

Margaret
McDermott
Bridge

Trinity
Groves



OFFERING MEMORANDUM

801 CORE ST

801 CORE ST

Marcus & Millichap
THE SANTELLI GROUP

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2-10-2025

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
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A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Joe Santelli, CCIM	664135	joe.santelli@marcusmillichap.com	972-755-5282
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

IABS 1-1

801 CORE ST

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EXCLUSIVELY LISTED BY

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Senior Director Investments

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01



INVESTMENT OVERVIEW

Executive Summary
Investment Highlights
Regional Map
Local Map
Major Attractions Map
Site Plans

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EXECUTIVE SUMMARY

801 CORE ST



Listing Price
Request for Offer



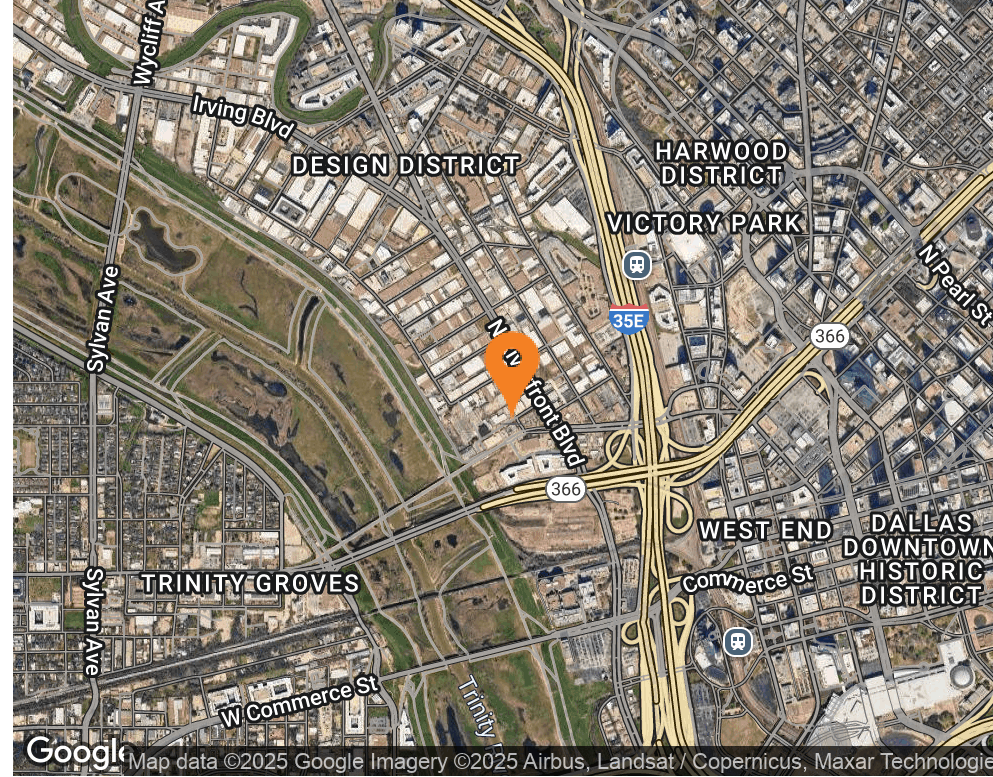
Zoning
PD-621



Building Size
10,019-SF

PROPERTY DETAILS

Address	801 Core St, Dallas, TX 75207
Building Size	10,019-SF
Number of Suites	Two
Lot Size	0.42 Acres (18,295 SF)
Year Built	1952
Zoning	PD-621 (Subdistrict 1-A)
Features	On-Site Gated Parking



801 CORE ST

801 Core St, Dallas, TX 75207

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively present for sale the property located at 801 Core Street, Dallas, Texas 75207. The subject property is 10,019 square feet and is demised into two suites, previously occupied by a hair salon and medical spa. The property is situated on 0.42 acres and is strategically located at the core of the Dallas Design District, as well as at the head of the Ronald Kirk Pedestrian Bridge which connects directly to the Trinity Groves submarket. The subject property is extremely well-located, with direct access to Interstate 35E, Victory Park, and downtown Dallas.

The Dallas Design District is a vibrant neighborhood that showcases the pinnacle of artistic and cultural offerings, all nestled within a 37-acre, pedestrian-friendly district. Once exclusively designated for trade only showrooms, this area has naturally transformed, welcoming a fresh wave of retail establishments, restaurants, and apartment buildings that have sprouted alongside the enduring home-décor showrooms and warehouses that have long been a cornerstone of this neighborhood.

Additionally, the subject property is strongly-situated proximate to multiple new vertical developments including the Urby, a 27-story luxury high-rise apartment complex, as well as the recently announced Hi-Line Square. The new project includes a proposed 186,000 -square-foot office tower, and a 30-story, 300 unit apartment complex including 45,000 square feet of retail.

The Dallas-Fort Worth metroplex is widely considered one of the top commercial real estate markets in the United States and one of the fastest-growing submarkets in the entire country. Notably a top job market, the Dallas-Fort Worth metroplex features 24 Fortune 500 company headquarters, eight Fortune Global 500 headquarters, and 49 Fortune 1,000 headquarters. The Metroplex has also ranked as the top market for year-over-year job growth, adding over 132,000 jobs in the past 12 months, a 3.3 percent annual increase.

The city of Dallas has also gained tremendous press lately with the recent introduction of the Texas Stock Exchange, which is backed by several Wall Street investment groups such as Black Rock, Citadel Securities, and many more. With the massive influx of corporate relocations of Fortune recognized companies and job growth, this has driven a tremendous amount of new residents to the Metroplex, further driving the need for additional housing and retail establishments to sustain this increased demand.

