

# Fair North Shopping Center

511 E. Camp Wisdom, Duncanville TX 76116

FOR SALE

OFFERING MEMORANDUM



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# Fair North Shopping Center

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*Exclusively Marketed by:*

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01

Executive Summary

Investment Summary

Location Summary

## OFFERING SUMMARY

405 E. CAMP WISDOM	511 E. Camp Wisdom Duncanville TX 76116
BUILDING SF	23,631 SF
LAND ACRES	1.8687
LAND SF	81,400 SF
YEAR BUILT	1962
YEAR RENOVATED	2020

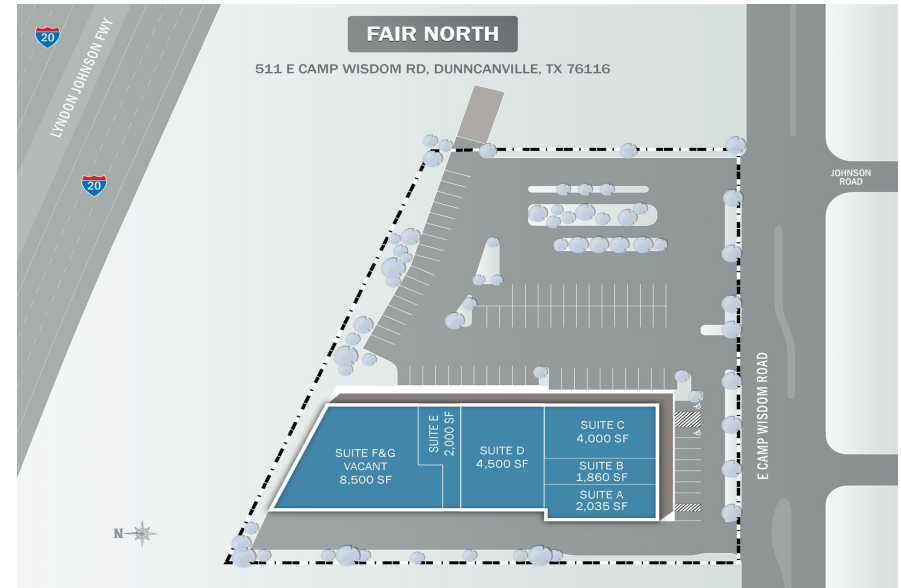
## FINANCIAL SUMMARY

OFFERING PRICE	\$2,100,000
PRICE PSF	\$88.87

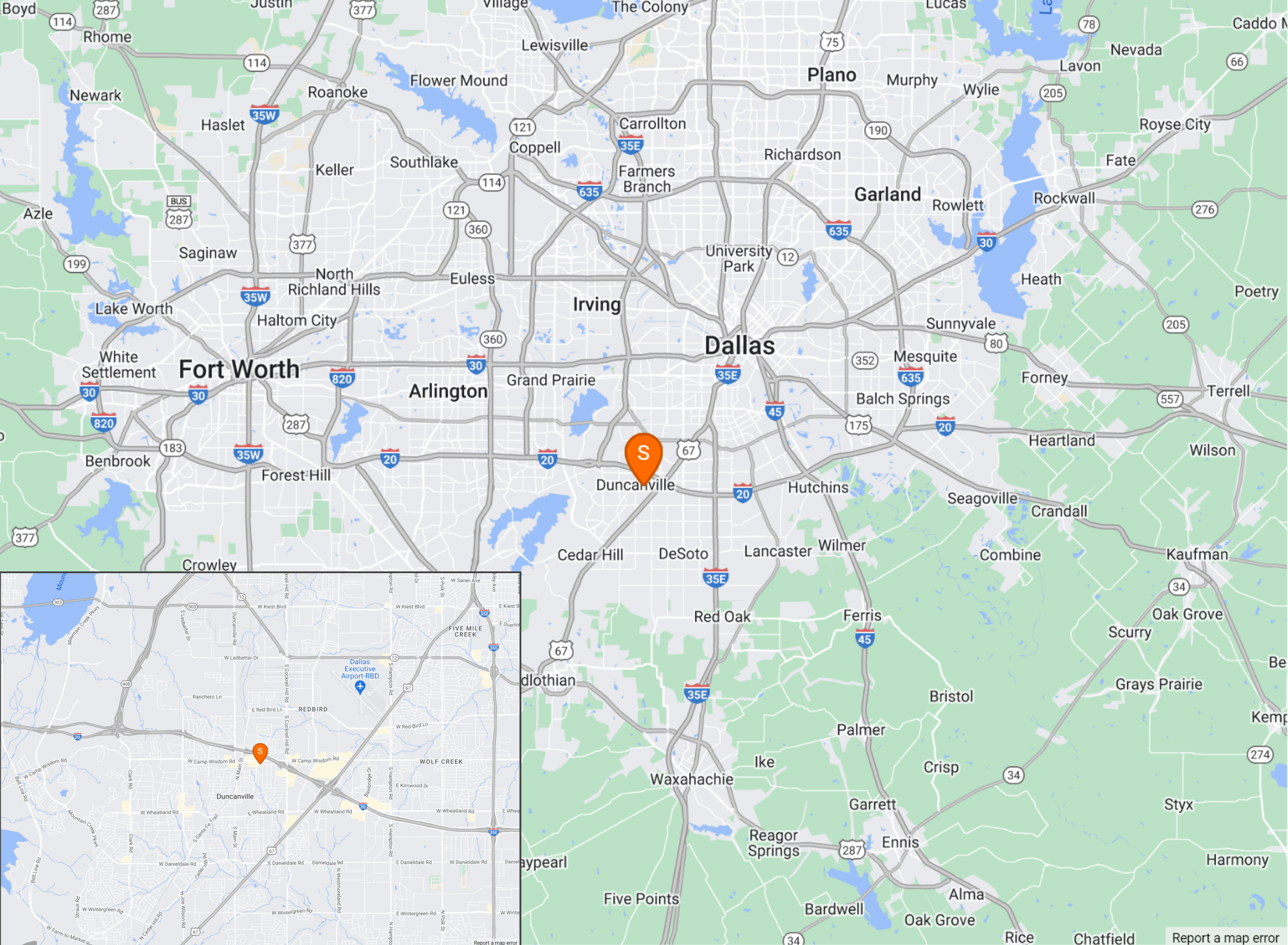
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2021 Population	17,514	81,637	229,978
2021 Median HH Income	\$42,301	\$44,778	\$50,150
2021 Average HH Income	\$52,912	\$61,345	\$64,928









