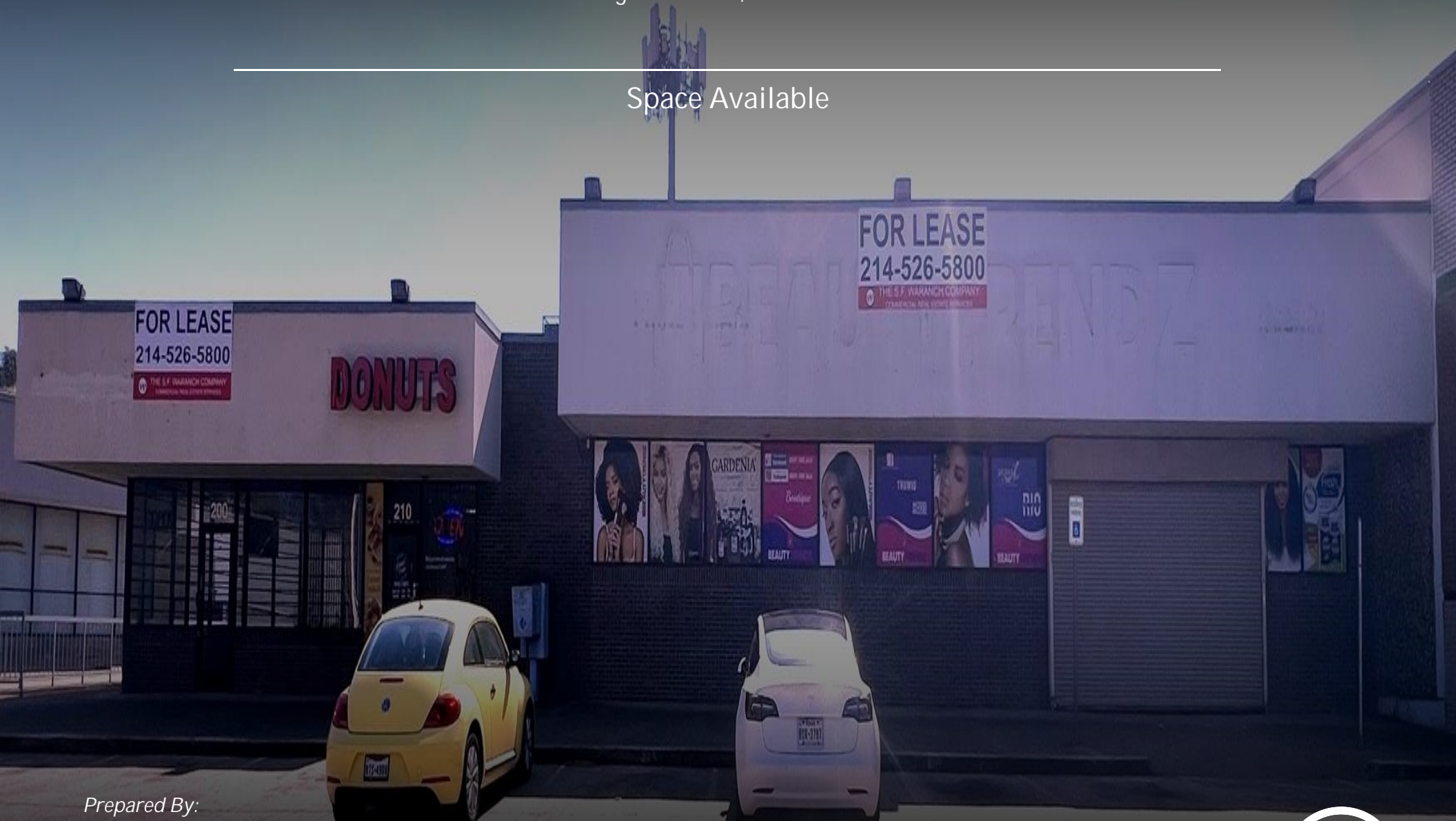


# Ferguson Glen Shopping Center

8686 Ferguson Road, Dallas TX 75228

Space Available



Prepared By:

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# THE SPACE

Location **8686 Ferguson Road  
Dallas, TX, 75228**

## 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



### 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

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
200	VACANT	Ground	1,470	Retail	Finished out space-formally a barber shop
210	Donut Store	Ground	1,385	Retail	Successful neighborhood donut store
230	VACANT	Ground	9,134	Retail	Finished out space

## 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





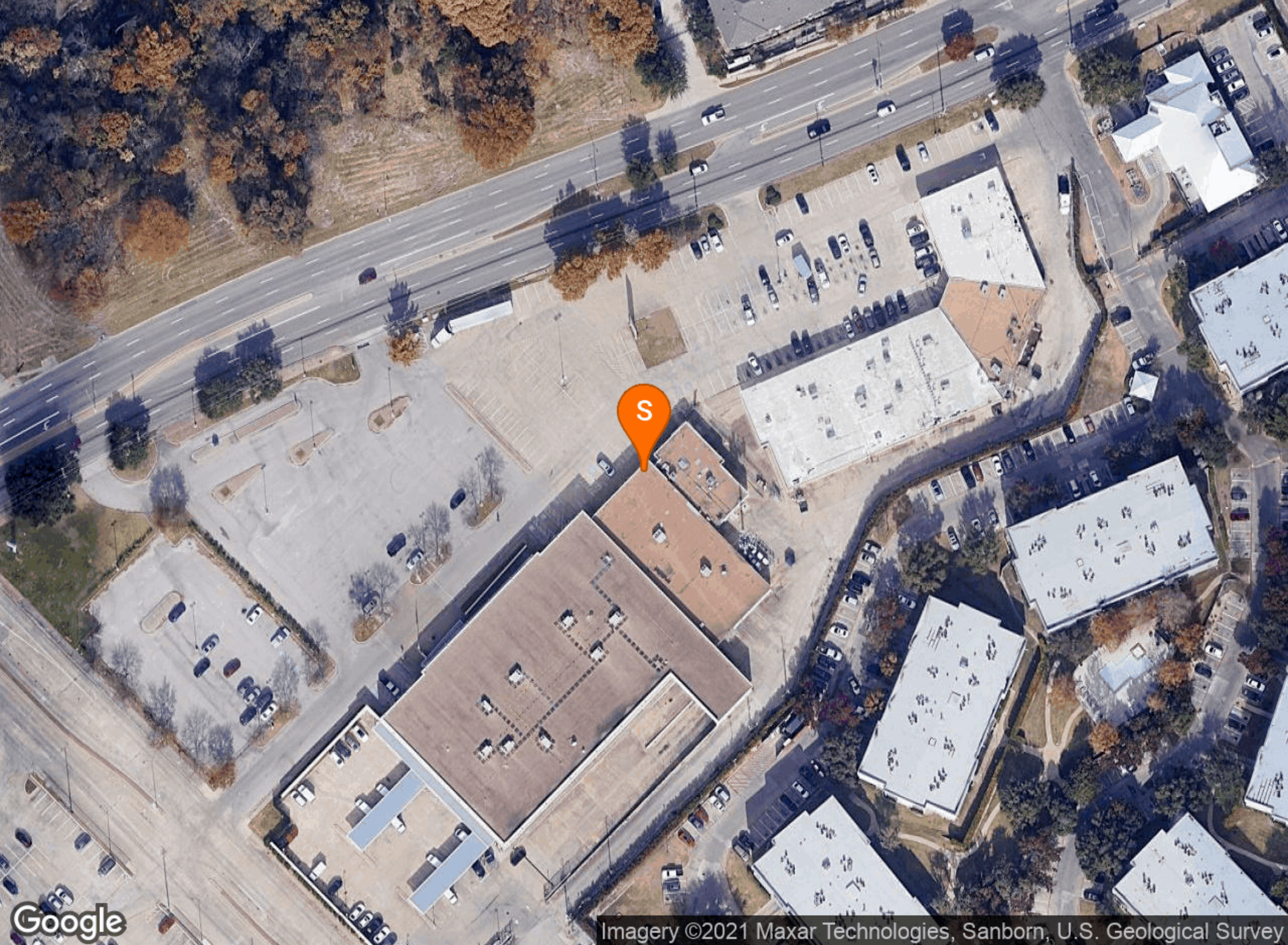
LINWOOD  
PARK/CASA  
LINDA FOREST

EASTWOOD HILLS

12

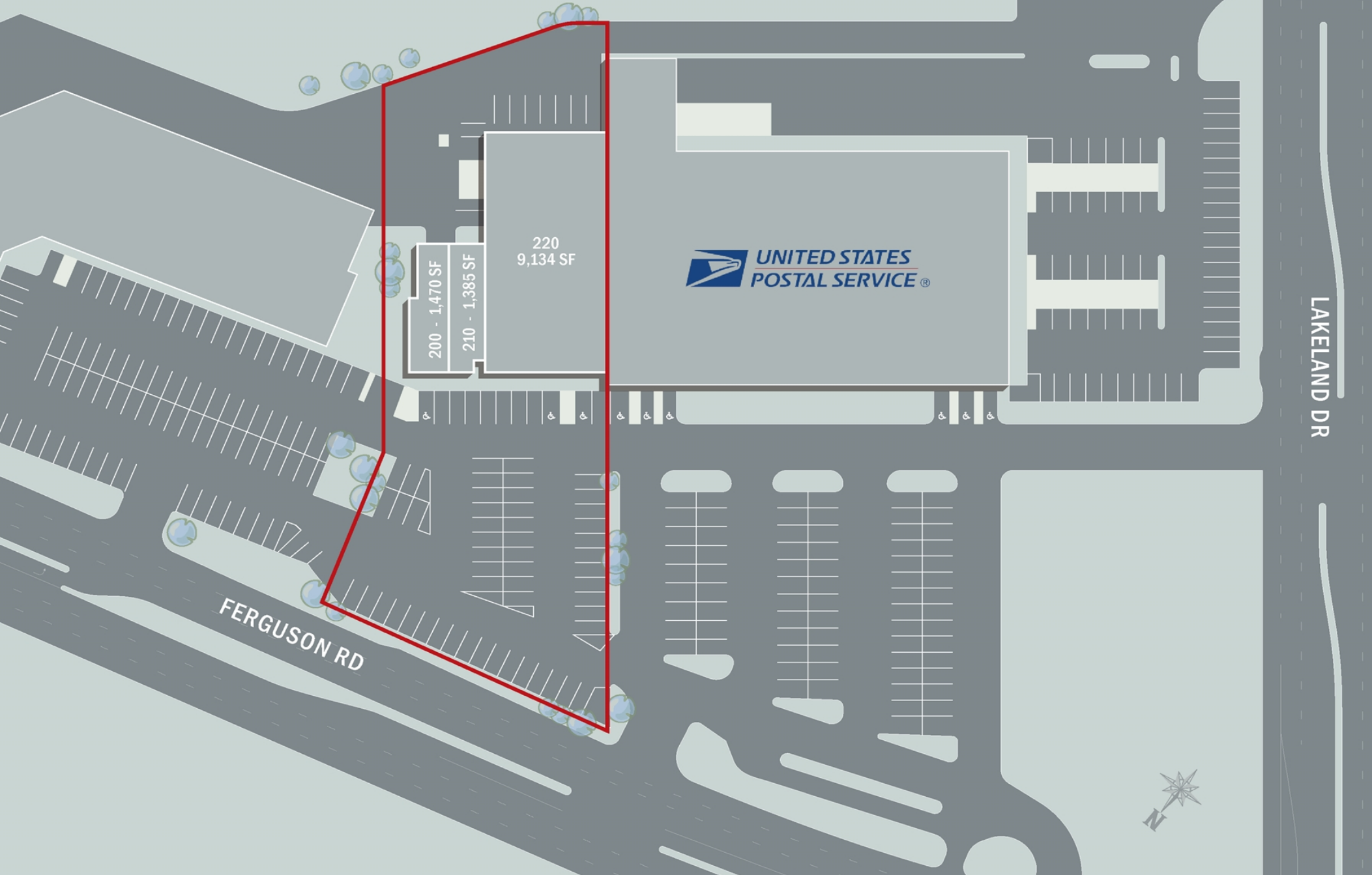
Villas at Tenison Park  
Google

Map data ©2021 Google



# Ferguson Shopping Center

8686 Ferguson Road, Dallas Texas



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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 %

<b>2021 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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 %