INVESTMENT HIGHLIGHTS

Rare Design District Owner/User or Value-Add Investment Opportunity

10,019-SF Building Demised Into Two Suites | Situated on 0.42-AC

Located Proximate to Multiple New Class-A Multifamily & Mixed-Use Developments

Situated at the Head of the Ronald Kirk Pedestrian Bridge

Immediate Access to I35-E, Victory Park, & Downtown Dallas

Strong Demographics | Average HH Income Exceeds \$107,000 Within a One-Mile Radius

Margaret
McDermott
Bridge

Trinity
Groves









Margaret Hunt
Hill Bridge

Trinity
Groves

Harold
Simmons Park







REUNION
TOWER

THE MARGARET

Margaret
McDermott
Bridge

Margaret Hunt
Hill Bridge

Ronald Kirk
Pedestrian Bridge

Subject Property
10,019-SF | 0.42-AC | PD-621 Zoning

Continental Ave

N Riverfront Blvd
14,800= VPD

Dallas World Trade Center

U R B Y

1400HiLine

THE KATY

BLEU CIEL

Subject Property
10,019-SF | 0.42-AC | PD-621 Zoning

Continental Ave

N Riverfront Blvd
14,800+ VPD

Downtown Dallas

THE VICTOR

W HOTEL

American Airlines Center

INTERSTATE 35E
200,000+ VPD

THE MARGARET

Subject Property
10,019-SF | 0.42-AC | PD-621 Zoning

N Riverfront Blvd
14,800+ VPD

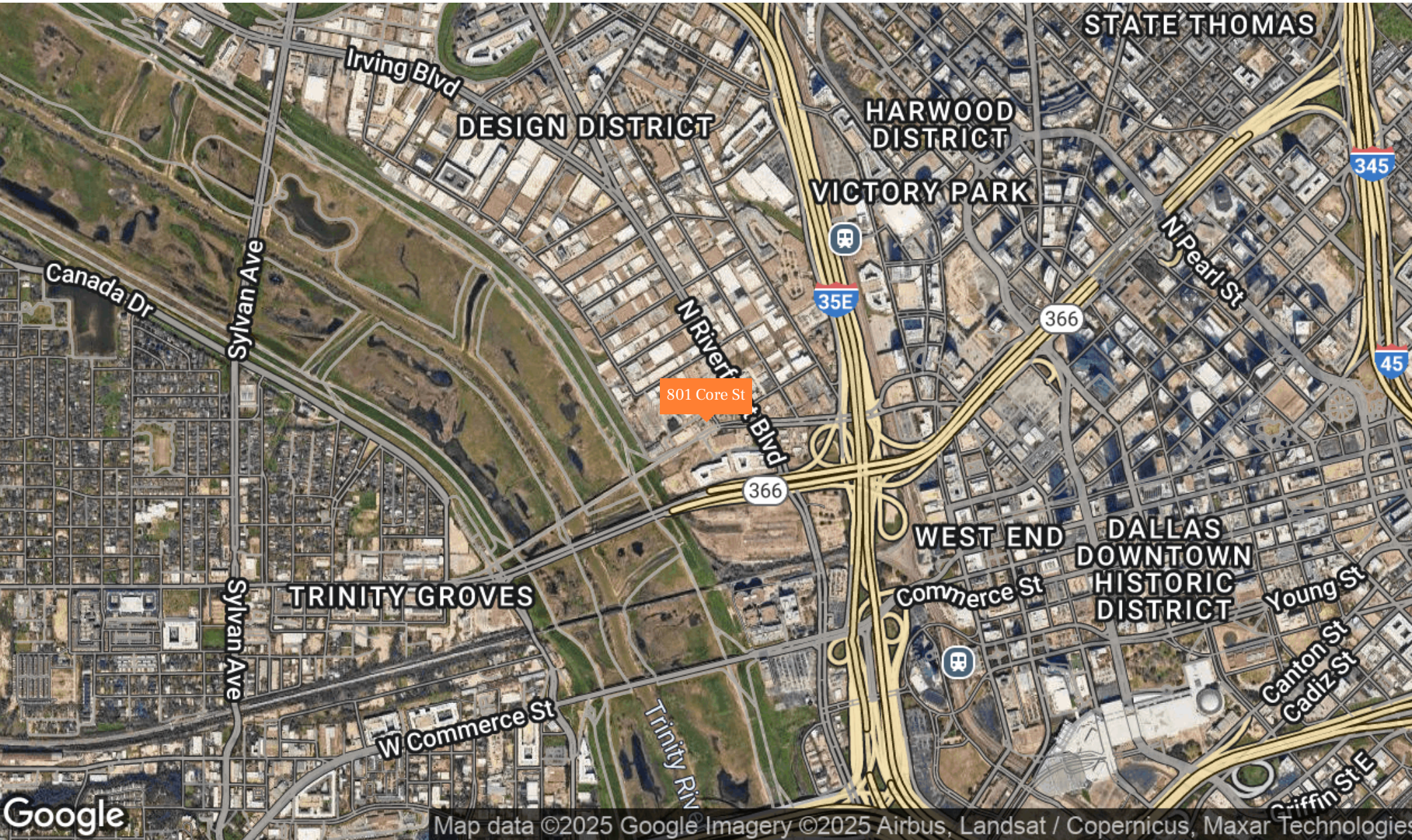
SPUR 366

Woodall Rodgers Fwy
180,000+ VPD

Continental Ave

801 CORE ST

REGIONAL MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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LOCAL MAP



801 CORE ST

MAJOR ATTRACTIONS MAP



CULINARY DROPOUT | **Hilton Garden Inn** | **EVELYN**
AVANT | **Hilton Anatole** | **DOUBLE TREE** | **MAMA'S**
Bowlounge | **abstract** | **X+III**

TOWN HEARTH | **The Garden** | **THE Charles** | **PIE TAP**
Beau's Arts | **DALLAS CONTEMPORARY** | **Double D's**

Per[ot] | **CAVA** | **MESOMAYA** | **TAQUERIA LA VENTANA** | **NORTH ITALIA**
EL FENIX | **Tom Thumb** | **THE HENRY** | **HAYWIRE**

SHERATON | **COURTYARD** | **RODEO GOAT** | **tru** | **URBY**
Medieval Times | **Days Inn** | **MEXICAN** | **FERRIS WHEELERS** | **ADELPHI**
Ascension | **CAMDEN** | **Virginia HOTELS** | **Denny's** | **MB**

