

Ferguson Glen Shopping Center

8686 Ferguson Road, Dallas TX 75228

100% LEASED



Saul Waranch
Broker
(214) 526-5800
swaranch@sfiwaranch.com

Jeff Lewin
Head of Brokerage
(214) 336-7715
jlewin@sfiwaranch.com



HIGHLIGHTS

- SE Corner of Lakeland Drive and Ferguson Road
- Adjacent to United States Postal Service, Dollar General and several other CoTenants
- Less than 2 Miles from White Rock Lake
- Ample Parking available for all tenants
- Monument Signage Available

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
200	Superior Cutz	Ground	1,470	Retail	Barber shop
210	Donut Store	Ground	1,200	Retail	Successful neighborhood donut store
230	Beauty Trendz	Ground	9,134	Retail	Well established beauty supply store



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
17,462	121,223	387,954



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$85,228	\$88,402	\$87,410



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,303	43,773	147,415

PROPERTY FEATURES

CURRENT OCCUPANCY	87.00 %
TOTAL TENANTS	3
GLA (SF)	11,495
LAND SF	53,622
LAND ACRES	1.231
ZONING TYPE	Retail
BUILDING CLASS	Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample





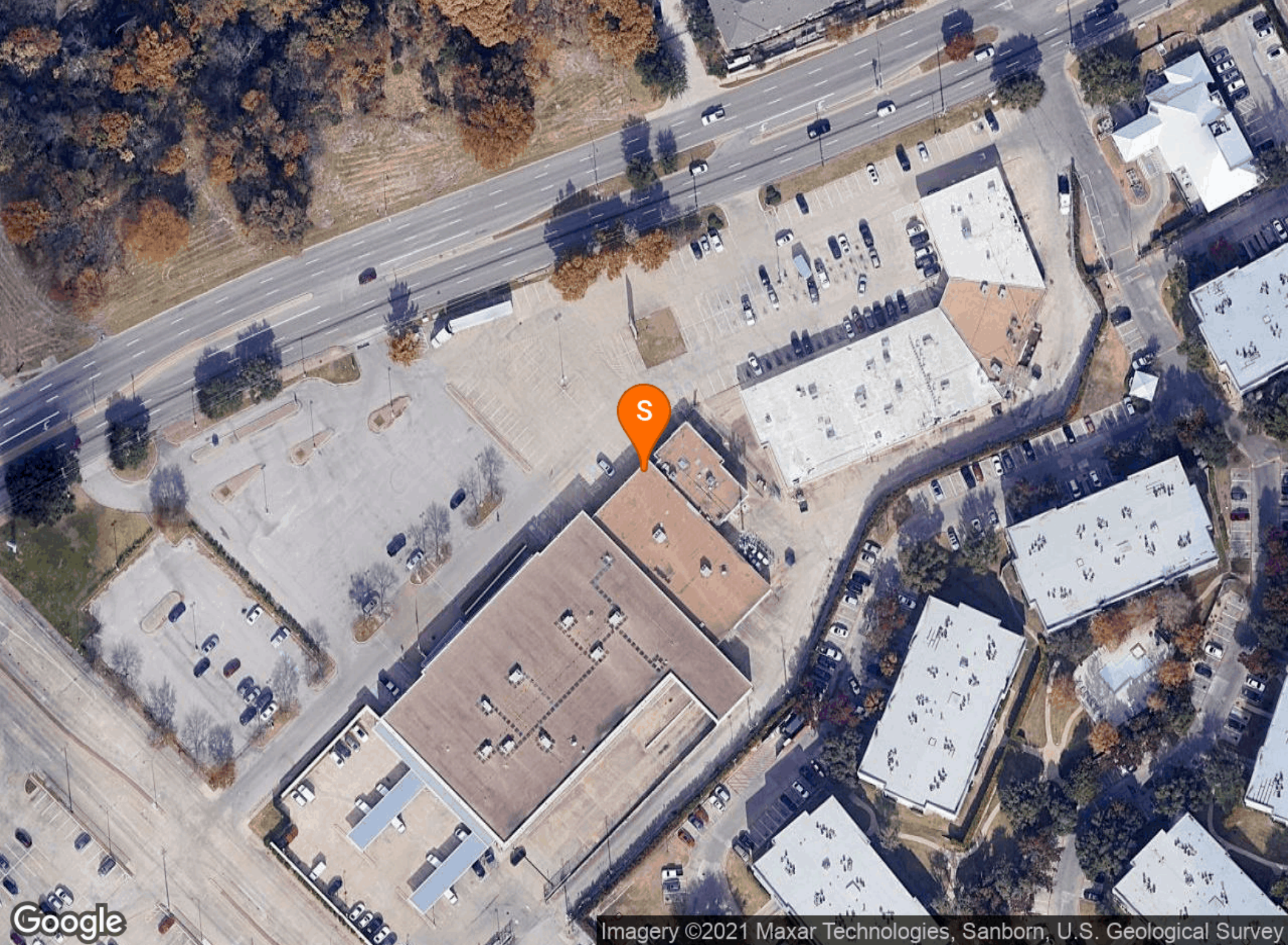
LINWOOD
PARK/CASA
LINDA FOREST

EASTWOOD HILLS

12

Villas at Tenison Park
Google

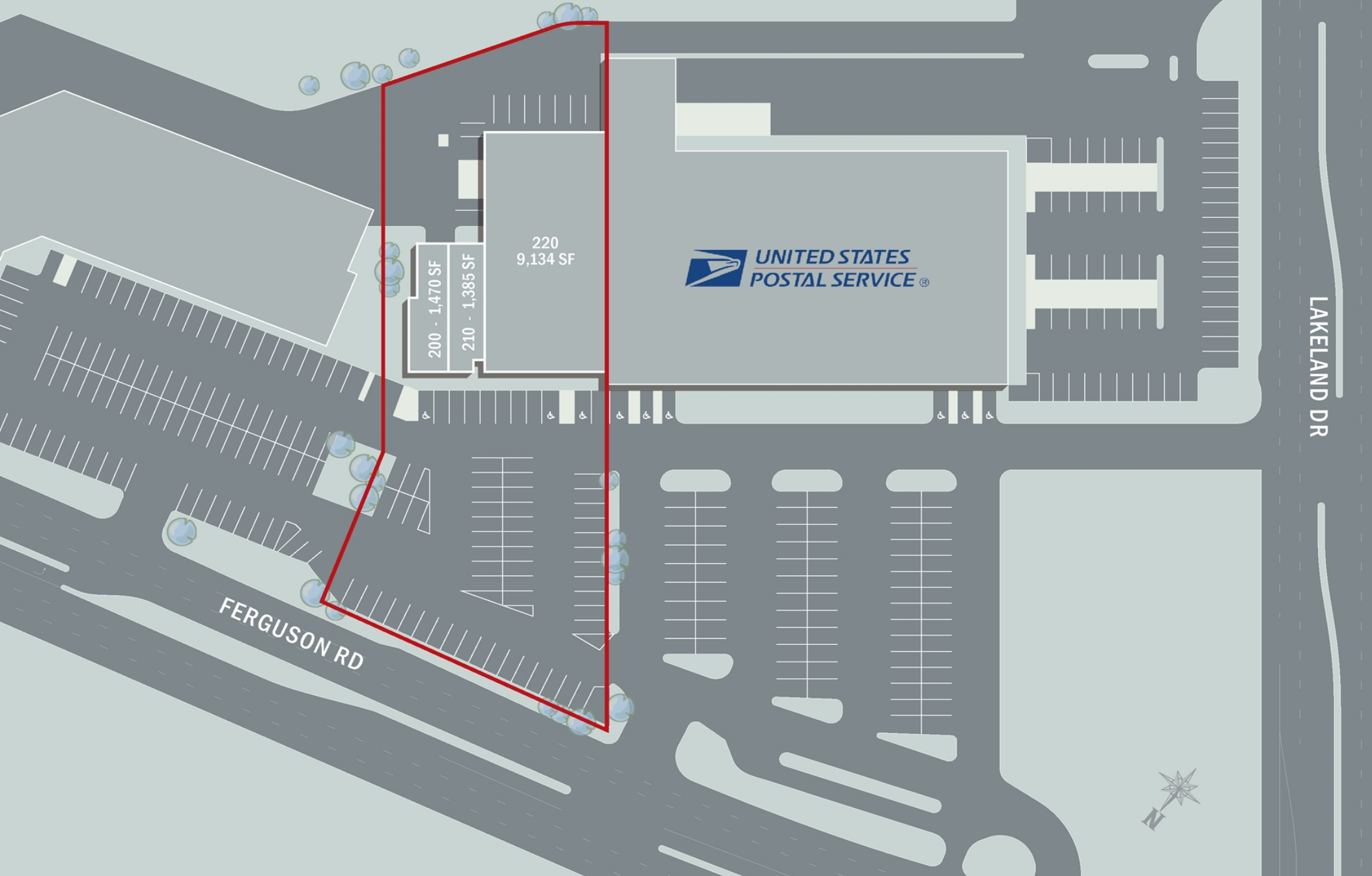
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Ferguson Shopping Center