02

## Property Description

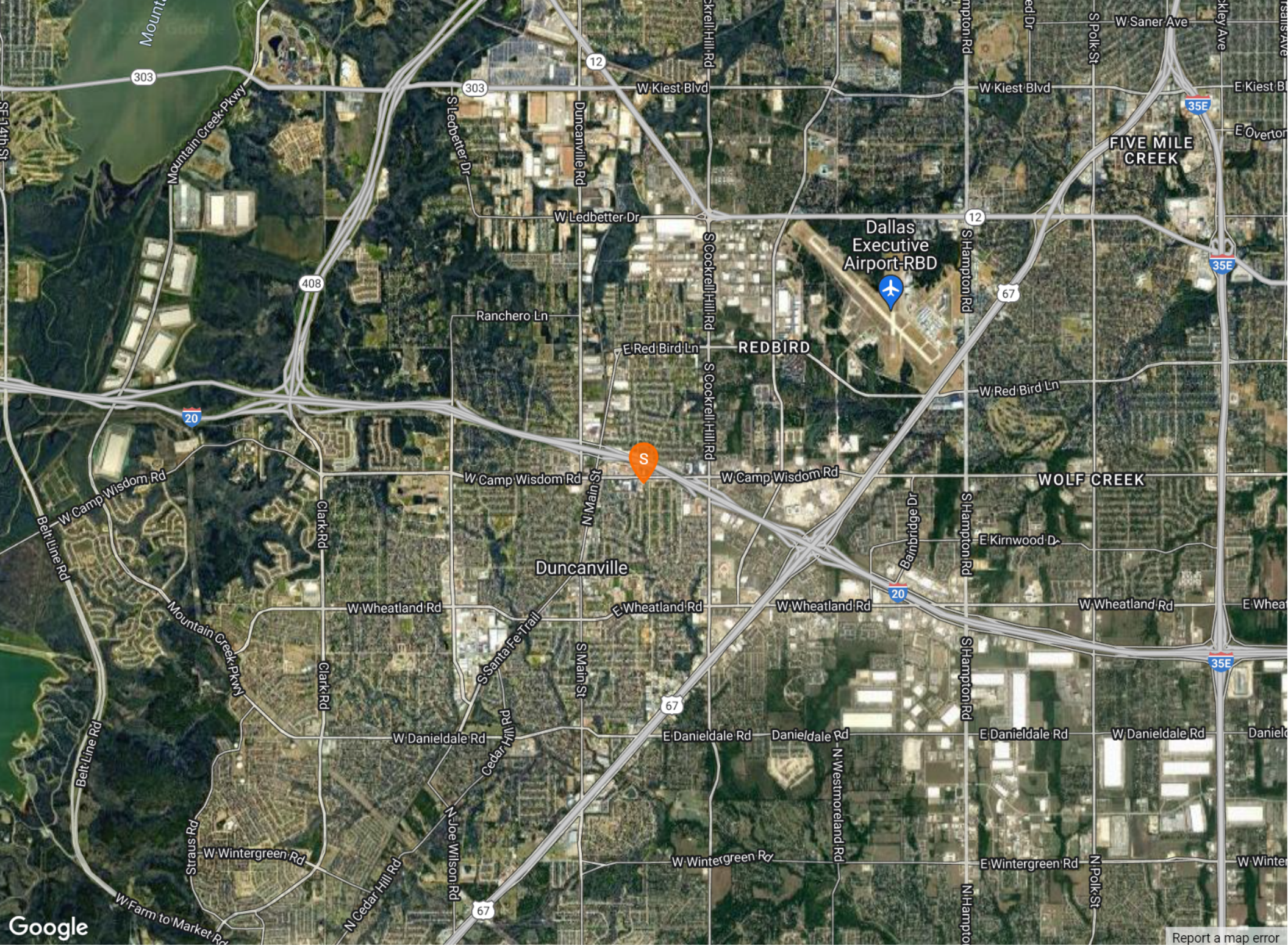
Property Features  
Aerial Map  
Parcel Map



## PROPERTY FEATURES

NUMBER OF TENANTS	6
BUILDING SF	23,631
LAND SF	81,400
LAND ACRES	1.8687
YEAR BUILT	1962
YEAR RENOVATED	2020
ZONING TYPE	LR-2
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	Two
NUMBER OF PARKING SPACES	Ample
NUMBER OF PADS	One





[Report a map error](#)