SKYHOUSE | **cinépolis** | **HOOPER & BOND**
Victory SOCIAL | **JINYA** | **DICK'S** | **STARBUCKS**
Billy Can Can | **Mesero** | **HOOTERS**

ELEVEN | **MUSEUM OF ILLUSIONS DALLAS** | **DALLAS HOLOCAUST AND HUMAN RIGHTS MUSEUM**
THE SIXTH FLOOR MUSEUM | **555**
LIAM'S | **JACK RUBY'S** | **BBQ**

WINSOME | **SAINT ROCCO'S** | **ARTPARK** | **Pesca** | **Three 65**
RUE | **Beto & Son** | **CYPRESS** | **K's HOWARD**

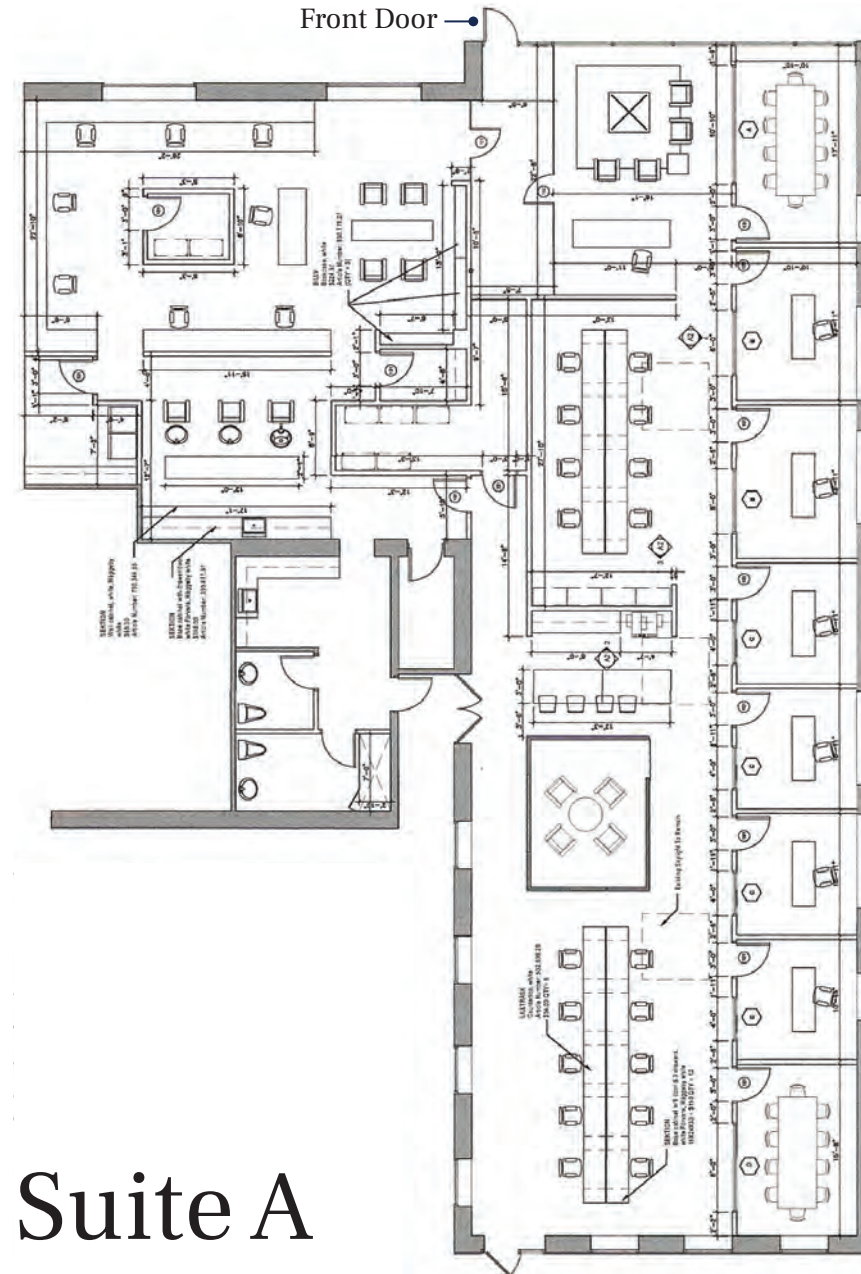
BURGER KING | **THE MARGARET**
Valero | **Jack in the box** | **ITALIAN EXPRESS**

American Airlines Arena | **BLACK TAP** | **DIRTY BONES**
CHIPOTLE | **Insomniac** | **RISE** | **YELLOWTAIL**

HOMWOOD SUITES | **Ravenna** | **LABOCA** | **WESTIN** | **INDIAN MASALA TADRA**
THE DALLAS WORLD AQUARIUM | **Arrive** | **THE EMPANADA COOKHOUSE** | **CROWNE PLAZA** | **WingBuckler**
Tiff's Treats | **SPRINGHILL SUITES** | **TWISTED** | **POTBELLY**

