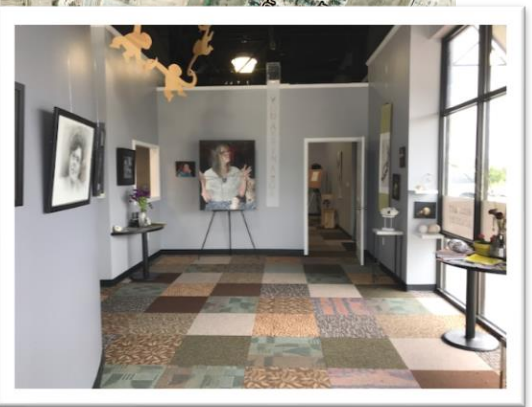


1404 W. HEBRON PKWY SUITE # 100 CARROLLTON, TX 75010



Building size: 11,000 ft²
 Lot size: 1.18 acres
 Total size: 2,050 ft²
 Base rent: \$19 / sf
 NNN rent: \$6.25 / sf

 Year Built: 2004

TENANTS

Bawarchi Restaurant, Linda's Massage, Hall Art Studio, Personal Trainer, The Nail Salon, Secret Recipe - Asian Bistro



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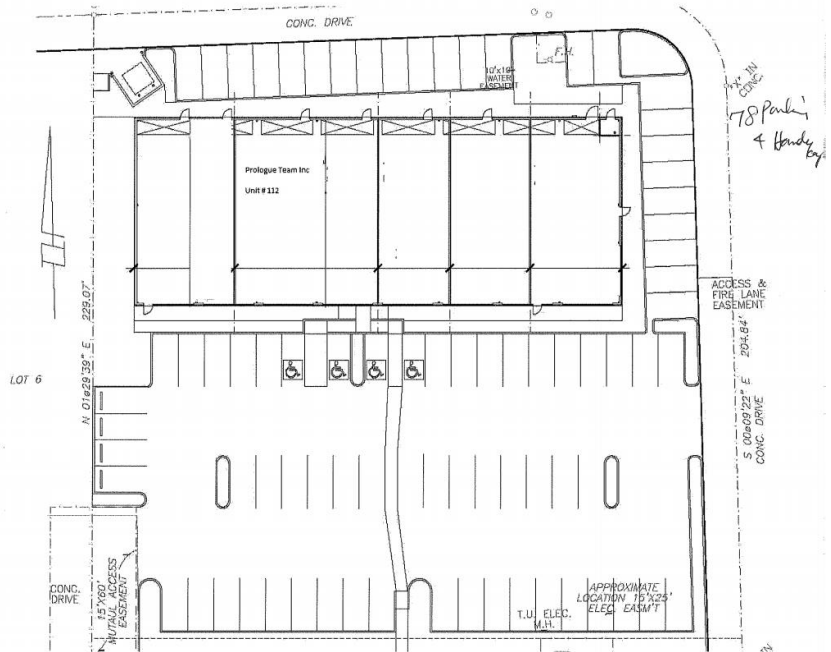
TAC BROKERAGE & CONSULTANT LLC

