

7-Eleven

9230 Skillman Street, Dallas TX 75243

100% LEASED



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Broker

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THE SPACE

Location 9230 Skillman Street, Dallas, TX, 75243

HIGHLIGHTS

- 7-Eleven on high traffic corner
- Gas station with canopies
- Excellent visibility and access
- 29,000 plus VPD with frontage to the main road



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
A	7-Eleven	Ground	3,000	Retail	7-Eleven corner with 12 Exxon pumps
B	FunkdaFried Fish & Chickens	Ground	1,148	Retail	Local chicken/fish restaurant

POPULATION

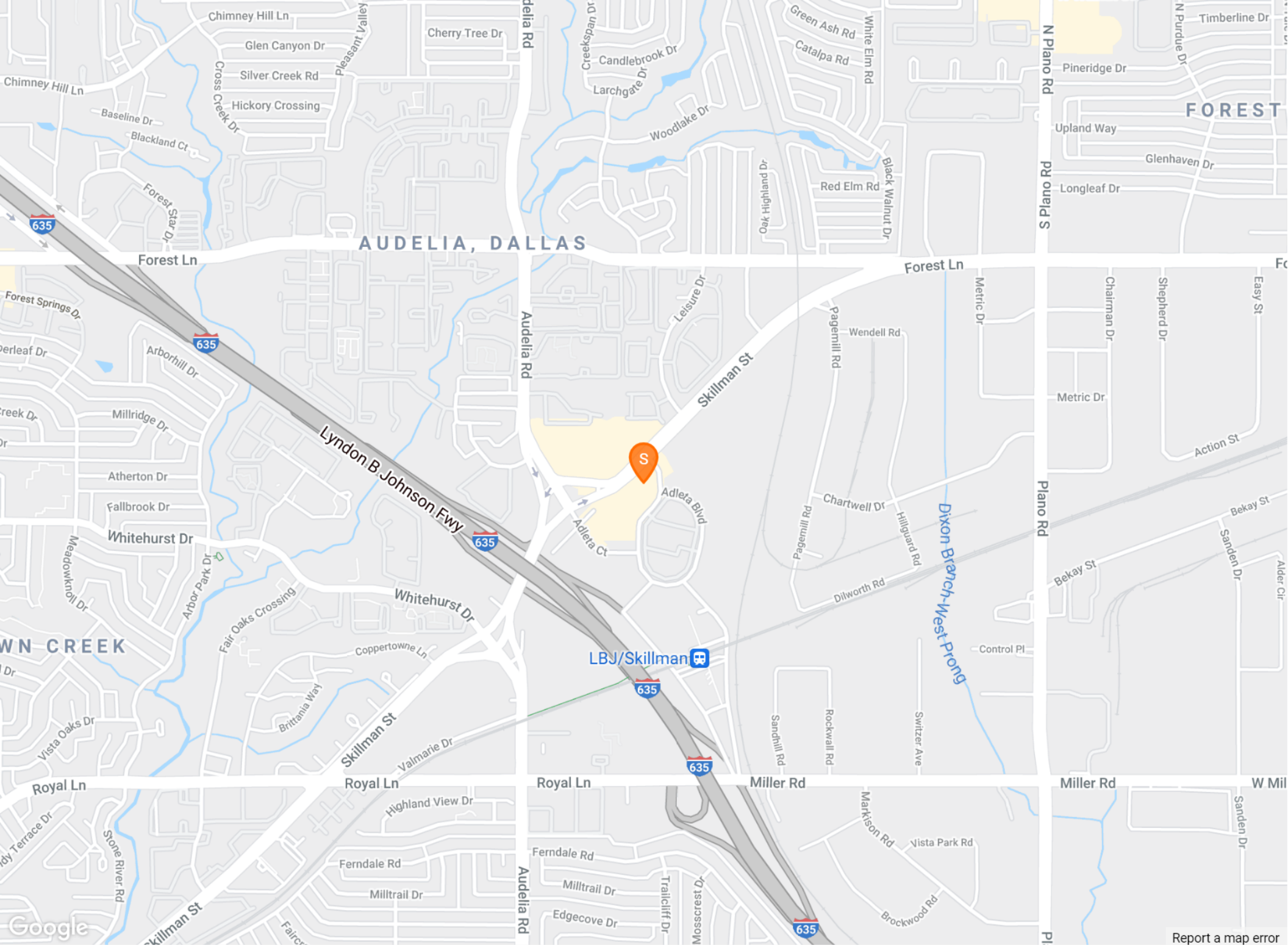
1.00 MILE	3.00 MILE	5.00 MILE
31,051	154,958	416,019

