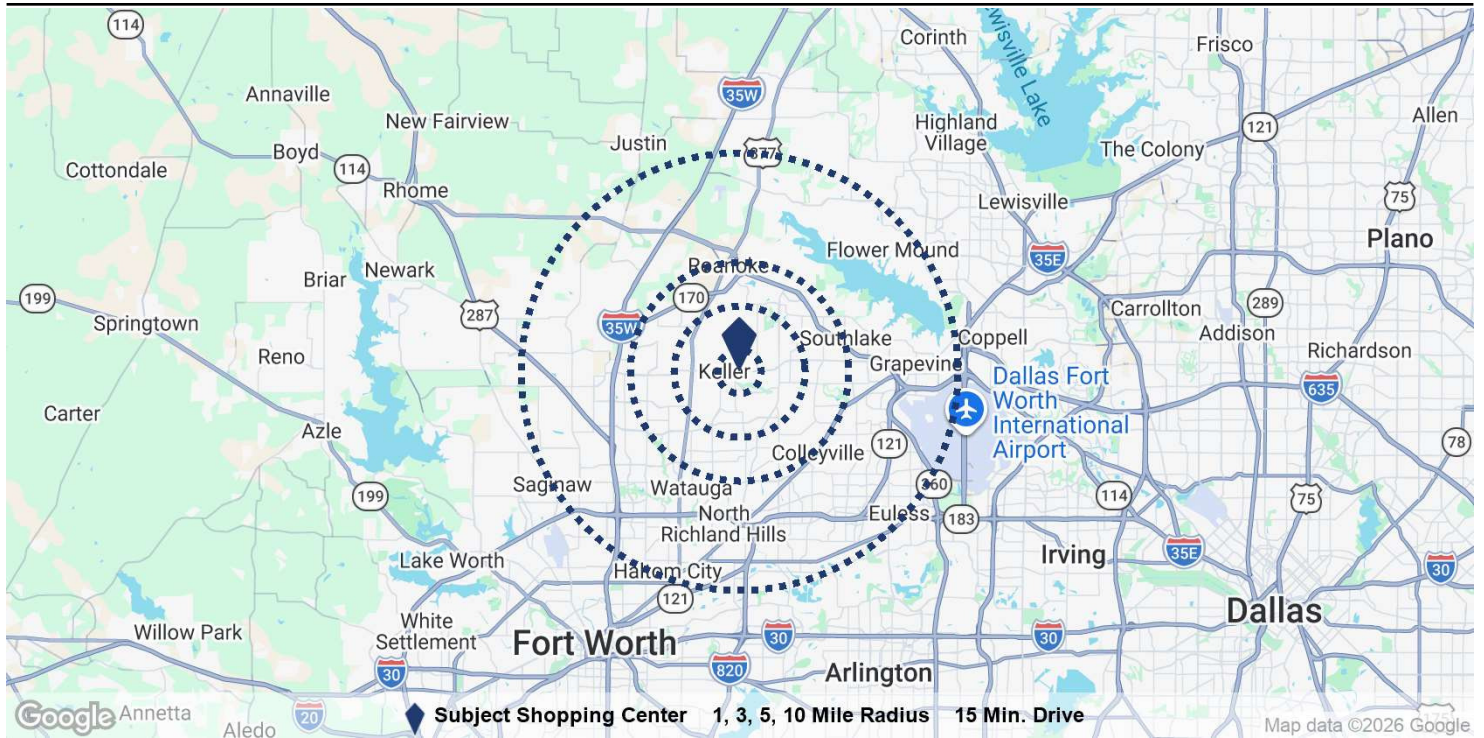


Subject Shopping Center

Keller Crossing

DEMOGRAPHICS

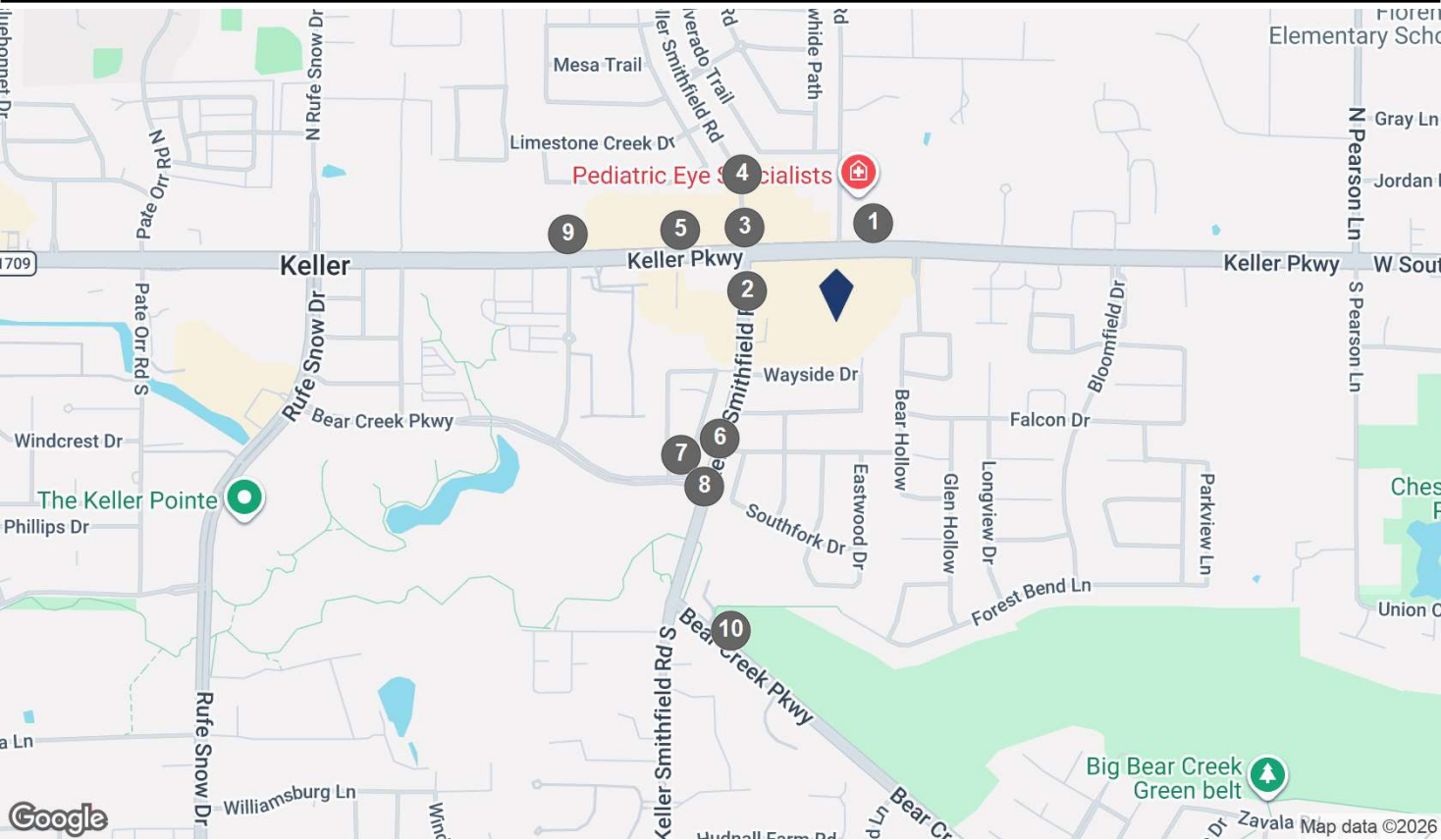


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	7,539	70,640	222,628	758,138	
5 Yr Growth	4.8%	5.6%	5.2%	6.1%	
Median Age	45	43	40	38	
5 Yr Forecast	44	43	41	39	
White / Black / Hispanic	78% / 3% / 10%	74% / 4% / 12%	69% / 6% / 15%	61% / 9% / 21%	
5 Yr Forecast	78% / 3% / 10%	74% / 4% / 12%	69% / 6% / 15%	61% / 9% / 21%	
Employment	7,757	25,455	75,054	300,978	
Buying Power	\$382.6M	\$4.1B	\$10.2B	\$28.6B	
5 Yr Growth	5.0%	6.8%	6.2%	7.5%	
College Graduates	62.1%	54.6%	46.5%	39.7%	
Household					
Households	2,784	23,896	74,760	272,956	
5 Yr Growth	5.0%	5.7%	5.4%	6.2%	
Median Household Income	\$137,429	\$173,546	\$135,953	\$104,917	
5 Yr Forecast	\$137,500	\$175,336	\$136,942	\$106,247	