Source: esri

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

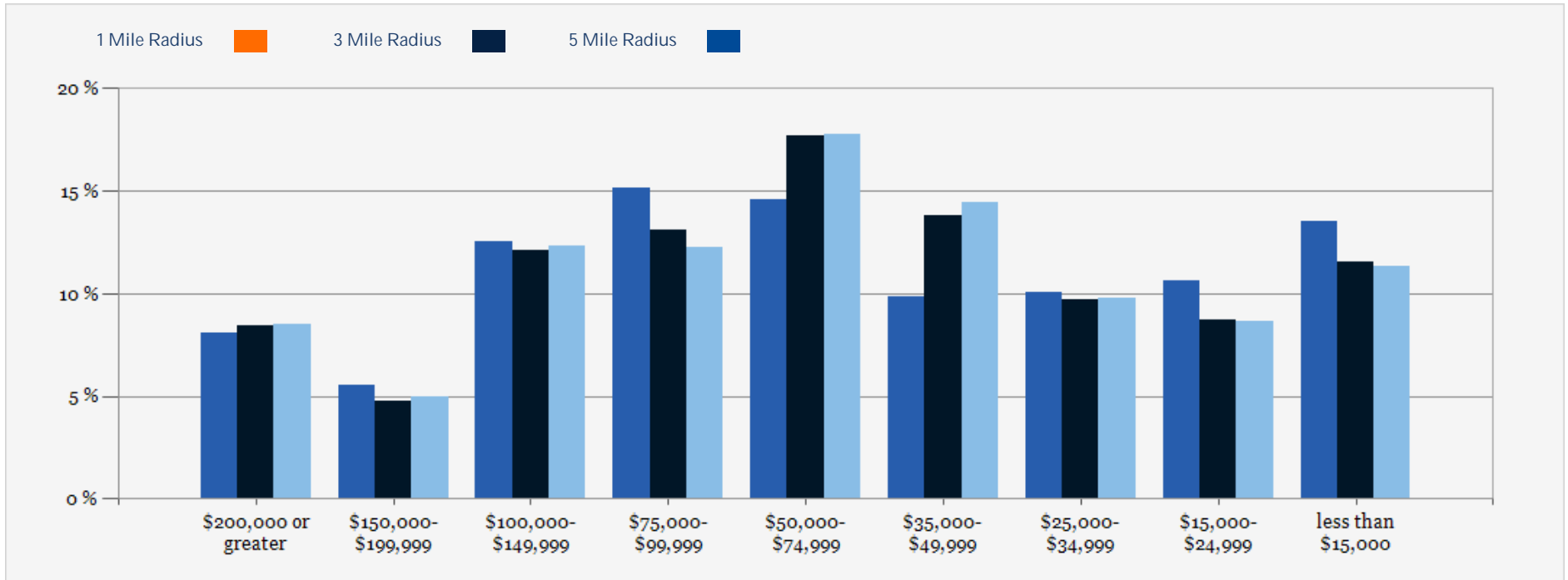
2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,196	\$53,967	\$55,725
Average Household Income 25-34	\$70,618	\$68,132	\$73,639
Median Household Income 35-44	\$66,570	\$63,576	\$63,407
Average Household Income 35-44	\$90,534	\$94,837	\$97,854
Median Household Income 45-54	\$76,310	\$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

