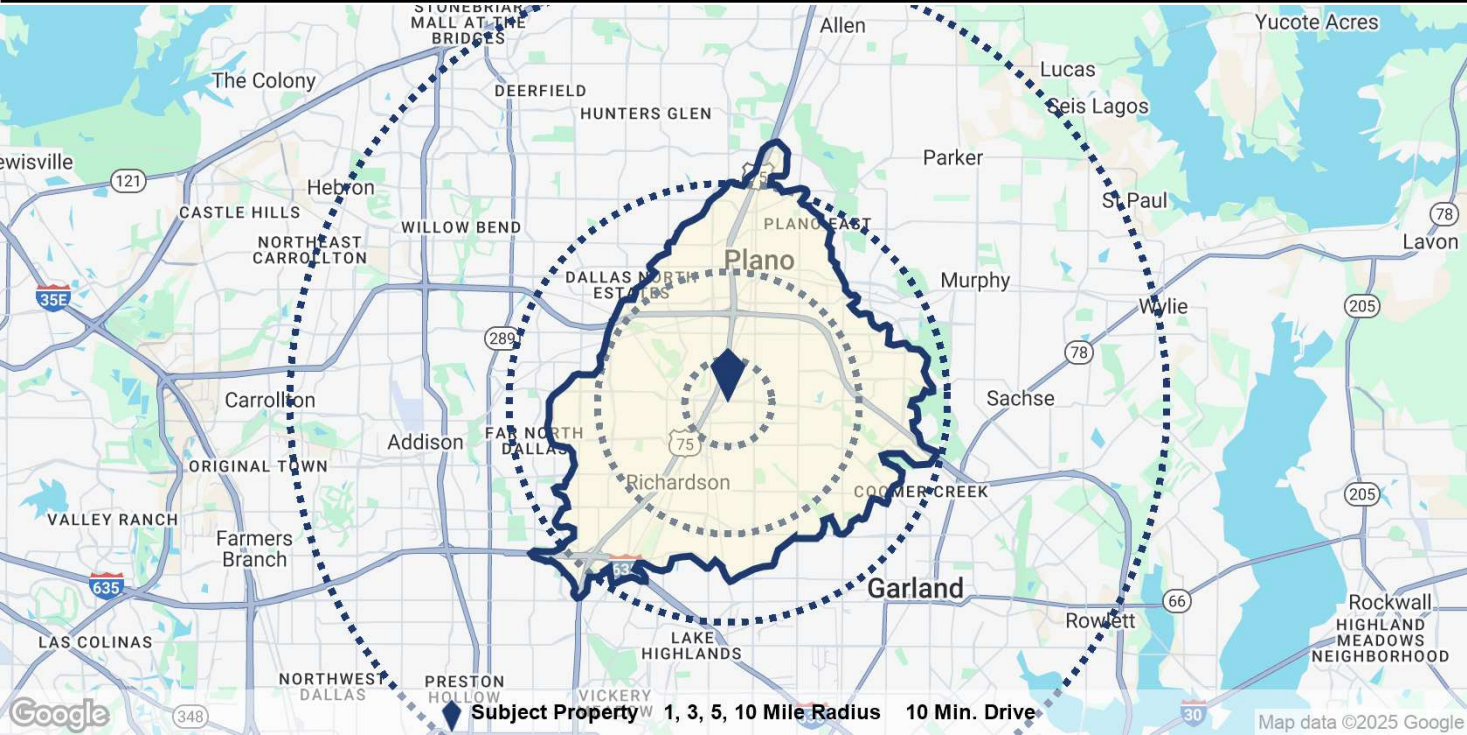


# Subject Property

930 E Campbell Rd - Telecom Exchange

## DEMOGRAPHICS

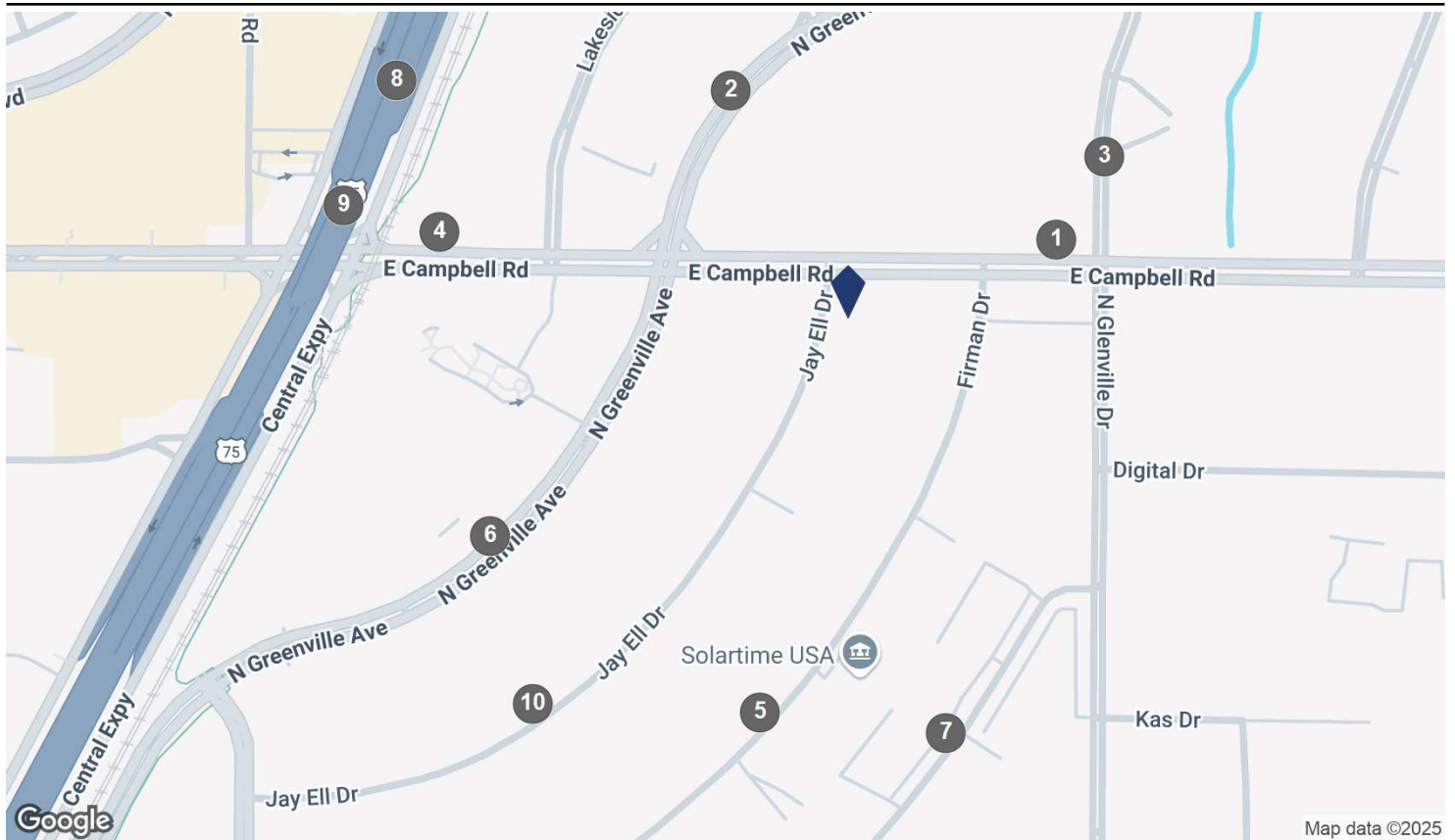


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	7,093	114,068	380,375	1,360,474	253,110
5 Yr Growth	2.8%	6.4%	7.1%	9.2%	13.3%
Median Age	34	35	36	37	36
5 Yr Forecast	37	37	38	39	38
White / Black / Hispanic	56% / 15% / 13%	52% / 13% / 18%	43% / 16% / 28%	47% / 14% / 25%	45% / 14% / 28%
5 Yr Forecast	55% / 15% / 13%	52% / 13% / 18%	44% / 16% / 27%	47% / 14% / 24%	45% / 13% / 28%
Employment	29,631	89,748	205,079	732,999	137,457
Buying Power	\$297M	\$3.6B	\$10B	\$42.4B	\$8.1B
5 Yr Growth	1.7%	5.3%	7.1%	9.8%	15.1%
College Graduates	58.9%	45.8%	38.6%	44.1%	49.6%
Household					
Households	3,573	44,900	145,053	534,873	96,821
5 Yr Growth	3.3%	7.7%	7.8%	9.3%	14.4%
Median Household Income	\$83,124	\$80,389	\$68,754	\$79,263	\$83,633
5 Yr Forecast	\$81,852	\$78,620	\$68,255	\$79,610	\$84,119
Average Household Income	\$107,056	\$106,152	\$95,560	\$110,065	\$109,969
5 Yr Forecast	\$106,054	\$105,516	\$95,662	\$110,839	\$110,923
% High Income (>\$75K)	56%	53%	46%	52%	55%
Housing					
Median Home Value	\$375,634	\$317,046	\$319,498	\$359,972	\$383,428
Median Year Built	2007	1983	1981	1986	1983
Owner / Renter Occupied	28% / 72%	48% / 52%	46% / 54%	49% / 51%	46% / 54%