AVERAGE HOUSEHOLD INCOME

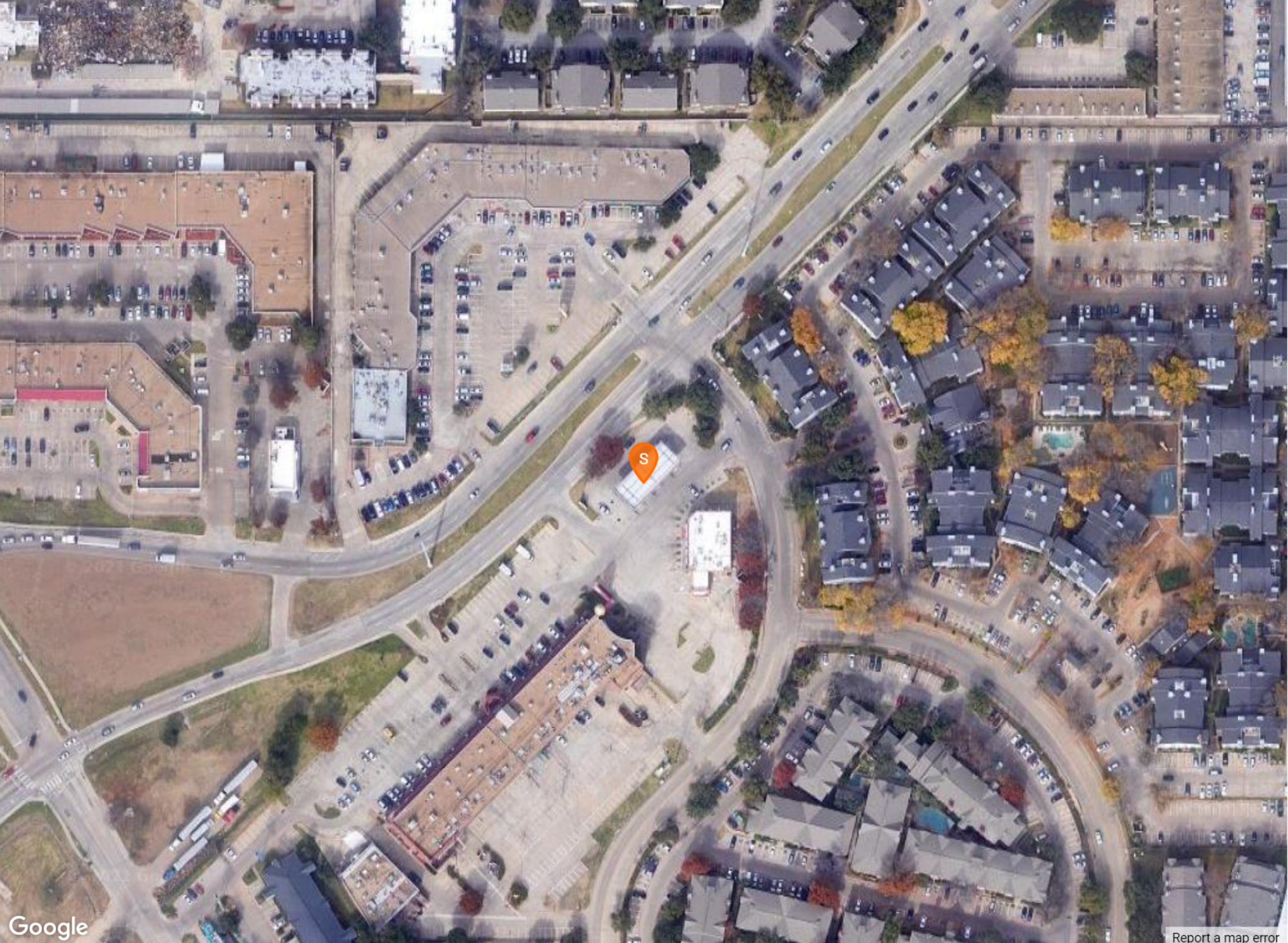
1.00 MILE	3.00 MILE	5.00 MILE
\$54,641	\$85,021	\$91,025

