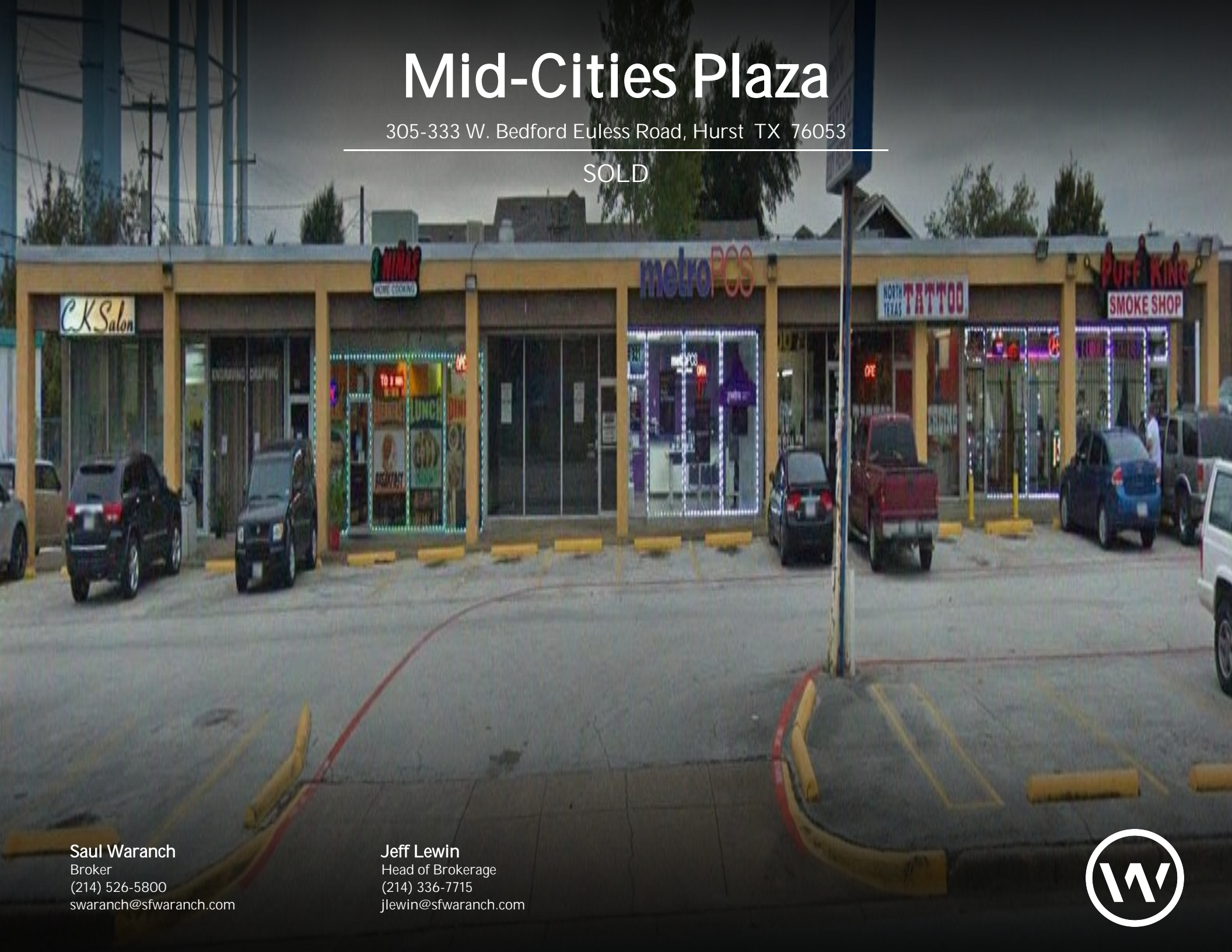


# Mid-Cities Plaza

305-333 W. Bedford Euless Road, Hurst TX 76053

SOLD



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

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



# THE SPACE

Location 305-333 W. Bedford Euless Road, Hurst, TX, 76053



## POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 13,522    | 113,195   | 241,446   |



## AVERAGE HOUSEHOLD INCOME

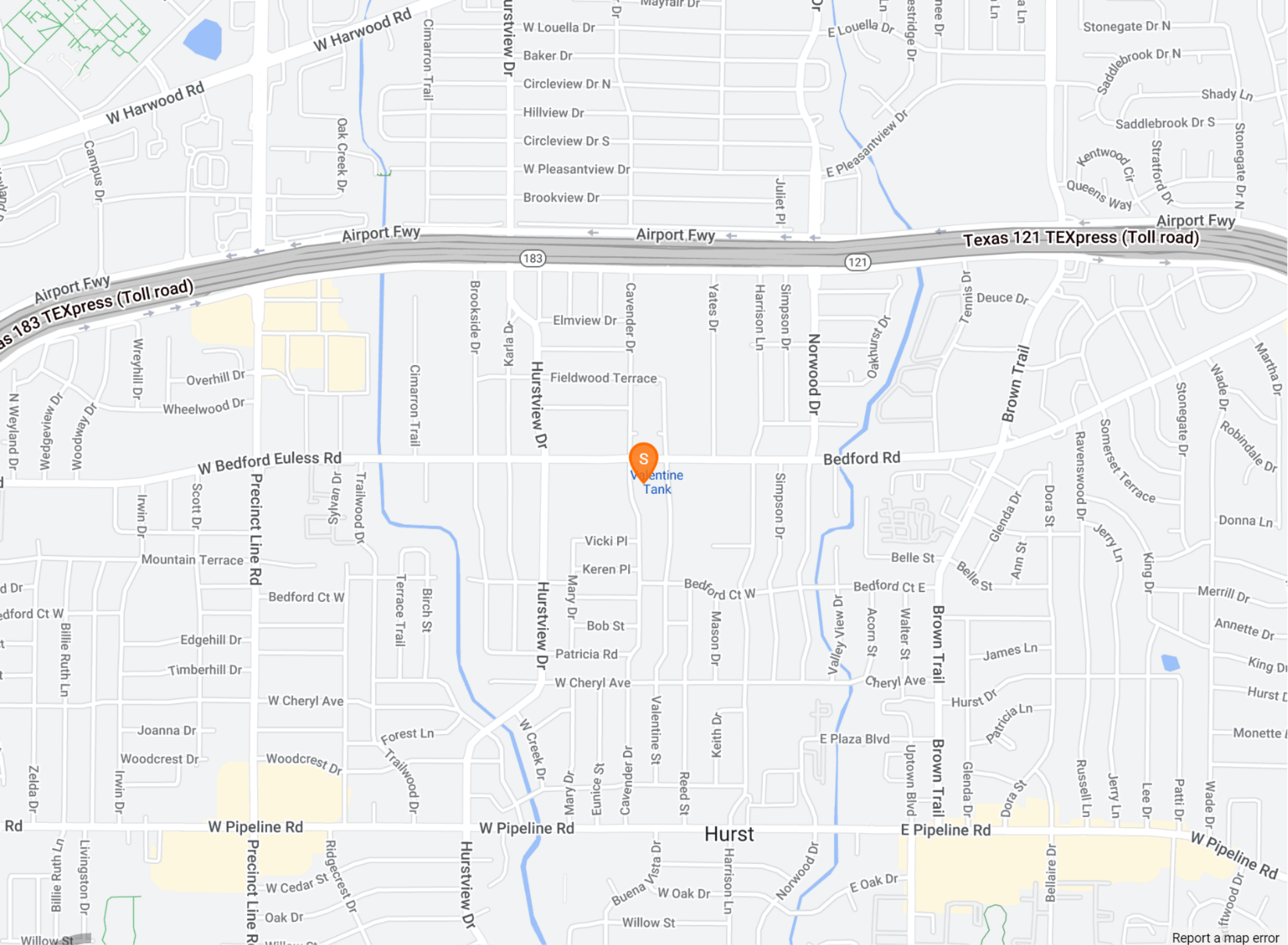
| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$75,880  | \$88,384  | \$100,035 |



