



UNITED SUPERMARKETS ANCHORED SHOPPING CENTER
UNITED SUPERMARKETS HAS BEEN A TENANT FOR 40+ YEARS
703 WEST MARSHALL HOWARD BOULEVARD, LITTLEFIELD, TEXAS 79339



CONFIDENTIAL OFFERING MEMORANDUM



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UNITED
SUPERMARKETS
ANCHORED
SHOPPING CENTER

LOCATION

703 WEST MARSHALL HOWARD BOULEVARD
LITTLEFIELD, TEXAS 79339

OFFERED BY

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SHOP Investment Sales has been exclusively retained to offer the opportunity to acquire United Supermarkets Anchored Retail Center (the "Property"), an 88,418 SF grocery anchored retail asset located 30 minutes from Lubbock, Texas in the main thoroughfare of Littlefield, Texas. Situated on 8.57 acres, the Property is 75.21% leased to a complimentary mix of grocery, retail and service tenants with average rents of \$5.20 PSF. United Supermarkets Anchored Retail Center is priced significantly below replacement cost at \$35.74 PSF.

- Please see page 20 for underwriting details

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

- 8.15% Cap Rate at 75.21% Leased Grocery Anchored Shopping Center of 88,418 SF
- Situated on 8.57 Acres 30 Minutes from Lubbock, Texas
- Priced Significantly Below Replacement Costs at \$35.74 PSF
- United Supermarkets Recently Exercised 5-Year Renewal Option & Has Anchored Property since December 1977 (40+ Years)
- 12.00% Pro Forma Cap Rate at List Price
- Immediate Upside Potential Exists in Leasing Two (2) Existing Vacancies
- United Supermarkets is Arguably the Most Well Known Grocer in West Texas with 99 Locations Total Under Four Brands
- Benefits from Exceptional Visibility with Parallel Frontage to Highway 84, Multiple Ingress/Egress Points & Large Highly Visible Two Sided Pylon Sign
- Close Regionally to Texas Tech University; 40,000 Students, 150+ Undergraduate Programs, 100+ Masters Programs & 50+ Doctoral Programs

- Please see page 20 for underwriting details

United Supermarkets Anchored Retail Center is an 88,418 SF grocery anchored asset situated on approximately 8.57 acres in Littlefield, Texas. The property is located on Highway 84 and is approximately 30 minutes northwest of Lubbock, Texas. United Supermarkets Anchored Retail Center is 75.21% leased to a complimentary mix of grocery, retail and service tenants including United Supermarkets, Dollar Tree, O'Reilly Auto Parts, Gebo's and Energy Fitness. United Supermarkets is the longest tenured tenant at the Property (over 47 years since December 1977). Immediate upside potential exists by leasing up two (2) existing vacancies and converting existing gross leases to NNN. The Property benefits from excellent visibility with parallel frontage to Highway 84, multiple ingress/egress points, and a large highly visible two-sided pylon sign. Offered at an attractive 8.15% cap rate, with potential for an 12.01% pro forma cap rate at list price, by leasing existing vacancies, the Property is priced significantly below replacement cost at just \$35.64 PSF.

Strategically positioned parallel to Highway 84, United Supermarkets Anchored Retail Center benefits from traffic counts in excess of 8,000 vehicles per day. Highway 84, the primary east west thoroughfare of Littlefield, provides convenient connectivity from Littlefield to Lubbock, TX. The Property is 30 minutes northwest of Lubbock, Texas,

and 35 minutes from Texas Tech University. Texas Tech University is a public research institution known for its strong programs in engineering, agriculture, business, and the arts. With a vibrant campus community and a commitment to innovation, it serves over 40,000 students and offers over 150 undergraduate degrees, 100 masters programs and 50 doctoral programs. Moments north of United Supermarkets Anchored Retail Center is Littlefield High School. Littlefield High School recently underwent significant renovations which was funded by a \$41,500,000 bond approved by voters in May of 2022. The renovations were completed in January 2025 and consisted of a brand new 90,000 square foot state of the art modern high school reflecting Littlefield ISD's focus on prioritizing students and their experiences.