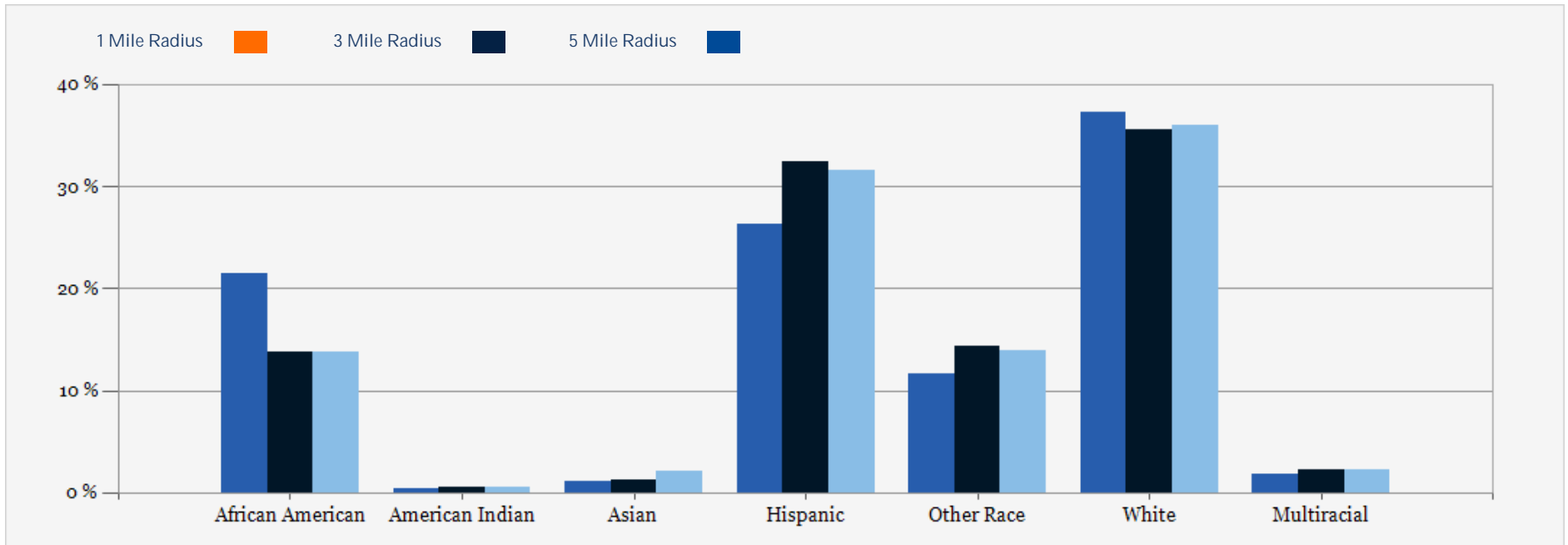
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,712	\$58,888	\$61,934
Average Household Income 25-34	\$78,554	\$77,119	\$83,376
Median Household Income 35-44	\$67,335	\$66,350	\$67,508
Average Household Income 35-44	\$93,259	\$98,310	\$103,886
Median Household Income 45-54	\$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



