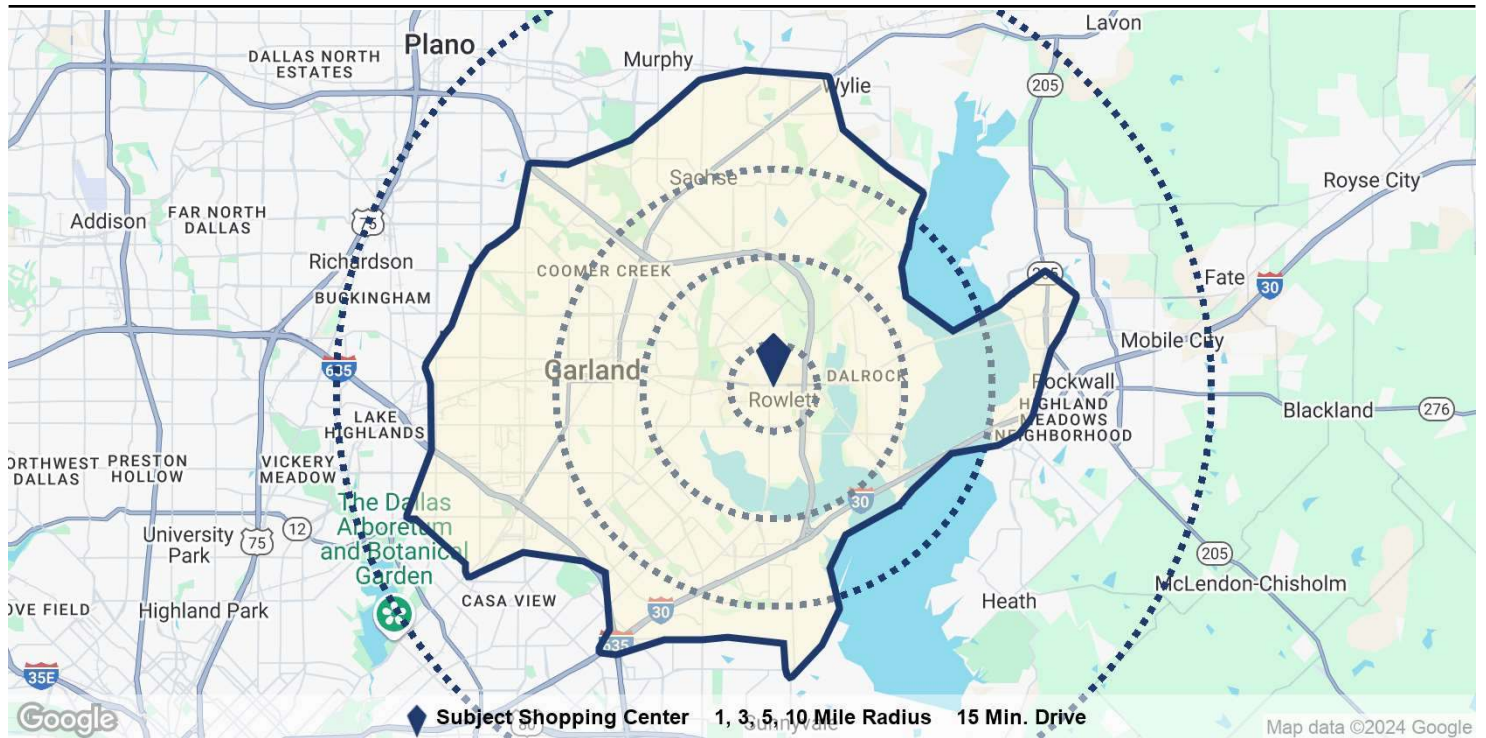


# Subject Shopping Center

## Timberlake Shopping Center

### DEMOGRAPHICS

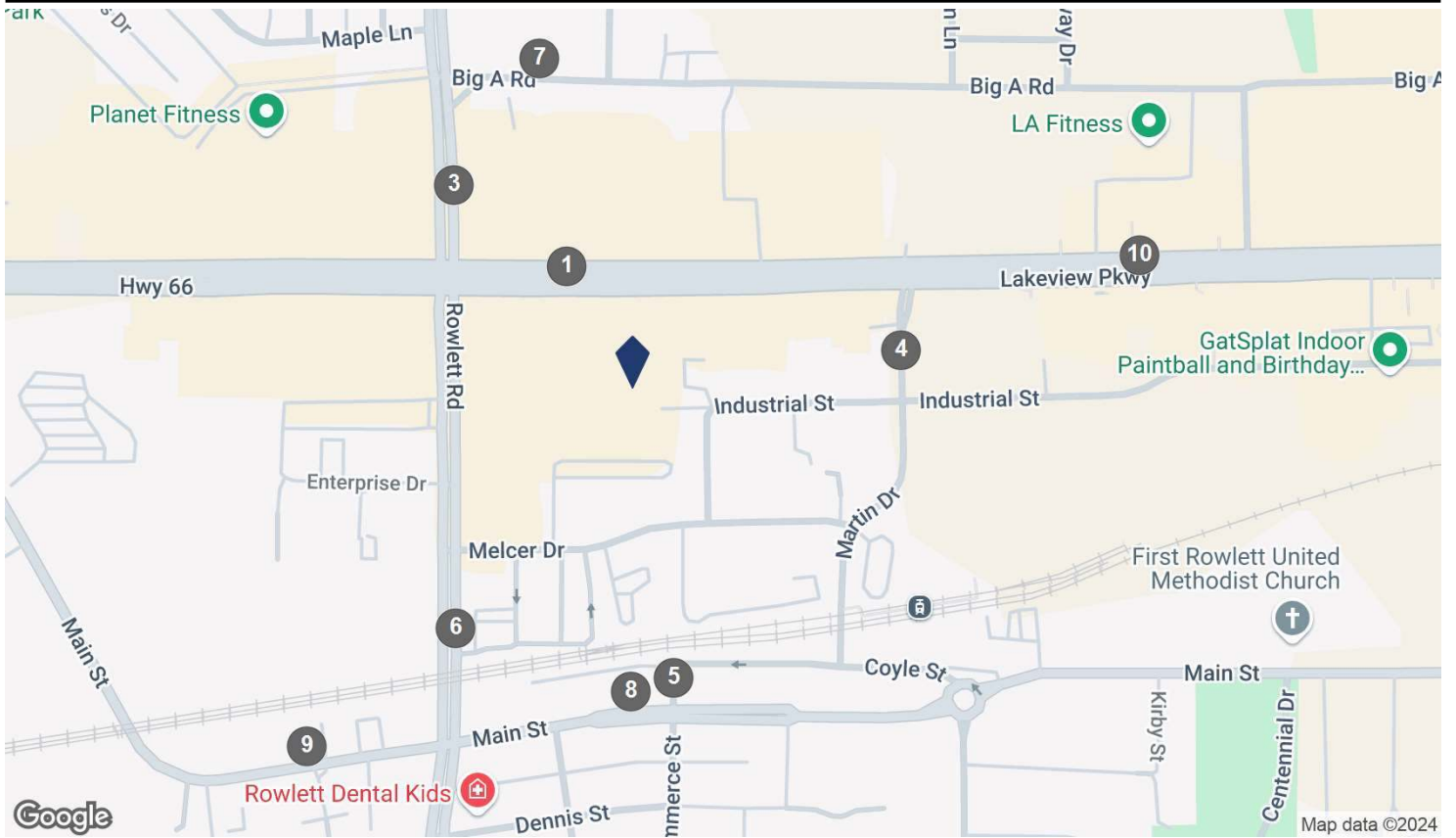


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	8,037	69,790	208,389	849,149	388,435
5 Yr Growth	0.1%	0.1%	0.8%	7.6%	2.5%
Median Age	39	39	37	37	37
5 Yr Forecast	40	40	38	38	38
White / Black / Hispanic	49% / 17% / 27%	43% / 19% / 29%	39% / 18% / 37%	43% / 18% / 32%	68% / 18% / 36%
5 Yr Forecast	50% / 17% / 27%	44% / 19% / 29%	39% / 18% / 36%	44% / 17% / 31%	67% / 18% / 37%
Employment	7,111	14,537	47,927	295,462	204,192
Buying Power	\$263.7M	\$2.2B	\$5.3B	\$21.7B	\$9.6B
5 Yr Growth	-1.4%	0.3%	0.9%	9.0%	3.8%
College Graduates	27.0%	28.0%	23.7%	30.4%	34.5%
<b>Household</b>					
Households	2,870	23,134	68,663	294,971	132,113
5 Yr Growth	0%	0%	0.8%	7.3%	2.6%
Median Household Income	\$91,873	\$93,646	\$77,158	\$73,640	\$73,017
5 Yr Forecast	\$90,624	\$93,873	\$77,203	\$74,874	\$73,926
Average Household Income	\$101,293	\$111,652	\$97,109	\$99,699	\$95,651
5 Yr Forecast	\$99,178	\$111,709	\$97,576	\$101,942	\$97,107
% High Income (>\$75K)	62%	61%	51%	49%	49%
<b>Housing</b>					
Median Home Value	\$252,213	\$265,787	\$247,248	\$276,939	\$255,006
Median Year Built	1986	1992	1986	1985	1982
Owner / Renter Occupied	69% / 31%	78% / 22%	68% / 32%	60% / 40%	62% / 38%