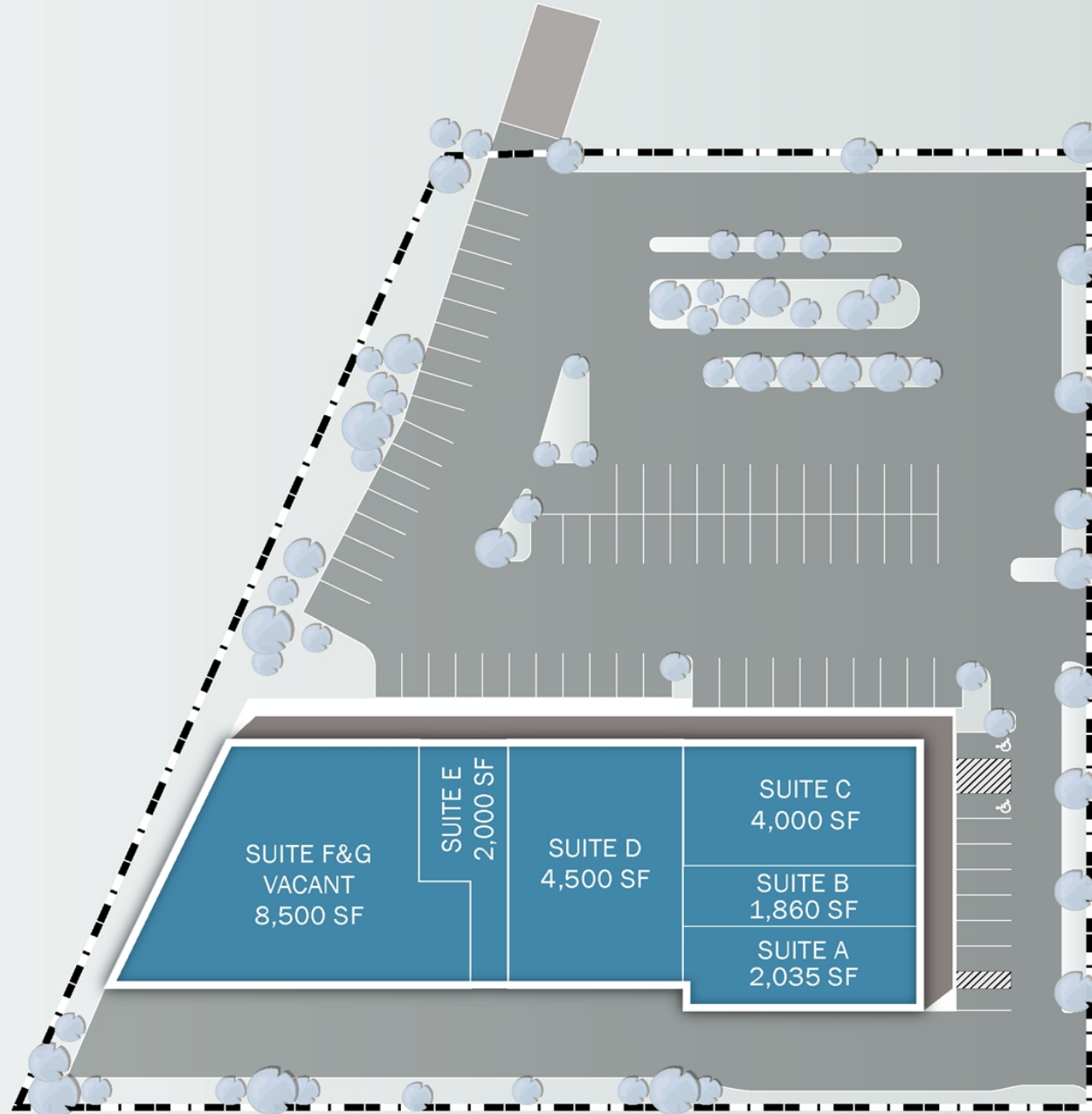


LYNDON JOHNSON FWY



# FAIR NORTH

511 E CAMP WISDOM RD, DUNNCANVILLE, TX 76116



JOHNSON ROAD

E CAMP WISDOM ROAD



03

## Demographics

Demographics

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,162	65,541	179,069
2010 Population	16,816	75,923	214,971
2021 Population	17,514	81,637	229,978
2026 Population	18,176	85,297	239,406
2021 African American	5,920	40,247	105,315
2021 American Indian	128	402	1,149
2021 Asian	303	1,635	4,287
2021 Hispanic	8,471	26,603	92,558
2021 Other Race	3,684	11,524	39,629
2021 White	7,014	25,474	73,037
2021 Multiracial	457	2,303	6,462
2021-2026: Population: Growth Rate	3.70 %	4.40 %	4.05 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	837	4,348	10,212
\$15,000-\$24,999	823	3,335	7,443
\$25,000-\$34,999	649	3,064	7,471
\$35,000-\$49,999	1,221	5,581	12,487
\$50,000-\$74,999	1,070	4,972	14,133
\$75,000-\$99,999	763	3,494	9,660
\$100,000-\$149,999	550	3,201	9,511
\$150,000-\$199,999	75	855	2,610
\$200,000 or greater	47	762	1,960
Median HH Income	\$42,301	\$44,778	\$50,150
Average HH Income	\$52,912	\$61,345	\$64,928