Littlefield has a high quality of life with variety of residential options and exceptional educational opportunities. This vibrant West Texas town's location directly on Highway 84 provides convenient connectivity to major Texas cities such as Lubbock, Plainview and Amarillo. Overall, United Supermarkets Anchored Retail Center offers an investor the opportunity to acquire an 88,418 SF grocery anchored retail asset with immediate upside potential priced well below replacement costs at just \$36.27 PSF on the primary thoroughfare of Littlefield, TX.

EXECUTIVE SUMMARY

PROPERTY PROFILE

LOCATION

703 West Marshall Howard Boulevard
Littlefield, Texas 79339



YEAR BUILT/RENOVATED

1965/2023

PERCENT LEASED

75.21%

BUILDING SIZE

88,418 SF

LAND AREA

8.57 Acres

PRICING

\$3,160,000

PRICE PSF

\$35.74 PSF

CAP RATE

8.15%

PRO FORMA CAP RATE

12.00%

TRAFFIC COUNTS

Highway 84

8,039 VPD-25

KEY TENANTS

| TENANT | SF | % OF SF | LEASE EXP. |
|---------------------|-----------|---------|---------------|
| United Supermarkets | 18,750 SF | 21.21% | April 2031 |
| O'Reilly Auto Parts | 8,529 SF | 9.65% | August 2032 |
| Dollar Tree | 10,292 SF | 11.64% | February 2026 |
| Gebo's | 22,930 SF | 25.93% | June 2033 |
| Energy Fitness | 6,000 SF | 6.79% | October 2029 |

DEMOGRAPHICS

| VARIABLE | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|----------|----------|----------|
| 2025 Total Population | 3,537 | 5,931 | 6,087 |
| 2025 Avg. Household Income | \$78,587 | \$70,908 | \$71,102 |
| 2025 Total Households | 1,366 | 2,275 | 2,339 |

- Please see page 20 for underwriting details

ADDITIONAL INFORMATION



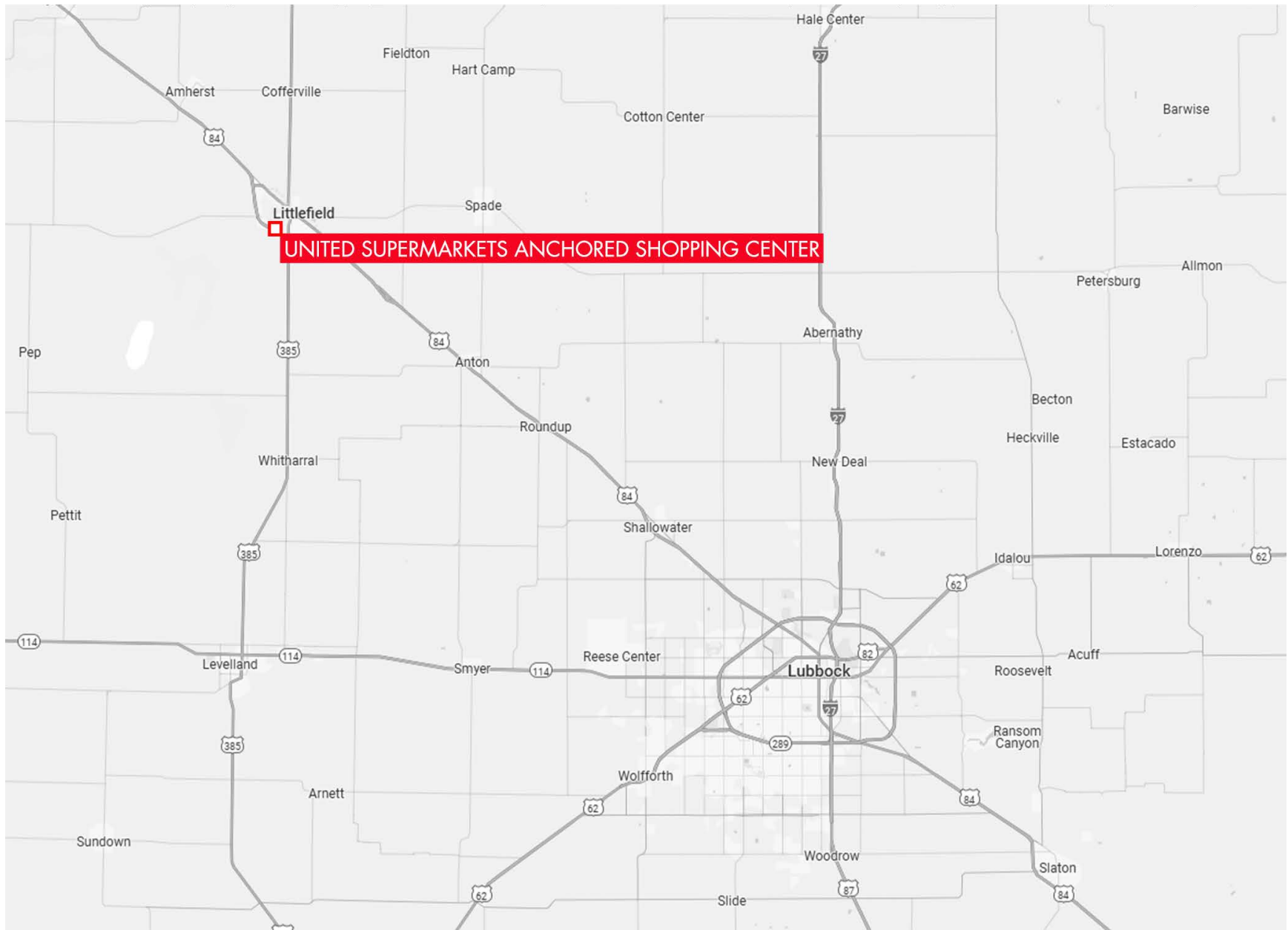
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UNITED SUPERMARKETS ANCHORED SHOPPING CENTER