## NUMBER OF HOUSEHOLDS

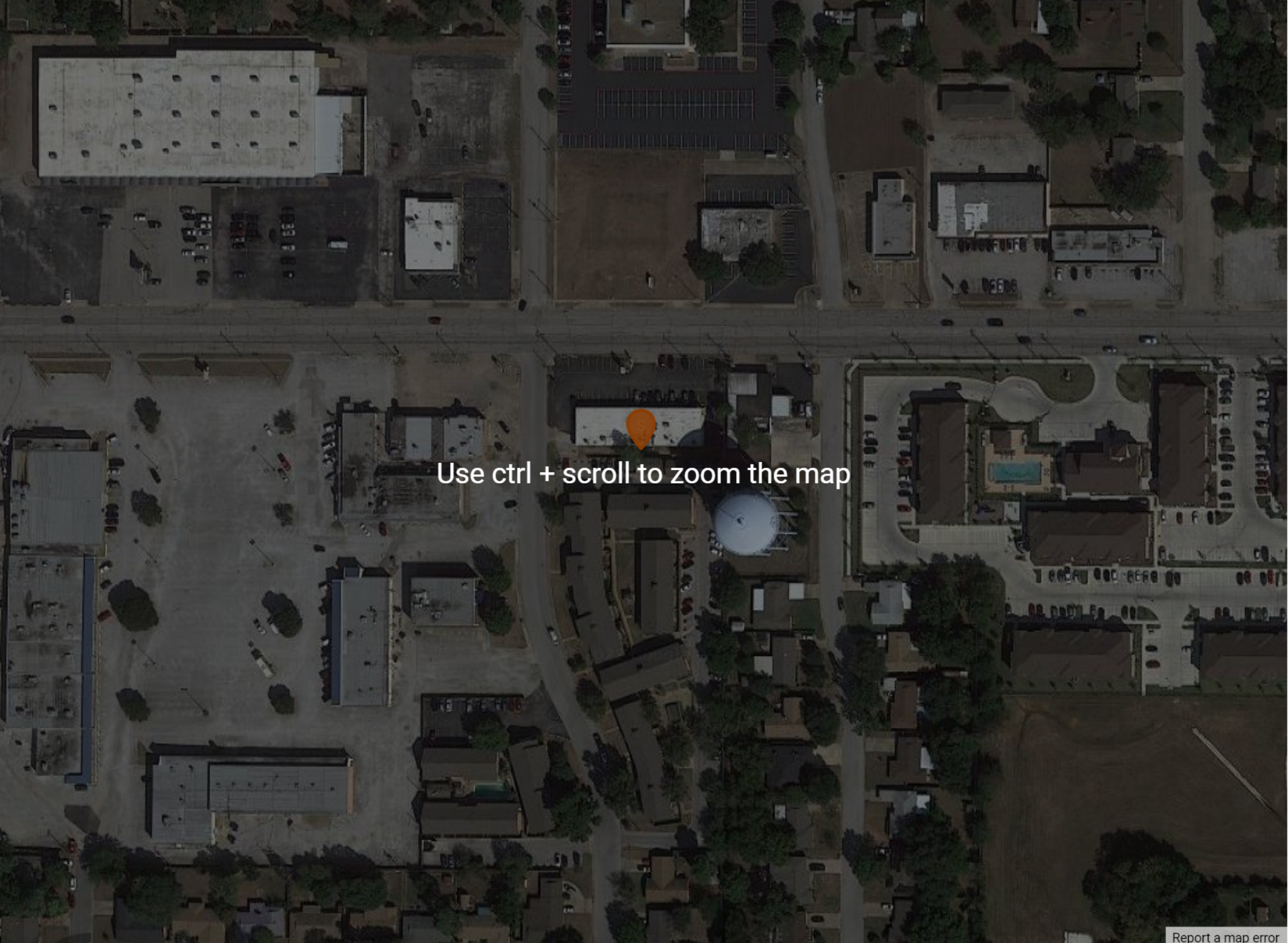
| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 5,413     | 46,465    | 95,428    |