8686 Ferguson Road, Dallas Texas



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,116	112,832	362,150
2010 Population	16,648	113,927	352,156
2021 Population	17,462	121,223	387,954
2026 Population	17,982	125,183	407,422
2021 African American	5,069	24,683	77,830
2021 American Indian	86	860	2,730
2021 Asian	267	2,257	11,651
2021 Hispanic	6,207	58,083	178,865
2021 Other Race	2,757	25,600	78,566
2021 White	8,833	63,666	204,079
2021 Multiracial	447	4,105	12,889
2021-2026: Population: Growth Rate	2.95 %	3.20 %	4.90 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	986	5,048	16,711
\$15,000-\$24,999	776	3,816	12,798
\$25,000-\$34,999	733	4,263	14,395
\$35,000-\$49,999	719	6,047	21,251
\$50,000-\$74,999	1,067	7,746	26,216
\$75,000-\$99,999	1,105	5,735	18,057
\$100,000-\$149,999	918	5,310	18,121
\$150,000-\$199,999	406	2,099	7,327
\$200,000 or greater	593	3,709	12,539
Median HH Income	\$58,193	\$56,673	\$56,149
Average HH Income	\$85,228	\$88,402	\$87,410

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,051	45,222	150,112
2010 Total Households	7,093	42,292	135,460
2021 Total Households	7,303	43,773	147,415
2026 Total Households	7,467	44,842	154,453
2021 Average Household Size	2.39	2.76	2.62
2000 Owner Occupied Housing	3,440	23,933	65,000
2000 Renter Occupied Housing	4,214	19,045	75,730
2021 Owner Occupied Housing	3,364	22,888	64,856
2021 Renter Occupied Housing	3,939	20,885	82,560
2021 Vacant Housing	1,023	4,402	18,200
2021 Total Housing	8,326	48,175	165,615
2026 Owner Occupied Housing	3,530	23,982	68,712
2026 Renter Occupied Housing	3,937	20,860	85,741
2026 Vacant Housing	1,012	4,273	17,999
2026 Total Housing	8,479	49,115	172,452
2021-2026: Households: Growth Rate	2.25 %	2.40 %	4.70 %