Average Household Income	\$171,621	\$192,146	\$166,735	\$134,180	
5 Yr Forecast	\$172,660	\$192,954	\$167,758	\$135,481	
% High Income (>\$75K)	71%	81%	76%	65%	
Housing					
Median Home Value	\$676,864	\$658,941	\$481,074	\$401,691	
Median Year Built	2001	1999	2000	1995	
Owner / Renter Occupied	71% / 29%	84% / 16%	80% / 20%	66% / 34%	

Subject Shopping Center

Keller Crossing

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Keller Parkway	Keller Parkway - W	39,208	2026	0.13 mi
2 Keller Smithfield Rd S	Creekview Dr - S	11,591	2026	0.13 mi
3 Keller Parkway	Keller Smithfield Road South - E	39,208	2026	0.17 mi
4 Keller Smithfield Rd	E Price St - S	11,778	2026	0.23 mi
5 E Price St	Keller Smithfield Rd - E	42,475	2026	0.25 mi
6 Keller Smithfield Rd S	Shadowbrook Dr - N	13,108	2026	0.26 mi
7 Bear Creek Pkwy	Toulouse Ln - W	7,051	2026	0.32 mi
8 Keller Smithfield Rd S	Bear Creek Pkwy - NE	11,876	2026	0.33 mi
9 Keller Parkway	Keller Parkway - E	39,208	2026	0.40 mi
10 Bear Creek Pkwy	Spicewood Ct - SE	9,543	2026	0.50 mi

Income & Spending Demographics

Keller Crossing

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2025 Households by HH Income	2,784		23,895		74,759			
<\$25,000	210	7.54%	1,100	4.60%	3,942	5.27%	-	-
\$25,000 - \$50,000	265	9.52%	1,505	6.30%	5,522	7.39%	-	-
\$50,000 - \$75,000	333	11.96%	1,995	8.35%	8,116	10.86%	-	-
\$75,000 - \$100,000	253	9.09%	1,918	8.03%	8,256	11.04%	-	-
\$100,000 - \$125,000	243	8.73%	2,165	9.06%	8,544	11.43%	-	-
\$125,000 - \$150,000	177	6.36%	1,758	7.36%	6,846	9.16%	-	-
\$150,000 - \$200,000	247	8.87%	3,199	13.39%	9,938	13.29%	-	-
\$200,000+	1,056	37.93%	10,255	42.92%	23,595	31.56%	-	-
2025 Avg Household Income	\$171,621		\$192,146		\$166,735		-	-
2025 Med Household Income	\$137,429		\$173,546		\$135,953		-	-

