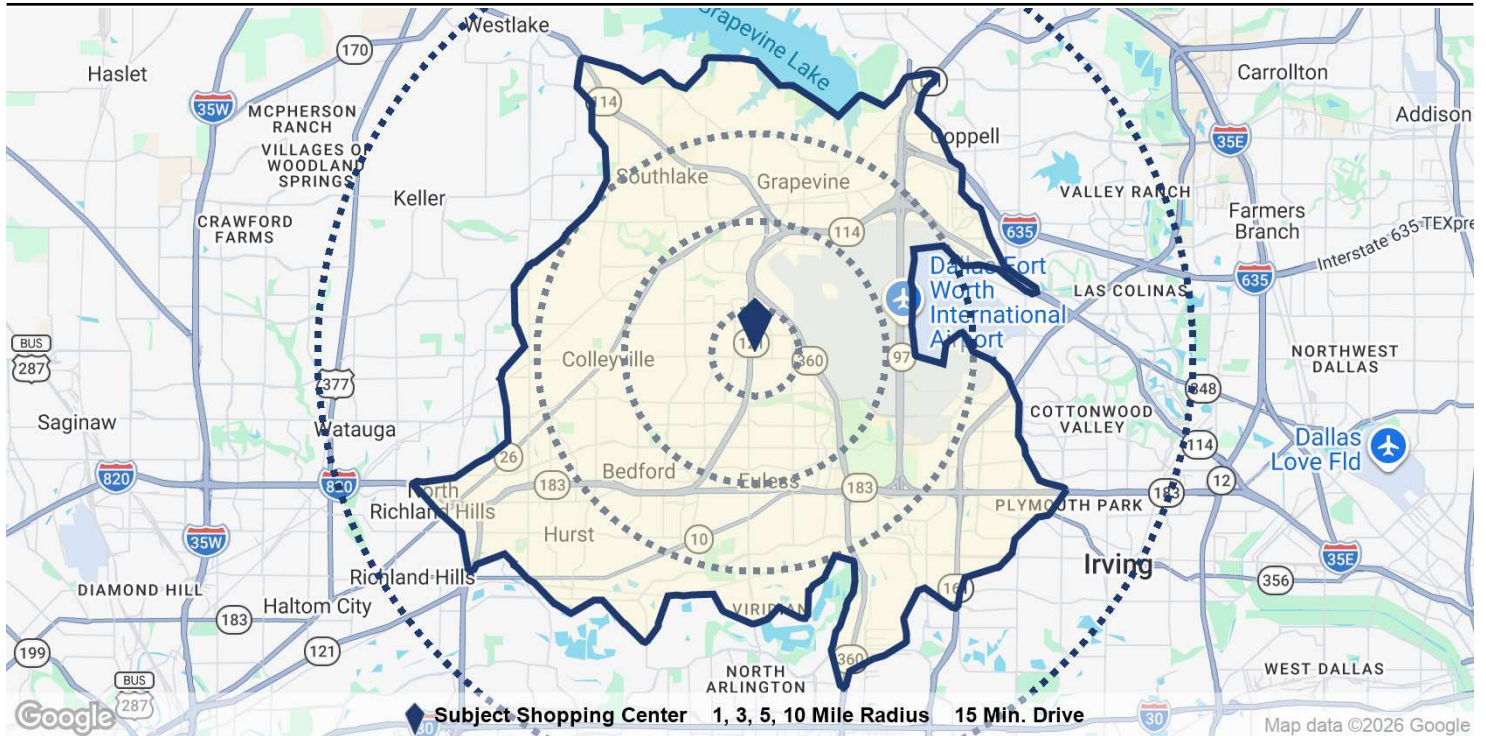


Subject Shopping Center

Vineyard Marketplace

DEMOGRAPHICS

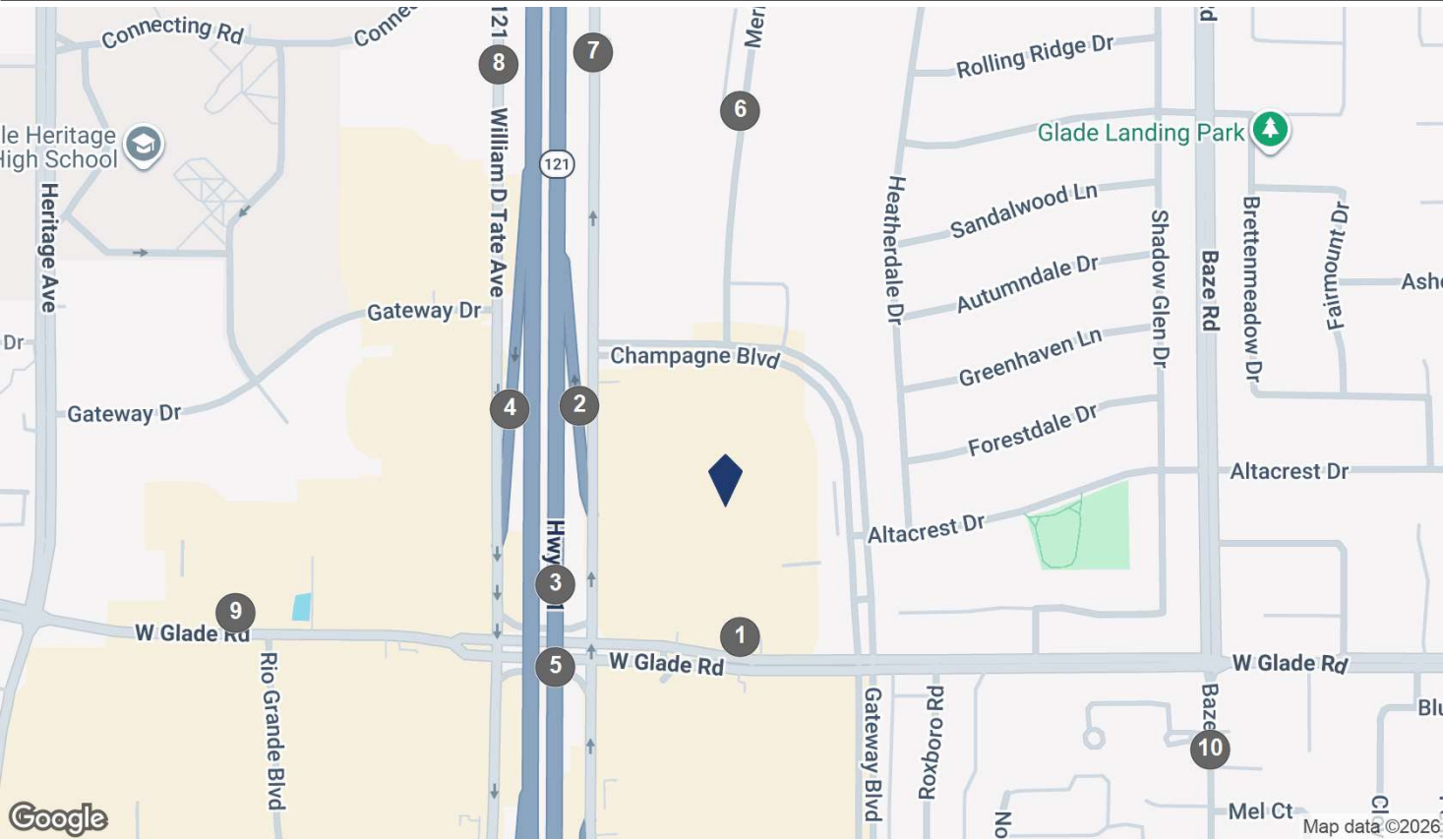


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	14,878	87,073	201,867	896,354	341,722
5 Yr Growth	5.1%	4.7%	4.8%	4.8%	4.9%
Median Age	41	40	40	38	38
5 Yr Forecast	42	42	41	39	40
White / Black / Hispanic	62% / 7% / 13%	58% / 10% / 19%	57% / 12% / 18%	48% / 13% / 25%	51% / 15% / 22%
5 Yr Forecast	62% / 7% / 13%	58% / 10% / 19%	57% / 12% / 19%	48% / 13% / 25%	51% / 15% / 22%
Employment	6,946	27,048	131,356	496,483	191,411
Buying Power	\$626.8M	\$3.5B	\$7.7B	\$32.3B	\$11.7B
5 Yr Growth	3.6%	6.2%	5.8%	6.0%	6.1%
College Graduates	54.7%	47.3%	43.0%	41.3%	51.8%
Household					
Households	5,779	35,061	81,350	347,145	136,074
5 Yr Growth	5.2%	4.8%	4.8%	4.8%	4.9%
Median Household Income	\$108,458	\$99,558	\$94,818	\$93,101	\$86,204
5 Yr Forecast	\$106,729	\$100,904	\$95,681	\$94,154	\$87,182
Average Household Income	\$143,348	\$131,112	\$125,881	\$123,228	\$117,382
5 Yr Forecast	\$142,569	\$132,167	\$126,870	\$124,532	\$118,607