# Subject Property

930 E Campbell Rd - Telecom Exchange

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 E Campbell Rd	N Glenville Dr - E	32,075	2025	0.16 mi
2 N Greenville Ave	Lawnview Dr - NE	7,370	2025	0.17 mi
3 N Glenville Dr	E Campbell Rd - S	4,504	2025	0.21 mi
4 E Campbell Rd	N Central Expy - W	39,380	2025	0.30 mi
5 Firman Dr	E Collins Blvd - SW	1,275	2025	0.31 mi
6 N Greenville Ave	Alma Rd - SW	9,275	2025	0.31 mi
7 International Pkwy	N Glenville Dr - NE	907	2025	0.32 mi
8 N Central Expy	Campbell Rd - S	13,169	2025	0.36 mi
9 N Central Expy	Campbell Rd - SE	237,665	2025	0.37 mi
10 Jay Ell Dr	Alma Rd - W	929	2025	0.37 mi





## Demographics

# Telecom Exchange

930 E Campbell Rd

72,507 SF Mixed Use Property

Richardson, Texas - Richardson Submarket

PREPARED BY



Matias Henry



# Income & Spending Demographics

930 E Campbell Rd - Telecom Exchange

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2024 Households by HH Income	3,573		44,898		145,051		96,821	
<\$25,000	204	5.71%	5,579	12.43%	24,271	16.73%	12,948	13.37%
\$25,000 - \$50,000	523	14.64%	7,005	15.60%	27,646	19.06%	13,968	14.43%
\$50,000 - \$75,000	846	23.68%	8,564	19.07%	27,104	18.69%	16,943	17.50%
\$75,000 - \$100,000	657	18.39%	6,035	13.44%	17,549	12.10%	13,181	13.61%
\$100,000 - \$125,000	297	8.31%	4,513	10.05%	12,194	8.41%	10,613	10.96%
\$125,000 - \$150,000	335	9.38%	3,482	7.76%	10,126	6.98%	7,310	7.55%
\$150,000 - \$200,000	377	10.55%	4,675	10.41%	11,920	8.22%	9,263	9.57%
\$200,000+	334	9.35%	5,045	11.24%	14,241	9.82%	12,596	13.01%
2024 Avg Household Income	\$107,056		\$106,152		\$95,560		\$109,969	
2024 Med Household Income	\$83,124		\$80,389		\$68,754		\$83,633	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$110.3M		\$1.5B		\$4.4B		\$3B	
Total Apparel	\$5.5M	5.02%	\$76.3M	5.24%	\$244.5M	5.53%	\$164.6M	5.42%
Women's Apparel	\$2.2M	2.00%	\$30M	2.06%	\$93.2M	2.11%	\$63M	2.07%
Men's Apparel	\$1.2M	1.09%	\$16M	1.10%	\$50.1M	1.13%	\$34.1M	1.12%
Girl's Apparel	\$341.6K	0.31%	\$5.1M	0.35%	\$17.6M	0.40%	\$11.7M	0.39%
Boy's Apparel	\$245.7K	0.22%	\$3.8M	0.26%	\$13.1M	0.30%	\$8.6M	0.28%
Infant Apparel	\$283.3K	0.26%	\$3.7M	0.26%	\$12.3M	0.28%	\$8.4M	0.28%
Footwear	\$1.3M	1.13%	\$17.7M	1.22%	\$58.1M	1.31%	\$38.7M	1.28%