PROPERTY OVERVIEW



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PROPERTY OVERVIEW

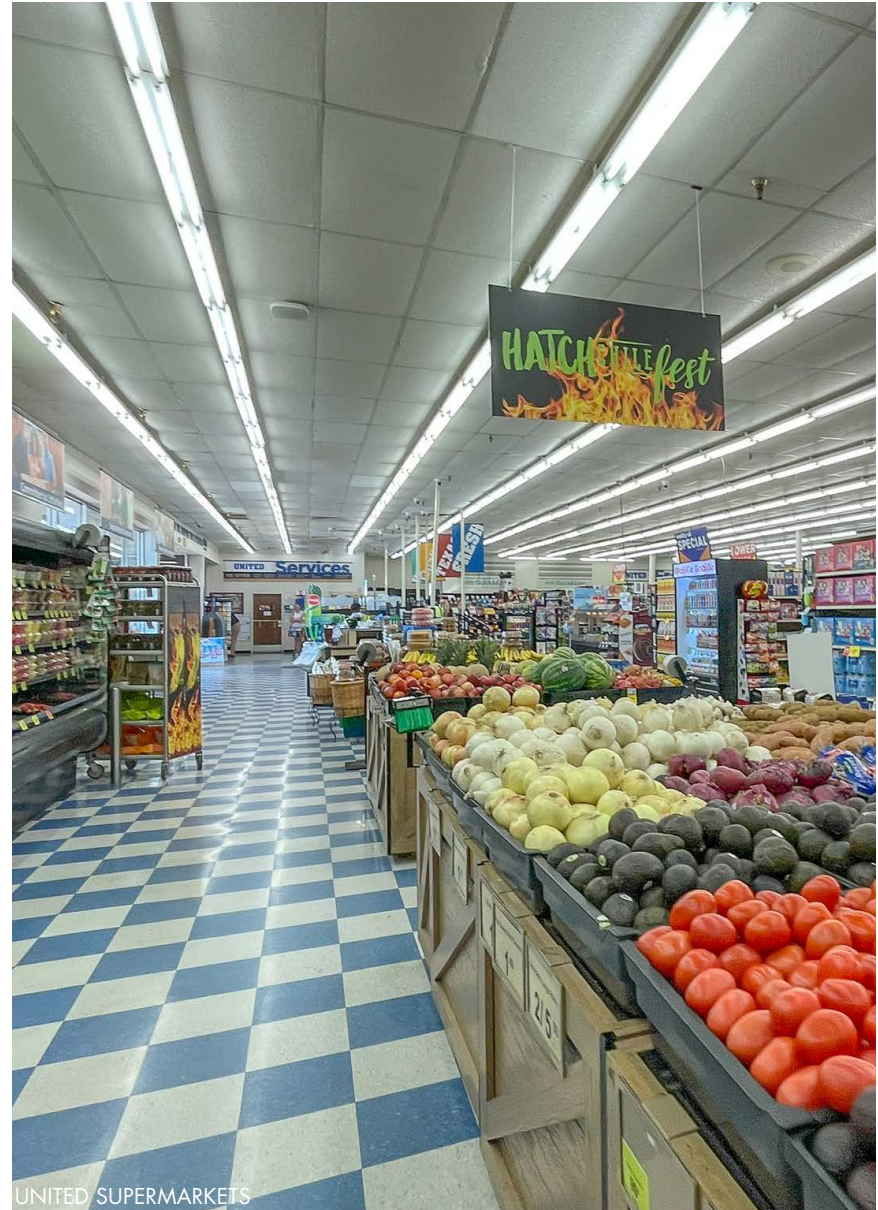
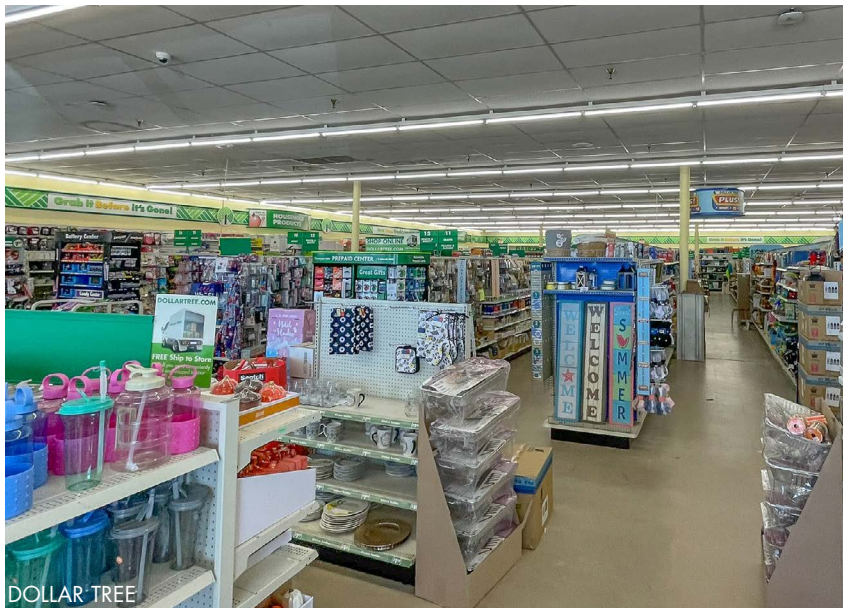


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SITE PLAN

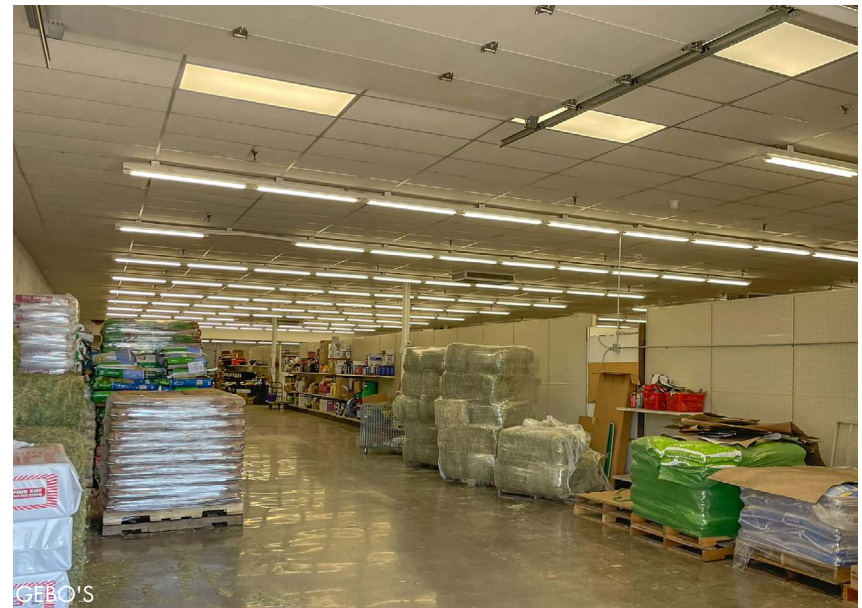


INTERIOR PHOTOS



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INTERIOR PHOTOS



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FINANCIAL OVERVIEW

FINANCIAL SUMMARY

| Property | GLA | Percent Leased | Projected Year 1 NOI |
|--|-----------|----------------|----------------------|
| United Supermarkets Anchored Shopping Center | 88,418 SF | 75.21% | \$257,541 |

