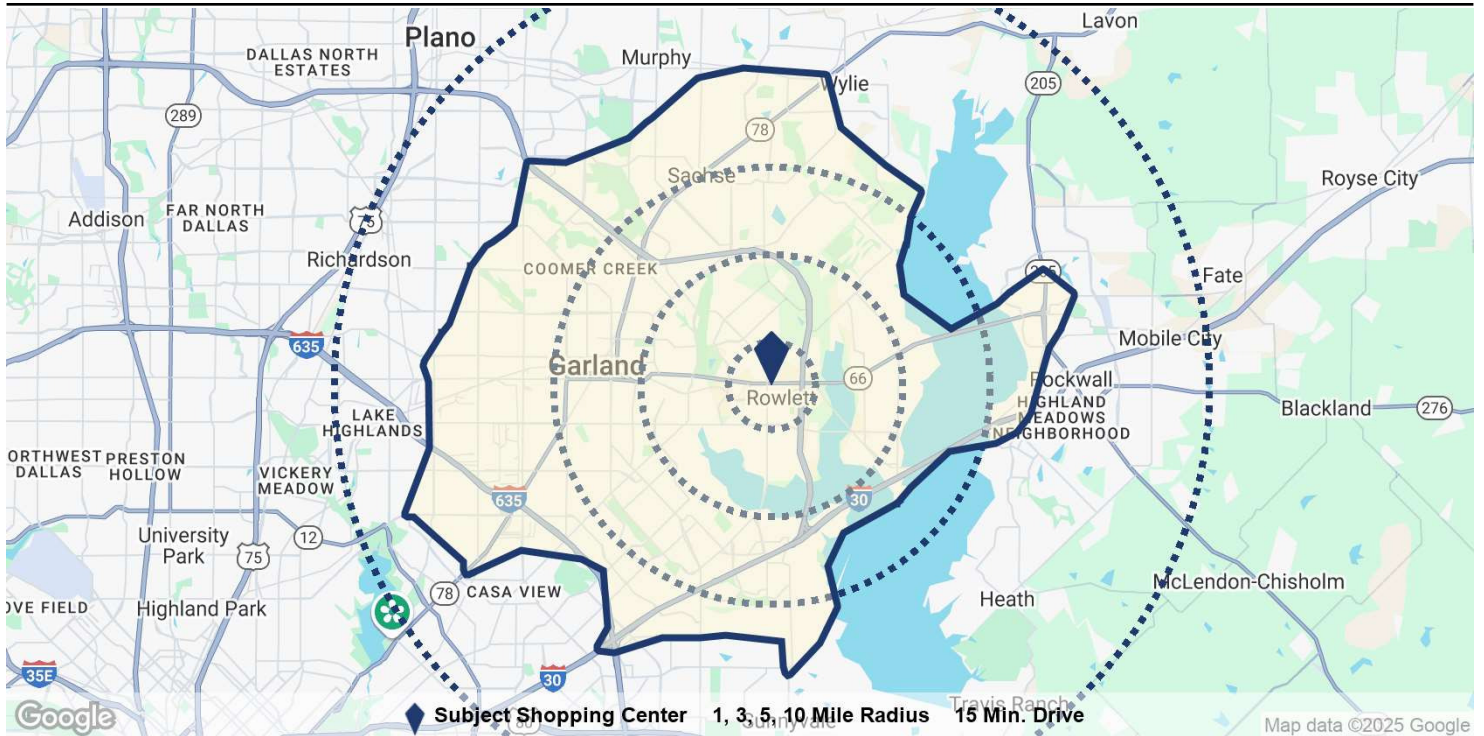


Subject Shopping Center

Timberlake Shopping Center

DEMOGRAPHICS

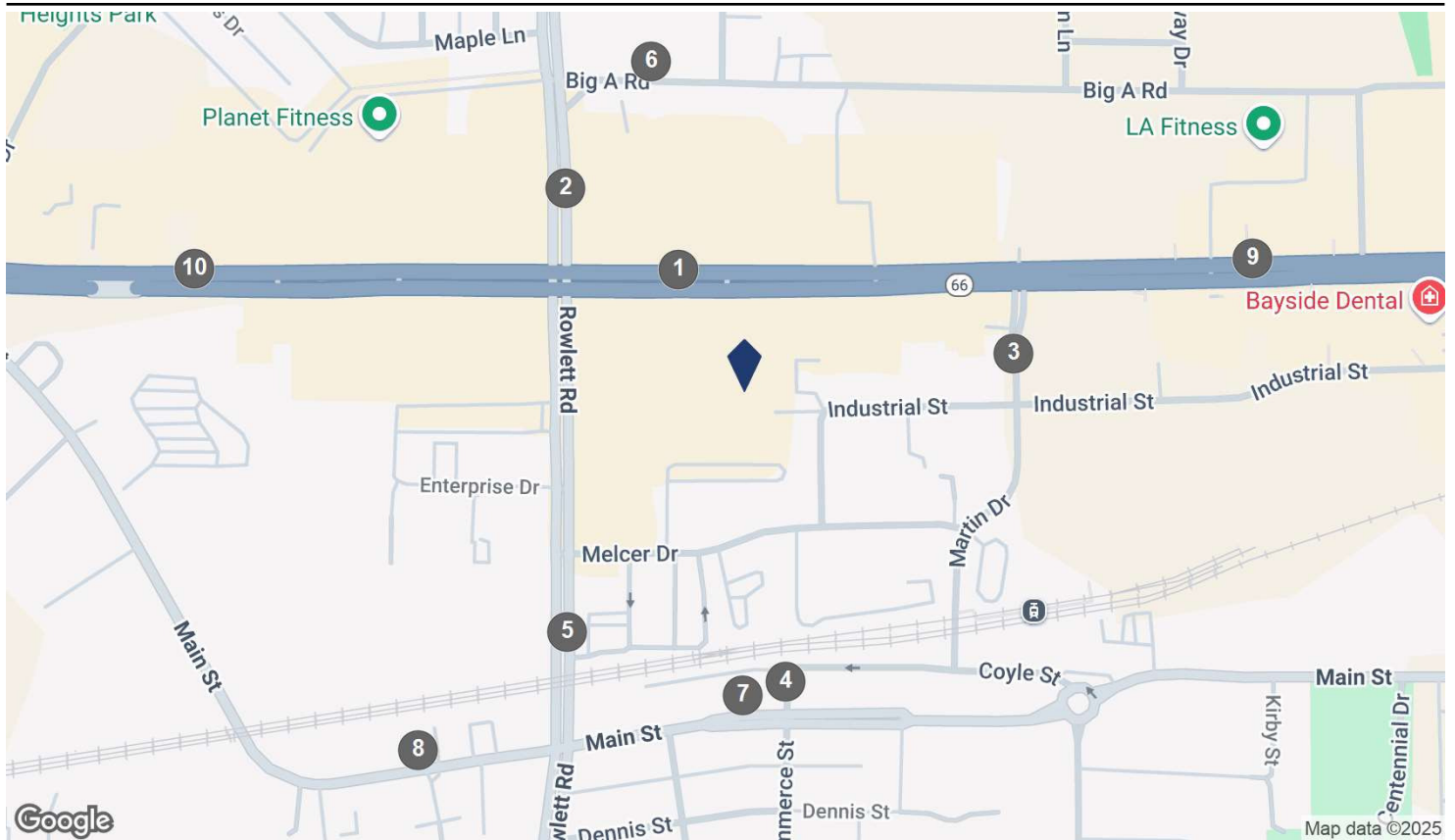


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	8,037	69,790	208,389	849,149	391,526
5 Yr Growth	0.1%	0.1%	0.8%	7.6%	2.3%
Median Age	39	39	37	37	37
5 Yr Forecast	40	40	38	38	39
White / Black / Hispanic	49% / 17% / 27%	43% / 19% / 29%	39% / 18% / 37%	43% / 18% / 32%	40% / 16% / 36%
5 Yr Forecast	50% / 17% / 27%	44% / 19% / 29%	39% / 18% / 36%	44% / 17% / 31%	41% / 16% / 35%
Employment	7,111	14,537	47,927	295,462	208,039
Buying Power	\$263.7M	\$2.2B	\$5.3B	\$21.7B	\$9.9B
5 Yr Growth	-1.4%	0.3%	0.9%	9.0%	3.5%
College Graduates	27.0%	28.0%	23.7%	30.4%	34.8%
Household					
Households	2,870	23,134	68,663	294,971	133,301
5 Yr Growth	0%	0%	0.8%	7.3%	2.3%
Median Household Income	\$91,873	\$93,646	\$77,158	\$73,640	\$74,083
5 Yr Forecast	\$90,624	\$93,873	\$77,203	\$74,874	\$74,932
Average Household Income	\$101,293	\$111,652	\$97,109	\$99,699	\$96,980
5 Yr Forecast	\$99,178	\$111,709	\$97,576	\$101,942	\$98,379
% High Income (>\$75K)	62%	61%	51%	49%	49%