[Report a map error](#)





Use ctrl + scroll to zoom the map

| POPULATION                         | 1 MILE   | 3 MILE   | 5 MILE    |
|------------------------------------|----------|----------|-----------|
| 2000 Population                    | 13,810   | 100,061  | 201,018   |
| 2010 Population                    | 13,148   | 105,159  | 217,831   |
| 2021 Population                    | 13,522   | 113,195  | 241,446   |
| 2026 Population                    | 13,760   | 118,228  | 253,744   |
| 2021 African American              | 1,139    | 11,901   | 24,755    |
| 2021 American Indian               | 114      | 701      | 1,493     |
| 2021 Asian                         | 292      | 6,053    | 14,786    |
| 2021 Hispanic                      | 3,082    | 24,929   | 49,358    |
| 2021 Other Race                    | 1,167    | 8,814    | 16,754    |
| 2021 White                         | 10,216   | 80,565   | 172,719   |
| 2021 Multiracial                   | 536      | 4,577    | 9,253     |
| 2021-2026: Population: Growth Rate | 1.75 %   | 4.35 %   | 5.00 %    |
| 2021 HOUSEHOLD INCOME              | 1 MILE   | 3 MILE   | 5 MILE    |
| less than \$15,000                 | 344      | 2,210    | 4,720     |
| \$15,000-\$24,999                  | 414      | 3,293    | 5,769     |
| \$25,000-\$34,999                  | 522      | 4,450    | 7,771     |
| \$35,000-\$49,999                  | 913      | 6,612    | 11,769    |
| \$50,000-\$74,999                  | 1,141    | 9,629    | 18,271    |
| \$75,000-\$99,999                  | 748      | 6,160    | 13,331    |
| \$100,000-\$149,999                | 884      | 7,713    | 17,016    |
| \$150,000-\$199,999                | 262      | 3,515    | 8,230     |
| \$200,000 or greater               | 184      | 2,882    | 8,552     |
| Median HH Income                   | \$58,724 | \$65,054 | \$73,863  |
| Average HH Income                  | \$75,880 | \$88,384 | \$100,035 |

| HOUSEHOLDS                         | 1 MILE | 3 MILE | 5 MILE  |
|------------------------------------|--------|--------|---------|
| 2000 Total Housing                 | 5,825  | 42,611 | 81,406  |
| 2010 Total Households              | 5,270  | 43,317 | 86,450  |
| 2021 Total Households              | 5,413  | 46,465 | 95,428  |
| 2026 Total Households              | 5,493  | 48,470 | 100,117 |
| 2021 Average Household Size        | 2.47   | 2.41   | 2.51    |
| 2000 Owner Occupied Housing        | 3,506  | 23,282 | 49,408  |
| 2000 Renter Occupied Housing       | 2,049  | 17,317 | 28,685  |
| 2021 Owner Occupied Housing        | 3,319  | 26,058 | 60,049  |
| 2021 Renter Occupied Housing       | 2,094  | 20,407 | 35,379  |
| 2021 Vacant Housing                | 323    | 3,005  | 4,859   |
| 2021 Total Housing                 | 5,736  | 49,470 | 100,287 |
| 2026 Owner Occupied Housing        | 3,427  | 27,459 | 63,575  |
| 2026 Renter Occupied Housing       | 2,066  | 21,011 | 36,542  |
| 2026 Vacant Housing                | 324    | 3,038  | 4,873   |
| 2026 Total Housing                 | 5,817  | 51,508 | 104,990 |
| 2021-2026: Households: Growth Rate | 1.45 % | 4.25 % | 4.80 %  |

