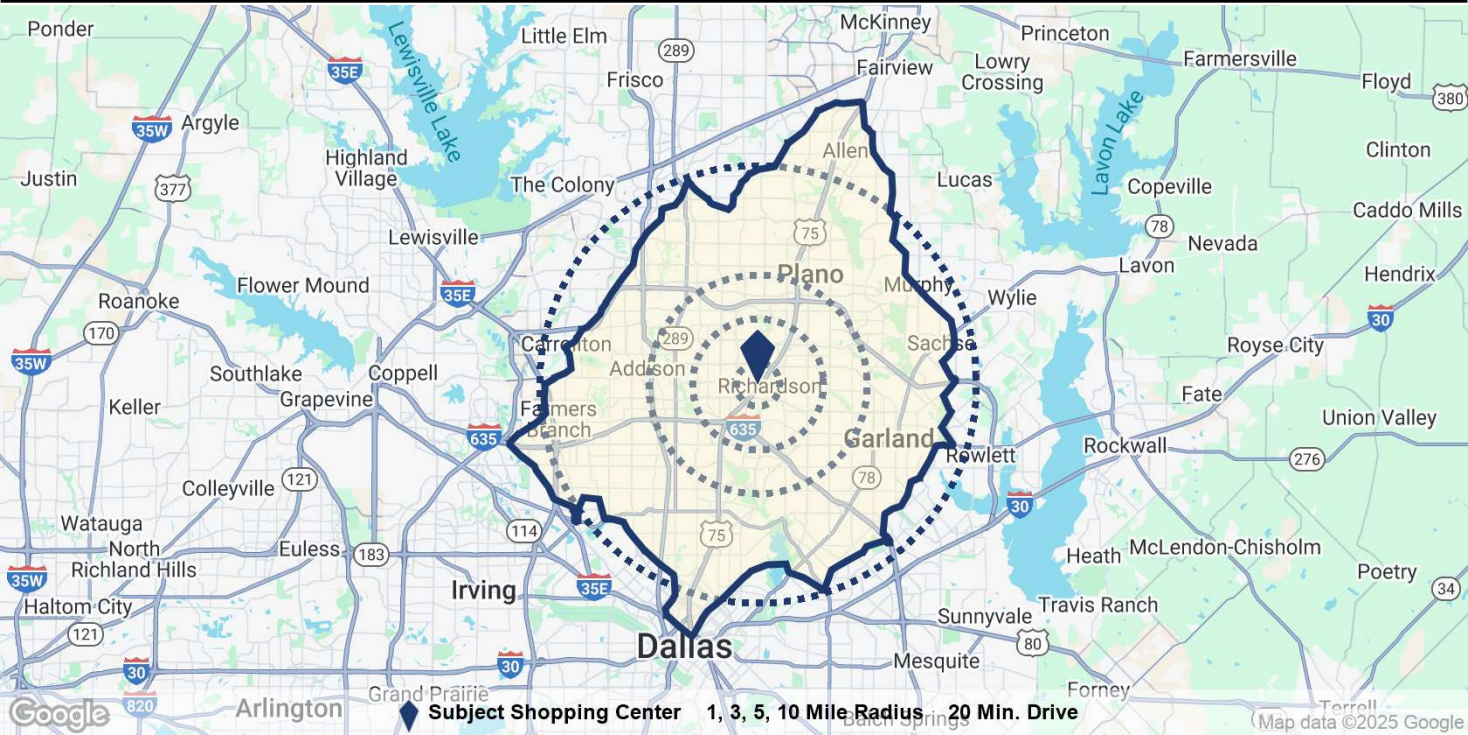


Subject Shopping Center

Richardson Heights Village

DEMOGRAPHICS

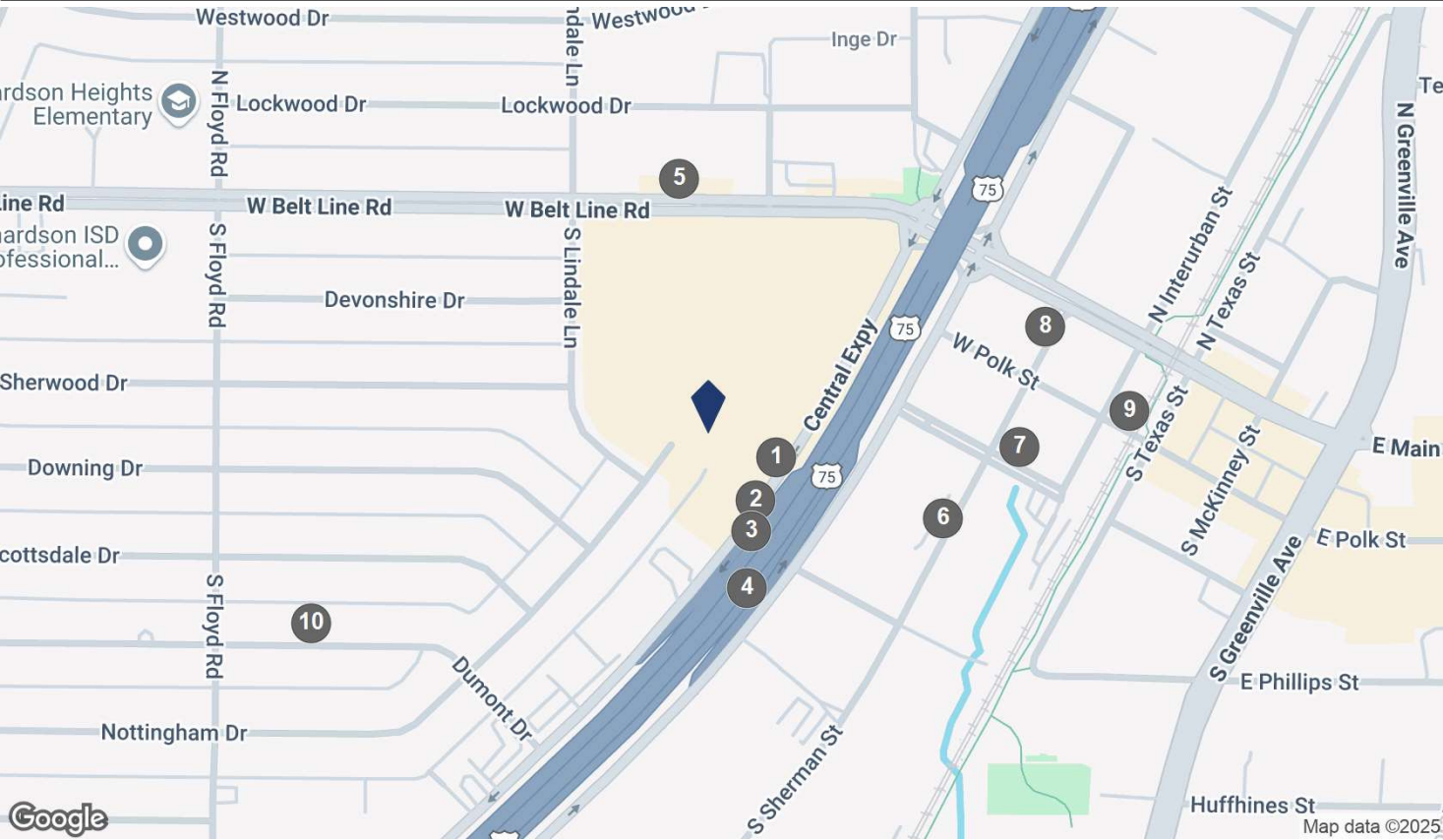


Population	1 Mile	3 Miles	5 Miles	10 Miles	20 Min. Drive
Population	11,894	147,768	404,584	1,447,250	1,351,737
5 Yr Growth	-1.5%	-0.3%	2.9%	6.7%	13.6%
Median Age	37	35	36	37	37
5 Yr Forecast	39	36	38	39	39
White / Black / Hispanic	52% / 15% / 21%	42% / 20% / 28%	44% / 19% / 27%	47% / 13% / 29%	48% / 14% / 27%
5 Yr Forecast	52% / 15% / 21%	42% / 20% / 28%	44% / 19% / 26%	47% / 13% / 29%	48% / 14% / 26%
Employment	13,634	111,866	274,363	789,975	748,907
Buying Power	\$372.4M	\$3.6B	\$11.1B	\$44.2B	\$43B
5 Yr Growth	-2.4%	-2.1%	2.6%	6.9%	15.1%
College Graduates	43.1%	38.4%	41.8%	43.2%	55.2%
Household					
Households	4,863	56,315	167,356	579,425	554,611
5 Yr Growth	-1.8%	-0.4%	3.3%	6.9%	13.6%
Median Household Income	\$76,586	\$64,558	\$66,324	\$76,235	\$77,565
5 Yr Forecast	\$76,080	\$63,422	\$65,844	\$76,211	\$78,608
Average Household Income	\$102,344	\$91,982	\$95,067	\$108,538	\$110,716
5 Yr Forecast	\$102,444	\$91,429	\$94,953	\$108,849	\$111,680
% High Income (>\$75K)	51%	43%	44%	51%	51%
Housing					
