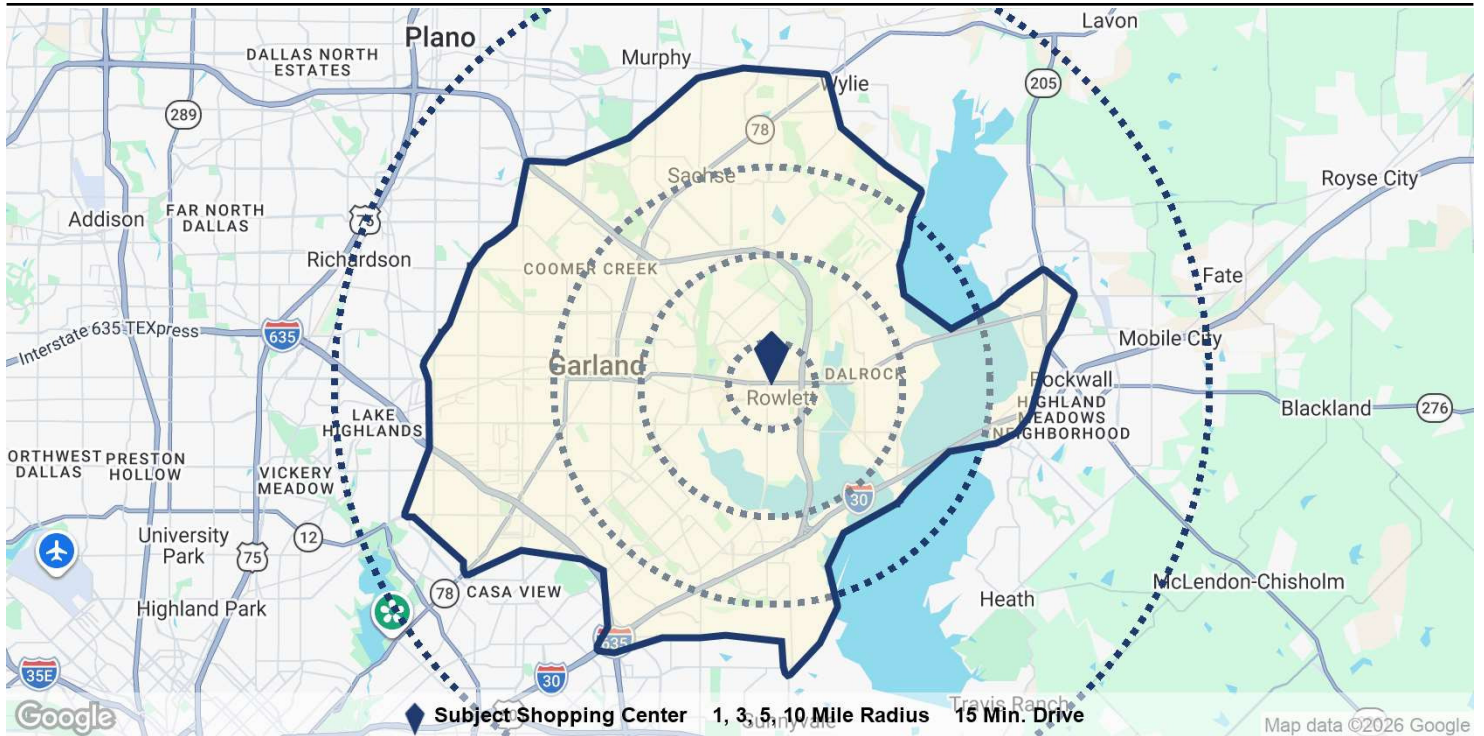


# Subject Shopping Center

Timberlake Shopping Center

## DEMOGRAPHICS

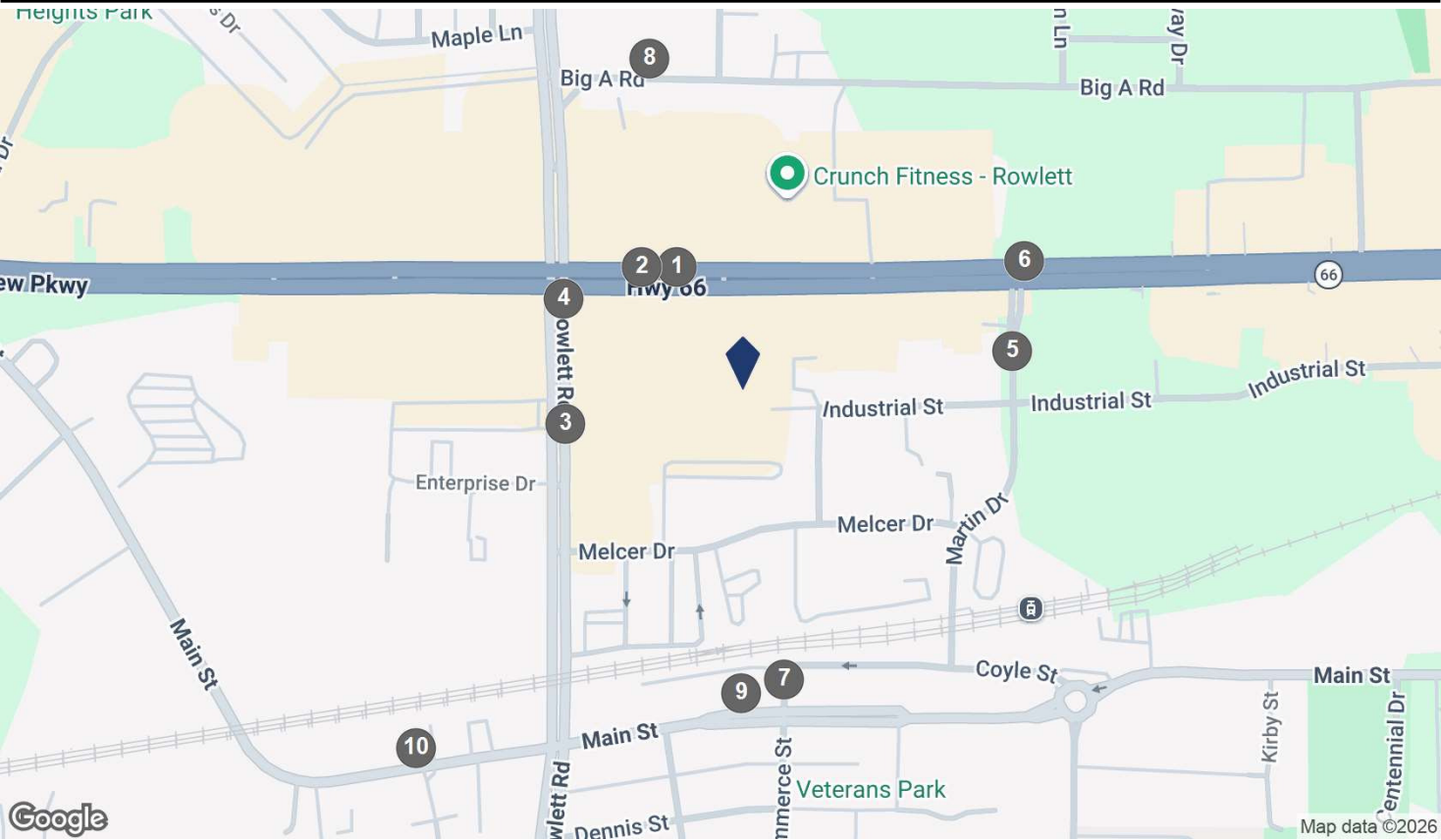


| Population               | 1 Mile          | 3 Miles         | 5 Miles         | 10 Miles        | 15 Min. Drive   |
|--------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Population               | 8,157           | 70,911          | 216,631         | 875,012         | 403,316         |
| 5 Yr Growth              | 3.4%            | 3.4%            | 3.7%            | 6.7%            | 4.4%            |
| Median Age               | 39              | 39              | 37              | 37              | 37              |
| 5 Yr Forecast            | 40              | 40              | 38              | 38              | 39              |
| White / Black / Hispanic | 50% / 17% / 27% | 43% / 19% / 28% | 39% / 18% / 36% | 42% / 18% / 32% | 40% / 16% / 36% |
| 5 Yr Forecast            | 50% / 17% / 27% | 44% / 19% / 28% | 39% / 18% / 36% | 42% / 18% / 32% | 40% / 16% / 36% |
| Employment               | 7,077           | 14,957          | 48,035          | 295,767         | 213,539         |
| Buying Power             | \$293.3M        | \$2.4B          | \$6.3B          | \$26B           | \$11.6B         |
