

Buckner Village Shopping Center

2223-2247 S. Buckner Blvd., Dallas TX 75227

100% Leased



Prepared By:

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THE SPACE

Location 2223-2247 S. Buckner Blvd., Dallas, TX, 75227

HIGHLIGHTS

- Prime location in Pleasant Grove neighborhood.
- National, regional and local merchants.
- Established local shopping center.
- Ample parking.
- Pylon sign on Buckner Blvd.

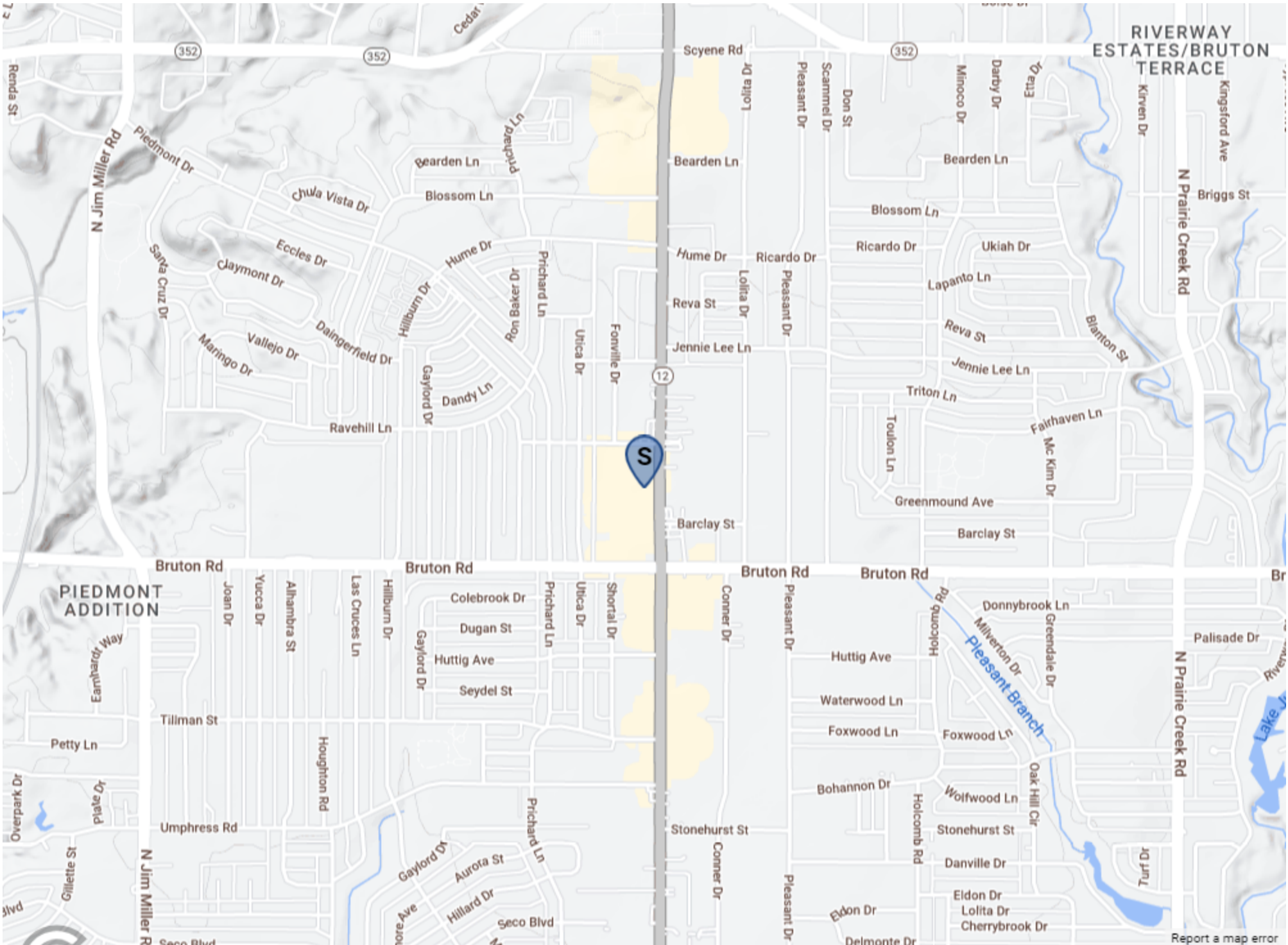


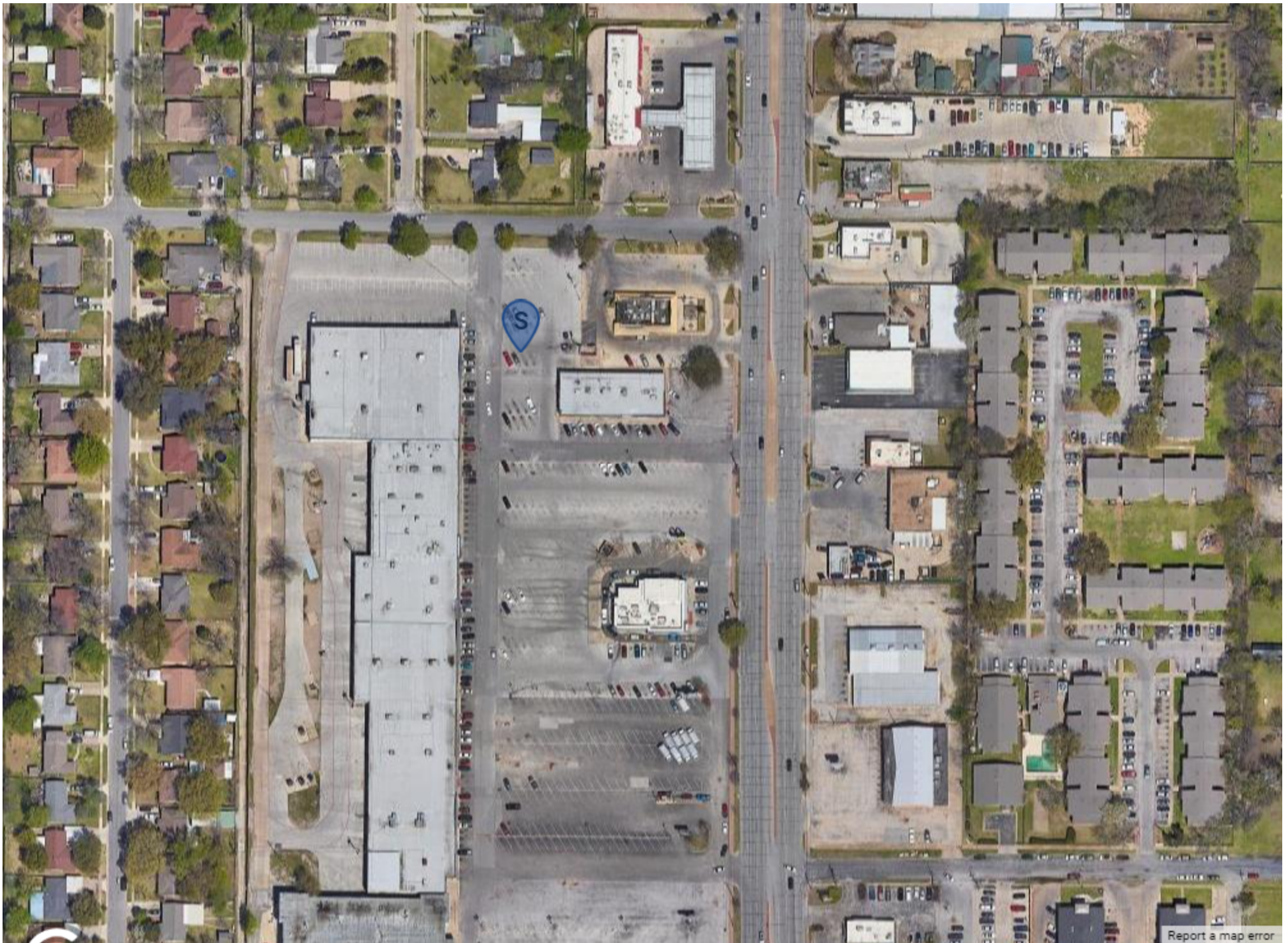
Suite	Tenant	Floor	Square Feet	Lease Type	Notes
102	Metro PC	Ground	1440	Retail	Cell phone provider.
110	O & S Beauty Supply	Ground	2750	Retail	Well stocked local beauty supply store.
114	Trophy Nail	Ground	750	Retail	Nail salon with additional services.
118	Lopez Auto Insurance	Ground	750	Retail	Car insurance provider.
203	Spay Neyter Network	Ground	1440	Retail	Affordable Spay/Neuter care services.
205	Justice Finance Company	Ground	1250	Retail	Signature personal loans.
209	Melrose	Ground	12000	Retail	Clothing store specializing in basic fashion.
215-221	Family Dollar	Ground	9600	Retail	Household necessities & discount groceries.
223	Harbor Freight	Ground	12000	Retail	Quality tools at good prices.
229	Centurm Health	Ground	4000	Retail	Medical clinic.
235	National Vision	Ground	3000	Retail	Eye examinations, contacts & glasses.
243	H&R Block	Ground	3750	Retail	National tax consultants.
245	Pizza Hut	Ground	1750	Retail	National know pizza and delivery.
250	Thrift World	Ground	25920	Retail	Large thrift store.