Housing					
Median Home Value	\$252,213	\$265,787	\$247,248	\$276,939	\$257,335
Median Year Built	1986	1992	1986	1985	1984
Owner / Renter Occupied	69% / 31%	78% / 22%	68% / 32%	60% / 40%	63% / 37%

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	42,504	2025	0.09 mi
2 Rowlett Rd	Hwy 66 - S	33,733	2025	0.19 mi
3 Martin Dr	Industrial St - S	1,012	2025	0.20 mi
4 Commerce St	Main St - S	243	2025	0.23 mi
5 Rowlett Rd	Main St - S	25,620	2025	0.23 mi
6 Big A Rd	Old Rowlett Rd - E	2,595	2025	0.24 mi
7 Main St	Commerce St - E	4,966	2025	0.24 mi
8 Main St	Rowlett Rd - E	4,524	2025	0.36 mi
9 Lakeview Pkwy	Martin Dr - W	40,860	2025	0.38 mi
10 Lakeview Pkwy	Main St - W	30,969	2025	0.41 mi



Demographics

Timberlake Shopping Center

3502 Lakeview Pky

91,142 SF Neighborhood Center

Rowlett, TX 75088 - Sachse/Rowlett Submarket

PREPARED BY



Matias Henry



Income & Spending Demographics

Timberlake Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2024 Households by HH Income	2,870		23,134		68,665		133,301	
<\$25,000	178	6.20%	2,070	8.95%	8,604	12.53%	17,815	13.36%
