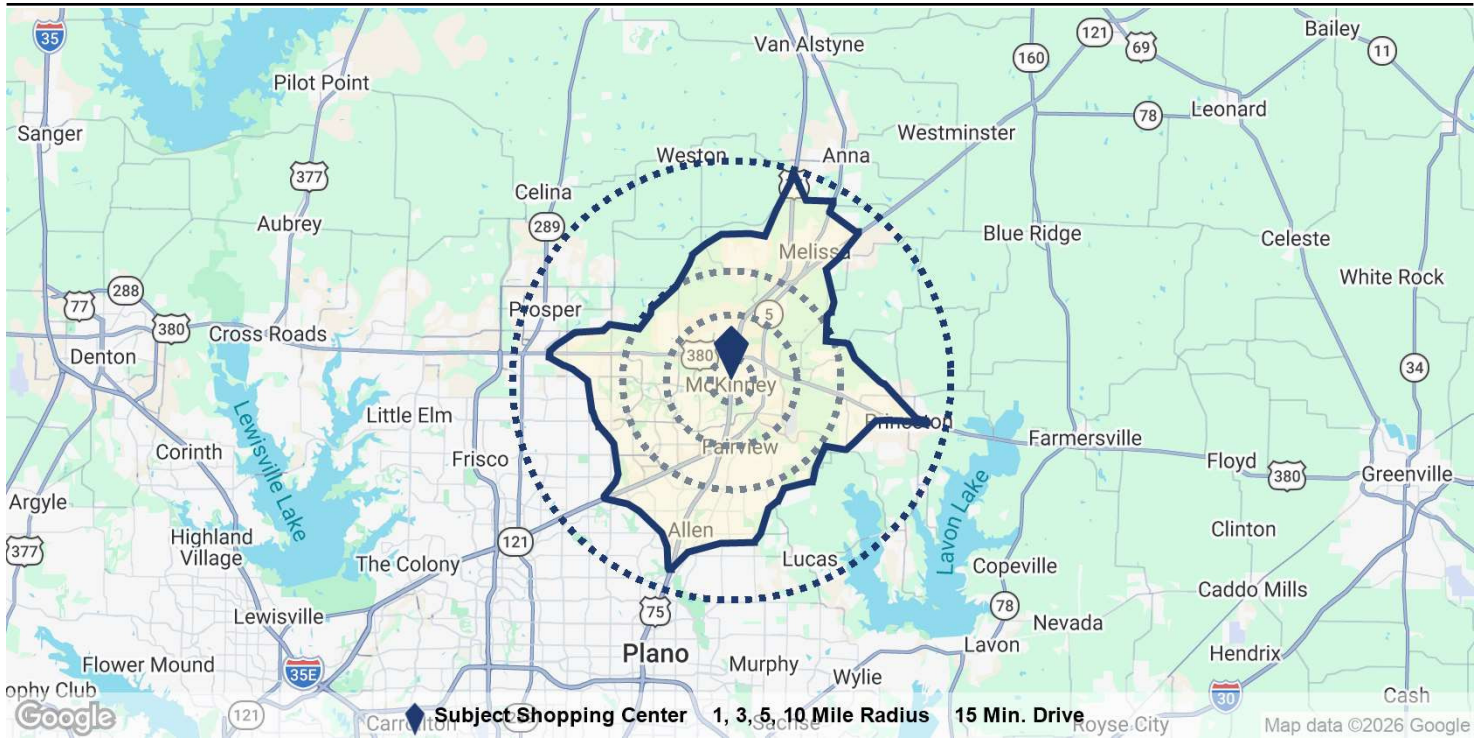


Subject Shopping Center

Virginia Square

DEMOGRAPHICS

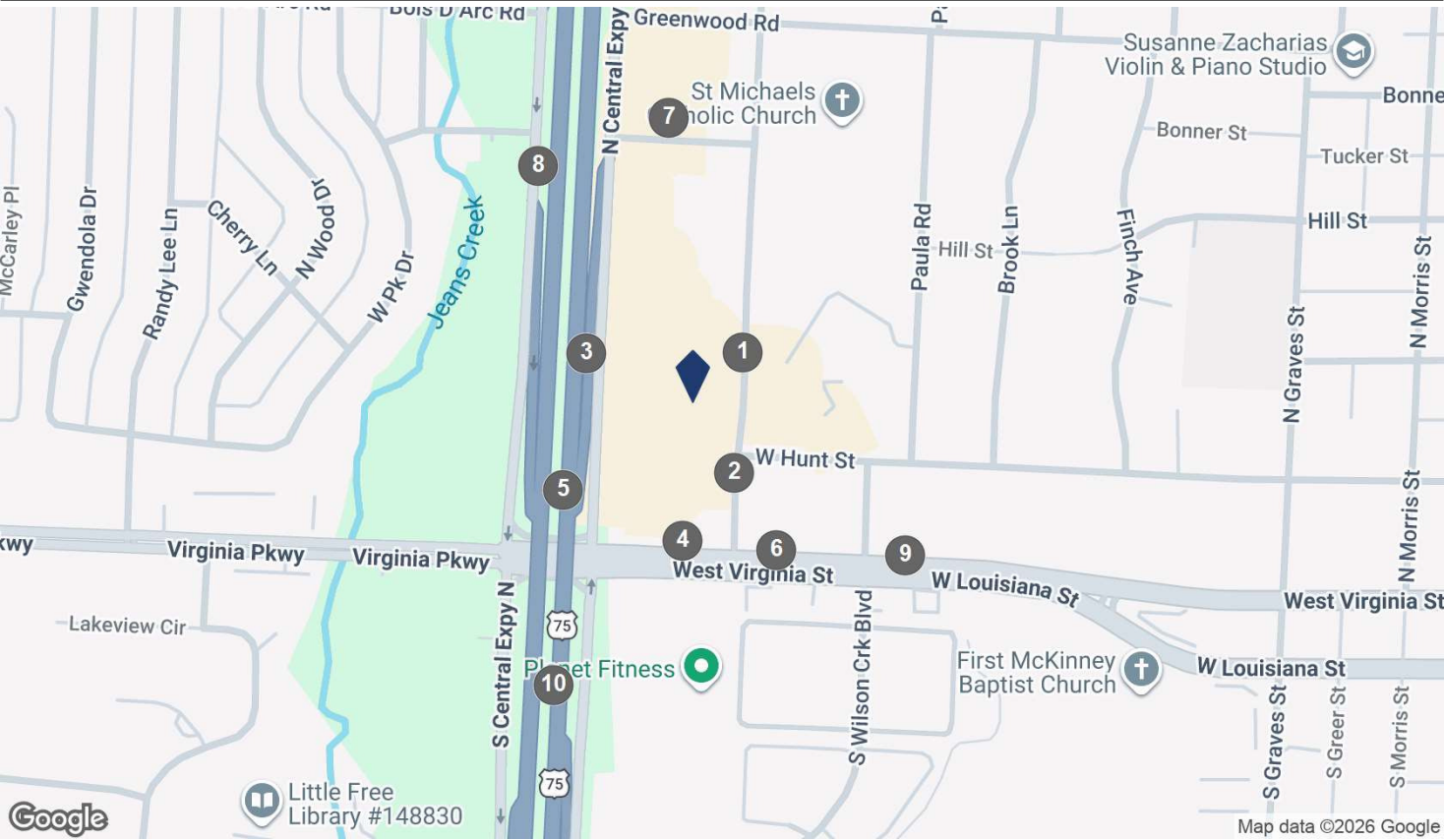


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	15,865	86,051	182,852	634,668	361,225
5 Yr Growth	15.1%	14.8%	14.6%	15.1%	15.7%
Median Age	38	38	39	39	38
5 Yr Forecast	39	40	40	40	40
White / Black / Hispanic	55% / 16% / 28%	55% / 16% / 25%	58% / 14% / 18%	53% / 12% / 15%	56% / 13% / 16%
5 Yr Forecast	55% / 16% / 28%	55% / 16% / 25%	58% / 14% / 18%	53% / 12% / 15%	56% / 13% / 16%
Employment	7,127	39,367	59,586	141,807	192,411
Buying Power	\$539.9M	\$3B	\$7.5B	\$28.5B	\$15.5B
5 Yr Growth	15.4%	15.8%	15.9%	16.7%	17.1%
College Graduates	29.0%	35.9%	44.7%	48.6%	60.7%
Household					
Households	6,215	31,150	64,808	214,009	126,409
5 Yr Growth	15.3%	14.9%	14.9%	15.3%	16.0%
Median Household Income	\$86,871	\$95,538	\$116,475	\$133,227	\$122,791
5 Yr Forecast	\$86,924	\$96,290	\$117,534	\$134,847	\$123,978
Average Household Income	\$118,209	\$129,448	\$146,882	\$160,447	\$150,962
5 Yr Forecast	\$119,538	\$131,155	\$148,298	\$161,982	\$152,261
% High Income (>\$75K)	57%	61%	68%	73%	70%