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
12,252	58,601	160,729



Report a map error



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,428	150,446	405,230
2010 Population	27,450	140,110	379,227
2021 Population	31,051	154,958	416,019
2026 Population	32,223	161,991	433,971
2021 African American	14,265	40,507	71,689
2021 American Indian	144	764	2,695
2021 Asian	1,804	16,967	39,261
2021 Hispanic	10,253	51,032	156,196
2021 Other Race	4,610	22,702	66,793
2021 White	9,168	68,415	220,219
2021 Multiracial	1,048	5,520	15,146
2021-2026: Population: Growth Rate	3.70 %	4.45 %	4.25 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,451	5,566	13,897
\$15,000-\$24,999	2,325	6,516	14,587
\$25,000-\$34,999	1,694	6,309	16,017
\$35,000-\$49,999	2,218	8,432	23,730
\$50,000-\$74,999	2,377	9,992	28,528
\$75,000-\$99,999	702	6,134	18,963
\$100,000-\$149,999	852	7,794	22,312
\$150,000-\$199,999	326	3,344	8,721
\$200,000 or greater	307	4,513	13,974
Median HH Income	\$38,358	\$54,554	\$58,360
Average HH Income	\$54,641	\$85,021	\$91,025

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	14,765	64,628	172,951
2010 Total Households	11,659	54,576	149,726
2021 Total Households	12,252	58,601	160,729
2026 Total Households	12,565	60,877	166,758