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,121	26,066	62,844
2010 Total Households	6,016	28,325	72,144
2021 Total Households	6,036	29,612	75,488
2026 Total Households	6,239	30,778	78,112
2021 Average Household Size	2.88	2.73	3.01
2000 Owner Occupied Housing	2,665	12,277	35,985
2000 Renter Occupied Housing	3,154	12,725	24,385
2021 Owner Occupied Housing	2,520	13,215	40,996
2021 Renter Occupied Housing	3,516	16,396	34,492
2021 Vacant Housing	463	2,612	6,001
2021 Total Housing	6,499	32,224	81,489
2026 Owner Occupied Housing	2,652	14,015	43,220
2026 Renter Occupied Housing	3,587	16,763	34,892
2026 Vacant Housing	442	2,521	5,777
2026 Total Housing	6,681	33,299	83,889
2021-2026: Households: Growth Rate	3.30 %	3.90 %	3.45 %



2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,389	6,104	17,100
2021 Population Age 35-39	1,261	5,418	15,082
2021 Population Age 40-44	1,023	4,824	13,567
2021 Population Age 45-49	968	4,368	12,839
2021 Population Age 50-54	918	4,332	12,485
2021 Population Age 55-59	909	4,504	12,447
2021 Population Age 60-64	793	4,302	11,817
2021 Population Age 65-69	711	3,889	10,522
2021 Population Age 70-74	567	3,158	8,670
2021 Population Age 75-79	360	2,031	5,401
2021 Population Age 80-84	207	1,151	3,009
2021 Population Age 85+	214	1,103	2,700
2021 Population Age 18+	12,499	60,091	168,093
2021 Median Age	32	34	33

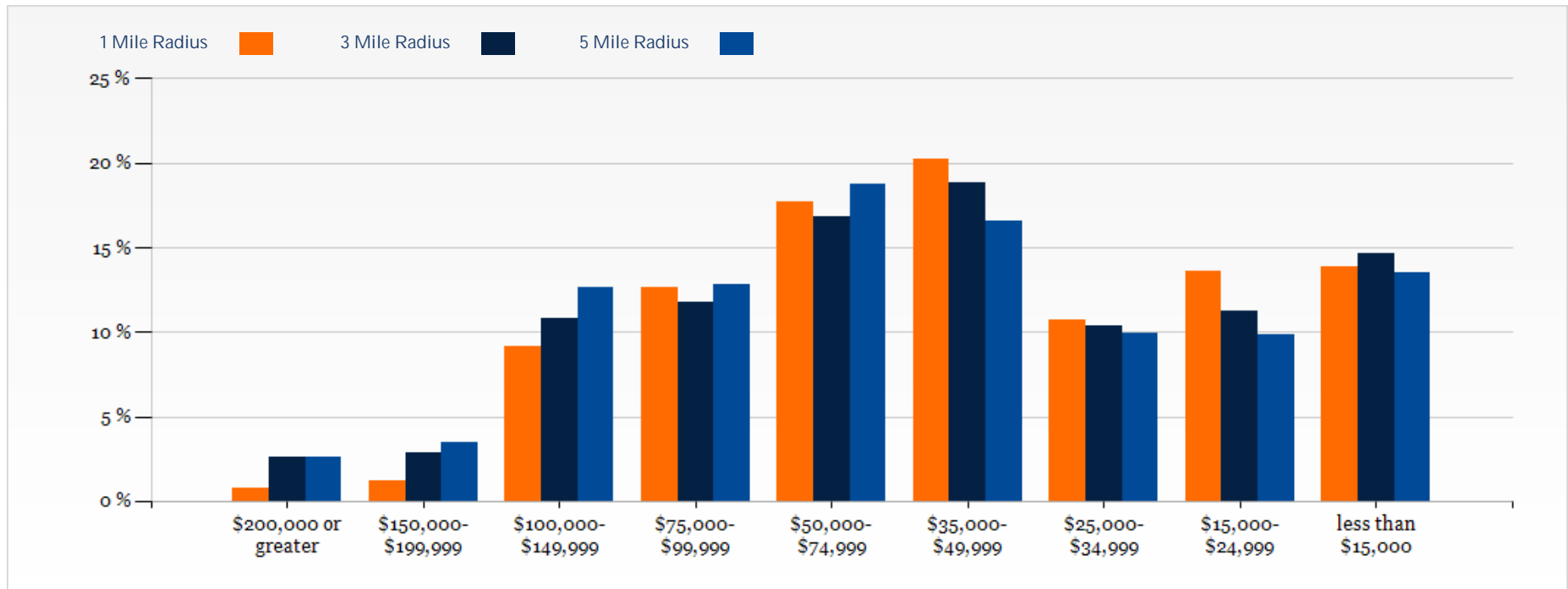
2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$42,356	\$43,245	\$50,269
Average Household Income 25-34	\$51,324	\$55,623	\$59,677
Median Household Income 35-44	\$48,727	\$48,086	\$53,950
Average Household Income 35-44	\$57,603	\$64,771	\$68,801
Median Household Income 45-54	\$47,268	\$49,757	\$58,369
Average Household Income 45-54	\$57,452	\$67,523	\$74,148
Median Household Income 55-64	\$43,019	\$50,915	\$54,708
Average Household Income 55-64	\$54,016	\$65,695	\$70,080
Median Household Income 65-74	\$41,275	\$46,456	\$47,192
Average Household Income 65-74	\$54,257	\$67,559	\$65,979
Average Household Income 75+	\$41,522	\$50,733	\$48,175