Housing					
Median Home Value	\$407,500	\$473,048	\$515,766	\$566,142	\$514,414
Median Year Built	1992	2002	2006	2008	2008
Owner / Renter Occupied	48% / 52%	56% / 44%	63% / 37%	70% / 30%	66% / 34%

Subject Shopping Center

Virginia Square

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 North Redbud Boulevard	W Hunt St - S	4,621	2026	0.04 mi
2 N Redbud Blvd	W Hunt St - N	6,417	2026	0.07 mi
3 N Central Expy	E Bois D Arc Rd - N	7,201	2026	0.08 mi
4 West Virginia St	N Redbud Blvd - E	18,848	2026	0.11 mi
5 Central Expressway	Central Expressway - S	185,159	2026	0.12 mi
6 West Virginia St	N Redbud Blvd - W	17,309	2026	0.13 mi
7 E Bois D Arc Rd	N Central Expy - W	2,472	2026	0.19 mi
8 N Central Expy	N PkDr - N	4,312	2026	0.19 mi
9 West Virginia St	W Louisiana St - E	28,469	2026	0.20 mi
10 Central Expressway	TX 121 - N	185,159	2026	0.24 mi

Income & Spending Demographics

Virginia Square

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2025 Households by HH Income	6,215		31,148		64,808		126,409	
<\$25,000	617	9.93%	3,098	9.95%	5,331	8.23%	9,242	7.31%
\$25,000 - \$50,000	1,075	17.30%	4,850	15.57%	7,740	11.94%	13,474	10.66%