801 CORE ST

SITE PLANS

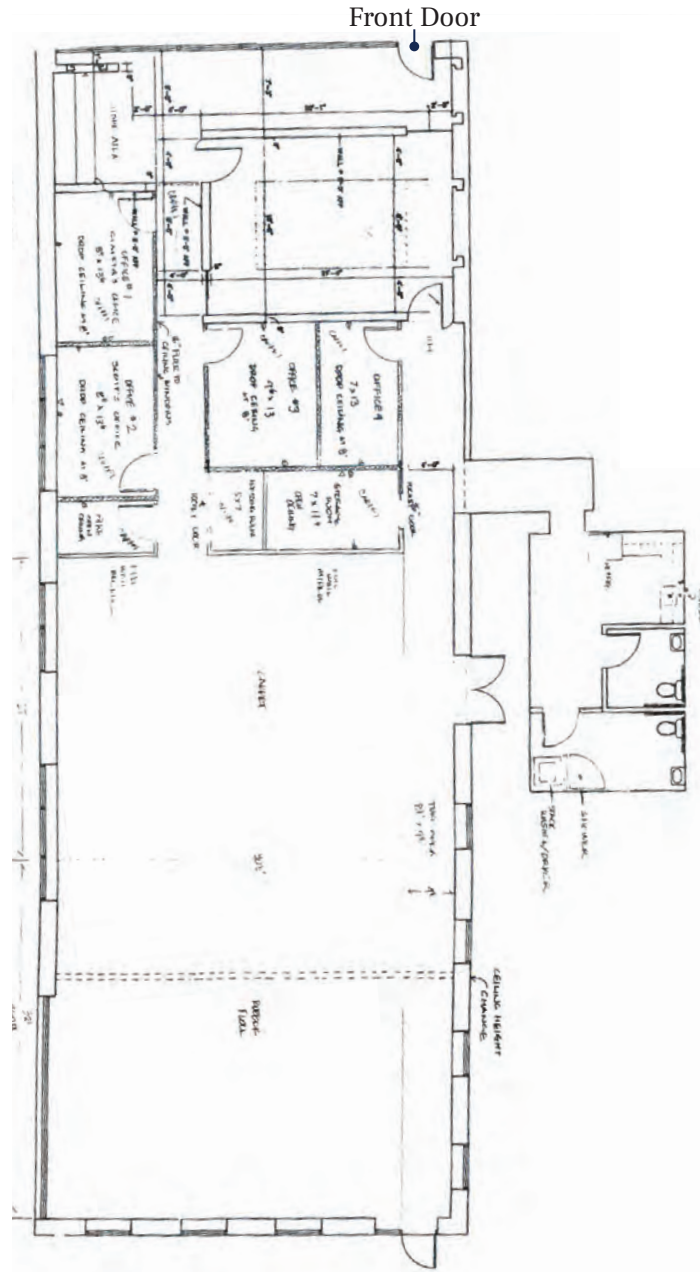


Suite A

801 CORE ST

SITE PLANS

Suite B





SECTION 2

02



MARKET OVERVIEW

Submarket Overview
Market Overview
Demographics

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SUBMARKET OVERVIEW

DESIGN DISTRICT - DALLAS, TX

The Dallas Design District stands as a captivating destination, a thriving neighborhood that showcases the very finest in design and cultural offerings, all within a 37-acre, easily walkable district at the center of Dallas. Formerly exclusive to trade-only showrooms, this area has naturally transformed, embracing a diverse array of noteworthy retail establishments, art galleries, and chef-driven dining experiences. These developments have given rise to one of Dallas' most lively and thriving destinations. At the heart of the Dallas Design District lies the Hi Line corridor, which is home to internationally renowned interior design showrooms and exceptional dining venues. The future holds the promise of substantial changes in the Design District, and it's evident that the pace of development is not expected to diminish any time soon.

SUBMARKET HIGHLIGHTS



ORGANIC DEVELOPMENT

A wave of fresh new restaurants, cafes, and apartment buildings have emerged around the long standing home-decor showrooms and warehouses that have been a fixture in this neighborhood.



WALKABLE DESTINATION

As the district's main bustling and pedestrian-friendly street, Hi Line Drive boasts a collection of stores, including Steelcase and Scott + Cooner, and an array of restaurants like Carbone, Carbone Vino, The Mexican, and Tango Room, all residing in close proximity to one another.



PROXIMATE DOWNTOWN LOCATION

The Design District benefits from its proximity to Downtown Dallas and the Trinity River, providing remarkable views and convenient access to the region's major economic hubs and employers.



Sources: <https://neighborhoods.dmagazine.com>

801 CORE ST

SUBMARKET OVERVIEW

HAROLD SIMMONS PARK PROJECT

Harold Simmons Park is an ambitious \$325 million project set to transform a 250-acre stretch along the Trinity River near downtown Dallas. Named after the late philanthropist Harold Simmons, whose family donated \$50 million to the project, the park is designed to foster community connection, sustainability, and inclusivity. Spearheaded by the Trinity Park Conservancy, the park aims to blend nature with urban life, featuring a nature preserve, innovative playgrounds, a bike and skate park, and scenic overlooks with stunning views of the city skyline. The park will also include a performance lawn capable of hosting up to 3,000 visitors, a prairie walk, and spaces for cultural events and gatherings. With a focus on environmental stewardship, the project incorporates floodplain management and green infrastructure to ensure resilience and ecological balance. Once completed, Harold Simmons Park is poised to become a vibrant hub for recreation, culture, and community engagement, solidifying its place as a crown jewel of Dallas.



Sources: <https://haroldsimmonspark.com>; <https://www.wfaa.com>; <https://dallasinnovates.com>

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MARKET OVERVIEW

DALLAS-FORT WORTH

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 7.8 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.3 million and 935,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 625,000 people over the past five years. In keeping with historical trends, Collin and Denton counties have received the majority of recent growth. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital in supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

METRO HIGHLIGHTS



LARGE CORPORATE BASE

The Metroplex is home to 23 Fortune 500 companies and many regional headquarters, drawing workers and residents.



SUBSTANTIAL POPULATION GAINS

Dallas-Fort Worth was the fourth-fastest growing major metro over the past decade, a trend that is set to continue for the near future.



MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub.