The following information is provided to assist investors in their underwriting of the asset:

- a. Rent Roll
- b. Income & Expenses
- c. Pricing
- d. Tenant Profiles



FINANCIAL OVERVIEW

RENT ROLL

| Suite | Tenant | SF | % of Property | Rent Term | | Annual Base Rent | | Escalations | | | Lease Type | Renewal Options & Comments |
|--------------------|---------------------|--------|---------------|-----------|--------|------------------|-----------|-------------|--------|----------|------------|--|
| | | | | Start | End | PSF | Total | Date | PSF | Total | | |
| A | United Supermarkets | 18,750 | 21.21% | Dec-77 | Apr-31 | \$4.33 | \$81,188 | | | | Gross | Three 5-year options at: 1st: \$4.33; 2nd: \$4.33; 3rd: \$4.33 |
| B | O'Reilly Auto Parts | 8,529 | 9.65% | Aug-17 | Aug-32 | \$4.00 | \$34,116 | Aug-27 | \$4.28 | \$36,504 | NNN | Four 5-year options at: 1st: \$4.62; 2nd: \$4.99; 3rd: \$5.39; 4th: \$5.82 |
| C | Dollar Tree | 10,292 | 11.64% | Jan-21 | Feb-31 | \$7.78 | \$80,072 | | | | NNN | Three 5-year options at: 1st: \$8.38; 2nd: \$8.78; 3rd: \$9.38 |
| D | Gebo's | 22,930 | 25.93% | Jun-23 | Jun-33 | \$5.50 | \$126,115 | | | | Gross | Four 5-year options at: 1st: \$6.05; 2nd: \$6.65; 3rd: \$7.31; 4th: \$8.04 |
| E | Vacant | 7,997 | 9.04% | | | | | | | | | |
| F | Vacant | 13,920 | 15.74% | | | | | | | | | Second generation former Bealls finished out space. |
| G | Energy Fitness | 6,000 | 6.79% | Apr-24 | Oct-29 | \$4.00 | \$24,000 | Nov-26 | \$4.20 | \$25,200 | NNN | One 5-year option at \$4.84 |
| TOTAL AREA: | | 88,418 | | | | | \$345,490 | | | | | |
| TOTAL LEASED AREA: | | 66,501 | 75.21% | | | | | | | | | |
| TOTAL VACANT AREA: | | 21,917 | 24.79% | | | | | | | | | |

FINANCIAL OVERVIEW

INCOME/EXPENSE

EXPENSES

| | CURRENT | PER SF |
|--------------------------------------|------------------|---------------|
| Real Estate Taxes | \$19,945 | \$0.23 |
| Insurance | \$80,241 | \$0.91 |
| Common Area Maintenance | | |
| Trash Removal | \$4,800 | \$0.05 |
| Mowing | \$3,600 | \$0.04 |
| Total Common Area Maintenance | \$8,400 | \$0.10 |
| Management Fee (4.00%) | \$15,079 | \$0.17 |
| TOTAL EXPENSES | \$123,665 | \$1.40 |