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,380	6,337	18,371
2026 Population Age 35-39	1,407	6,208	17,486
2026 Population Age 40-44	1,177	5,334	14,819
2026 Population Age 45-49	976	4,761	13,270
2026 Population Age 50-54	928	4,244	12,350
2026 Population Age 55-59	861	4,236	12,042
2026 Population Age 60-64	787	4,153	11,530
2026 Population Age 65-69	760	3,957	10,659
2026 Population Age 70-74	582	3,313	8,923
2026 Population Age 75-79	471	2,637	7,116
2026 Population Age 80-84	251	1,497	4,004
2026 Population Age 85+	232	1,241	3,036
2026 Population Age 18+	12,942	62,757	175,079
2026 Median Age	33	34	34

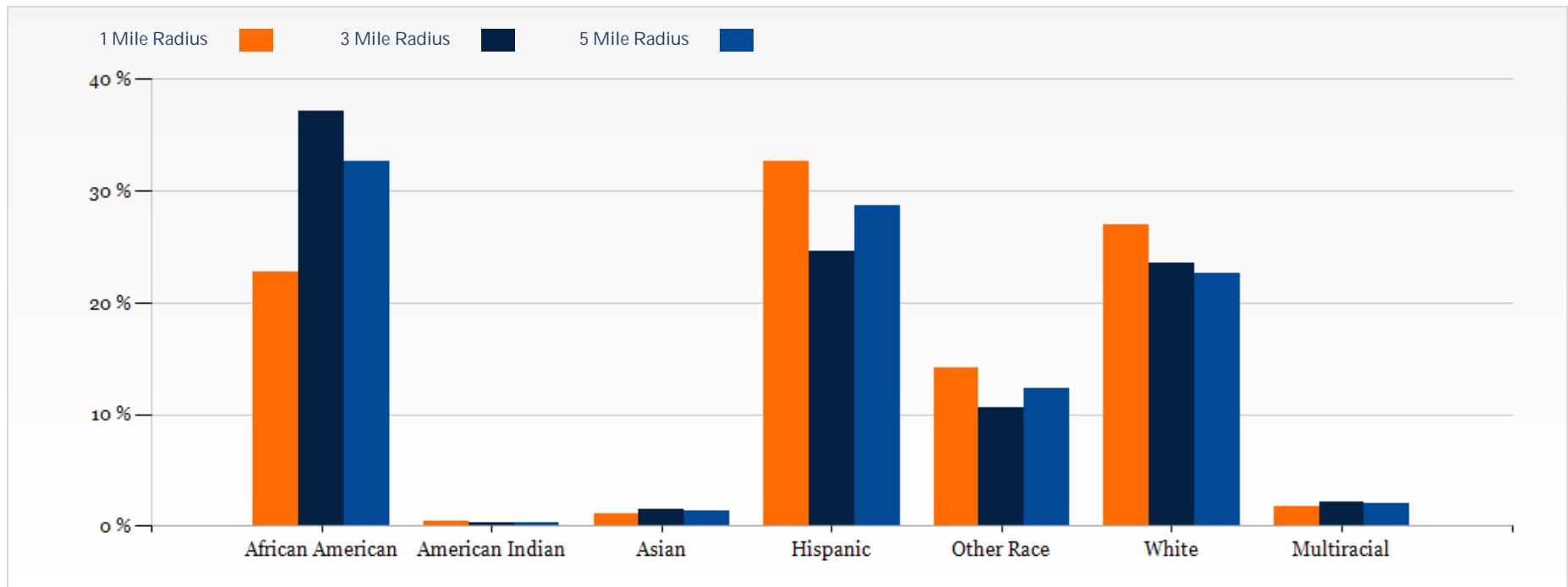
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,724	\$47,394	\$53,422
Average Household Income 25-34	\$56,769	\$61,874	\$66,525
Median Household Income 35-44	\$52,282	\$52,778	\$59,803
Average Household Income 35-44	\$63,693	\$72,649	\$77,933
Median Household Income 45-54	\$51,357	\$53,586	\$63,506
Average Household Income 45-54	\$63,903	\$75,441	\$82,505
Median Household Income 55-64	\$47,326	\$54,688	\$59,350
Average Household Income 55-64	\$60,572	\$73,403	\$78,184
Median Household Income 65-74	\$42,920	\$50,543	\$51,968
Average Household Income 65-74	\$58,698	\$75,559	\$75,122
Average Household Income 75+	\$45,397	\$58,651	\$55,288