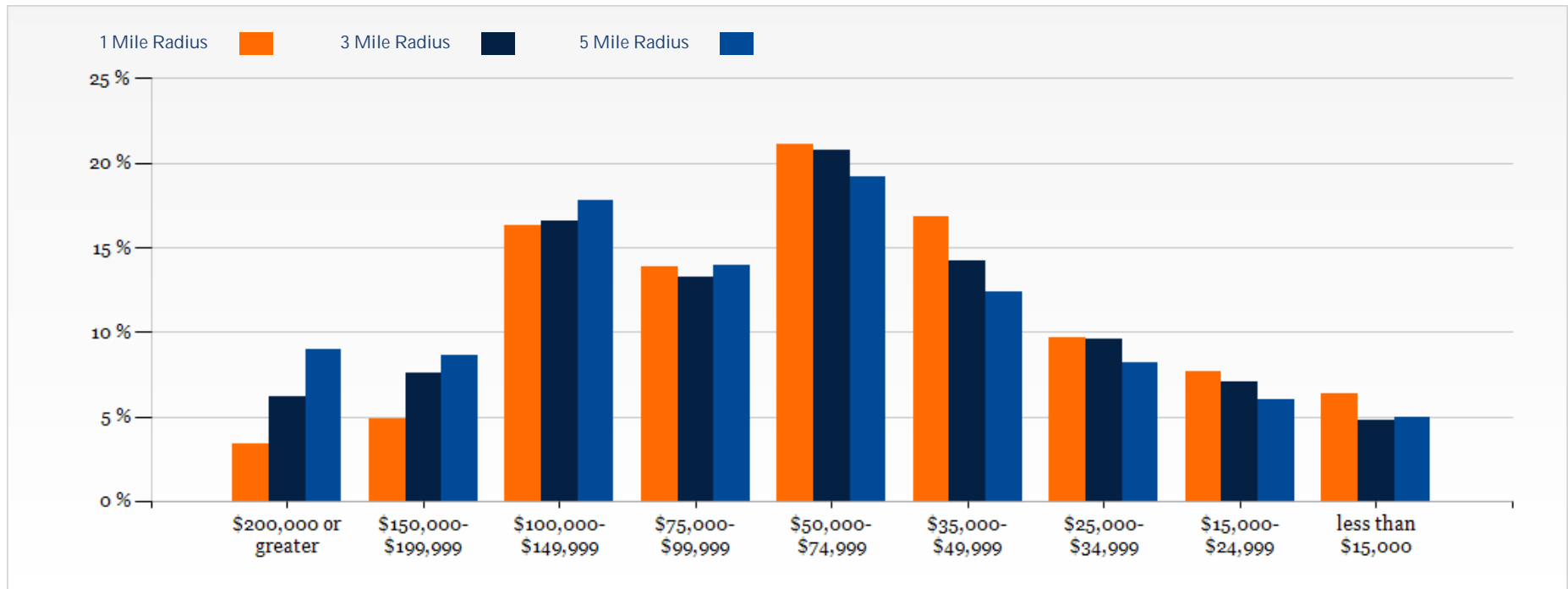
| 2021 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2021 Population Age 30-34 | 933    | 7,898  | 15,717  |
| 2021 Population Age 35-39 | 865    | 7,942  | 16,437  |
| 2021 Population Age 40-44 | 829    | 7,090  | 15,369  |
| 2021 Population Age 45-49 | 748    | 6,820  | 15,072  |
| 2021 Population Age 50-54 | 816    | 6,928  | 15,818  |
| 2021 Population Age 55-59 | 862    | 7,437  | 17,102  |
| 2021 Population Age 60-64 | 869    | 7,311  | 16,409  |
| 2021 Population Age 65-69 | 731    | 6,148  | 13,726  |
| 2021 Population Age 70-74 | 635    | 5,322  | 11,325  |
| 2021 Population Age 75-79 | 521    | 3,728  | 7,420   |
| 2021 Population Age 80-84 | 400    | 2,500  | 4,616   |
| 2021 Population Age 85+   | 406    | 2,706  | 4,697   |
| 2021 Population Age 18+   | 10,714 | 89,523 | 189,403 |
| 2021 Median Age           | 40     | 40     | 40      |