INCOME & EXPENSES

| | 12-MONTH | PER SF | PRO FORMA | PER SF |
|-------------------------------------|------------------|---------------|------------------|---------------|
| Base Rent | | | | |
| Occupied Space | \$346,490 | \$5.21 | \$346,490 | \$5.21 |
| Vacant Space (21,917 SF) | | | \$120,544 | \$5.50 |
| GROSS POTENTIAL RENT | \$346,490 | \$5.21 | \$467,034 | \$5.28 |
| Expense Reimbursements | | | | |
| Real Estate Taxes | \$5,599 | \$0.06 | \$10,543 | \$0.12 |
| Insurance | \$22,525 | \$0.25 | \$42,416 | \$0.48 |
| Common Area Maintenance | \$2,358 | \$0.03 | \$4,440 | \$0.05 |
| Management Fee | \$4,233 | \$0.05 | \$11,089 | \$0.13 |
| Total Expense Reimbursements | \$34,716 | \$0.39 | \$68,487 | \$0.77 |
| GROSS POTENTIAL INCOME | \$381,206 | \$4.31 | \$535,521 | \$6.06 |
| EFFECTIVE GROSS INCOME | \$381,206 | \$4.31 | \$535,521 | \$6.06 |
| Expenses | | | | |
| Real Estate Taxes | \$19,945 | \$0.23 | \$19,945 | \$0.23 |
| Insurance | \$80,241 | \$0.91 | \$80,241 | \$0.91 |
| Common Area Maintenance | \$8,400 | \$0.10 | \$8,400 | \$0.10 |
| Management Fee (4.00%) | \$15,079 | \$0.17 | \$20,977 | \$0.24 |
| Total Expenses | \$123,665 | \$1.40 | \$129,563 | \$1.47 |
| Vacancy Factor (5.00%) | | | \$26,776 | \$0.30 |
| NET OPERATING INCOME | \$257,541 | \$2.91 | \$379,182 | \$4.29 |

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- Pro forma NOI contemplates leasing up Suites E & F at market rent. Please contact broker for more information. Buyer should verify with its own due diligence any financial assumptions, underwriting assumptions, rent assumptions (actual or in the future), Property related diligence and/pr overall due diligence related to the viability, financial or otherwise, of the Property relative to its suitability for Buyer's intended purposes.

FINANCIAL OVERVIEW

PRICING

| | | | |
|--------------------|-------------|----------------------|----------------|
| PRICE | \$3,160,000 | GLA | 88,418 SF |
| CAP RATE | 8.15% | NOI | \$257,541 |
| PRO FORMA CAP RATE | 12.00% | PRO FORMA NOI | \$379,182 |
| BUILDING PSF | \$35.74 PSF | AVG LEASE EXPIRATION | September 2031 |



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- Pro forma NOI contemplates leasing up Suites E & F at market rent. Please contact broker for more information. Buyer should verify with its own due diligence any financial assumptions, underwriting assumptions, rent assumptions (actual or in the future), Property related diligence and/pr overall due diligence related to the viability, financial or otherwise, of the Property relative to its suitability for Buyer's intended purposes.

FINANCIAL OVERVIEW

LEASE EXPIRATION SCHEDULE

| Year | Tenant | Suite | Expiration Date | Square Feet | % of Property | Cumulative Square Feet | Cumulative Expiration % |
|------------------------------|-----------------------------|-------|-----------------|-------------|---------------|------------------------|-------------------------|
| 2026 | Total for Year Ending 2026 | | | 0 | 0.00% | 0 | |
| 2027 | Total for Year Ending 2027 | | | 0 | 0.00% | 0 | |
| 2028 | Total for Year Ending 2028 | | | 0 | 0.00% | 0 | |
| 2029+ | Energy Fitness | G | Oct-29 | 6,000 | 6.79% | | |
| | Dollar Tree | C | Feb-31 | 10,292 | 11.64% | | |
| | United Supermarkets | A | Apr-31 | 18,750 | 21.21% | | |
| | O'Reilly Auto Parts | B | Aug-32 | 8,529 | 9.65% | | |
| | Gebo's | D | Jun-33 | 22,930 | 25.93% | | |
| | Total for Year Ending 2029+ | | | 66,501 | 75.21% | 66,501 | 75.21% |
| TOTAL LEASED SQUARE FOOTAGE: | | | | 66,501 | 75.21% | | |
| TOTAL VACANT SQUARE FOOTAGE: | | | | 21,917 | 24.79% | | |
| TOTAL SQUARE FEET: | | | | 88,418 | 100.00% | | |

FINANCIAL OVERVIEW

TENANT PROFILES



| United Supermarkets | |
|---------------------|------------------------|
| Square Feet: | 18,750 SF |
| % of Building GLA: | 21.21% |
| In-Place Rent PSF: | \$4.33 |
| Lease Expiration: | April 2031 |
| Company Website: | unitedsupermarkets.com |