# Subject Shopping Center

Timberlake Shopping Center

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Lakeview Pkwy	Rowlett Rd - W	39,599	2022	0.09 mi
2 Rowlett Rd	State Hwy 66 - S	32,351	2020	0.19 mi
3 Rowlett Rd	Hwy 66 - S	31,836	2022	0.19 mi
4 Martin Dr	Industrial St - S	1,002	2022	0.20 mi
5 Commerce St	Main St - S	224	2022	0.23 mi
6 Rowlett Rd	Main St - S	24,205	2022	0.23 mi
7 Big A Rd	Old Rowlett Rd - E	2,570	2022	0.24 mi
8 Main St	Commerce St - E	4,729	2022	0.24 mi
9 Main St	Rowlett Rd - E	4,353	2022	0.36 mi
10 Lakeview Pkwy	Martin Dr - W	38,086	2022	0.38 mi

OD MARKET



Demographics

## Timberlake Shopping Center

3502 Lakeview Pky

144,928 SF Neighborhood Center

Rowlett, TX 75088 - Sachse/Rowlett Submarket

PREPARED BY



Clayton Harris

Senior Associate, Investments



# Income & Spending Demographics

Timberlake Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
<b>2024 Households by HH Income</b>	<b>2,870</b>		<b>23,134</b>		<b>68,665</b>		<b>132,113</b>	
<\$25,000	178	6.20%	2,070	8.95%	8,604	12.53%	17,937	13.58%
\$25,000 - \$50,000	393	13.69%	3,189	13.78%	12,262	17.86%	26,031	19.70%
\$50,000 - \$75,000	511	17.80%	3,728	16.11%	12,657	18.43%	23,911	18.10%
\$75,000 - \$100,000	523	18.22%	3,459	14.95%	9,376	13.65%	16,625	12.58%
\$100,000 - \$125,000	422	14.70%	2,895	12.51%	8,047	11.72%	14,141	10.70%
\$125,000 - \$150,000	384	13.38%	2,530	10.94%	5,672	8.26%	10,680	8.08%
\$150,000 - \$200,000	350	12.20%	2,989	12.92%	6,932	10.10%	12,234	9.26%
\$200,000+	109	3.80%	2,274	9.83%	5,115	7.45%	10,552	7.99%
<b>2024 Avg Household Income</b>	<b>\$101,293</b>		<b>\$111,652</b>		<b>\$97,109</b>		<b>\$95,651</b>	
<b>2024 Med Household Income</b>	<b>\$91,873</b>		<b>\$93,646</b>		<b>\$77,158</b>		<b>\$73,017</b>	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
<b>Total Specified Consumer Spending</b>	<b>\$103.5M</b>		<b>\$867.6M</b>		<b>\$2.3B</b>		<b>\$4.3B</b>	
<b>Total Apparel</b>	<b>\$5.4M</b>	<b>5.23%</b>	<b>\$46.4M</b>	<b>5.34%</b>	<b>\$129.7M</b>	<b>5.54%</b>	<b>\$242.8M</b>	<b>5.59%</b>
Women's Apparel	\$2.1M	2.07%	\$18.1M	2.09%	\$49.4M	2.11%	\$92M	2.12%
Men's Apparel	\$1.1M	1.06%	\$9.5M	1.09%	\$26M	1.11%	\$48.7M	1.12%
Girl's Apparel	\$381.4K	0.37%	\$3.3M	0.38%	\$9.7M	0.42%	\$18.3M	0.42%
Boy's Apparel	\$286.7K	0.28%	\$2.5M	0.29%	\$7.4M	0.31%	\$13.9M	0.32%
Infant Apparel	\$255.8K	0.25%	\$2.1M	0.24%	\$6.3M	0.27%	\$11.9M	0.27%
Footwear	\$1.3M	1.21%	\$10.9M	1.25%	\$31M	1.32%	\$58.1M	1.34%