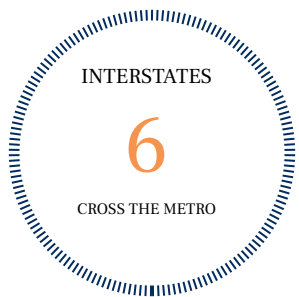


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MARKET OVERVIEW

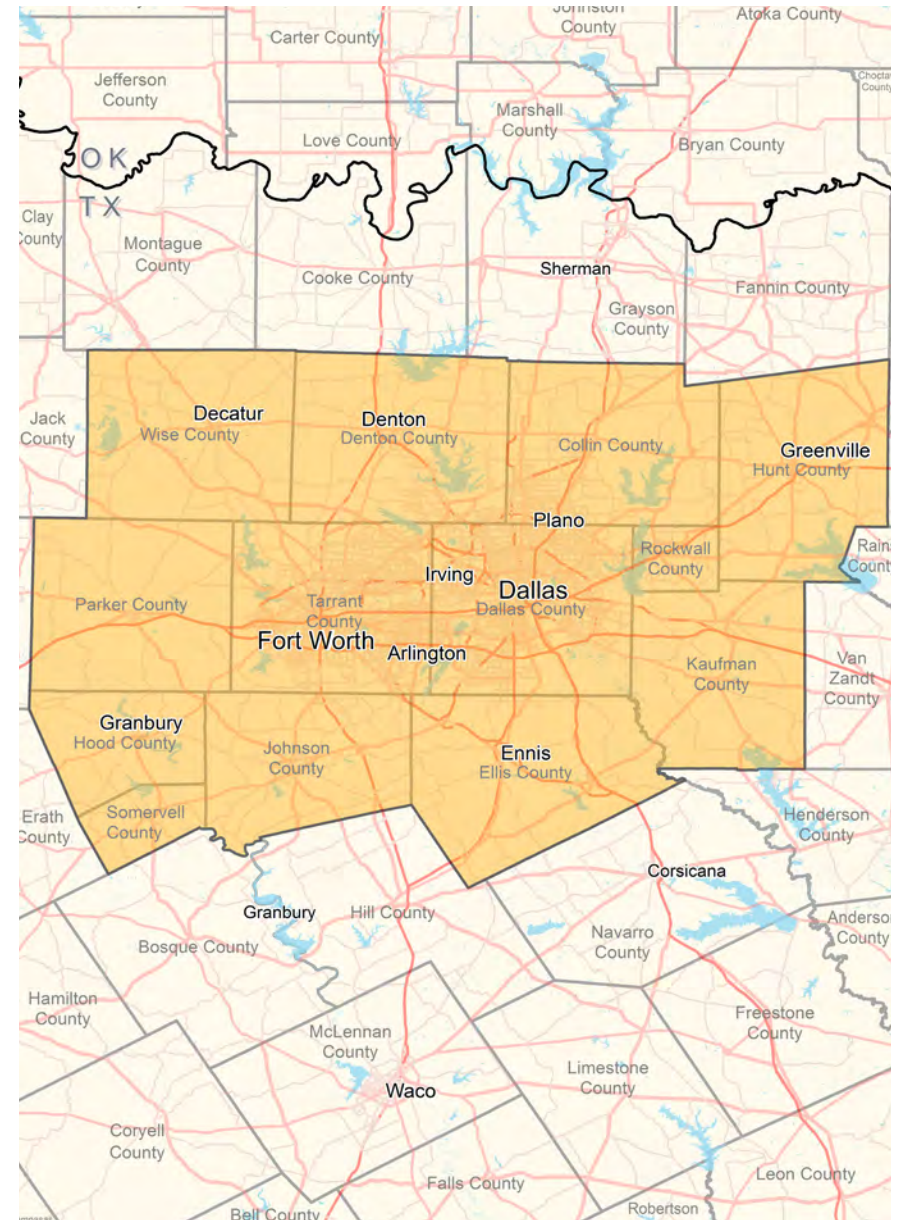
TRANSPORTATION

- The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635, and 820, along with other major thoroughfares.
- Dallas Area Rapid Transit covers Dallas and surrounding cities, consisting of buses and a light rail system. The system had a ridership exceeding 21 million in 2023. Trinity Railway Express and Amtrak also provide passenger rail service.
- Freight-serving lines in the region include Union Pacific, BNSF, and Kansas City South-ern. BNSF is headquartered in Fort Worth. Via rail to Port Houston, and Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets.
- Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area. The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



MORE THAN
90

MILES OF A LIGHT RAIL SYSTEM
SERVING DALLAS AND
SURROUNDING CITIES



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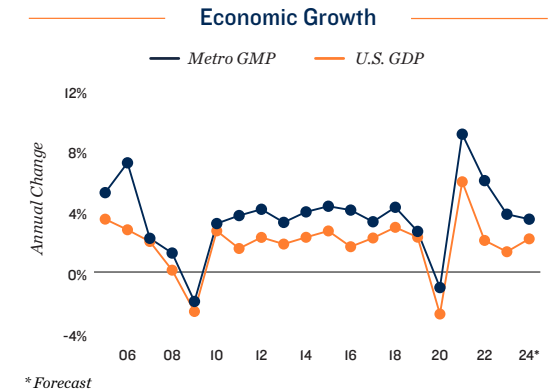
MARKET OVERVIEW

ECONOMY

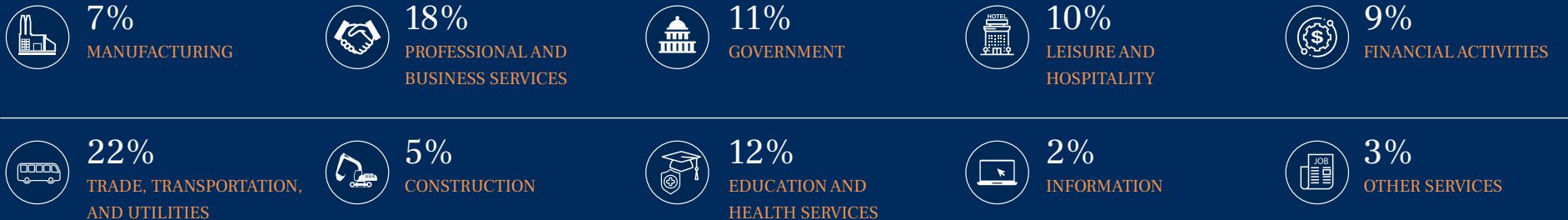
- The Metroplex’s central location, temperate climate, no state income tax and a right-to-work labor policy attract employers.
- Dallas-Fort Worth is one of the nation’s largest employment markets, with nearly 4.3 million jobs at the onset of 2024. The local labor force has doubled since 1993.
- The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Exxon Mobil, McKesson, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark, HF Sinclair, Charles Schwab, Texas Instruments, AECOM, and D.R. Horton.
- The area is forecast to add the greatest number of new positions among major U.S. markets in 2024. Dallas-Fort Worth also led the country in net employment growth since the onset of the pandemic in 2020.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.

