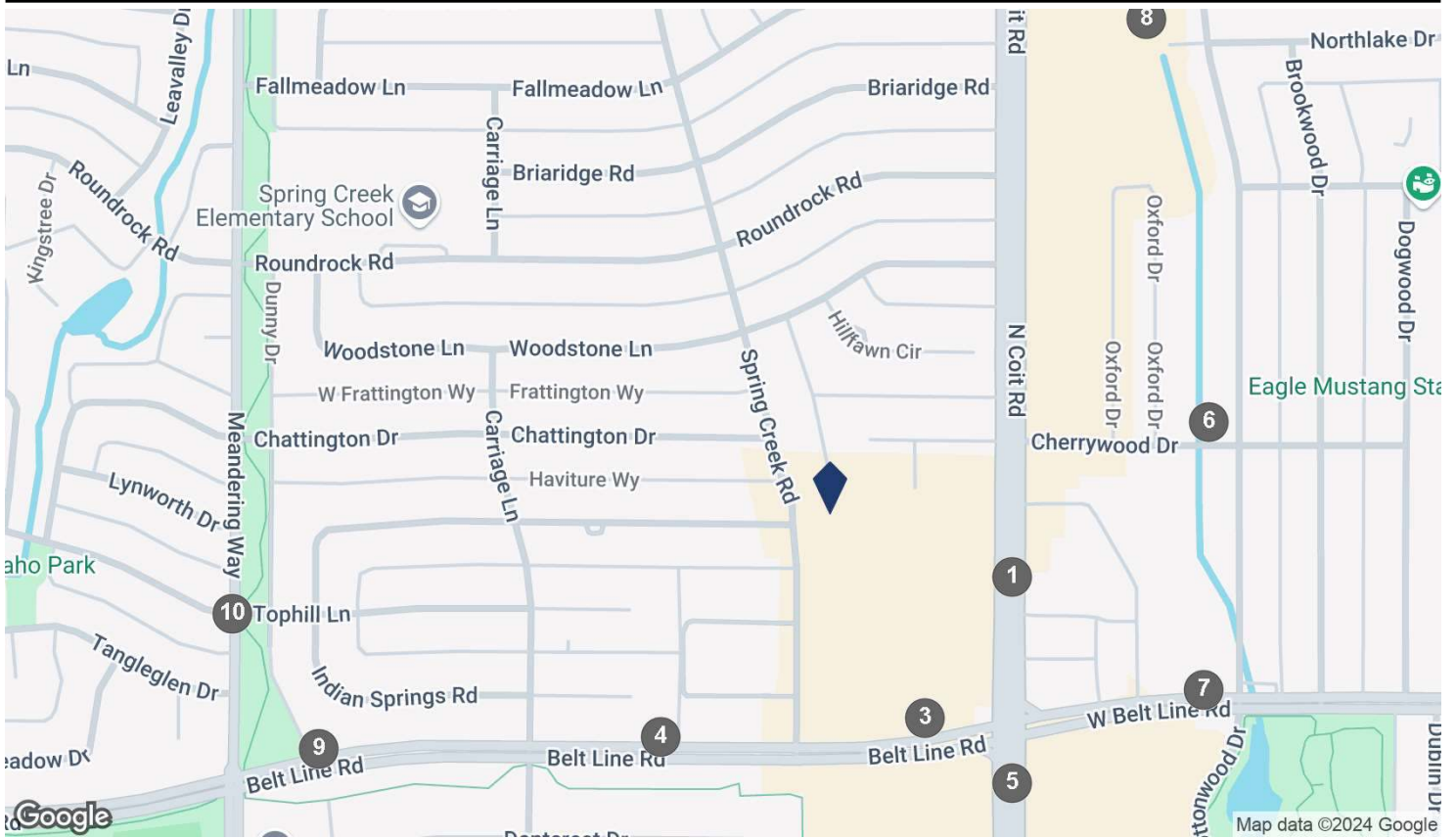


| Population | 1 Mile | 3 Miles | 5 Miles | 10 Miles | 15 Min. Drive |
|--------------------------|----------------|-----------------|-----------------|-----------------|-----------------|
| Population | 17,217 | 152,608 | 395,956 | 1,417,538 | 635,021 |
| 5 Yr Growth | -1.5% | 1.1% | 4.4% | 7.4% | 6.7% |
| Median Age | 35 | 35 | 36 | 37 | 37 |
| 5 Yr Forecast | 36 | 37 | 38 | 39 | 39 |
| White / Black / Hispanic | 50% / 9% / 38% | 48% / 15% / 29% | 47% / 19% / 24% | 47% / 13% / 28% | 68% / 16% / 26% |
| 5 Yr Forecast | 50% / 9% / 38% | 48% / 15% / 29% | 48% / 19% / 24% | 47% / 13% / 28% | 66% / 16% / 26% |
| Employment | 5,155 | 105,925 | 343,752 | 881,500 | 340,449 |
| Buying Power | \$519.8M | \$4.4B | \$11.9B | \$44.7B | \$17.9B |
| 5 Yr Growth | -3.4% | -1.2% | 4.1% | 7.8% | 7.7% |
| College Graduates | 42.2% | 46.0% | 47.1% | 45.3% | 58.2% |
| Household | | | | | |
| Households | 5,691 | 63,462 | 173,717 | 580,275 | 261,181 |
| 5 Yr Growth | -1.8% | 1.0% | 4.8% | 7.6% | 6.2% |
| Median Household Income | \$91,340 | \$68,594 | \$68,579 | \$77,043 | \$68,380 |
| 5 Yr Forecast | \$89,808 | \$67,123 | \$68,095 | \$77,178 | \$69,377 |
| Average Household Income | \$118,044 | \$98,296 | \$99,630 | \$109,738 | \$98,707 |