% High Income (>\$75K)	67%	64%	61%	59%	56%
Housing					
Median Home Value	\$497,246	\$466,227	\$452,527	\$416,415	\$423,328
Median Year Built	1992	1988	1988	1988	1986
Owner / Renter Occupied	61% / 39%	55% / 45%	54% / 46%	52% / 48%	50% / 50%

Subject Shopping Center

Vineyard Marketplace

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Glade Rd	Hwy 121 - W	17,796	2026	0.11 mi
2 Hwy 121	Champagne Blvd - N	6,870	2026	0.12 mi
3 TX 121	TX 121 - S	132,728	2026	0.14 mi
4 Hwy 121	Champagne Blvd - NE	6,202	2026	0.17 mi
5 TX 121	TX 121 - N	132,728	2026	0.18 mi
6 Merlot Ave	Hughes Rd - N	385	2026	0.27 mi
7 Hwy 121	Hughes Rd - N	3,168	2026	0.33 mi
8 Hwy 121	Hughes Rd - NE	3,168	2026	0.35 mi
9 Glade Rd	Rio Grande Blvd - E	26,262	2026	0.37 mi
10 Baze Dr	Ashbrook Ct - N	3,353	2026	0.40 mi

Income & Spending Demographics

Vineyard Marketplace

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2025 Households by HH Income	5,778		35,061		81,349		136,074	
<\$25,000	591	10.23%	3,060	8.73%	7,175	8.82%	12,619	9.27%
\$25,000 - \$50,000	604	10.45%	4,190	11.95%	11,879	14.60%	23,109	16.98%