United Supermarkets is a well-established regional grocery operator with over 99 locations across Texas and New Mexico. Founded in 1916 and now operating as a division of Albertsons Companies, United anchors Shopping Centers with a full-service grocery format that includes fresh produce, meat, pharmacy, and in-store dining. In smaller markets, United serves as a primary destination for essential shopping, generating consistent foot traffic and reinforcing daily necessity-based retail. The brand’s strong regional loyalty, long operating history, and stable grocery draw make it a critical anchor and traffic engine for the surrounding tenant mix.



| O'Reilly Auto Parts (NASDAQ: ORLY) | |
|------------------------------------|-----------------|
| Square Feet: | 8,529 SF |
| % of Building GLA: | 9.65% |
| In-Place Rent PSF: | \$4.00 |
| Lease Expiration: | August 2032 |
| Company Website: | oreillyauto.com |

O'Reilly Auto Parts (NASDAQ: ORLY) is one of the largest specialty retailers of automotive parts, tools, and accessories in the United States, with over 6,000 locations spanning 48 states. Founded in 1957, the company serves both do-it-yourself (DIY) consumers and professional installers through its robust in-store inventory and knowledgeable staff. O'Reilly has built a reputation for excellent customer service, fast part availability, and broad product selection across all major vehicle brands and models.



| Dollar Tree (NASDAQ: DLTR) | |
|----------------------------|----------------|
| Square Feet: | 10,292 SF |
| % of Building GLA: | 11.64% |
| In-Place Rent PSF: | \$7.78 |
| Lease Expiration: | February 2031 |
| Company Website: | dollartree.com |

Dollar Tree (NASDAQ: DLTR) is one of the largest discount retail chains in North America, operating over 16,000 stores across the United States and Canada under the Dollar Tree and Family Dollar banners. The brand offers a broad selection of household goods, snacks, cleaning products, seasonal items, and party supplies—most priced at \$1.25 or less. With a focus on convenience and value, Dollar Tree attracts a wide customer base, particularly budget-conscious shoppers and value-driven households.

FINANCIAL OVERVIEW

TENANT PROFILES



| Gebo's | |
|--------------------|-----------|
| Square Feet: | 22,930 SF |
| % of Building GLA: | 25.93% |
| In-Place Rent PSF: | \$5.50 |
| Lease Expiration: | June 2033 |
| Company Website: | gebos.com |

Gebo's is a regional farm and ranch supply retailer with over 20 locations across Texas and New Mexico, serving the needs of rural and agricultural communities. Its diverse product mix—including livestock feed, fencing, tools, apparel, and home goods—attracts a loyal customer base of homeowners, ranchers, and tradespeople. Gebo's occupies a distinct niche within the tenant lineup, driving steady, utility-focused traffic and encouraging cross-visitation with nearby grocery and hardware retailers. Its presence strengthens the center's appeal as a one-stop destination for local residents.



| Energy Fitness | |
|--------------------|----------------------|
| Square Feet: | 6,000 SF |
| % of Building GLA: | 6.79% |
| In-Place Rent PSF: | \$4.00 |
| Lease Expiration: | October 2029 |
| Company Website: | energyfitnesslfd.com |

Energy Fitness is a locally operated gym offering 24-hour access, cardio and strength equipment, group classes, and personal training services. As a community-focused fitness center, Energy Fitness builds strong member retention and generates daily repeat traffic across morning, midday, and evening hours. Its presence in the center supports wellness-oriented visitation, extends dwell time, and complements co-tenants by driving consistent, lifestyle-based activity throughout the week.



TRADE AREA OVERVIEW

LITTLEFIELD & LUBBOCK AREA OVERVIEW

LITTLEFIELD, TX



Located approximately 40 miles northwest of Lubbock, Littlefield is the county seat of Lamb County and a vital agricultural hub for the region. With a population of just over 6,000, Littlefield offers small-town charm while maintaining close proximity to the economic engine of Lubbock. The city is easily accessible via U.S. Highway 84 and State Highway 385, ensuring strong logistical connectivity for both residents and businesses.

