

# 1740 N 35 E Stemmons Freeway Lewisville, TX 75067



Monthly rent: \$7500 for 7500 sqft.

3 small offices (appx 1800 sqft.)



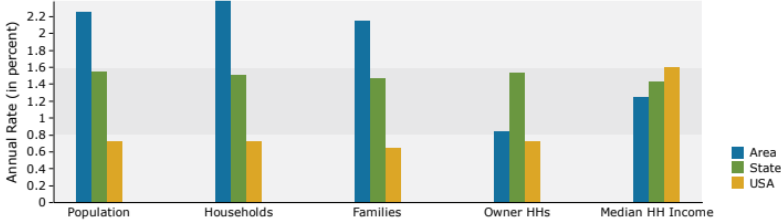
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**TAC BROKERAGE & CONSULTANT LLC**  
1060 W. Campbell Rd, Suite # 200, Richardson, TX 75080



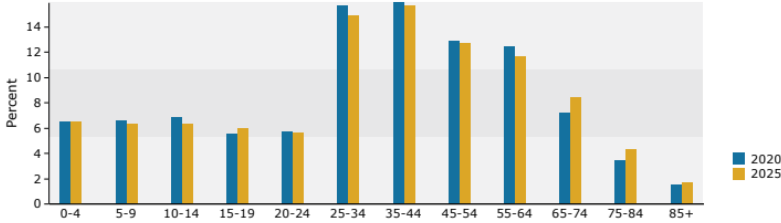
*Income Profile*

Summary	Census 2010	2020	2025	
Population	8,262	8,658	9,680	
Households	3,259	3,453	3,883	
Families	2,187	2,217	2,465	
Average Household Size	2.51	2.48	2.47	
Owner Occupied Housing Units	1,972	2,062	2,150	
Renter Occupied Housing Units	1,287	1,390	1,733	
Median Age	34.7	37.0	37.8	
Trends: 2020-2025 Annual Rate	Area	State	National	
Population	2.26%	1.54%	0.72%	
Households	2.38%	1.51%	0.72%	
Families	2.14%	1.47%	0.64%	
Owner HHs	0.84%	1.53%	0.72%	
Median Household Income	1.24%	1.43%	1.60%	
Households by Income	2020	2025		
	Number	Percent	Number	Percent
<\$15,000	185	5.4%	196	5.0%
\$15,000 - \$24,999	215	6.2%	215	5.5%
\$25,000 - \$34,999	223	6.5%	232	6.0%
\$35,000 - \$49,999	526	15.2%	549	14.1%
\$50,000 - \$74,999	669	19.4%	753	19.4%
\$75,000 - \$99,999	571	16.5%	646	16.6%
\$100,000 - \$149,999	584	16.9%	704	18.1%
\$150,000 - \$199,999	264	7.6%	331	8.5%
\$200,000+	217	6.3%	256	6.6%
Median Household Income	\$70,349		\$74,809	
Average Household Income	\$90,365		\$97,206	
Per Capita Income	\$35,685		\$38,698	
Population by Age	Census 2010	2020	2025	
	Number	Percent	Number	Percent
0 - 4	615	7.4%	563	6.5%
5 - 9	552	6.7%	571	6.6%
10 - 14	534	6.5%	588	6.8%
15 - 19	504	6.1%	478	5.5%
20 - 24	555	6.7%	497	5.7%
25 - 34	1,407	17.0%	1,347	15.6%
35 - 44	1,273	15.4%	1,376	15.9%
45 - 54	1,275	15.4%	1,119	12.9%
55 - 64	796	9.6%	1,070	12.4%
65 - 74	406	4.9%	625	7.2%
75 - 84	228	2.8%	292	3.4%
85+	118	1.4%	132	1.5%
Race and Ethnicity	Census 2010	2020	2025	
	Number	Percent	Number	Percent
White Alone	6,174	74.7%	5,883	67.9%
Black Alone	898	10.9%	1,196	13.8%
American Indian Alone	63	0.8%	60	0.7%
Asian Alone	528	6.4%	768	8.9%
Pacific Islander Alone	6	0.1%	8	0.1%
Some Other Race Alone	341	4.1%	434	5.0%
Two or More Races	251	3.0%	310	3.6%
Hispanic Origin (Any Race)	1,503	18.2%	1,790	20.7%