2021 Average Household Size	2.53	2.63	2.57
2000 Owner Occupied Housing	2,307	24,141	70,959
2000 Renter Occupied Housing	11,651	37,530	93,631
2021 Owner Occupied Housing	2,109	23,350	68,496
2021 Renter Occupied Housing	10,143	35,250	92,232
2021 Vacant Housing	3,288	8,664	19,403
2021 Total Housing	15,540	67,265	180,132
2026 Owner Occupied Housing	2,249	24,636	72,049
2026 Renter Occupied Housing	10,316	36,241	94,709
2026 Vacant Housing	3,326	8,754	19,446
2026 Total Housing	15,891	69,631	186,204
2021-2026: Households: Growth Rate	2.55 %	3.80 %	3.70 %

Source: esri

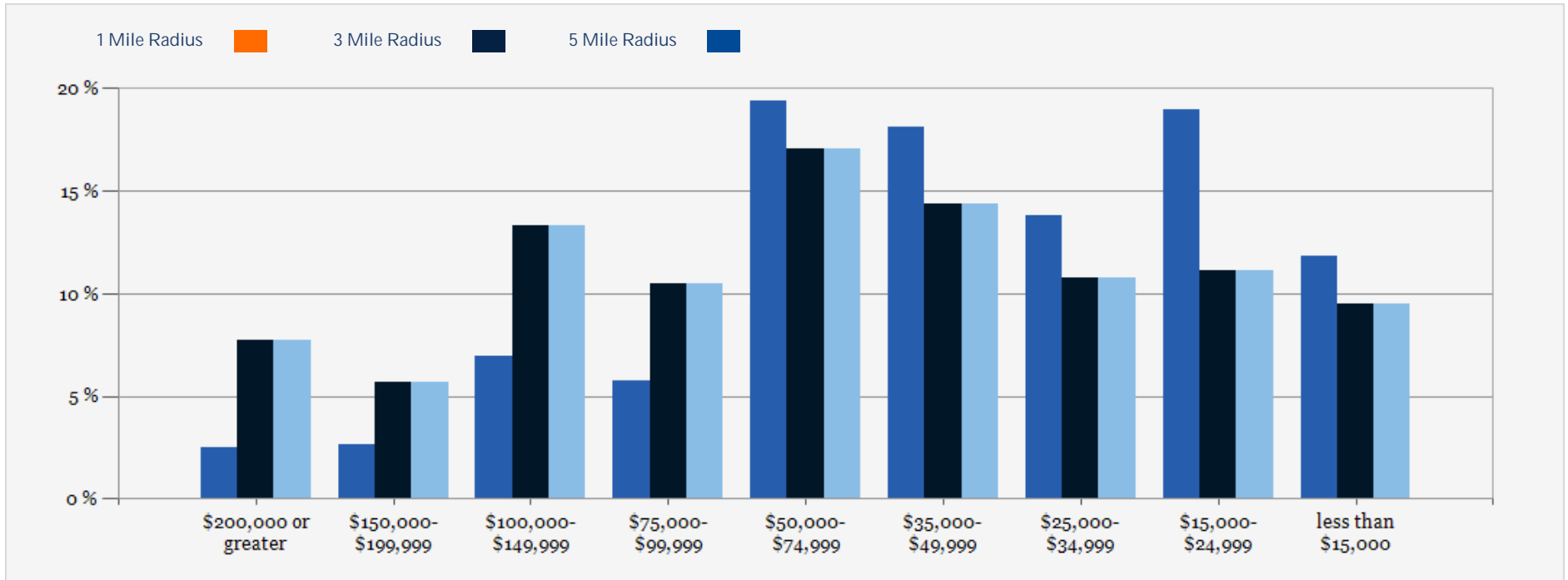
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	2,686	11,752	33,172
2021 Population Age 35-39	2,506	11,359	31,047
2021 Population Age 40-44	2,194	10,442	27,435
2021 Population Age 45-49	1,788	9,270	24,553
2021 Population Age 50-54	1,612	8,552	23,010
2021 Population Age 55-59	1,438	8,350	22,816
2021 Population Age 60-64	1,249	8,013	21,675
2021 Population Age 65-69	1,023	6,457	18,155
2021 Population Age 70-74	638	5,157	14,721
2021 Population Age 75-79	371	3,477	10,096
2021 Population Age 80-84	216	2,248	6,736
2021 Population Age 85+	152	2,342	8,180
2021 Population Age 18+	21,698	113,975	313,960
2021 Median Age	31	34	35