\$50,000 - \$75,000	702	12.15%	5,469	15.60%	12,885	15.84%	24,458	17.97%
\$75,000 - \$100,000	811	14.04%	4,898	13.97%	11,019	13.55%	17,517	12.87%
\$100,000 - \$125,000	535	9.26%	3,455	9.85%	8,461	10.40%	13,746	10.10%
\$125,000 - \$150,000	258	4.47%	2,858	8.15%	6,324	7.77%	10,039	7.38%
\$150,000 - \$200,000	888	15.37%	4,517	12.88%	9,055	11.13%	13,321	9.79%
\$200,000+	1,389	24.04%	6,614	18.86%	14,551	17.89%	21,264	15.63%
2025 Avg Household Income	\$143,348		\$131,112		\$125,881		\$117,382	
2025 Med Household Income	\$108,458		\$99,558		\$94,818		\$86,204	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$217.5M		\$1.2B		\$2.8B		\$4.4B	
Total Apparel	\$11M	5.05%	\$63.4M	5.12%	\$143.6M	5.15%	\$234.1M	5.28%
Women's Apparel	\$4.4M	2.01%	\$25.1M	2.03%	\$56.5M	2.03%	\$90.6M	2.04%
Men's Apparel	\$2.3M	1.04%	\$13.2M	1.07%	\$29.8M	1.07%	\$48.1M	1.09%
Girl's Apparel	\$770.5K	0.35%	\$4.3M	0.35%	\$9.9M	0.36%	\$16.7M	0.38%
Boy's Apparel	\$540.2K	0.25%	\$3.1M	0.25%	\$7.3M	0.26%	\$12.3M	0.28%
Infant Apparel	\$484.2K	0.22%	\$2.9M	0.23%	\$6.6M	0.24%	\$11.4M	0.26%
Footwear	\$2.5M	1.17%	\$14.7M	1.19%	\$33.4M	1.20%	\$55M	1.24%