Trends 2020-2025

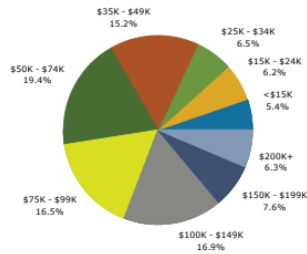


Population by Age

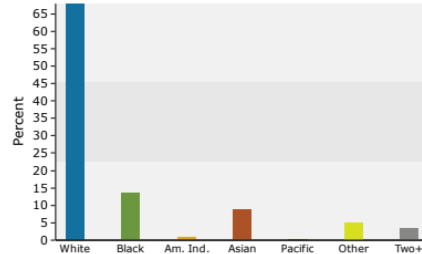


*Demographics*

2020 Household Income



2020 Population by Race

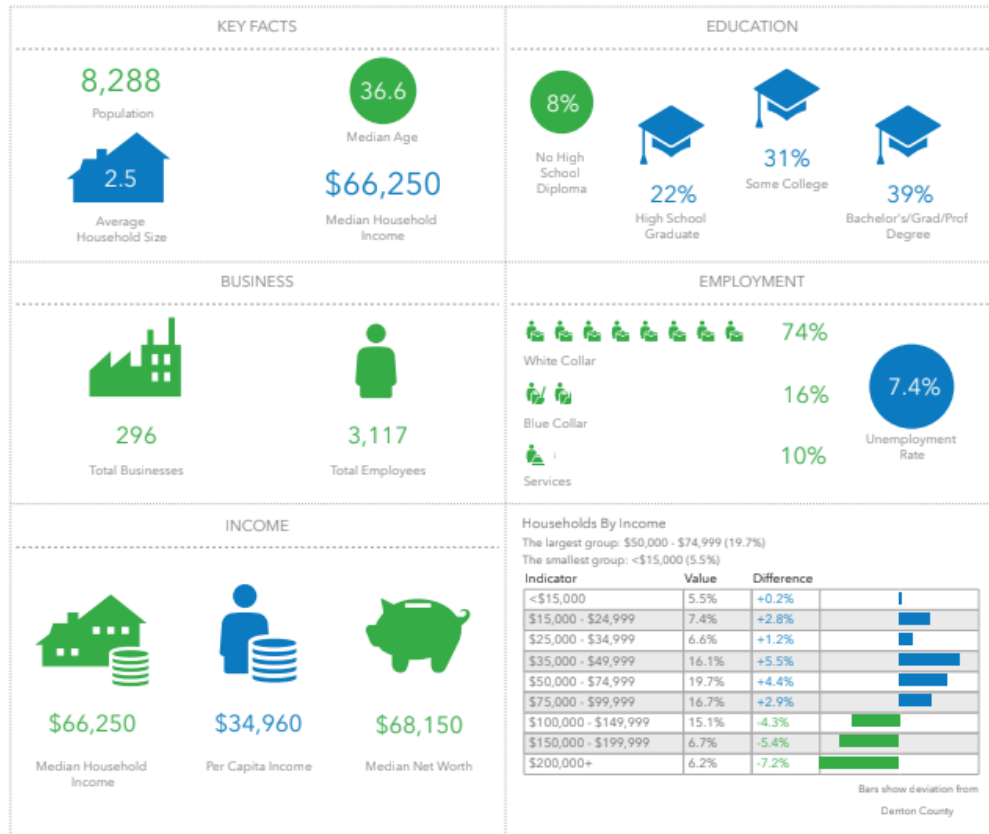


# 1740 N 35 E Stemmons Freeway, Lewisville, TX 75067

## Key Facts for 105 Hill County Rd 1207, Whitney, TX

1740 N Stemmons Fwy, Lewisville, Texas, 75067 (1 mile)  
 1740 N Stemmons Fwy, Lewisville, Texas, 75067  
 Ring of 1 mile

Prepared by Esri  
 Latitude: 33.06786  
 Longitude: -97.01626



## Key Facts for 105 Hill County Rd 1207, Whitney, TX

1740 N Stemmons Fwy, Lewisville, Texas, 75067 (3 miles)  
 1740 N Stemmons Fwy, Lewisville, Texas, 75067  
 Ring of 3 miles

Prepared by Esri  
 Latitude: 33.06786  
 Longitude: -97.01626