MAJOR AREA EMPLOYERS

- Frito-Lay Inc.
- Woot Services LLC
- UT Southwestern Medical Center
- Tandy Financial Services
- Vrio Corp
- Thryv Holdings, Inc.
- Exco Holdings, Inc.
- Lockheed Martin
- Boeing Company
- Verizon Business Network Services



SHARE OF 2023 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

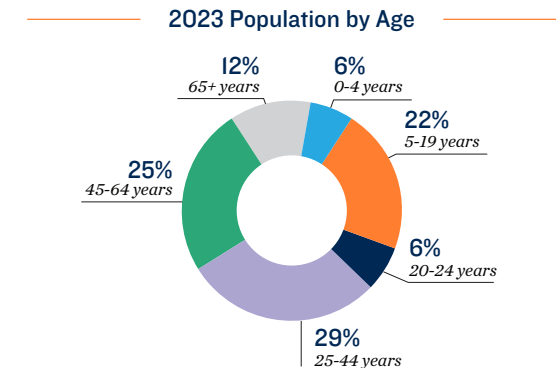
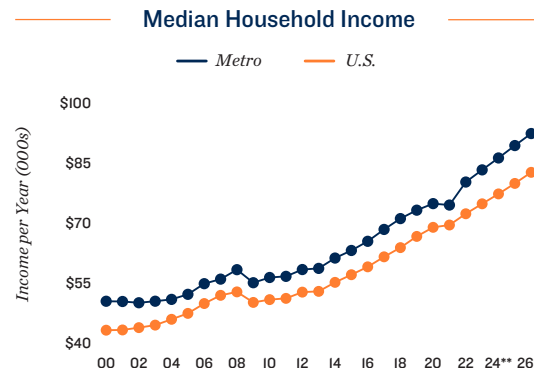
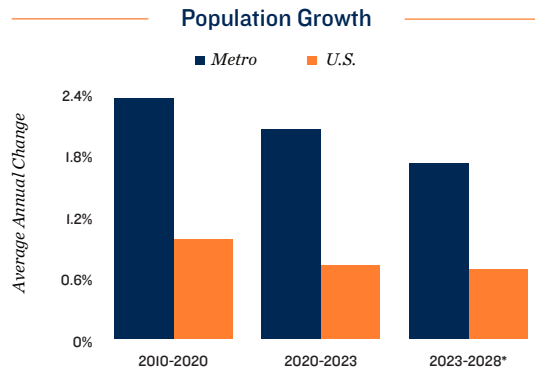
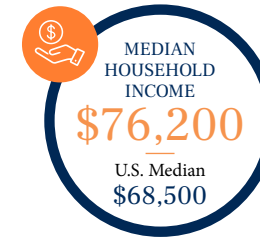
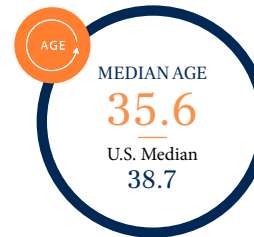
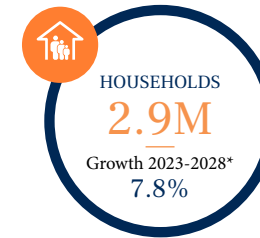
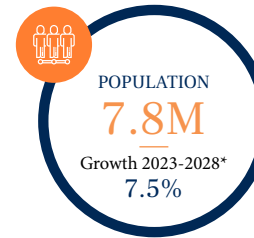
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MARKET OVERVIEW

DEMOGRAPHICS

- Roughly 585,000 new people are expected through 2028, fueled by robust job growth, natural increases, and north-to-south migration.
- The Metroplex is projected to add 225,000 households during the same period, generating the need for additional housing options.
- A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure.
- An educated populace translates to a skilled labor pool and higher incomes. Roughly 35 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$77,700 above the national level.
- Given the market's younger median age, approximately 60 percent of residents owned their homes in 2022 — providing a vibrant rental market.

QUICK FACTS



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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MARKET OVERVIEW

QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas-Fort Worth hosts professional teams in baseball, football, hockey, and basketball.

Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman's University, Denton, Southern Methodist University, Texas Christian University, and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally-recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center, and Texas Health Har-ris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth's excellent health care network.

\$379,800

MEDIAN HOME PRICE

150+

VARIOUS MUSEUMS
AND ART GALLERIES

150+

PUBLIC AND PRIVATE
GOLF COURSES

SPORTS

Baseball	MLB	TEXAS RANGERS
Football	NFL	DALLAS COWBOYS
Basketball	NBA	DALLAS MAVERICKS
Ice Hockey	NHL	DALLAS STARS
Soccer	MLS	FC DALLAS
Basketball	WNBA	DALLAS WINGS

EDUCATION

- UNIVERSITY OF TEXAS AT DALLAS
- UNIVERSITY OF NORTH TEXAS AT DALLAS
- SOUTHERN METHODIST UNIVERSITY
- TEXAS CHRISTIAN UNIVERSITY
- UNIVERSITY OF DALLAS
- TEXAS WOMAN'S UNIVERSITY, DENTON

ARTS & ENTERTAINMENT

- PEROT MUSEUM OF NATURE AND SCIENCE
- THE MODERN ART MUSEUM OF FORT WORTH
- KIMBELL ART MUSEUM
- DALLAS ZOO

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	20,102	178,464	394,303
2024 Estimate			
Total Population	19,663	171,072	382,697
2020 Census			
Total Population	18,701	157,105	366,269
2010 Census			
Total Population	14,732	130,664	331,330
Daytime Population			
2024 Estimate	104,613	509,543	777,971
HOUSEHOLDS			
2029 Projection			
Total Households	10,690	99,446	181,306
2024 Estimate			
Total Households	10,212	93,662	173,423
Average (Mean) Household Size	1.3	1.8	2.3
2010 Census			
Total Households	9,558	85,745	162,621
2010 Census			
Total Households	3,516	58,149	128,991
Occupied Units			
2029 Projection	12,466	112,989	202,397
2024 Estimate	11,899	106,265	193,324
HOUSEHOLDS BY INCOME			
2024 Estimate			
\$150,000 or More	29.6%	23.9%	23.7%
\$100,000-\$149,999	20.2%	18.4%	16.3%
\$75,000-\$99,999	15.9%	13.5%	12.6%
\$50,000-\$74,999	16.6%	16.4%	15.8%
\$35,000-\$49,999	5.8%	8.6%	9.5%
Under \$35,000	11.9%	19.2%	22.1%
Average Household Income	\$107,088	\$108,369	\$108,527
Median Household Income	\$83,244	\$84,593	\$87,160
Per Capita Income	\$72,262	\$63,879	\$52,210