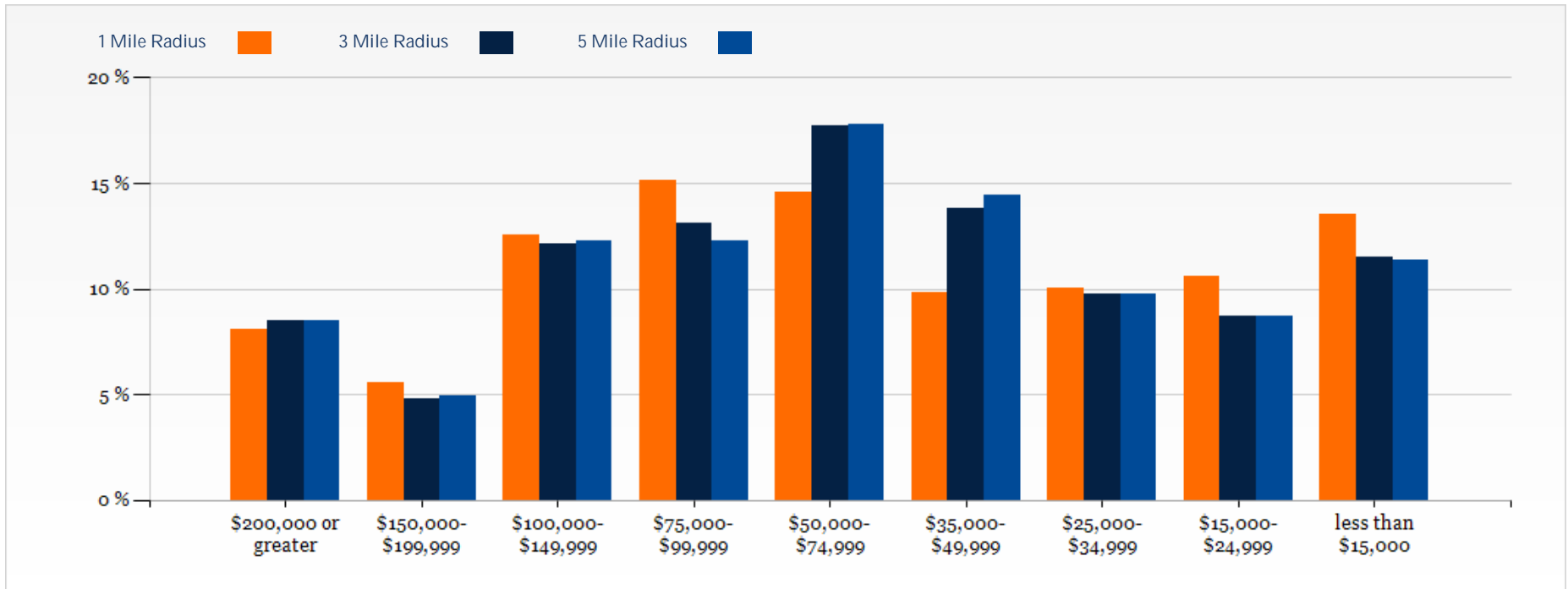
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,212	8,390	31,578
2021 Population Age 35-39	1,250	8,538	29,325
2021 Population Age 40-44	1,154	7,911	26,125
2021 Population Age 45-49	1,047	7,352	23,258
2021 Population Age 50-54	1,020	7,005	21,362
2021 Population Age 55-59	1,005	7,033	20,868
2021 Population Age 60-64	1,024	6,375	19,027
2021 Population Age 65-69	887	5,345	15,583
2021 Population Age 70-74	648	3,984	11,758
2021 Population Age 75-79	349	2,489	7,666
2021 Population Age 80-84	251	1,612	4,996
2021 Population Age 85+	364	1,903	5,841
2021 Population Age 18+	12,723	87,898	287,175
2021 Median Age	36	34	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,196	\$53,967	\$55,725
Average Household Income 25-34	\$70,618	\$68,132	\$73,639
Median Household Income 35-44	\$66,570	\$63,576	\$63,407
Average Household Income 35-44	\$90,534	\$94,837	\$97,854
Median Household Income 45-54	\$76,310	\$70,124	\$68,661
Average Household Income 45-54	\$107,288	\$110,827	\$110,642
Median Household Income 55-64	\$69,130	\$63,666	\$61,349
Average Household Income 55-64	\$98,737	\$105,320	\$100,934
Median Household Income 65-74	\$62,873	\$53,395	\$50,515
Average Household Income 65-74	\$85,833	\$85,234	\$79,609
Average Household Income 75+	\$59,179	\$59,933	\$60,382