| 5 Yr Growth              | 4.0%            | 5.2%            | 5.6%            | 8.8%            | 6.6%            |
| College Graduates        | 27.0%           | 28.1%           | 23.7%           | 30.2%           | 34.3%           |
| <b>Household</b>         |                 |                 |                 |                 |                 |
| Households               | 2,924           | 23,476          | 71,786          | 304,788         | 137,718         |
| 5 Yr Growth              | 3.5%            | 3.5%            | 3.8%            | 6.5%            | 4.5%            |
| Median Household Income  | \$100,293       | \$103,551       | \$87,391        | \$85,301        | \$84,007        |
| 5 Yr Forecast            | \$100,747       | \$105,254       | \$88,887        | \$87,098        | \$85,664        |
| Average Household Income | \$114,062       | \$125,579       | \$109,534       | \$112,047       | \$108,784       |
| 5 Yr Forecast            | \$114,534       | \$127,193       | \$111,338       | \$114,299       | \$110,949       |
| % High Income (>\$75K)   | 64%             | 66%             | 57%             | 56%             | 55%             |
| <b>Housing</b>           |                 |                 |                 |                 |                 |
| Median Home Value        | \$348,098       | \$353,379       | \$316,136       | \$356,869       | \$324,435       |
| Median Year Built        | 1986            | 1993            | 1986            | 1985            | 1984            |
| Owner / Renter Occupied  | 70% / 30%       | 79% / 21%       | 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           | 43,721         | 2026       | 0.09 mi           |
| 2 Lakeview Parkway | Lakeview Parkway - E     | 36,466         | 2026       | 0.10 mi           |
| 3 Rowlett Road     | Rowlett Road - N         | 21,565         | 2026       | 0.13 mi           |
| 4 Rowlett Road     | Rowlett Road - S         | 21,565         | 2026       | 0.14 mi           |
| 5 Martin Dr        | Industrial St - S        | 1,003          | 2026       | 0.20 mi           |
| 6 Lakeview Parkway | Lakeview Parkway - W     | 36,466         | 2026       | 0.22 mi           |
| 7 Commerce St      | Main St - S              | 243            | 2026       | 0.23 mi           |
| 8 Big A Rd         | Old Rowlett Rd - E       | 2,571          | 2026       | 0.24 mi           |
| 9 Main St          | Commerce St - E          | 5,001          | 2026       | 0.24 mi           |
| 10 Main St         | Rowlett Rd - E           | 4,551          | 2026       | 0.36 mi           |