Median Home Value	\$319,929	\$333,492	\$356,413	\$361,984	\$374,651
Median Year Built	1965	1976	1980	1983	1985
Owner / Renter Occupied	50% / 50%	41% / 59%	39% / 61%	48% / 52%	46% / 54%

Subject Shopping Center

Richardson Heights Village

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 S Central Expy	W Phillips St - S	27,619	2024	0.06 mi
2 S Central Expy	W Phillips St - SE	7,958	2025	0.07 mi
3 N Central Expy	Belt Line Rd - NE	239,319	2018	0.09 mi
4 S Central Expy	W Phillips St - NE	17,751	2025	0.13 mi
5 W Belt Line Rd	Inge Dr - E	28,466	2025	0.17 mi
6 Sherman St	W Phillips St - SW	2,680	2025	0.19 mi
7 W Kaufman St	Sherman St - NW	354	2025	0.23 mi
8 Sherman St	W Polk St - SW	2,645	2025	0.25 mi
9 W Polk St	S Interurban St - NW	4,791	2025	0.30 mi
10 Dumont Dr	S Floyd Rd - W	496	2025	0.33 mi



Demographics

Richardson Heights Village

501 W Belt-Line Rd

210,231 SF Community Center

Richardson, TX 75080 - Richardson Submarket

PREPARED BY



Matias Henry



Income & Spending Demographics

Richardson Heights Village

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
2024 Households by HH Income	4,861		56,315		167,355		554,611	
<\$25,000	702	14.44%	10,982	19.50%	29,148	17.42%	76,620	13.82%