| 5 Yr Forecast | \$117,380 | \$97,219 | \$99,539 | \$110,066 | \$100,097 |
| % High Income (>\$75K) | 57% | 46% | 45% | 51% | 45% |
| Housing | | | | | |
| Median Home Value | \$418,353 | \$401,466 | \$401,451 | \$375,928 | \$341,950 |
| Median Year Built | 1968 | 1978 | 1983 | 1984 | 1986 |
| Owner / Renter Occupied | 58% / 42% | 38% / 62% | 36% / 64% | 46% / 54% | 43% / 57% |

Subject Shopping Center

Spring Creek Village Shopping Center

TRAFFIC COUNTS



COUNTS BY STREETS

| Collection Street | Cross Street - Direction | Traffic Volume | Count Year | Dist from Subject |
|-------------------|--------------------------|----------------|------------|-------------------|
| 1 N Coit Rd | Belt Line Rd - S | 41,130 | 2022 | 0.15 mi |
| 2 Belt Line Rd | N Coit Rd - E | 27,662 | 2022 | 0.18 mi |
| 3 Belt Line Road | N Coit Rd - E | 18,177 | 2020 | 0.18 mi |
| 4 Belt Line Rd | Spring Creek Rd - E | 39,926 | 2018 | 0.22 mi |
| 5 S Coit Rd | Coit Rd - N | 45,623 | 2022 | 0.25 mi |
| 6 Cherrywood Dr | N Cottonwood Dr - E | 862 | 2022 | 0.28 mi |
| 7 Belt Line Rd | N Cottonwood Dr - E | 24,743 | 2022 | 0.31 mi |
| 8 N Coit Rd | Promenade Center - E | 287 | 2022 | 0.42 mi |
| 9 Belt Line Rd | Meandering Way - W | 26,929 | 2022 | 0.42 mi |
| 10 Meandering Way | Tophill Ln - N | 4,668 | 2022 | 0.44 mi |