\$25,000 - \$50,000	393	13.69%	3,189	13.78%	12,262	17.86%	25,853	19.39%
\$50,000 - \$75,000	511	17.80%	3,728	16.11%	12,657	18.43%	23,822	17.87%
\$75,000 - \$100,000	523	18.22%	3,459	14.95%	9,376	13.65%	16,574	12.43%
\$100,000 - \$125,000	422	14.70%	2,895	12.51%	8,047	11.72%	14,582	10.94%
\$125,000 - \$150,000	384	13.38%	2,530	10.94%	5,672	8.26%	10,989	8.24%
\$150,000 - \$200,000	350	12.20%	2,989	12.92%	6,932	10.10%	12,643	9.48%
\$200,000+	109	3.80%	2,274	9.83%	5,115	7.45%	11,022	8.27%
2024 Avg Household Income	\$101,293		\$111,652		\$97,109		\$96,980	
2024 Med Household Income	\$91,873		\$93,646		\$77,158		\$74,083	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$103.5M		\$867.6M		\$2.3B		\$4.4B	
Total Apparel	\$5.4M	5.23%	\$46.4M	5.34%	\$129.7M	5.54%	\$244.7M	5.58%
Women's Apparel	\$2.1M	2.07%	\$18.1M	2.09%	\$49.4M	2.11%	\$92.7M	2.11%
Men's Apparel	\$1.1M	1.06%	\$9.5M	1.09%	\$26M	1.11%	\$49.2M	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%	\$13.8M	0.31%
Infant Apparel	\$255.8K	0.25%	\$2.1M	0.24%	\$6.3M	0.27%	\$11.8M	0.27%
Footwear	\$1.3M	1.21%	\$10.9M	1.25%	\$31M	1.32%	\$58.9M	1.34%