1060 W. Campbell Rd, Suite # 200, Richardson, TX 75080



1404 Hebron Pkwy Suite #100, Carrollton, TX 75010

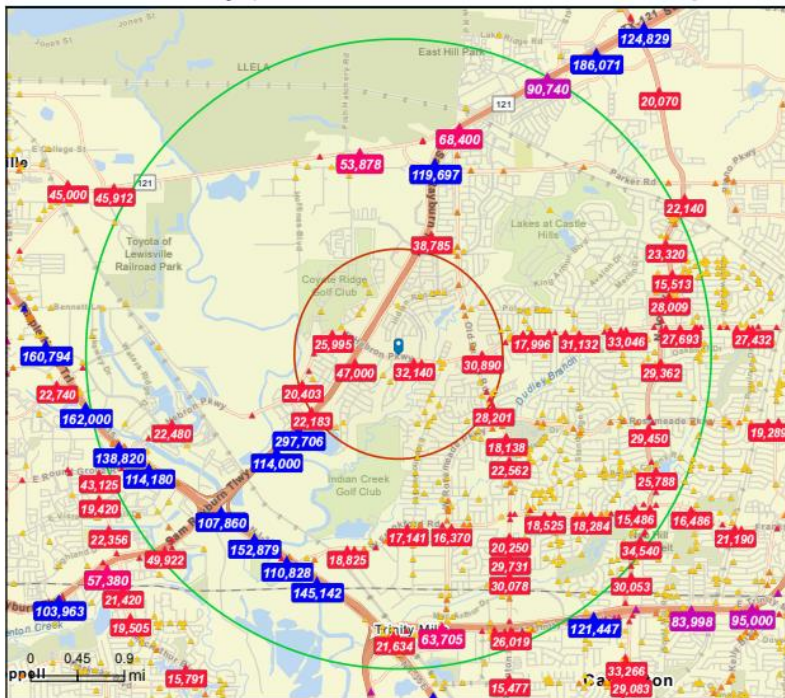
Floor Plan



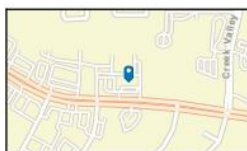
Traffic Count Map

1404 W Hebron Pkwy, Carrollton, Texas, 75010 2
 1404 W Hebron Pkwy, Carrollton, Texas, 75010
 Rings: 1, 3 mile radii

Prepared by Esri
 Latitude: 33.02102
 Longitude: -96.92820



Traffic Count



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q2 2020).

August 14, 2020

1404 Hebron Pkwy Suite #100, Carrollton, TX 75010



Demographic and Income Profile

1404 W Hebron Pkwy, Carrollton, Texas, 75010 2
 1404 W Hebron Pkwy, Carrollton, Texas, 75010
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 33.02102
 Longitude: -96.92820

Summary	Census 2010	2020	2025			
Population	12,484	16,450	18,820			
Households	4,351	5,775	6,595			
Families	3,120	4,045	4,592			
Average Household Size	2.87	2.85	2.85			
Owner Occupied Housing Units	2,431	2,892	3,228			
Renter Occupied Housing Units	1,920	2,883	3,367			
Median Age	34.1	35.4	35.7			
Trends: 2020-2025 Annual Rate	Area	State	National			
Population	2.73%	1.54%	0.72%			
Households	2.69%	1.51%	0.72%			
Families	2.57%	1.47%	0.64%			
Owner HHs	2.22%	1.53%	0.72%			
Median Household Income	1.19%	1.43%	1.60%			
Households by Income	2020		2025			
	Number	Percent	Number	Percent		
<\$15,000	193	3.3%	208	3.2%		
\$15,000 - \$24,999	184	3.2%	183	2.8%		
\$25,000 - \$34,999	239	4.1%	242	3.7%		
\$35,000 - \$49,999	438	7.6%	437	6.6%		
\$50,000 - \$74,999	958	16.6%	996	15.1%		
\$75,000 - \$99,999	933	16.2%	1,052	16.0%		
\$100,000 - \$149,999	1,240	21.5%	1,476	22.4%		
\$150,000 - \$199,999	802	13.9%	1,026	15.6%		
\$200,000+	788	13.6%	975	14.8%		
Median Household Income	\$97,990		\$103,966			
Average Household Income	\$123,013		\$133,670			
Per Capita Income	\$45,044		\$48,786			
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	831	6.7%	983	6.0%	1,154	6.1%
5 - 9	945	7.6%	1,084	6.6%	1,162	6.2%
10 - 14	985	7.9%	1,074	6.5%	1,124	6.0%
15 - 19	920	7.4%	1,010	6.1%	1,028	5.5%
20 - 24	737	5.9%	1,120	6.8%	1,017	5.4%
25 - 34	1,992	16.0%	2,834	17.2%	3,698	19.6%
35 - 44	2,230	17.9%	2,563	15.6%	3,057	16.2%
45 - 54	2,169	17.4%	2,315	14.1%	2,362	12.5%
55 - 64	1,089	8.7%	2,068	12.6%	2,156	11.5%
65 - 74	383	3.1%	1,006	6.1%	1,439	7.6%
75 - 84	165	1.3%	306	1.9%	508	2.7%
85+	39	0.3%	87	0.5%	116	0.6%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,405	51.3%	6,553	39.8%	6,694	35.6%
Black Alone	1,327	10.6%	1,946	11.8%	2,503	13.3%
American Indian Alone	43	0.3%	48	0.3%	53	0.3%
Asian Alone	3,893	31.2%	6,794	41.3%	8,290	44.0%
Pacific Islander Alone	5	0.0%	6	0.0%	8	0.0%
Some Other Race Alone	422	3.4%	561	3.4%	655	3.5%
Two or More Races	388	3.1%	542	3.3%	617	3.3%
Hispanic Origin (Any Race)	1,361	10.9%	1,786	10.9%	2,081	11.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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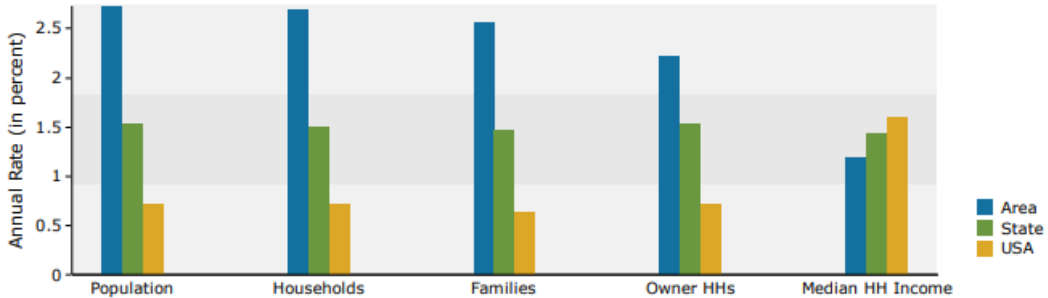