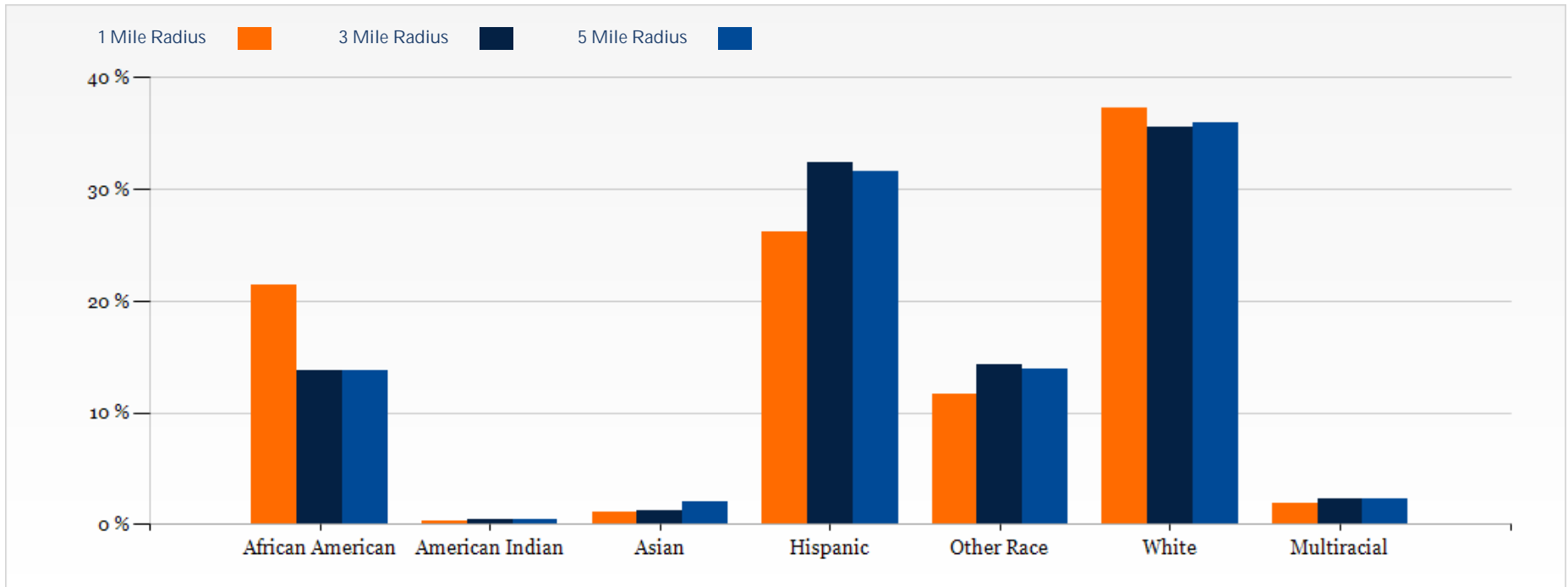
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,135	8,778	32,106
2026 Population Age 35-39	1,169	8,302	30,397
2026 Population Age 40-44	1,100	8,111	27,594
2026 Population Age 45-49	1,134	7,761	25,257
2026 Population Age 50-54	1,051	7,046	22,189
2026 Population Age 55-59	990	6,797	20,439
2026 Population Age 60-64	938	6,299	19,037
2026 Population Age 65-69	926	5,673	17,248
2026 Population Age 70-74	794	4,638	13,594
2026 Population Age 75-79	547	3,325	9,983
2026 Population Age 80-84	271	1,894	6,004
2026 Population Age 85+	319	1,867	6,096
2026 Population Age 18+	13,159	91,009	302,919
2026 Median Age	36	35	34

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,712	\$58,888	\$61,934
Average Household Income 25-34	\$78,554	\$77,119	\$83,376
Median Household Income 35-44	\$67,335	\$66,350	\$67,508
Average Household Income 35-44	\$93,259	\$98,310	\$103,886
Median Household Income 45-54	\$83,375	\$79,082	\$78,112
Average Household Income 45-54	\$120,326	\$126,209	\$125,763
Median Household Income 55-64	\$77,333	\$70,591	\$68,159
Average Household Income 55-64	\$110,848	\$117,346	\$113,238
Median Household Income 65-74	\$70,103	\$59,562	\$55,986
Average Household Income 65-74	\$97,904	\$96,936	\$90,627
Average Household Income 75+	\$71,807	\$70,398	\$70,352