Total Entertainment & Hobbies	\$31.6M	14.54%	\$181M	14.62%	\$410.2M	14.71%	\$647.1M	14.60%
Entertainment	\$3M	1.37%	\$17.9M	1.44%	\$41.9M	1.50%	\$67.3M	1.52%
Audio & Visual Equipment/Service	\$6.8M	3.12%	\$40.1M	3.24%	\$91.8M	3.29%	\$148.9M	3.36%
Reading Materials	\$440.4K	0.20%	\$2.4M	0.19%	\$5.3M	0.19%	\$7.9M	0.18%
Pets, Toys, & Hobbies	\$5.4M	2.47%	\$30.3M	2.45%	\$68.1M	2.44%	\$105.6M	2.38%
Personal Items	\$16M	7.38%	\$90.2M	7.29%	\$203.1M	7.29%	\$317.4M	7.16%

Total Food and Alcohol	\$56.8M	26.12%	\$327.9M	26.49%	\$740.6M	26.56%	\$1.2B	26.95%
Food At Home	\$28M	12.86%	\$161.5M	13.05%	\$367.4M	13.18%	\$599.4M	13.52%
Food Away From Home	\$24.8M	11.40%	\$143.2M	11.57%	\$321.4M	11.53%	\$514.1M	11.60%
Alcoholic Beverages	\$4.1M	1.87%	\$23.2M	1.88%	\$51.7M	1.85%	\$81.2M	1.83%

Total Household	\$37.4M	17.22%	\$207.5M	16.77%	\$463.6M	16.63%	\$722.2M	16.29%
House Maintenance & Repair	\$7.2M	3.30%	\$38.7M	3.12%	\$87.5M	3.14%	\$133.5M	3.01%
Household Equip & Furnishings	\$13.9M	6.41%	\$78.7M	6.36%	\$176.3M	6.32%	\$277.8M	6.27%
Household Operations	\$11.3M	5.19%	\$63M	5.09%	\$140.3M	5.03%	\$220M	4.96%
Housing Costs	\$5M	2.32%	\$27.2M	2.20%	\$59.5M	2.14%	\$90.8M	2.05%



Income & Spending Demographics

Vineyard Marketplace

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$53.8M	24.73%	\$311.2M	25.14%	\$705.4M	25.30%	\$1.1B	25.59%
Vehicle Purchases	\$26.1M	12.00%	\$152.3M	12.31%	\$346.4M	12.42%	\$556.8M	12.56%
Gasoline	\$13.3M	6.10%	\$78.8M	6.37%	\$180.6M	6.48%	\$297.5M	6.71%
Vehicle Expenses	\$1.5M	0.69%	\$7.6M	0.61%	\$17.1M	0.61%	\$25.5M	0.58%
Transportation	\$6.5M	3.00%	\$35.1M	2.83%	\$77M	2.76%	\$118.8M	2.68%
Automotive Repair & Maintenance	\$6.4M	2.94%	\$37.3M	3.02%	\$84.3M	3.02%	\$135.8M	3.06%
Total Health Care	\$10.5M	4.81%	\$58.5M	4.73%	\$131.3M	4.71%	\$203.9M	4.60%
Medical Services	\$6.1M	2.79%	\$33.7M	2.72%	\$75.3M	2.70%	\$116.8M	2.64%
Prescription Drugs	\$3.2M	1.49%	\$18.2M	1.47%	\$41.3M	1.48%	\$63.9M	1.44%
Medical Supplies	\$1.1M	0.53%	\$6.6M	0.53%	\$14.7M	0.53%	\$23.1M	0.52%
Total Education/Day Care	\$16.4M	7.53%	\$88.3M	7.13%	\$193.4M	6.94%	\$296.5M	6.69%
Education	\$10.5M	4.81%	\$56.2M	4.54%	\$123.2M	4.42%	\$189.1M	4.27%
Fees & Admissions	\$5.9M	2.72%	\$32M	2.59%	\$70.3M	2.52%	\$107.4M	2.42%