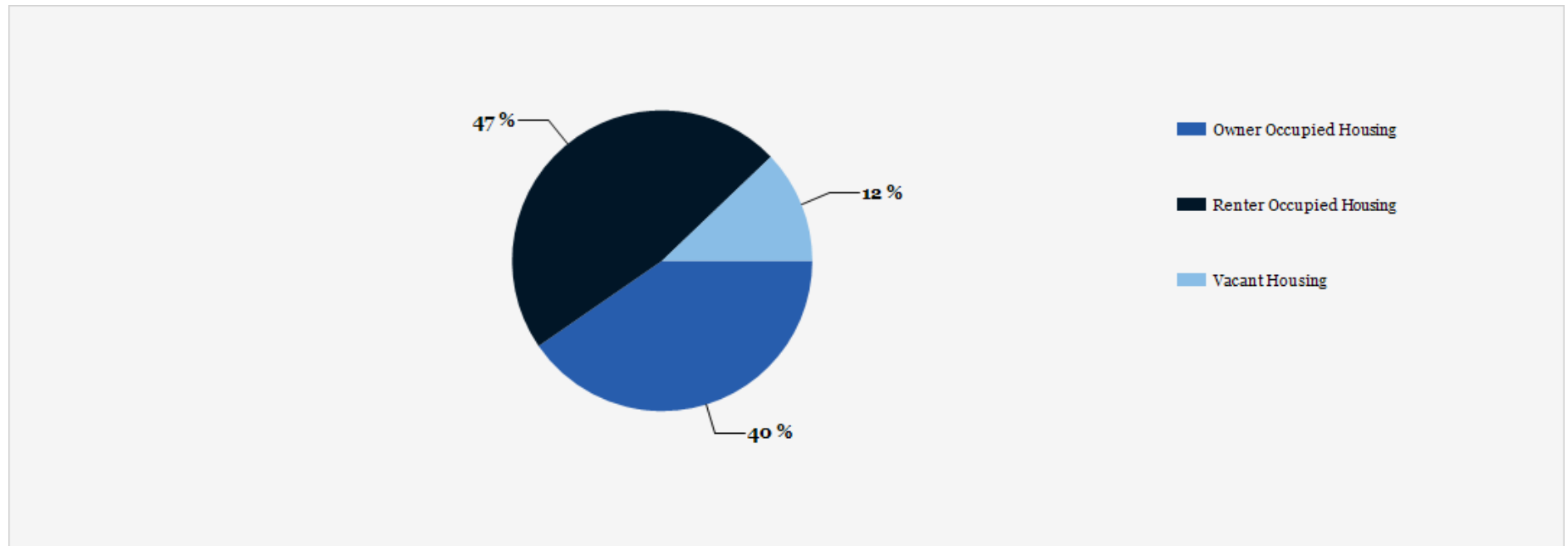
## 2021 Household Income



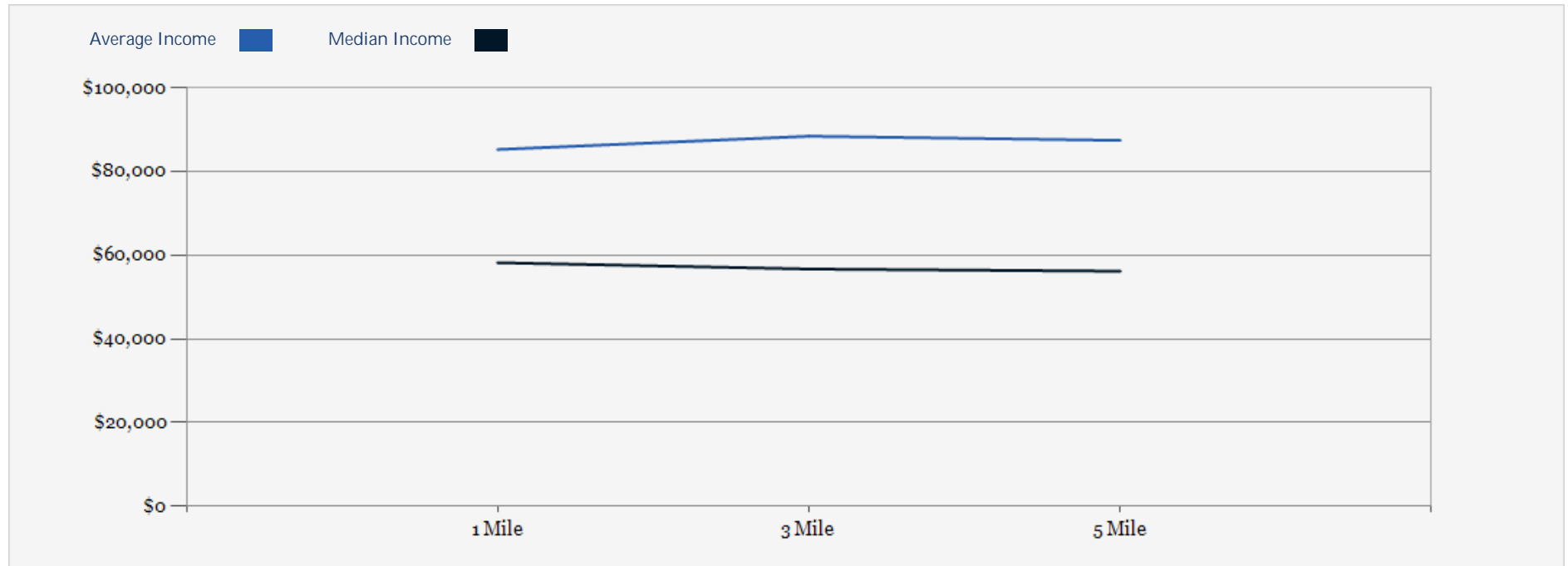
## 2021 Population by Race



## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median



# Ferguson Glen Shopping Center

## 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.

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*Exclusively Marketed by:*

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**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.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**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.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- 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.

<b>Saul F. Waranch</b>	9003270	sfwaranch@sfwaranch.com	214-526-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Saul F. Waranch</b>	0395950	swaranch@sfwaranch.com	214-893-4788
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date