| 2021 INCOME BY AGE             | 1 MILE   | 3 MILE    | 5 MILE    |
|--------------------------------|----------|-----------|-----------|
| Median Household Income 25-34  | \$54,517 | \$56,493  | \$62,686  |
| Average Household Income 25-34 | \$72,119 | \$74,767  | \$81,956  |
| Median Household Income 35-44  | \$65,132 | \$72,892  | \$83,628  |
| Average Household Income 35-44 | \$79,863 | \$94,770  | \$105,434 |
| Median Household Income 45-54  | \$66,977 | \$80,972  | \$93,450  |
| Average Household Income 45-54 | \$82,197 | \$104,178 | \$122,411 |
| Median Household Income 55-64  | \$66,661 | \$78,759  | \$88,009  |
| Average Household Income 55-64 | \$80,279 | \$101,839 | \$118,872 |
| Median Household Income 65-74  | \$63,531 | \$66,783  | \$71,861  |
| Average Household Income 65-74 | \$80,993 | \$90,911  | \$96,135  |
| Average Household Income 75+   | \$69,151 | \$67,589  | \$68,538  |

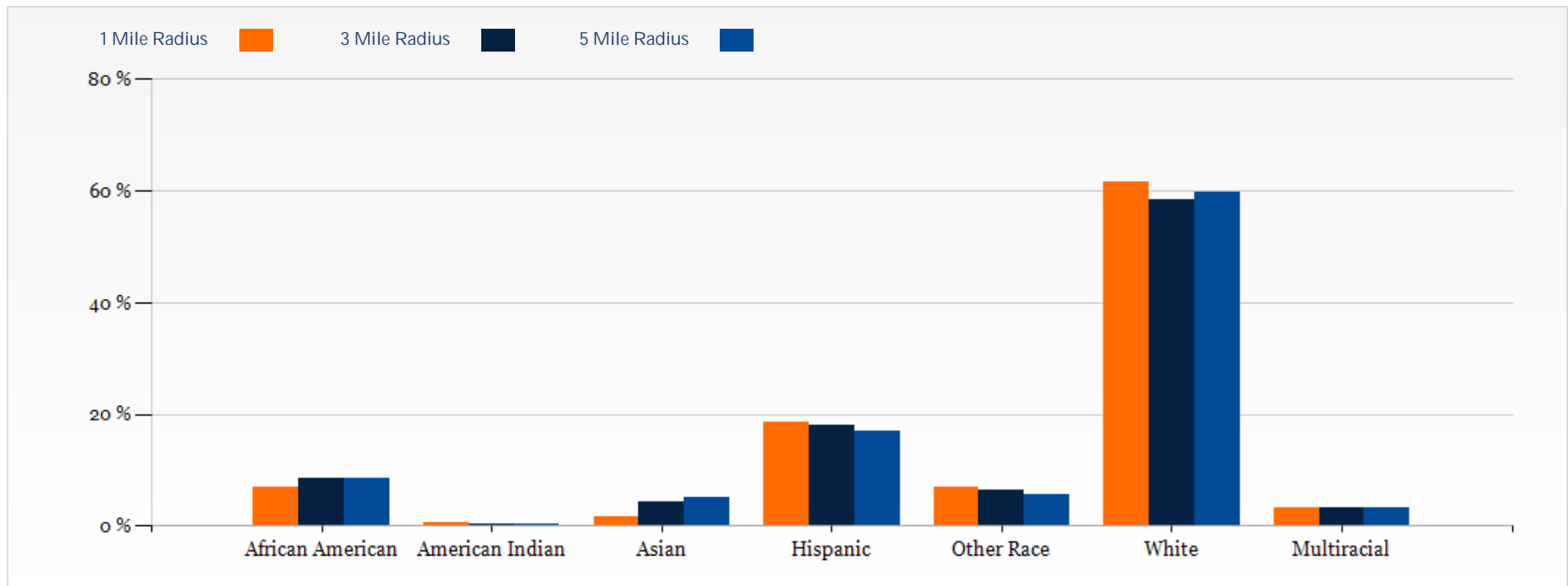
| 2026 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2026 Population Age 30-34 | 962    | 8,036  | 16,727  |
| 2026 Population Age 35-39 | 864    | 7,963  | 16,918  |
| 2026 Population Age 40-44 | 847    | 7,999  | 17,068  |
| 2026 Population Age 45-49 | 829    | 7,177  | 15,971  |
| 2026 Population Age 50-54 | 745    | 6,742  | 15,260  |
| 2026 Population Age 55-59 | 777    | 6,788  | 15,681  |
| 2026 Population Age 60-64 | 847    | 7,260  | 16,437  |
| 2026 Population Age 65-69 | 810    | 6,906  | 15,356  |
| 2026 Population Age 70-74 | 701    | 5,790  | 12,809  |
| 2026 Population Age 75-79 | 573    | 4,626  | 9,907   |
| 2026 Population Age 80-84 | 407    | 3,027  | 5,898   |
| 2026 Population Age 85+   | 417    | 2,987  | 5,310   |
| 2026 Population Age 18+   | 10,904 | 93,648 | 199,744 |
| 2026 Median Age           | 40     | 40     | 41      |