Total Entertainment & Hobbies	\$16.2M	14.69%	\$212.4M	14.58%	\$636.9M	14.41%	\$434.9M	14.31%
Entertainment	\$1.7M	1.55%	\$23.6M	1.62%	\$69.7M	1.58%	\$49.2M	1.62%
Audio & Visual Equipment/Service	\$3.9M	3.50%	\$48.6M	3.33%	\$150M	3.39%	\$101.9M	3.35%
Reading Materials	\$214.5K	0.19%	\$2.8M	0.19%	\$7.7M	0.17%	\$5.3M	0.17%
Pets, Toys, & Hobbies	\$2.7M	2.40%	\$34.8M	2.39%	\$101.3M	2.29%	\$70M	2.31%
Personal Items	\$7.8M	7.05%	\$102.7M	7.05%	\$308.3M	6.97%	\$208.4M	6.86%

Total Food and Alcohol	\$30.1M	27.29%	\$393M	26.98%	\$1.2B	27.57%	\$835.1M	27.49%
Food At Home	\$13.9M	12.58%	\$193.9M	13.31%	\$624.1M	14.12%	\$422.1M	13.89%
Food Away From Home	\$13.9M	12.61%	\$171.5M	11.77%	\$513.8M	11.62%	\$357.5M	11.77%
Alcoholic Beverages	\$2.3M	2.10%	\$27.6M	1.89%	\$80.8M	1.83%	\$55.6M	1.83%

Total Household	\$17.7M	16.02%	\$234.9M	16.12%	\$698M	15.79%	\$482.6M	15.89%
House Maintenance & Repair	\$2.2M	1.97%	\$41.9M	2.88%	\$127.1M	2.88%	\$85.8M	2.83%
Household Equip & Furnishings	\$7.2M	6.54%	\$91.5M	6.28%	\$273.2M	6.18%	\$190.1M	6.26%
Household Operations	\$5.8M	5.23%	\$71.8M	4.93%	\$213.1M	4.82%	\$147.5M	4.85%
Housing Costs	\$2.5M	2.28%	\$29.7M	2.04%	\$84.5M	1.91%	\$59.3M	1.95%



# Income & Spending Demographics

930 E Campbell Rd - Telecom Exchange

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$28.2M</b>	<b>25.54%</b>	<b>\$374.5M</b>	<b>25.71%</b>	<b>\$1.1B</b>	<b>25.71%</b>	<b>\$785.8M</b>	<b>25.87%</b>
Vehicle Purchases	\$13.3M	12.04%	\$184.5M	12.67%	\$555M	12.55%	\$384.8M	12.67%
Gasoline	\$7.4M	6.69%	\$96.5M	6.62%	\$305.1M	6.90%	\$208M	6.85%
Vehicle Expenses	\$571.2K	0.52%	\$8.2M	0.57%	\$23.9M	0.54%	\$16.8M	0.55%
Transportation	\$3.4M	3.06%	\$40.2M	2.76%	\$115.6M	2.61%	\$82.5M	2.71%
Automotive Repair & Maintenance	\$3.6M	3.23%	\$45M	3.09%	\$137.1M	3.10%	\$93.8M	3.09%
<b>Total Health Care</b>	<b>\$4.6M</b>	<b>4.19%</b>	<b>\$66.2M</b>	<b>4.55%</b>	<b>\$201.6M</b>	<b>4.56%</b>	<b>\$135.9M</b>	<b>4.47%</b>
Medical Services	\$2.7M	2.48%	\$37.7M	2.58%	\$113.8M	2.57%	\$77.6M	2.55%
Prescription Drugs	\$1.3M	1.21%	\$20.8M	1.43%	\$64.2M	1.45%	\$42.3M	1.39%
Medical Supplies	\$564K	0.51%	\$7.8M	0.54%	\$23.6M	0.53%	\$16M	0.53%
<b>Total Education/Day Care</b>	<b>\$8M</b>	<b>7.24%</b>	<b>\$99.5M</b>	<b>6.83%</b>	<b>\$284.5M</b>	<b>6.44%</b>	<b>\$199M</b>	<b>6.55%</b>
Education	\$5.1M	4.62%	\$64.5M	4.43%	\$184.6M	4.18%	\$128.2M	4.22%
Fees & Admissions	\$2.9M	2.62%	\$35M	2.40%	\$99.9M	2.26%	\$70.7M	2.33%