<b>Total Entertainment &amp; Hobbies</b>	<b>\$15.2M</b>	<b>14.71%</b>	<b>\$124.6M</b>	<b>14.36%</b>	<b>\$333.7M</b>	<b>14.24%</b>	<b>\$619.5M</b>	<b>14.26%</b>
Entertainment	\$2.3M	2.19%	\$16.7M	1.92%	\$46.8M	2.00%	\$81.3M	1.87%
Audio & Visual Equipment/Service	\$3.4M	3.26%	\$27.6M	3.18%	\$76.4M	3.26%	\$143.7M	3.31%
Reading Materials	\$173.4K	0.17%	\$1.5M	0.17%	\$3.5M	0.15%	\$6.7M	0.15%
Pets, Toys, & Hobbies	\$2.5M	2.37%	\$20.1M	2.32%	\$52.5M	2.24%	\$97.9M	2.25%
Personal Items	\$7M	6.73%	\$58.7M	6.77%	\$154.5M	6.59%	\$290M	6.68%

<b>Total Food and Alcohol</b>	<b>\$26.6M</b>	<b>25.67%</b>	<b>\$223M</b>	<b>25.70%</b>	<b>\$619M</b>	<b>26.41%</b>	<b>\$1.2B</b>	<b>26.84%</b>
Food At Home	\$13.6M	13.18%	\$115.7M	13.34%	\$328M	14.00%	\$615.5M	14.17%
Food Away From Home	\$11.2M	10.85%	\$93.2M	10.74%	\$253.2M	10.80%	\$478.1M	11.01%
Alcoholic Beverages	\$1.7M	1.64%	\$14.1M	1.62%	\$37.8M	1.61%	\$72.2M	1.66%

<b>Total Household</b>	<b>\$16.1M</b>	<b>15.58%</b>	<b>\$140.7M</b>	<b>16.21%</b>	<b>\$366.9M</b>	<b>15.65%</b>	<b>\$682.2M</b>	<b>15.71%</b>
House Maintenance & Repair	\$3.6M	3.51%	\$33.1M	3.82%	\$85.2M	3.64%	\$150.9M	3.48%
Household Equip & Furnishings	\$6.2M	6.01%	\$53.6M	6.18%	\$141.1M	6.02%	\$263.6M	6.07%
Household Operations	\$4.6M	4.43%	\$39M	4.49%	\$102.8M	4.39%	\$195.1M	4.49%
Housing Costs	\$1.7M	1.63%	\$15M	1.73%	\$37.8M	1.61%	\$72.6M	1.67%

# Income & Spending Demographics

Timberlake Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$29.5M</b>	<b>28.53%</b>	<b>\$239.9M</b>	<b>27.66%</b>	<b>\$652.4M</b>	<b>27.84%</b>	<b>\$1.2B</b>	<b>27.14%</b>
Vehicle Purchases	\$16.5M	15.97%	\$131.1M	15.12%	\$354.2M	15.11%	\$621.6M	14.31%
Gasoline	\$7.2M	6.97%	\$59M	6.80%	\$166.7M	7.11%	\$307.9M	7.09%
Vehicle Expenses	\$421.1K	0.41%	\$4.3M	0.50%	\$10.7M	0.46%	\$20.8M	0.48%
Transportation	\$2.1M	2.07%	\$19.2M	2.21%	\$48.7M	2.08%	\$94.7M	2.18%
Automotive Repair & Maintenance	\$3.2M	3.12%	\$26.3M	3.04%	\$72.1M	3.08%	\$133.6M	3.08%
<b>Total Health Care</b>	<b>\$4.7M</b>	<b>4.54%</b>	<b>\$39.8M</b>	<b>4.59%</b>	<b>\$106M</b>	<b>4.52%</b>	<b>\$198.1M</b>	<b>4.56%</b>
Medical Services	\$2.6M	2.53%	\$22.3M	2.57%	\$59.2M	2.53%	\$110.9M	2.55%
Prescription Drugs	\$1.5M	1.49%	\$13M	1.50%	\$34.8M	1.48%	\$64.7M	1.49%
Medical Supplies	\$541.3K	0.52%	\$4.5M	0.52%	\$12M	0.51%	\$22.5M	0.52%
<b>Total Education/Day Care</b>	<b>\$5.9M</b>	<b>5.72%</b>	<b>\$53.2M</b>	<b>6.13%</b>	<b>\$135.8M</b>	<b>5.79%</b>	<b>\$256M</b>	<b>5.90%</b>
Education	\$3.9M	3.73%	\$35.2M	4.06%	\$90M	3.84%	\$168.3M	3.88%
Fees & Admissions	\$2.1M	1.99%	\$18M	2.07%	\$45.8M	1.95%	\$87.7M	2.02%