| 2026 INCOME BY AGE             | 1 MILE   | 3 MILE    | 5 MILE    |
|--------------------------------|----------|-----------|-----------|
| Median Household Income 25-34  | \$59,240 | \$62,079  | \$69,905  |
| Average Household Income 25-34 | \$78,210 | \$82,878  | \$91,041  |
| Median Household Income 35-44  | \$69,916 | \$80,322  | \$92,835  |
| Average Household Income 35-44 | \$86,210 | \$104,965 | \$117,217 |
| Median Household Income 45-54  | \$73,255 | \$88,818  | \$101,528 |
| Average Household Income 45-54 | \$89,466 | \$115,033 | \$133,265 |
| Median Household Income 55-64  | \$70,492 | \$83,985  | \$95,359  |
| Average Household Income 55-64 | \$86,782 | \$111,005 | \$130,606 |
| Median Household Income 65-74  | \$66,244 | \$72,855  | \$78,725  |
| Average Household Income 65-74 | \$86,102 | \$101,017 | \$108,837 |
| Average Household Income 75+   | \$74,797 | \$77,145  | \$79,201  |

## 2021 Household Income

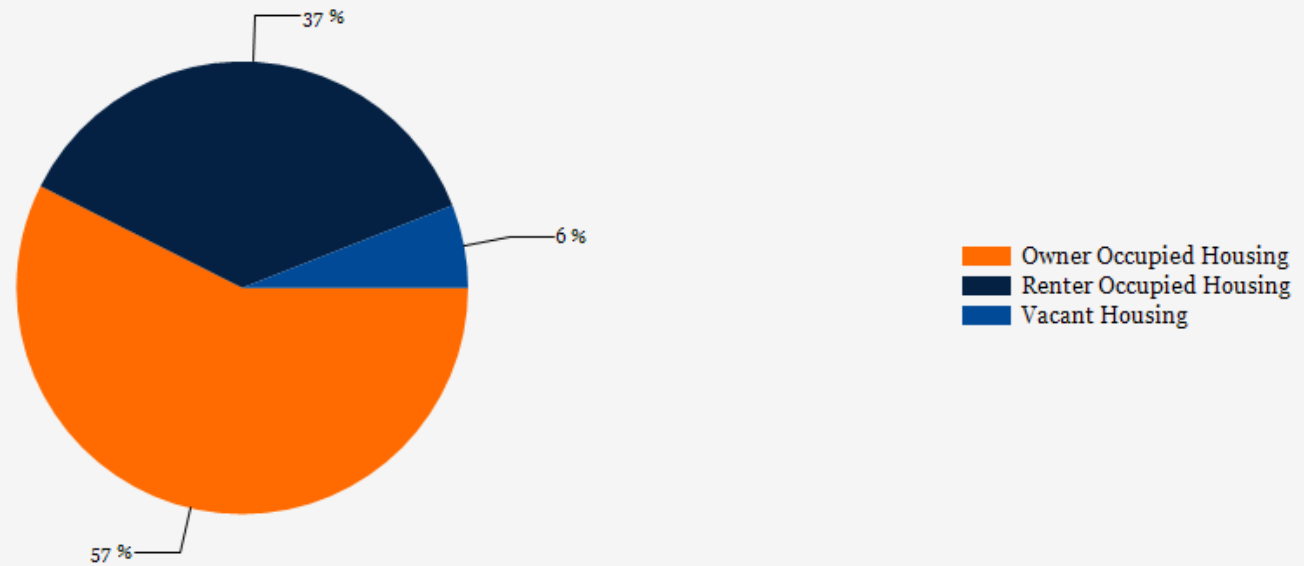


## 2021 Population by Race

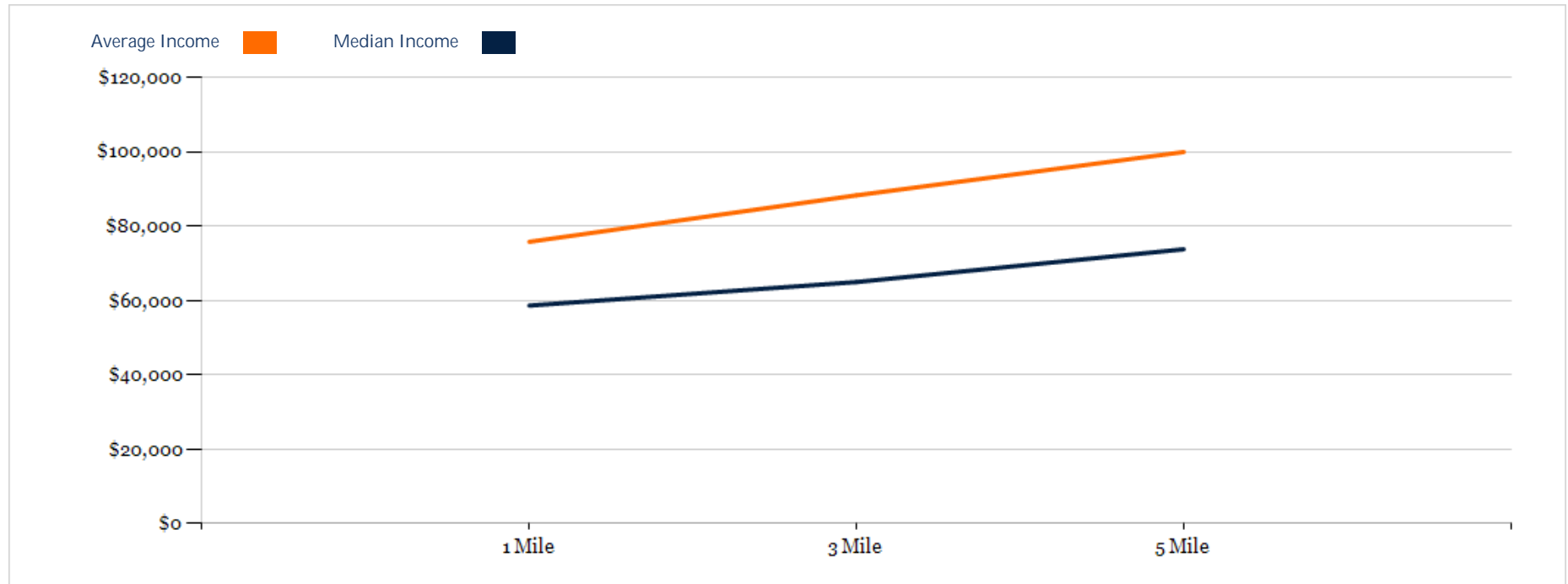




## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median





# Mid-Cities Plaza

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The S.F. Waranch Company and it should not be made available to any other person or entity without the written consent of The S.F. Waranch Company.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The S.F. Waranch Company. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The S.F. Waranch Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The S.F. Waranch Company has not verified, and will not verify, any of the information contained herein, nor has The S.F. Waranch Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

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

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