Demographics

Spring Creek Village Shopping Center

7989 Belt Line Rd

140,053 SF Neighborhood Center

Dallas, TX 75254 - Far North Dallas Submarket

PREPARED BY



Clayton Harris

Senior Associate, Investments



Income & Spending Demographics

Spring Creek Village Shopping Center

| | 1 Mile | | 3 Miles | | 5 Miles | | 15 Min. Drive | |
|-------------------------------------|------------------|--------|-----------------|--------|-----------------|--------|-----------------|--------|
| 2024 Households by HH Income | 5,689 | | 63,462 | | 173,714 | | 261,181 | |
| <\$25,000 | 779 | 13.69% | 10,506 | 16.55% | 29,410 | 16.93% | 37,410 | 14.32% |
| \$25,000 - \$50,000 | 985 | 17.31% | 12,506 | 19.71% | 33,155 | 19.09% | 56,991 | 21.82% |
| \$50,000 - \$75,000 | 655 | 11.51% | 11,456 | 18.05% | 32,430 | 18.67% | 48,303 | 18.49% |
| \$75,000 - \$100,000 | 651 | 11.44% | 7,431 | 11.71% | 19,692 | 11.34% | 30,043 | 11.50% |
| \$100,000 - \$125,000 | 592 | 10.41% | 4,908 | 7.73% | 13,804 | 7.95% | 23,969 | 9.18% |
| \$125,000 - \$150,000 | 518 | 9.11% | 4,673 | 7.36% | 11,605 | 6.68% | 15,915 | 6.09% |
| \$150,000 - \$200,000 | 604 | 10.62% | 4,784 | 7.54% | 12,270 | 7.06% | 18,407 | 7.05% |
| \$200,000+ | 905 | 15.91% | 7,198 | 11.34% | 21,348 | 12.29% | 30,144 | 11.54% |
| 2024 Avg Household Income | \$118,044 | | \$98,296 | | \$99,630 | | \$98,707 | |
| 2024 Med Household Income | \$91,340 | | \$68,594 | | \$68,579 | | \$68,380 | |

| | 1 Mile | | 3 Miles | | 5 Miles | | 15 Min. Drive | |
|--|-----------------|--------------|-----------------|--------------|-----------------|--------------|-----------------|--------------|
| Total Specified Consumer Spending | \$207.9M | | \$1.9B | | \$5.1B | | \$8.1B | |
| Total Apparel | \$11.6M | 5.57% | \$102.5M | 5.45% | \$273.7M | 5.36% | \$430.3M | 5.32% |
| Women's Apparel | \$4.3M | 2.06% | \$39.3M | 2.09% | \$106.2M | 2.08% | \$166.6M | 2.06% |
| Men's Apparel | \$2.3M | 1.10% | \$21M | 1.12% | \$56.6M | 1.11% | \$88.8M | 1.10% |
| Girl's Apparel | \$973.1K | 0.47% | \$7.4M | 0.39% | \$19M | 0.37% | \$30.2M | 0.37% |
| Boy's Apparel | \$711.2K | 0.34% | \$5.4M | 0.29% | \$13.9M | 0.27% | \$22.1M | 0.27% |
| Infant Apparel | \$586.4K | 0.28% | \$5.3M | 0.28% | \$13.9M | 0.27% | \$21.6M | 0.27% |
| Footwear | \$2.7M | 1.31% | \$24.1M | 1.28% | \$64.1M | 1.25% | \$101.1M | 1.25% |

| | | | | | | | | |
|--|----------------|---------------|-----------------|---------------|-----------------|---------------|---------------|---------------|
| Total Entertainment & Hobbies | \$29.7M | 14.26% | \$274.3M | 14.59% | \$751.2M | 14.70% | \$1.2B | 14.49% |
| Entertainment | \$3.1M | 1.50% | \$26.6M | 1.42% | \$71.6M | 1.40% | \$113M | 1.40% |
| Audio & Visual Equipment/Service | \$6.5M | 3.14% | \$65.3M | 3.47% | \$178.7M | 3.50% | \$277.2M | 3.43% |
| Reading Materials | \$360.3K | 0.17% | \$3.4M | 0.18% | \$9.5M | 0.19% | \$15.2M | 0.19% |
| Pets, Toys, & Hobbies | \$5M | 2.39% | \$44.3M | 2.35% | \$119.9M | 2.35% | \$187.4M | 2.32% |
| Personal Items | \$14.7M | 7.05% | \$134.7M | 7.16% | \$371.5M | 7.27% | \$578.8M | 7.16% |