Demographic and Income Profile

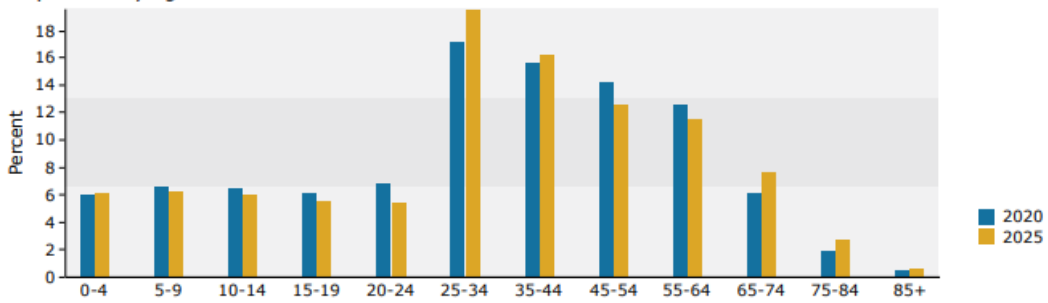
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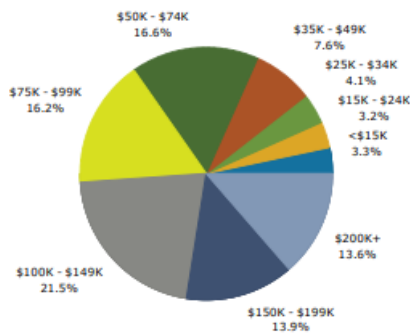
Trends 2020-2025



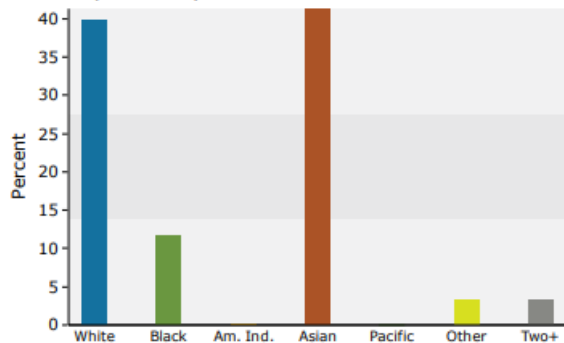
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 10.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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