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$38,244	\$49,783	\$54,556
Average Household Income 25-34	\$49,872	\$66,441	\$71,990
Median Household Income 35-44	\$40,173	\$55,575	\$60,324
Average Household Income 35-44	\$55,660	\$85,016	\$91,265
Median Household Income 45-54	\$41,156	\$63,699	\$70,005
Average Household Income 45-54	\$60,990	\$101,505	\$110,585
Median Household Income 55-64	\$39,562	\$67,894	\$71,886
Average Household Income 55-64	\$63,011	\$109,753	\$116,670
Median Household Income 65-74	\$38,040	\$62,122	\$61,263
Average Household Income 65-74	\$58,798	\$91,725	\$96,087
Average Household Income 75+	\$52,668	\$67,404	\$71,873

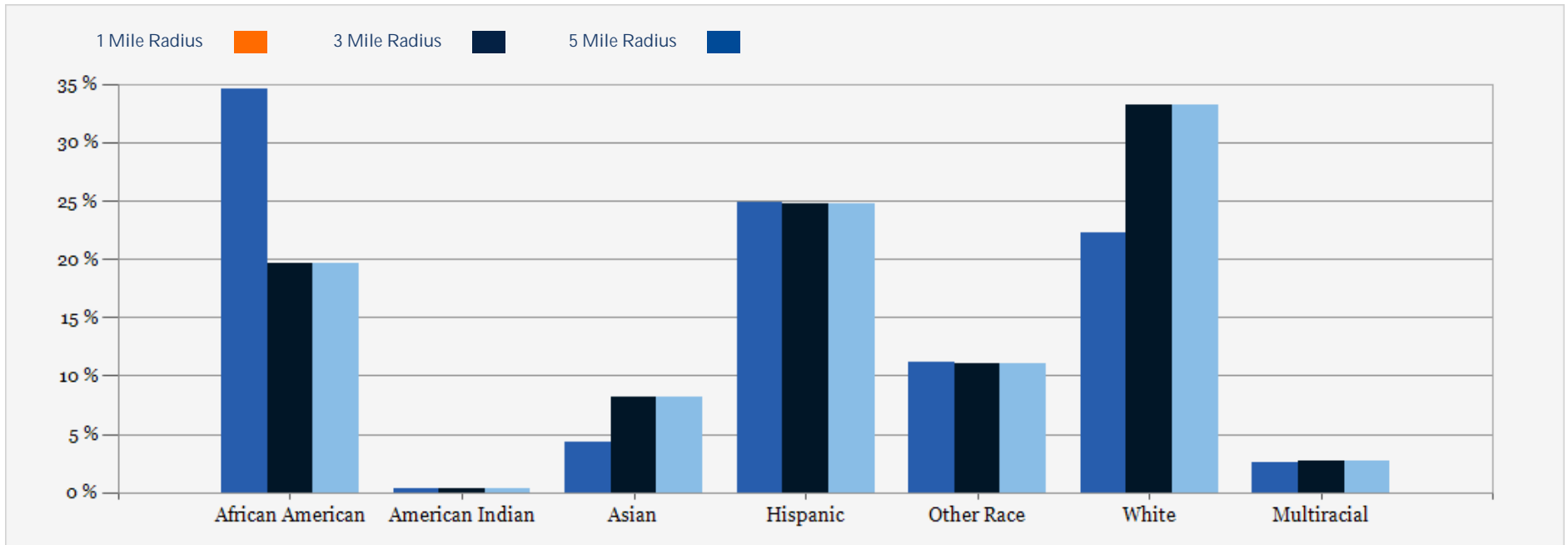
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,348	11,591	33,330
2026 Population Age 35-39	2,419	11,075	31,555
2026 Population Age 40-44	2,230	10,767	29,070
2026 Population Age 45-49	1,953	10,052	26,480
2026 Population Age 50-54	1,652	8,968	23,734
2026 Population Age 55-59	1,429	8,258	22,300
2026 Population Age 60-64	1,276	7,770	21,265
2026 Population Age 65-69	1,047	7,213	19,969
2026 Population Age 70-74	800	5,505	16,089
2026 Population Age 75-79	505	4,537	13,066
2026 Population Age 80-84	285	2,812	8,169
2026 Population Age 85+	175	2,564	8,588
2026 Population Age 18+	22,781	119,947	329,094
2026 Median Age	30	34	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$43,332	\$54,666	\$60,467
Average Household Income 25-34	\$56,449	\$75,018	\$80,880
Median Household Income 35-44	\$43,396	\$59,628	\$65,679
Average Household Income 35-44	\$62,206	\$92,253	\$99,344
Median Household Income 45-54	\$44,551	\$71,295	\$78,174
Average Household Income 45-54	\$67,521	\$114,221	\$123,355
Median Household Income 55-64	\$42,868	\$73,279	\$78,017
Average Household Income 55-64	\$68,834	\$117,597	\$126,679
Median Household Income 65-74	\$39,904	\$68,317	\$67,790
Average Household Income 65-74	\$64,104	\$102,925	\$108,143
Average Household Income 75+	\$58,252	\$78,088	\$82,781