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$118.6M		\$1.1B		\$3.2B			
Total Apparel	\$5.7M	4.83%	\$54.8M	4.86%	\$163.8M	5.06%		
Women's Apparel	\$2.3M	1.94%	\$21.9M	1.95%	\$64.5M	1.99%	-	-
Men's Apparel	\$1.2M	1.02%	\$11.6M	1.03%	\$34.1M	1.05%	-	-
Girl's Apparel	\$390.2K	0.33%	\$3.9M	0.35%	\$12M	0.37%	-	-
Boy's Apparel	\$274.8K	0.23%	\$2.7M	0.24%	\$8.5M	0.26%	-	-
Infant Apparel	\$212.6K	0.18%	\$2M	0.18%	\$6.6M	0.20%	-	-
Footwear	\$1.3M	1.12%	\$12.7M	1.13%	\$38.1M	1.18%	-	-

Total Entertainment & Hobbies	\$17.6M	14.83%	\$165.6M	14.70%	\$474.3M	14.64%		
Entertainment	\$1.5M	1.30%	\$17.7M	1.57%	\$50.8M	1.57%	-	-
Audio & Visual Equipment/Service	\$3.6M	3.01%	\$32.5M	2.89%	\$98M	3.03%	-	-
Reading Materials	\$257.9K	0.22%	\$2.3M	0.21%	\$6.3M	0.19%	-	-
Pets, Toys, & Hobbies	\$3M	2.50%	\$27.8M	2.47%	\$80.7M	2.49%	-	-
Personal Items	\$9.3M	7.81%	\$85.3M	7.57%	\$238.5M	7.36%	-	-

Total Food and Alcohol	\$29.9M	25.20%	\$276.9M	24.59%	\$819.3M	25.29%		
Food At Home	\$14.6M	12.29%	\$134.7M	11.96%	\$405.3M	12.51%	-	-
Food Away From Home	\$13M	10.99%	\$121.3M	10.77%	\$355.2M	10.96%	-	-
Alcoholic Beverages	\$2.3M	1.92%	\$20.9M	1.86%	\$58.8M	1.82%	-	-

Total Household	\$21.3M	17.93%	\$203M	18.02%	\$566.3M	17.48%		
House Maintenance & Repair	\$4.2M	3.50%	\$41.8M	3.72%	\$119.5M	3.69%	-	-
Household Equip & Furnishings	\$7.7M	6.53%	\$73.1M	6.49%	\$209.4M	6.46%	-	-
Household Operations	\$6.3M	5.32%	\$59.5M	5.28%	\$163.5M	5.05%	-	-
Housing Costs	\$3.1M	2.58%	\$28.6M	2.54%	\$73.9M	2.28%	-	-



Income & Spending Demographics

Keller Crossing

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$28.2M	23.81%	\$277.8M	24.66%	\$813.4M	25.10%		
Vehicle Purchases	\$13.6M	11.46%	\$139.6M	12.39%	\$412.7M	12.74%	-	-
Gasoline	\$6.6M	5.60%	\$63.1M	5.60%	\$194.2M	5.99%	-	-
Vehicle Expenses	\$955.3K	0.81%	\$9.1M	0.80%	\$22.9M	0.71%	-	-
Transportation	\$3.7M	3.14%	\$34.4M	3.06%	\$91.1M	2.81%	-	-
Automotive Repair & Maintenance	\$3.3M	2.80%	\$31.6M	2.80%	\$92.6M	2.86%	-	-
Total Health Care	\$6M	5.06%	\$54.8M	4.87%	\$154.1M	4.75%		
Medical Services	\$3.5M	2.97%	\$32.3M	2.87%	\$90.1M	2.78%	-	-
Prescription Drugs	\$1.9M	1.57%	\$16.9M	1.50%	\$47.8M	1.48%	-	-
Medical Supplies	\$622.1K	0.52%	\$5.6M	0.50%	\$16.2M	0.50%	-	-
Total Education/Day Care	\$9.9M	8.34%	\$93.5M	8.30%	\$248.9M	7.68%		
Education	\$6.3M	5.35%	\$60.2M	5.35%	\$160.9M	4.97%	-	-
Fees & Admissions	\$3.5M	2.99%	\$33.3M	2.95%	\$88M	2.72%	-	-