\$50,000 - \$75,000	981	15.78%	4,307	13.83%	7,955	12.27%	14,818	11.72%
\$75,000 - \$100,000	915	14.72%	4,040	12.97%	7,329	11.31%	14,555	11.51%
\$100,000 - \$125,000	578	9.30%	2,760	8.86%	6,144	9.48%	12,192	9.64%
\$125,000 - \$150,000	342	5.50%	2,249	7.22%	5,404	8.34%	11,584	9.16%
\$150,000 - \$200,000	708	11.39%	3,567	11.45%	8,402	12.96%	17,612	13.93%
\$200,000+	999	16.07%	6,277	20.15%	16,503	25.46%	32,931	26.05%
2025 Avg Household Income	\$118,209		\$129,448		\$146,882		\$150,962	
2025 Med Household Income	\$86,871		\$95,538		\$116,475		\$122,791	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$197.7M		\$1.1B		\$2.5B		\$5B	
Total Apparel	\$10.8M	5.48%	\$58.9M	5.39%	\$131M	5.25%	\$262.5M	5.24%
Women's Apparel	\$4.2M	2.12%	\$22.8M	2.08%	\$51M	2.04%	\$102M	2.04%
Men's Apparel	\$2.2M	1.13%	\$12.2M	1.11%	\$27.2M	1.09%	\$54.4M	1.09%
Girl's Apparel	\$789.1K	0.40%	\$4.3M	0.39%	\$9.6M	0.38%	\$19.4M	0.39%
Boy's Apparel	\$558.6K	0.28%	\$3.1M	0.28%	\$6.8M	0.27%	\$13.8M	0.27%
Infant Apparel	\$528.6K	0.27%	\$2.7M	0.25%	\$5.7M	0.23%	\$11.5M	0.23%
Footwear	\$2.5M	1.29%	\$13.9M	1.27%	\$30.7M	1.23%	\$61.4M	1.23%