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$219,052	\$199,921	\$194,803
Consumer Expenditure Top 10 Categories			
Housing	\$25,814	\$23,773	\$23,372
Transportation	\$15,054	\$13,479	\$12,754
Food	\$11,279	\$10,300	\$10,114
Personal Insurance and Pensions	\$9,378	\$8,268	\$7,859
Apparel	\$2,842	\$2,506	\$2,352
Entertainment	\$2,807	\$2,557	\$2,495
Cash Contributions	\$1,899	\$2,088	\$2,326
Education	\$1,093	\$971	\$978
Personal Care Products and Services	\$804	\$767	\$763
Alcoholic Beverages	\$532	\$484	\$468
POPULATION PROFILE			
Population By Age			
2024 Estimate Total Population	19,663	171,072	382,697
Under 20	7.7%	13.7%	20.9%
20 to 34 Years	52.0%	42.6%	32.8%
35 to 39 Years	10.6%	8.9%	8.0%
40 to 49 Years	12.4%	11.6%	12.1%
50 to 64 Years	13.2%	14.9%	16.1%
Age 65+	4.1%	8.3%	10.2%
Median Age	32.0	33.0	34.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	15,830	130,802	269,331
Elementary (0-8)	4.0%	6.0%	9.6%
Some High School (9-11)	7.6%	6.4%	8.0%
High School Graduate (12)	12.3%	12.3%	17.1%
Some College (13-15)	14.1%	13.6%	13.8%
Associate Degree Only	4.5%	5.3%	4.6%
Bachelor's Degree Only	32.7%	33.3%	27.8%
Graduate Degree	24.8%	23.2%	19.1%

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DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 382,697. The population has changed by 15.50 percent since 2010. It is estimated that the population in your area will be 394,303 five years from now, which represents a change of 3.0 percent from the current year. The current population is 48.3 percent male and 51.7 percent female. The median age of the population in your area is 34.0, compared with the U.S. average, which is 39.0. The population density in your area is 4,873 people per square mile.



HOUSEHOLDS

There are currently 173,423 households in your selected geography. The number of households has changed by 34.45 percent since 2010. It is estimated that the number of households in your area will be 181,306 five years from now, which represents a change of 4.5 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2024, the median household income for your selected geography is \$87,160, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 111.93 percent since 2010. It is estimated that the median household income in your area will be \$92,061 five years from now, which represents a change of 5.6 percent from the current year.

The current year per capita income in your area is \$52,210, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$108,527, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 232,259 people in your selected area were employed. The 2010 Census revealed that 59.1 percent of employees are in white-collar occupations in this geography, and 23.4 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$414,462 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 54,285.00 owner-occupied housing units and 74,700.00 renter-occupied housing units in your area.



EDUCATION

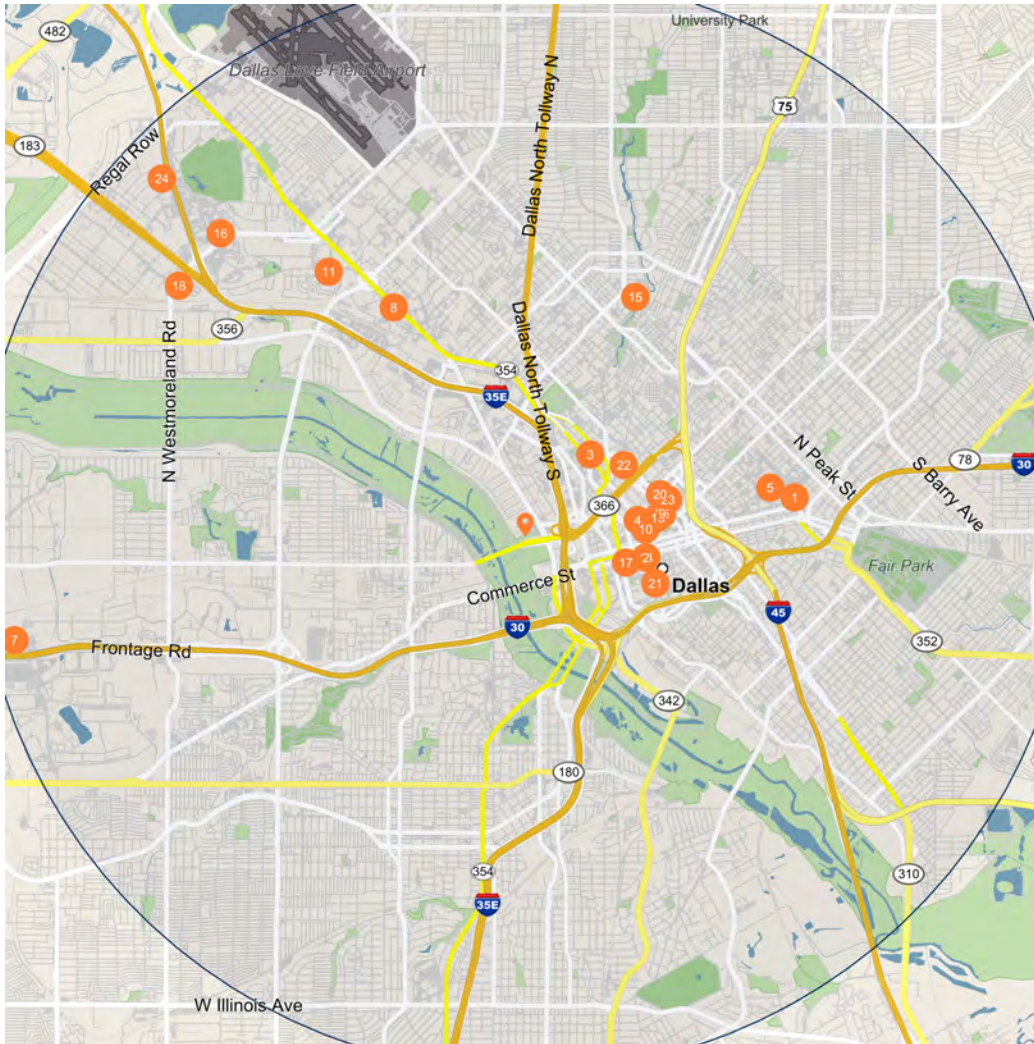
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 45.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 4.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 9.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.6 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 21.0 percent in the selected area compared with the 19.7 percent in the U.S.