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00 %
TOTAL TENANTS	14
BUILDING SF	66,750
GLA (SF)	9
LAND SF	375,321
LAND ACRES	8.6162
YEAR BUILT	1975
YEAR RENOVATED	2017
ZONING TYPE	Commercial Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	Two
NUMBER OF PARKING SPACES	Ample







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,794	105,365	247,856
2010 Population	17,793	116,794	259,676
2023 Population	17,759	122,279	279,725
2028 Population	17,354	119,774	277,687
2023 African American	2,884	29,416	74,526
2023 American Indian	415	2,112	4,726
2023 Asian	34	574	2,287
2023 Hispanic	13,766	84,391	166,945
2023 Other Race	6,716	42,295	82,085
2023 White	3,602	22,472	62,525
2023 Multiracial	4,105	25,334	53,409
2023-2028: Population: Growth Rate	-2.30 %	-2.05 %	-0.75 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	738	5,341	13,465
\$15,000-\$24,999	423	4,224	9,834
\$25,000-\$34,999	645	4,313	9,851
\$35,000-\$49,999	841	5,647	12,478
\$50,000-\$74,999	886	7,070	17,884
\$75,000-\$99,999	598	4,209	10,223
\$100,000-\$149,999	551	3,572	9,721
\$150,000-\$199,999	50	841	3,377
\$200,000 or greater	128	561	2,214
Median HH Income	\$45,080	\$44,581	\$48,258
Average HH Income	\$62,873	\$59,977	\$66,248

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,807	33,340	87,555
2010 Total Households	4,741	33,029	81,942
2023 Total Households	4,860	35,780	89,049
2028 Total Households	4,764	35,181	88,796
2023 Average Household Size	3.65	3.40	3.13
2000 Owner Occupied Housing	3,239	19,480	44,201
2000 Renter Occupied Housing	1,350	11,867	37,243
2023 Owner Occupied Housing	3,287	20,422	45,767
2023 Renter Occupied Housing	1,573	15,358	43,282
2023 Vacant Housing	248	2,311	6,646
2023 Total Housing	5,108	38,091	95,695
2028 Owner Occupied Housing	3,262	20,436	46,274
2028 Renter Occupied Housing	1,502	14,745	42,521
2028 Vacant Housing	349	3,010	7,851
2028 Total Housing	5,113	38,191	96,647
2023-2028: Households: Growth Rate	-2.00 %	-1.70 %	-0.30 %