# Income & Spending Demographics

## Timberlake Shopping Center

|                              | 1 Mile    |        | 3 Miles   |        | 5 Miles   |        | 15 Min. Drive |        |
|------------------------------|-----------|--------|-----------|--------|-----------|--------|---------------|--------|
| 2025 Households by HH Income | 2,924     |        | 23,478    |        | 71,786    |        | 137,718       |        |
| <\$25,000                    | 268       | 9.17%  | 1,759     | 7.49%  | 6,674     | 9.30%  | 13,899        | 10.09% |
| \$25,000 - \$50,000          | 283       | 9.68%  | 2,746     | 11.70% | 10,474    | 14.59% | 22,294        | 16.19% |
| \$50,000 - \$75,000          | 501       | 17.13% | 3,551     | 15.12% | 13,724    | 19.12% | 25,940        | 18.84% |
| \$75,000 - \$100,000         | 405       | 13.85% | 3,308     | 14.09% | 10,130    | 14.11% | 18,668        | 13.56% |
| \$100,000 - \$125,000        | 426       | 14.57% | 2,640     | 11.24% | 8,972     | 12.50% | 15,801        | 11.47% |
| \$125,000 - \$150,000        | 314       | 10.74% | 2,417     | 10.29% | 6,178     | 8.61%  | 11,278        | 8.19%  |
| \$150,000 - \$200,000        | 483       | 16.52% | 3,780     | 16.10% | 8,037     | 11.20% | 14,111        | 10.25% |
| \$200,000+                   | 244       | 8.34%  | 3,277     | 13.96% | 7,597     | 10.58% | 15,727        | 11.42% |
| 2025 Avg Household Income    | \$114,062 |        | \$125,579 |        | \$109,534 |        | \$108,784     |        |
| 2025 Med Household Income    | \$100,293 |        | \$103,551 |        | \$87,391  |        | \$84,007      |        |

|                                   | 1 Mile   |       | 3 Miles  |       | 5 Miles  |       | 15 Min. Drive |       |
|-----------------------------------|----------|-------|----------|-------|----------|-------|---------------|-------|
| Total Specified Consumer Spending | \$106.4M |       | \$892.2M |       | \$2.5B   |       | \$4.6B        |       |
| Total Apparel                     | \$5.5M   | 5.16% | \$47.2M  | 5.29% | \$134.9M | 5.45% | \$252.5M      | 5.50% |
| Women's Apparel                   | \$2.2M   | 2.04% | \$18.5M  | 2.07% | \$51.6M  | 2.09% | \$96.1M       | 2.10% |
| Men's Apparel                     | \$1.1M   | 1.04% | \$9.6M   | 1.08% | \$27.2M  | 1.10% | \$51M         | 1.11% |
| Girl's Apparel                    | \$385.2K | 0.36% | \$3.3M   | 0.37% | \$9.9M   | 0.40% | \$18.7M       | 0.41% |
| Boy's Apparel                     | \$285.4K | 0.27% | \$2.4M   | 0.27% | \$7.4M   | 0.30% | \$13.9M       | 0.30% |
| Infant Apparel                    | \$260.7K | 0.25% | \$2.1M   | 0.24% | \$6.6M   | 0.27% | \$12.4M       | 0.27% |
| Footwear                          | \$1.3M   | 1.20% | \$11.1M  | 1.25% | \$32.2M  | 1.30% | \$60.3M       | 1.31% |

|                                  |          |        |          |        |          |        |          |        |
|----------------------------------|----------|--------|----------|--------|----------|--------|----------|--------|
| Total Entertainment & Hobbies    | \$15.6M  | 14.64% | \$127.8M | 14.32% | \$351.2M | 14.20% | \$652.1M | 14.22% |
| Entertainment                    | \$2.3M   | 2.18%  | \$17M    | 1.90%  | \$48.8M  | 1.97%  | \$84.9M  | 1.85%  |
| Audio & Visual Equipment/Service | \$3.4M   | 3.22%  | \$28.1M  | 3.16%  | \$80.4M  | 3.25%  | \$150.9M | 3.29%  |
| Reading Materials                | \$180.2K | 0.17%  | \$1.5M   | 0.17%  | \$3.8M   | 0.15%  | \$7.2M   | 0.16%  |
| Pets, Toys, & Hobbies            | \$2.5M   | 2.33%  | \$20.5M  | 2.30%  | \$54.9M  | 2.22%  | \$102.5M | 2.23%  |
| Personal Items                   | \$7.2M   | 6.74%  | \$60.6M  | 6.80%  | \$163.3M | 6.60%  | \$306.7M | 6.69%  |