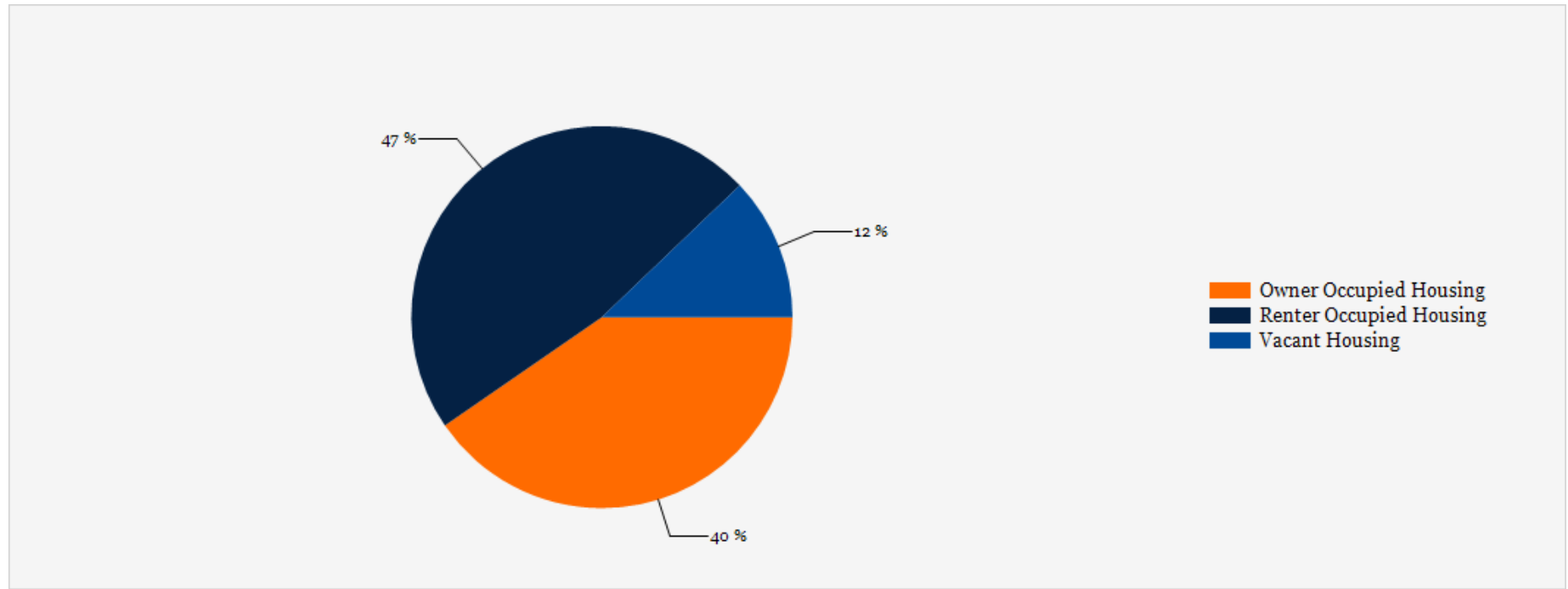
2021 Household Income



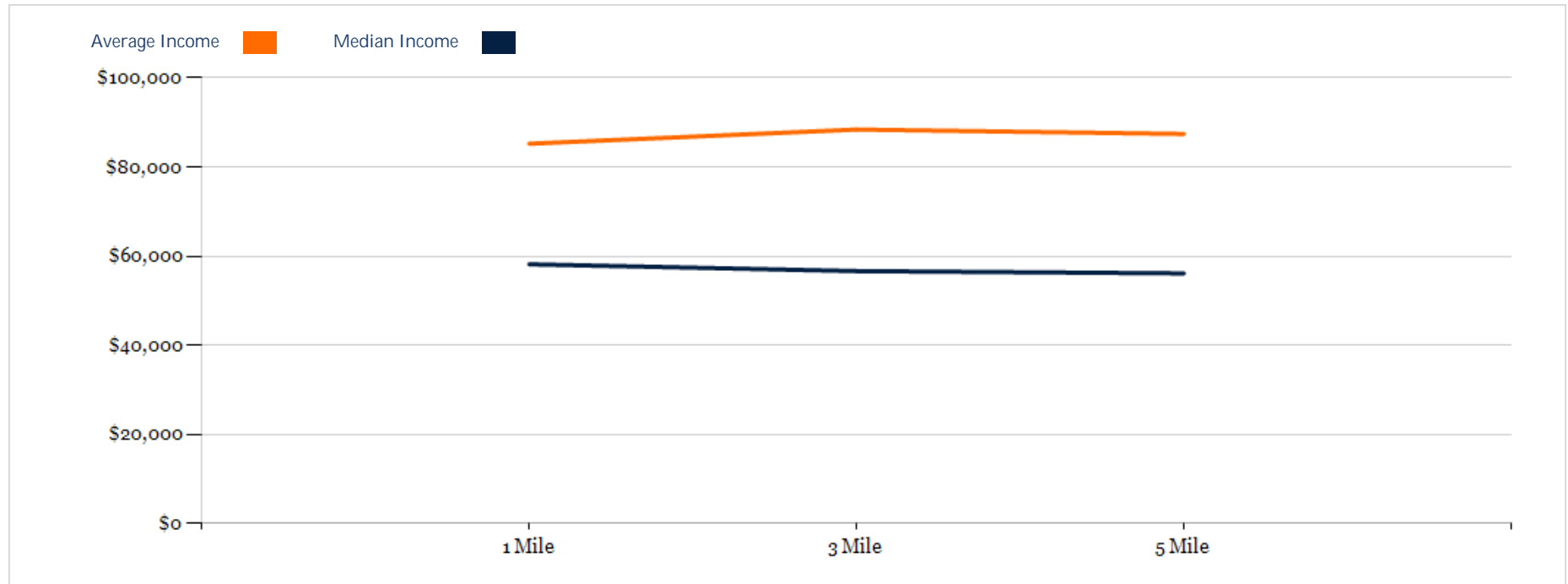
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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Exclusively Marketed by:

Saul Waranch
Broker
(214) 526-5800
swaranch@sflower.com

Jeff Lewin
Head of Brokerage
(214) 336-7715
jlewin@sflower.com