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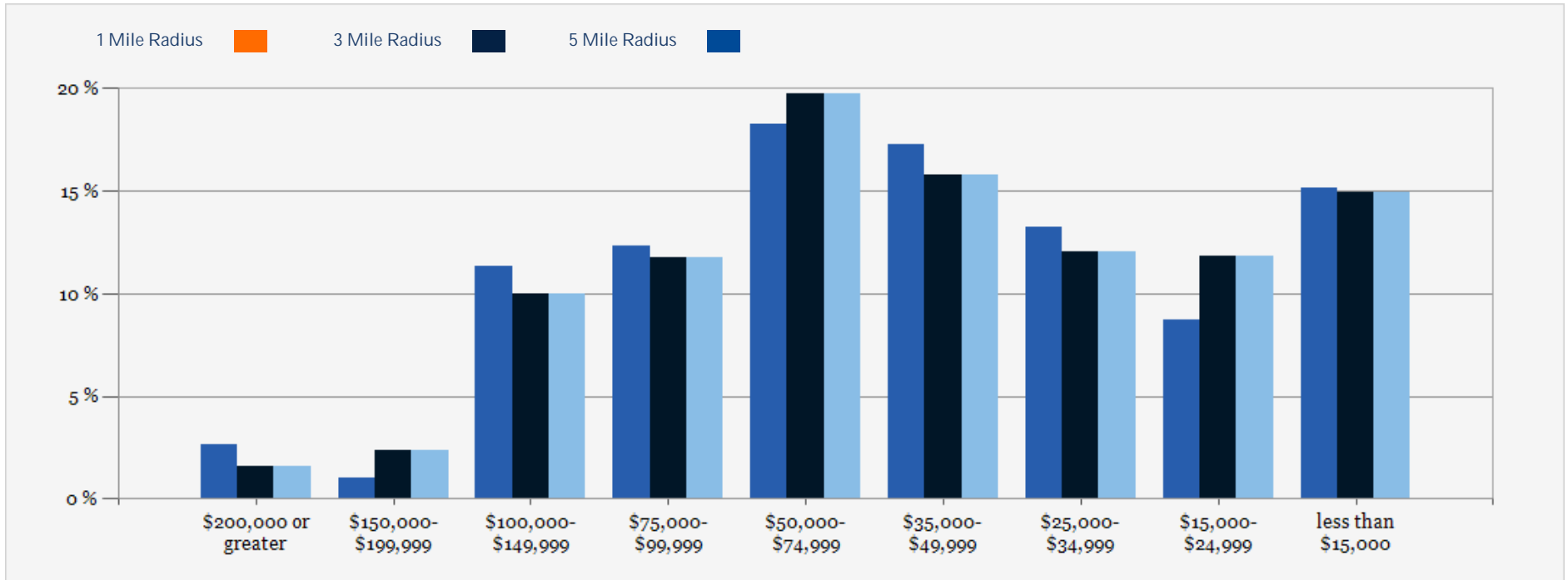
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,366	9,555	21,215
2023 Population Age 35-39	1,086	8,036	18,682
2023 Population Age 40-44	1,077	7,536	17,587
2023 Population Age 45-49	1,015	6,511	15,246
2023 Population Age 50-54	974	6,288	14,685
2023 Population Age 55-59	885	5,788	13,949
2023 Population Age 60-64	763	5,351	13,488
2023 Population Age 65-69	675	4,489	11,064
2023 Population Age 70-74	458	3,212	8,384
2023 Population Age 75-79	295	2,007	5,385
2023 Population Age 80-84	154	1,043	3,167
2023 Population Age 85+	128	848	2,712
2023 Population Age 18+	12,278	83,793	196,427
2023 Median Age	30	30	31

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,515	\$50,097	\$52,421
Average Household Income 25-34	\$70,233	\$62,790	\$66,873
Median Household Income 35-44	\$49,191	\$50,313	\$53,571
Average Household Income 35-44	\$67,870	\$65,702	\$73,679
Median Household Income 45-54	\$53,337	\$52,228	\$55,437
Average Household Income 45-54	\$70,167	\$66,512	\$75,641
Median Household Income 55-64	\$47,771	\$45,440	\$49,843
Average Household Income 55-64	\$63,615	\$60,481	\$68,119
Median Household Income 65-74	\$36,469	\$36,511	\$37,972
Average Household Income 65-74	\$50,791	\$51,075	\$57,717
Average Household Income 75+	\$40,292	\$42,669	\$48,323