| | | | | | | | | |
|-------------------------------|----------------|---------------|-----------------|---------------|---------------|---------------|---------------|---------------|
| Total Food and Alcohol | \$55.5M | 26.69% | \$521.8M | 27.75% | \$1.4B | 27.58% | \$2.2B | 27.45% |
| Food At Home | \$28.3M | 13.62% | \$258.6M | 13.75% | \$694.3M | 13.59% | \$1.1B | 13.65% |
| Food Away From Home | \$23.4M | 11.23% | \$225.9M | 12.02% | \$613.6M | 12.01% | \$958.9M | 11.86% |
| Alcoholic Beverages | \$3.8M | 1.84% | \$37.3M | 1.98% | \$101.3M | 1.98% | \$156.8M | 1.94% |

| | | | | | | | | |
|-------------------------------|----------------|---------------|-----------------|---------------|-----------------|---------------|---------------|---------------|
| Total Household | \$33.9M | 16.32% | \$303.1M | 16.12% | \$830.6M | 16.26% | \$1.3B | 16.40% |
| House Maintenance & Repair | \$6.5M | 3.13% | \$48.5M | 2.58% | \$129.4M | 2.53% | \$219.3M | 2.71% |
| Household Equip & Furnishings | \$12.6M | 6.05% | \$118M | 6.27% | \$324.2M | 6.34% | \$517.8M | 6.40% |
| Household Operations | \$10.5M | 5.06% | \$96.5M | 5.13% | \$265.2M | 5.19% | \$413M | 5.11% |
| Housing Costs | \$4.3M | 2.08% | \$40.2M | 2.14% | \$111.9M | 2.19% | \$175.9M | 2.17% |

Income & Spending Demographics

Spring Creek Village Shopping Center

| | 1 Mile | | 3 Miles | | 5 Miles | | 15 Min. Drive | |
|------------------------------------|----------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|
| Total Transportation/Maint. | \$53.1M | 25.53% | \$463.4M | 24.65% | \$1.3B | 24.61% | \$2B | 24.82% |
| Vehicle Purchases | \$26.7M | 12.86% | \$214.7M | 11.42% | \$578.2M | 11.32% | \$934.9M | 11.56% |
| Gasoline | \$13.6M | 6.55% | \$126.3M | 6.72% | \$340.7M | 6.67% | \$539.2M | 6.67% |
| Vehicle Expenses | \$1.2M | 0.57% | \$11.3M | 0.60% | \$31.5M | 0.62% | \$47.6M | 0.59% |
| Transportation | \$5.3M | 2.56% | \$52.7M | 2.80% | \$147.5M | 2.89% | \$236.1M | 2.92% |
| Automotive Repair & Maintenance | \$6.2M | 3.00% | \$58.4M | 3.11% | \$159.4M | 3.12% | \$249.3M | 3.08% |
| Total Health Care | \$9.5M | 4.55% | \$85.3M | 4.54% | \$231.3M | 4.53% | \$370.4M | 4.58% |
| Medical Services | \$5.5M | 2.67% | \$49.3M | 2.62% | \$133.1M | 2.60% | \$211M | 2.61% |
| Prescription Drugs | \$2.9M | 1.39% | \$26.1M | 1.39% | \$71M | 1.39% | \$115.6M | 1.43% |
| Medical Supplies | \$1M | 0.49% | \$9.9M | 0.53% | \$27.2M | 0.53% | \$43.9M | 0.54% |
| Total Education/Day Care | \$14.7M | 7.08% | \$130M | 6.91% | \$356.4M | 6.97% | \$562.4M | 6.95% |
| Education | \$9.4M | 4.53% | \$83M | 4.41% | \$227.7M | 4.46% | \$357.9M | 4.43% |
| Fees & Admissions | \$5.3M | 2.55% | \$46.9M | 2.50% | \$128.6M | 2.52% | \$204.5M | 2.53% |