Total Entertainment & Hobbies	\$28.9M	14.63%	\$160.1M	14.65%	\$363.3M	14.55%	\$722.3M	14.42%
Entertainment	\$2.4M	1.22%	\$15.8M	1.45%	\$34.6M	1.39%	\$71M	1.42%
Audio & Visual Equipment/Service	\$6.9M	3.49%	\$36.3M	3.32%	\$79.8M	3.19%	\$157.7M	3.15%
Reading Materials	\$336.8K	0.17%	\$1.9M	0.17%	\$4.6M	0.18%	\$9.1M	0.18%
Pets, Toys, & Hobbies	\$4.9M	2.47%	\$26.5M	2.42%	\$60.9M	2.44%	\$121.3M	2.42%
Personal Items	\$14.4M	7.28%	\$79.7M	7.29%	\$183.5M	7.35%	\$363.2M	7.25%

Total Food and Alcohol	\$54.3M	27.48%	\$291.1M	26.63%	\$650.1M	26.03%	\$1.3B	25.87%
Food At Home	\$27.4M	13.85%	\$147.2M	13.47%	\$323.5M	12.95%	\$643M	12.83%
Food Away From Home	\$23.2M	11.75%	\$123.9M	11.33%	\$280.8M	11.24%	\$562.3M	11.22%
Alcoholic Beverages	\$3.7M	1.88%	\$20M	1.83%	\$45.9M	1.84%	\$90.9M	1.81%

Total Household	\$32.7M	16.53%	\$184.1M	16.84%	\$434.9M	17.41%	\$878.4M	17.53%
House Maintenance & Repair	\$5.8M	2.96%	\$34.7M	3.18%	\$83.4M	3.34%	\$169.5M	3.38%
Household Equip & Furnishings	\$12.8M	6.49%	\$71.2M	6.51%	\$165.7M	6.64%	\$334.2M	6.67%
Household Operations	\$10M	5.04%	\$54.9M	5.02%	\$128.6M	5.15%	\$259.2M	5.17%
Housing Costs	\$4.1M	2.05%	\$23.3M	2.14%	\$57.1M	2.29%	\$115.5M	2.31%



Income & Spending Demographics

Virginia Square

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$48.6M	24.59%	\$271.3M	24.82%	\$614.5M	24.60%	\$1.2B	24.80%
Vehicle Purchases	\$23.1M	11.67%	\$132.2M	12.09%	\$299.1M	11.98%	\$608.5M	12.14%
Gasoline	\$13.3M	6.72%	\$70.6M	6.46%	\$154.1M	6.17%	\$307.9M	6.14%
Vehicle Expenses	\$1.1M	0.58%	\$7.1M	0.65%	\$17.3M	0.69%	\$35M	0.70%
Transportation	\$5.2M	2.60%	\$29.4M	2.69%	\$71.7M	2.87%	\$146.5M	2.92%
Automotive Repair & Maintenance	\$6M	3.02%	\$32.1M	2.94%	\$72.3M	2.89%	\$144.5M	2.89%
Total Health Care	\$9.1M	4.63%	\$50.6M	4.63%	\$115.6M	4.63%	\$228.3M	4.56%
Medical Services	\$5.3M	2.66%	\$29.3M	2.68%	\$67.8M	2.71%	\$134.5M	2.69%
Prescription Drugs	\$2.9M	1.45%	\$15.7M	1.44%	\$35.3M	1.42%	\$69M	1.38%
Medical Supplies	\$1M	0.52%	\$5.5M	0.51%	\$12.5M	0.50%	\$24.8M	0.49%
Total Education/Day Care	\$13.2M	6.66%	\$77M	7.04%	\$188M	7.53%	\$380.3M	7.59%
Education	\$8.4M	4.23%	\$49.4M	4.52%	\$120.9M	4.84%	\$244.5M	4.88%
Fees & Admissions	\$4.8M	2.43%	\$27.5M	2.52%	\$67.1M	2.69%	\$135.9M	2.71%