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DEMOGRAPHICS



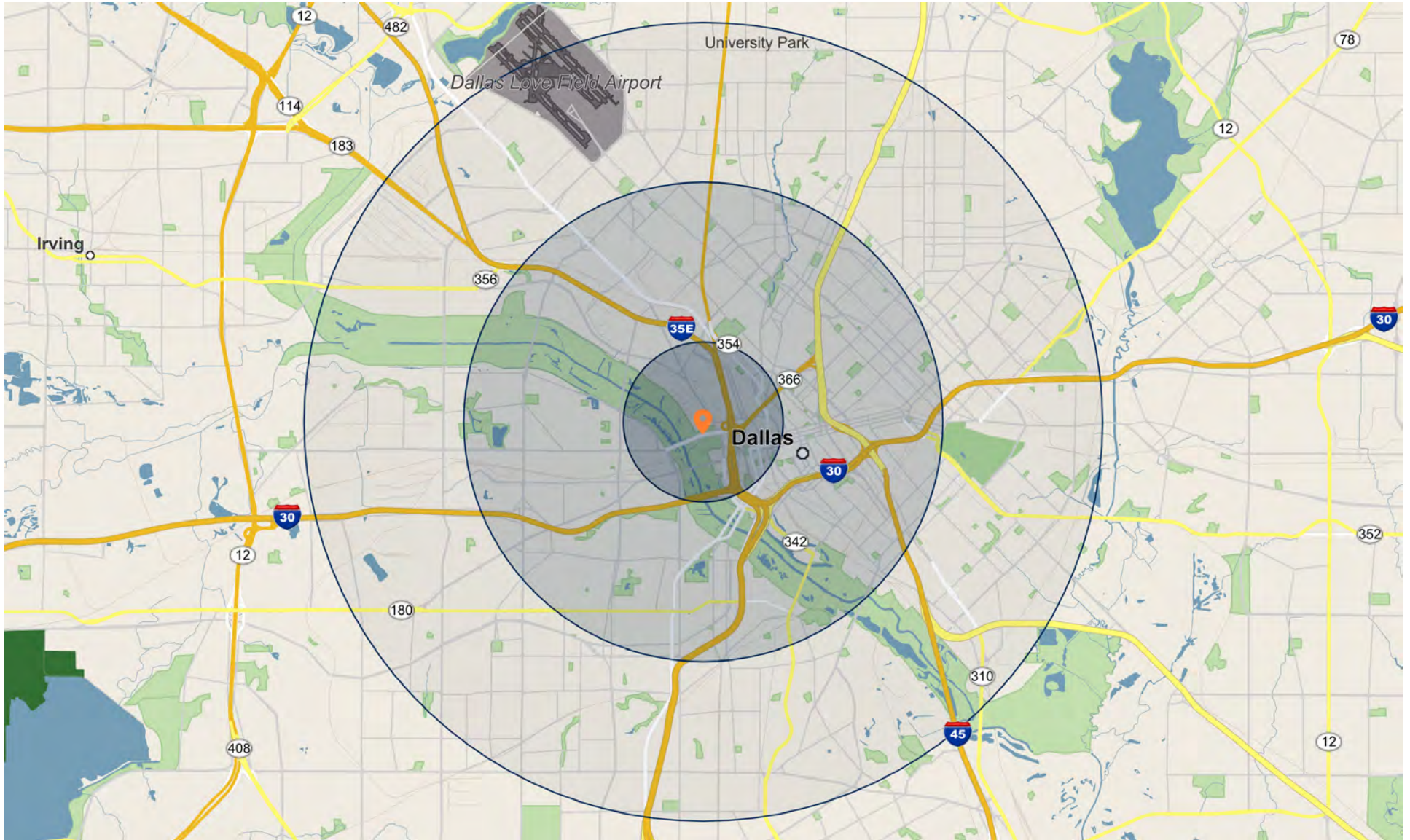
Major Employers

Employees

1	Baylor Scott & White Holdings	49,000
2	Vrio Corp-Vrio	12,600
3	Eyecare Svcs Prtnrs Hldngs LL	5,941
4	Halliburton International Inc	5,032
5	Baylor Health Services-Susan Komen Breast Center	5,012
6	Frank Recruitment Group Inc	5,001
7	Staff Force Inc	4,971
8	University of Texas Sthwstern M-Graduate Schl Bmdcal Sciences	4,800
9	Baylor University Medical Ctr-BAYLOR SCOTT & WHITE	4,425
10	Txu Energy Industries Company-Txu	3,716
11	LCI Holdco LLC	3,273
12	Luminant Holding Company LLC-Energy Fturc Cmpttve Holdings	3,011
13	CPM-US LLC-C P M	3,000
14	AT&T Inc-AT&T	2,915
15	Dart Container Michigan LLC	2,716
16	Parkland Foundation	2,603
17	Internal Revenue Service-North Texas Dst Off Dllas Dst O	2,460
18	Santander Consumer USA Inc	2,146
19	Wachovia Optional Svcs LLC NC	2,061
20	Hicks Holdings LLC	2,033
21	City of Dallas-Dallas City Hall	2,000
22	Kainos Capital LP-Kainos TX Capital	2,000
23	Higher Ed Holdings LLC	2,000
24	Telvista Inc	2,000
25	National Phrm Ntwrk Inc	1,983

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DEMOGRAPHICS





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Bridge

Trinity
Groves

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