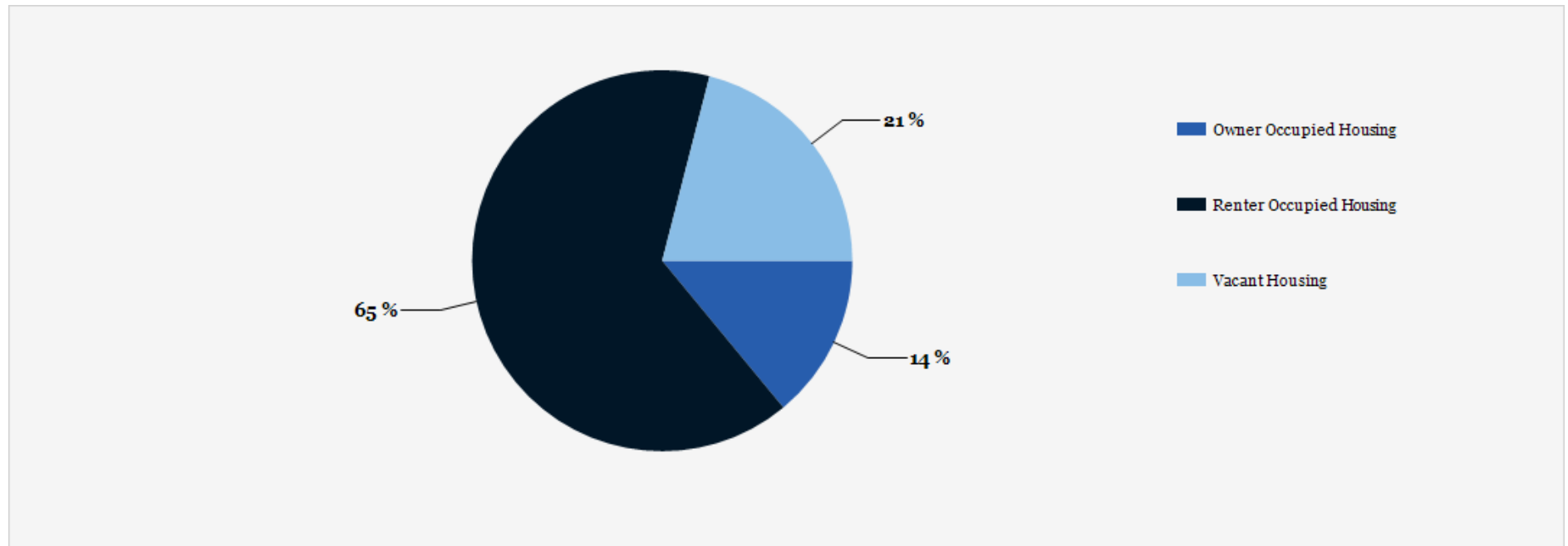
2021 Household Income



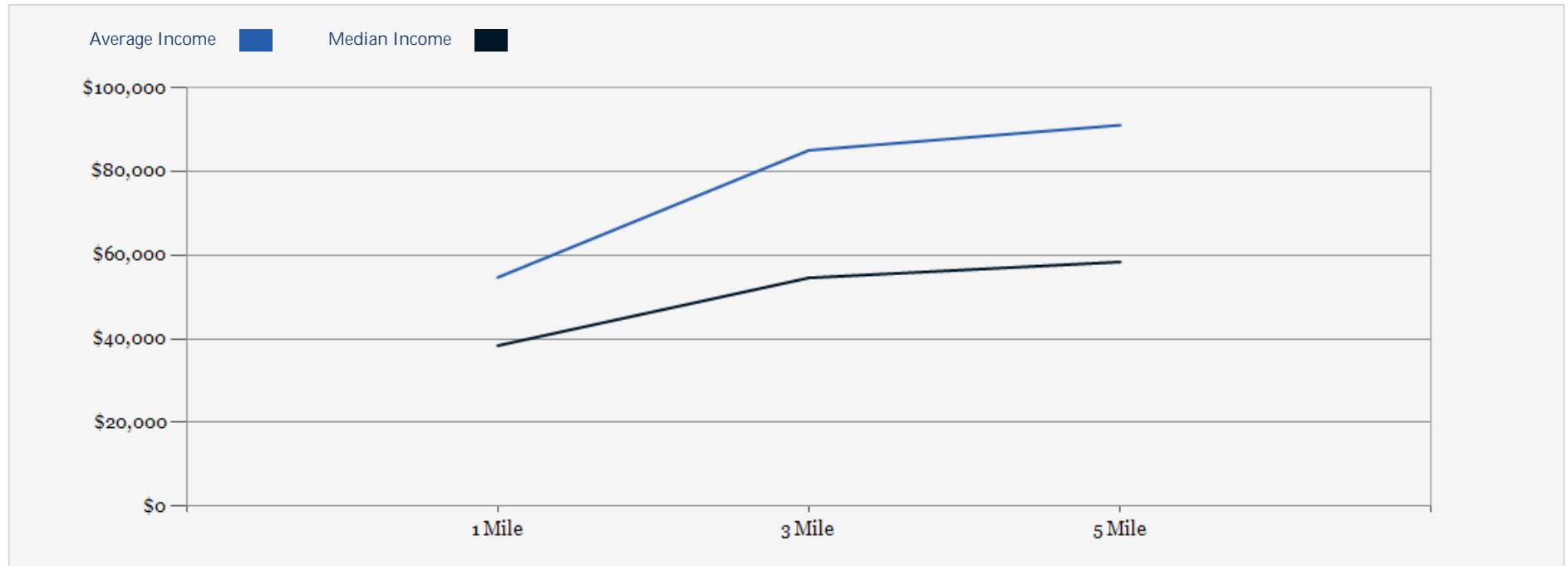
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



7-Eleven



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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date