Littlefield's economy is driven primarily by agriculture, energy, and local government services. Major economic contributors include the American Cotton Growers denim mill (operated by Plains Cotton Cooperative Association), local school districts, and regional health facilities. The city benefits from nearby wind energy operations and oilfield support industries, adding diversity to its employment base.

Recreational offerings in Littlefield include several city parks, a municipal golf course, and the notable Lamb County Ag and Community Center, which hosts a variety of local events. Littlefield is also home to the Waylon Jennings RV Park and Museum, which draws visitors year-round. The city continues to invest in infrastructure and community development, enhancing its appeal as a livable, family-friendly environment.

LUBBOCK, TX



Lubbock is the 11th largest city in Texas and the economic, educational, and healthcare hub of West Texas. With a population exceeding 265,000 and growing steadily, Lubbock anchors the South Plains region and serves as the primary commercial center for a trade area encompassing over 600,000 people. Located at the intersection of Interstate 27 and U.S. Highways 62/82 and 84, Lubbock is well-connected to regional and national markets.

Lubbock's diverse economy includes key industries such as healthcare, education, agribusiness, and advanced manufacturing. It is home to major employers including Texas Tech University, University Medical Center, Covenant Health, Lubbock ISD, and United Supermarkets. The city benefits from a highly educated workforce and a robust student population of more than 40,000 across its higher education institutions.

Lubbock International Airport offers commercial service to major hubs, and the city continues to invest in public infrastructure and economic development. Cultural and recreational assets such as the Buddy Holly Center, the National Ranching Heritage Center, and thriving music and food scenes contribute to Lubbock's growing reputation as a vibrant and livable community. Lubbock balances urban amenities with the accessibility and values of West Texas.

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TRADE AREA OVERVIEW
DEMOGRAPHICS

| Variable | 1 mile | 3 miles | 5 miles |
|--|----------|----------|----------|
| 2025 Total Population | 3,537 | 5,931 | 6,087 |
| 2030 Total Population (Esri) | 3,441 | 5,779 | 5,936 |
| 2010 Total Population (U.S. Census) | 3,666 | 6,573 | 6,733 |
| 2000 Total Population (U.S. Census) | 3,647 | 6,775 | 6,961 |
| 2000-2020 Population: Compound Annual Growth Rate (U.S. Census) | 0.03% | -0.49% | -0.51% |
| 2024-2029 Population: Compound Annual Growth Rate (Esri) | -0.55% | -0.52% | -0.50% |
| 2025 Total Daytime Population (Esri) | 3,321 | 5,670 | 5,775 |
| 2025 Median Age (Esri) | 38.1 | 38.5 | 38.7 |
| 2025 Total Households (Esri) | 1,366 | 2,275 | 2,339 |
| 2030 Total Households (Esri) | 1,333 | 2,225 | 2,289 |
| 2010 Total Households (U.S. Census) | 1,421 | 2,425 | 2,495 |
| 2000 Total Households (U.S. Census) | 1,462 | 2,537 | 2,614 |
| 2024-2029 Families: Compound Annual Growth Rate (Esri) | -0.63% | -0.58% | -0.58% |
| 2025 Average Household Income (Esri) | \$78,587 | \$70,908 | \$71,102 |
| 2025 Median Household Income (Esri) | \$61,669 | \$55,154 | \$55,469 |
| 2025 Per Capita Income (Esri) | \$29,471 | \$26,869 | \$27,000 |
| 2025 Population Age 25+: Less than 9th Grade (Esri) (%) | 6% | 8% | 8% |
| 2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%) | 12% | 13% | 12% |
| 2025 Population Age 25+: High School Diploma (Esri) (%) | 27% | 29% | 29% |
| 2025 Population Age 25+: Some College/No Degree (Esri) (%) | 19% | 18% | 18% |
| 2025 Population Age 25+: Associate's Degree (Esri) (%) | 11% | 10% | 10% |
| 2025 Population Age 25+: Bachelor's Degree (Esri) (%) | 13% | 11% | 11% |
| 2025 Population Age 25+: Graduate/Professional Degree (Esri) (%) | 7% | 6% | 6% |
| 2025 Total (SIC01-99) Businesses | 106 | 235 | 240 |
| 2025 Total (SIC01-99) Employees | 1,226 | 2,323 | 2,354 |



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