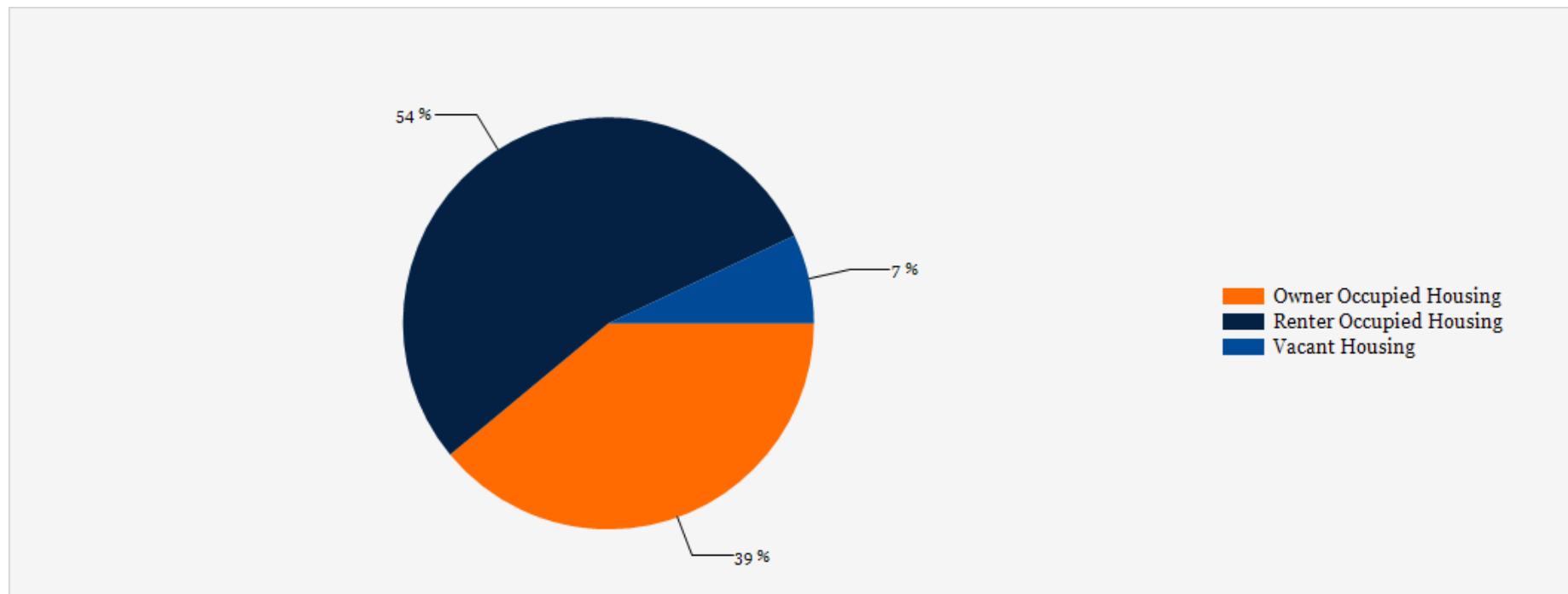
## 2021 Household Income



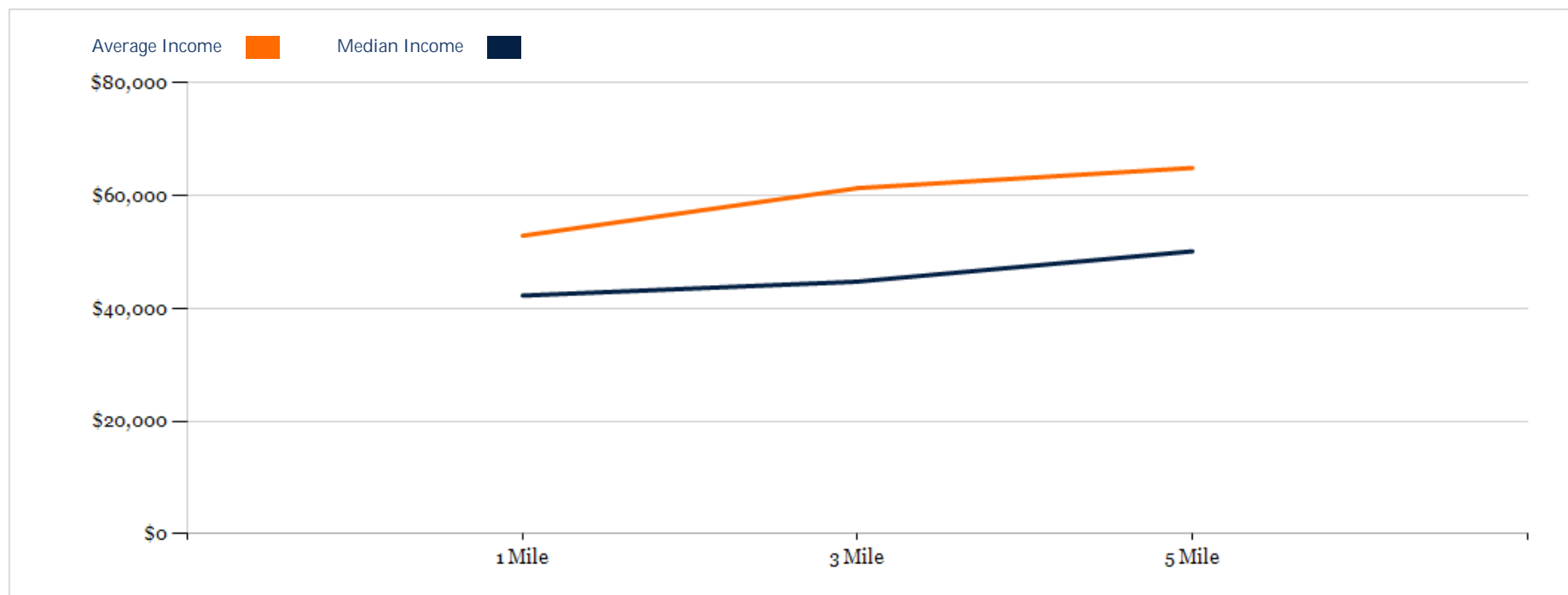
## 2021 Population by Race



## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median





# Fair North Shopping Center

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