\$25,000 - \$50,000	893	18.37%	11,320	20.10%	33,852	20.23%	96,557	17.41%
\$50,000 - \$75,000	806	16.58%	9,813	17.43%	30,919	18.48%	97,570	17.59%
\$75,000 - \$100,000	465	9.57%	6,378	11.33%	19,118	11.42%	63,923	11.53%
\$100,000 - \$125,000	588	12.10%	4,508	8.00%	13,009	7.77%	50,174	9.05%
\$125,000 - \$150,000	425	8.74%	3,669	6.52%	11,480	6.86%	40,204	7.25%
\$150,000 - \$200,000	487	10.02%	4,180	7.42%	12,253	7.32%	46,728	8.43%
\$200,000+	495	10.18%	5,465	9.70%	17,576	10.50%	82,836	14.94%
2024 Avg Household Income	\$102,344		\$91,982		\$95,067		\$110,716	
2024 Med Household Income	\$76,586		\$64,558		\$66,324		\$77,565	

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Specified Consumer Spending	\$154.1M		\$1.7B		\$4.9B		\$17.9B	
Total Apparel	\$8.3M	5.40%	\$93.6M	5.66%	\$268.6M	5.48%	\$943.6M	5.28%
Women's Apparel	\$3.2M	2.08%	\$35.1M	2.12%	\$103M	2.10%	\$365M	2.04%
Men's Apparel	\$1.7M	1.08%	\$18.8M	1.13%	\$55M	1.12%	\$195.7M	1.10%
Girl's Apparel	\$625.6K	0.41%	\$7.2M	0.43%	\$19.2M	0.39%	\$66.5M	0.37%
Boy's Apparel	\$455.8K	0.30%	\$5.3M	0.32%	\$14.2M	0.29%	\$48.4M	0.27%
Infant Apparel	\$429.9K	0.28%	\$5M	0.30%	\$13.8M	0.28%	\$46M	0.26%
Footwear	\$1.9M	1.26%	\$22.3M	1.35%	\$63.5M	1.29%	\$222M	1.24%