|                        |         |        |          |        |          |        |          |        |
|------------------------|---------|--------|----------|--------|----------|--------|----------|--------|
| Total Food and Alcohol | \$27M   | 25.42% | \$228.3M | 25.59% | \$653M   | 26.41% | \$1.2B   | 26.82% |
| Food At Home           | \$13.9M | 13.05% | \$118.1M | 13.24% | \$344.1M | 13.92% | \$645.6M | 14.07% |
| Food Away From Home    | \$11.4M | 10.74% | \$95.8M  | 10.73% | \$269.3M | 10.89% | \$509M   | 11.10% |
| Alcoholic Beverages    | \$1.7M  | 1.62%  | \$14.4M  | 1.62%  | \$39.6M  | 1.60%  | \$75.8M  | 1.65%  |

|                               |         |        |          |        |          |        |          |        |
|-------------------------------|---------|--------|----------|--------|----------|--------|----------|--------|
| Total Household               | \$16.9M | 15.90% | \$146.9M | 16.46% | \$390.8M | 15.80% | \$727.8M | 15.87% |
| House Maintenance & Repair    | \$3.8M  | 3.55%  | \$34.5M  | 3.86%  | \$89.7M  | 3.63%  | \$159.3M | 3.47%  |
| Household Equip & Furnishings | \$6.5M  | 6.07%  | \$55.4M  | 6.21%  | \$149.5M | 6.05%  | \$279.3M | 6.09%  |
| Household Operations          | \$4.9M  | 4.56%  | \$41.1M  | 4.60%  | \$110.6M | 4.47%  | \$209.8M | 4.57%  |
| Housing Costs                 | \$1.8M  | 1.71%  | \$16M    | 1.79%  | \$41.1M  | 1.66%  | \$79.4M  | 1.73%  |

# Income & Spending Demographics

## Timberlake Shopping Center

|                                 | 1 Mile   |        | 3 Miles  |        | 5 Miles  |        | 15 Min. Drive |        |
|---------------------------------|----------|--------|----------|--------|----------|--------|---------------|--------|
| Total Transportation/Maint.     | \$30.3M  | 28.47% | \$245.6M | 27.53% | \$686.8M | 27.77% | \$1.2B        | 27.07% |
| Vehicle Purchases               | \$16.9M  | 15.84% | \$133M   | 14.91% | \$369.5M | 14.94% | \$648.8M      | 14.14% |
| Gasoline                        | \$7.3M   | 6.85%  | \$59.9M  | 6.71%  | \$174.9M | 7.07%  | \$323.2M      | 7.05%  |
| Vehicle Expenses                | \$476.1K | 0.45%  | \$4.7M   | 0.53%  | \$12M    | 0.49%  | \$23.4M       | 0.51%  |
| Transportation                  | \$2.4M   | 2.24%  | \$21.1M  | 2.37%  | \$55M    | 2.23%  | \$106.5M      | 2.32%  |
| Automotive Repair & Maintenance | \$3.3M   | 3.09%  | \$26.8M  | 3.00%  | \$75.4M  | 3.05%  | \$139.8M      | 3.05%  |
|                                 |          |        |          |        |          |        |               |        |
| Total Health Care               | \$4.8M   | 4.50%  | \$40.7M  | 4.56%  | \$110.6M | 4.47%  | \$206.6M      | 4.50%  |
| Medical Services                | \$2.7M   | 2.52%  | \$22.9M  | 2.56%  | \$62M    | 2.51%  | \$116.3M      | 2.54%  |
| Prescription Drugs              | \$1.6M   | 1.47%  | \$13.2M  | 1.48%  | \$35.9M  | 1.45%  | \$66.6M       | 1.45%  |
| Medical Supplies                | \$548.5K | 0.52%  | \$4.6M   | 0.52%  | \$12.7M  | 0.51%  | \$23.8M       | 0.52%  |
|                                 |          |        |          |        |          |        |               |        |
| Total Education/Day Care        | \$6.3M   | 5.92%  | \$55.8M  | 6.25%  | \$145.5M | 5.89%  | \$276.3M      | 6.02%  |
| Education                       | \$4.1M   | 3.84%  | \$36.5M  | 4.09%  | \$95.7M  | 3.87%  | \$180.4M      | 3.93%  |
| Fees & Admissions               | \$2.2M   | 2.08%  | \$19.3M  | 2.16%  | \$49.9M  | 2.02%  | \$95.9M       | 2.09%  |