Total Entertainment & Hobbies	\$15.2M	14.71%	\$124.6M	14.36%	\$333.7M	14.24%	\$623.1M	14.21%
Entertainment	\$2.3M	2.19%	\$16.7M	1.92%	\$46.8M	2.00%	\$81.9M	1.87%
Audio & Visual Equipment/Service	\$3.4M	3.26%	\$27.6M	3.18%	\$76.4M	3.26%	\$145.4M	3.32%
Reading Materials	\$173.4K	0.17%	\$1.5M	0.17%	\$3.5M	0.15%	\$6.8M	0.15%
Pets, Toys, & Hobbies	\$2.5M	2.37%	\$20.1M	2.32%	\$52.5M	2.24%	\$97.7M	2.23%
Personal Items	\$7M	6.73%	\$58.7M	6.77%	\$154.5M	6.59%	\$291.3M	6.64%

Total Food and Alcohol	\$26.6M	25.67%	\$223M	25.70%	\$619M	26.41%	\$1.2B	26.84%
Food At Home	\$13.6M	13.18%	\$115.7M	13.34%	\$328M	14.00%	\$622.4M	14.19%
Food Away From Home	\$11.2M	10.85%	\$93.2M	10.74%	\$253.2M	10.80%	\$482.8M	11.01%
Alcoholic Beverages	\$1.7M	1.64%	\$14.1M	1.62%	\$37.8M	1.61%	\$72.1M	1.64%

Total Household	\$16.1M	15.58%	\$140.7M	16.21%	\$366.9M	15.65%	\$690.7M	15.75%
House Maintenance & Repair	\$3.6M	3.51%	\$33.1M	3.82%	\$85.2M	3.64%	\$152.6M	3.48%
Household Equip & Furnishings	\$6.2M	6.01%	\$53.6M	6.18%	\$141.1M	6.02%	\$266.9M	6.09%
Household Operations	\$4.6M	4.43%	\$39M	4.49%	\$102.8M	4.39%	\$197.3M	4.50%
Housing Costs	\$1.7M	1.63%	\$15M	1.73%	\$37.8M	1.61%	\$73.8M	1.68%

Income & Spending Demographics

Timberlake Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$29.5M	28.53%	\$239.9M	27.66%	\$652.4M	27.84%	\$1.2B	27.18%
Vehicle Purchases	\$16.5M	15.97%	\$131.1M	15.12%	\$354.2M	15.11%	\$628.1M	14.32%
Gasoline	\$7.2M	6.97%	\$59M	6.80%	\$166.7M	7.11%	\$310.6M	7.08%
Vehicle Expenses	\$421.1K	0.41%	\$4.3M	0.50%	\$10.7M	0.46%	\$21.3M	0.48%
Transportation	\$2.1M	2.07%	\$19.2M	2.21%	\$48.7M	2.08%	\$96.9M	2.21%
Automotive Repair & Maintenance	\$3.2M	3.12%	\$26.3M	3.04%	\$72.1M	3.08%	\$135.2M	3.08%
Total Health Care	\$4.7M	4.54%	\$39.8M	4.59%	\$106M	4.52%	\$198.6M	4.53%
Medical Services	\$2.6M	2.53%	\$22.3M	2.57%	\$59.2M	2.53%	\$111.3M	2.54%
Prescription Drugs	\$1.5M	1.49%	\$13M	1.50%	\$34.8M	1.48%	\$64.4M	1.47%
Medical Supplies	\$541.3K	0.52%	\$4.5M	0.52%	\$12M	0.51%	\$22.9M	0.52%
Total Education/Day Care	\$5.9M	5.72%	\$53.2M	6.13%	\$135.8M	5.79%	\$259.9M	5.92%
Education	\$3.9M	3.73%	\$35.2M	4.06%	\$90M	3.84%	\$171.2M	3.90%
Fees & Admissions	\$2.1M	1.99%	\$18M	2.07%	\$45.8M	1.95%	\$88.6M	2.02%