Total Entertainment & Hobbies	\$22.6M	14.67%	\$240.2M	14.53%	\$714.9M	14.59%	\$2.6B	14.44%
Entertainment	\$2.2M	1.45%	\$26.1M	1.58%	\$73M	1.49%	\$264.6M	1.48%
Audio & Visual Equipment/Service	\$5.3M	3.43%	\$57.3M	3.47%	\$170.6M	3.48%	\$599.5M	3.36%
Reading Materials	\$285.4K	0.19%	\$2.8M	0.17%	\$8.7M	0.18%	\$32.8M	0.18%
Pets, Toys, & Hobbies	\$3.8M	2.47%	\$37.8M	2.29%	\$113.1M	2.31%	\$418.8M	2.34%
Personal Items	\$11M	7.14%	\$116.2M	7.03%	\$349.4M	7.13%	\$1.3B	7.08%

Total Food and Alcohol	\$41.9M	27.19%	\$457.5M	27.67%	\$1.4B	27.65%	\$4.8B	27.05%
Food At Home	\$21M	13.61%	\$235.3M	14.23%	\$681.7M	13.91%	\$2.4B	13.38%
Food Away From Home	\$18.1M	11.71%	\$192M	11.61%	\$580.1M	11.84%	\$2.1B	11.75%
Alcoholic Beverages	\$2.9M	1.87%	\$30.2M	1.83%	\$93.4M	1.90%	\$343.6M	1.92%

Total Household	\$25.1M	16.31%	\$259M	15.66%	\$784.1M	16.00%	\$2.9B	16.49%
House Maintenance & Repair	\$4.7M	3.04%	\$45.1M	2.73%	\$130.6M	2.66%	\$506.8M	2.84%
Household Equip & Furnishings	\$9.7M	6.31%	\$101.5M	6.14%	\$306.4M	6.25%	\$1.1B	6.36%
Household Operations	\$7.7M	4.99%	\$80.9M	4.89%	\$246.7M	5.03%	\$912.9M	5.11%
Housing Costs	\$3M	1.98%	\$31.4M	1.90%	\$100.4M	2.05%	\$388.5M	2.17%



Income & Spending Demographics

Richardson Heights Village

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Transportation/Maint.	\$39M	25.31%	\$424.1M	25.65%	\$1.2B	25.12%	\$4.5B	25.15%
Vehicle Purchases	\$19.1M	12.38%	\$205.9M	12.45%	\$580.5M	11.84%	\$2.2B	12.05%
Gasoline	\$10.3M	6.68%	\$115.4M	6.98%	\$334.7M	6.83%	\$1.2B	6.56%
Vehicle Expenses	\$880.3K	0.57%	\$9M	0.54%	\$28.5M	0.58%	\$109.8M	0.61%
Transportation	\$4M	2.62%	\$42.3M	2.56%	\$134.4M	2.74%	\$510.1M	2.86%
Automotive Repair & Maintenance	\$4.7M	3.06%	\$51.6M	3.12%	\$152.9M	3.12%	\$548.8M	3.07%
Total Health Care	\$7.1M	4.59%	\$73.8M	4.46%	\$221.7M	4.52%	\$806.4M	4.51%
Medical Services	\$4M	2.61%	\$41.9M	2.53%	\$126.4M	2.58%	\$466.6M	2.61%
Prescription Drugs	\$2.2M	1.45%	\$23.3M	1.41%	\$69.3M	1.41%	\$246.3M	1.38%
Medical Supplies	\$819.5K	0.53%	\$8.6M	0.52%	\$26.1M	0.53%	\$93.6M	0.52%
Total Education/Day Care	\$10.1M	6.52%	\$105.2M	6.36%	\$325.7M	6.65%	\$1.3B	7.08%
Education	\$6.4M	4.15%	\$67.9M	4.10%	\$209.1M	4.27%	\$813.3M	4.55%
Fees & Admissions	\$3.6M	2.37%	\$37.3M	2.26%	\$116.6M	2.38%	\$451M	2.52%