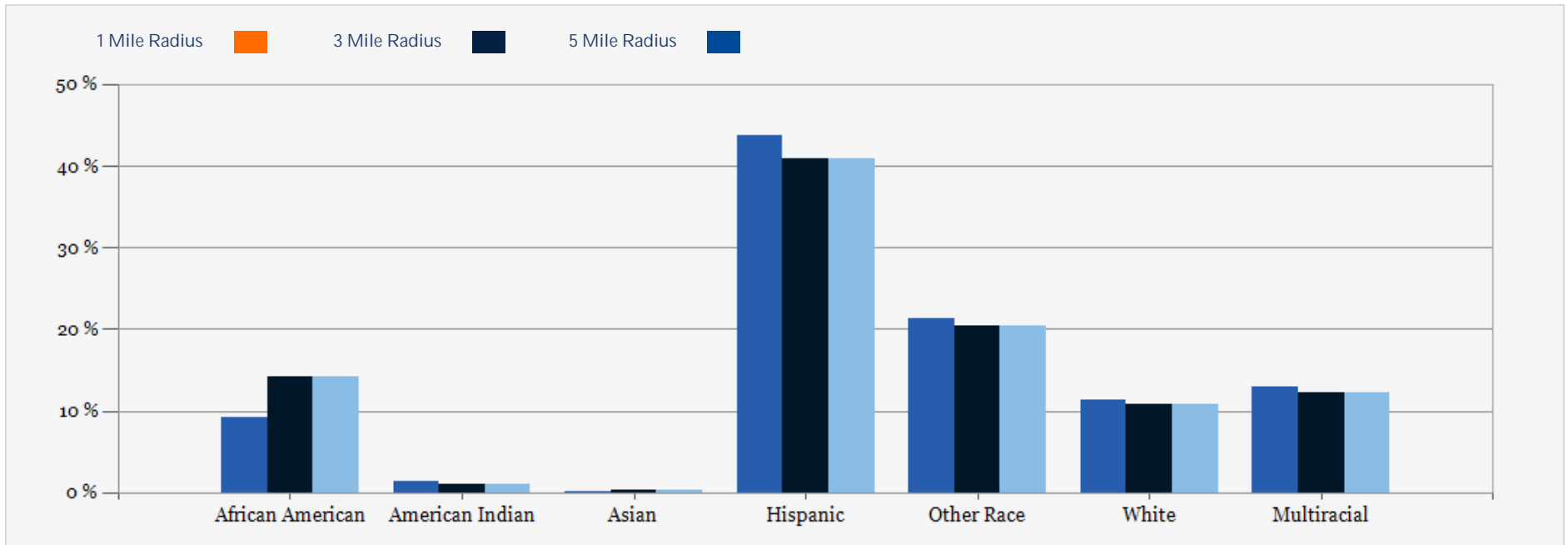
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,297	8,858	19,836
2028 Population Age 35-39	1,276	8,781	19,500
2028 Population Age 40-44	1,027	7,457	17,429
2028 Population Age 45-49	993	6,871	16,363
2028 Population Age 50-54	907	5,799	13,919
2028 Population Age 55-59	855	5,498	13,306
2028 Population Age 60-64	741	4,817	12,155
2028 Population Age 65-69	611	4,324	11,339
2028 Population Age 70-74	513	3,424	9,013
2028 Population Age 75-79	328	2,337	6,434
2028 Population Age 80-84	196	1,361	3,885
2028 Population Age 85+	133	917	3,005
2028 Population Age 18+	11,927	81,921	195,455
2028 Median Age	31	30	32

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,637	\$54,765	\$57,361
Average Household Income 25-34	\$79,633	\$70,805	\$75,765
Median Household Income 35-44	\$53,947	\$54,827	\$58,190
Average Household Income 35-44	\$78,535	\$75,568	\$82,513
Median Household Income 45-54	\$59,420	\$56,829	\$60,944
Average Household Income 45-54	\$81,310	\$75,978	\$86,594
Median Household Income 55-64	\$52,798	\$51,182	\$54,408
Average Household Income 55-64	\$73,173	\$69,507	\$77,947
Median Household Income 65-74	\$39,918	\$40,243	\$42,936
Average Household Income 65-74	\$59,055	\$58,577	\$66,444
Average Household Income 75+	\$45,587	\$49,164	\$56,303

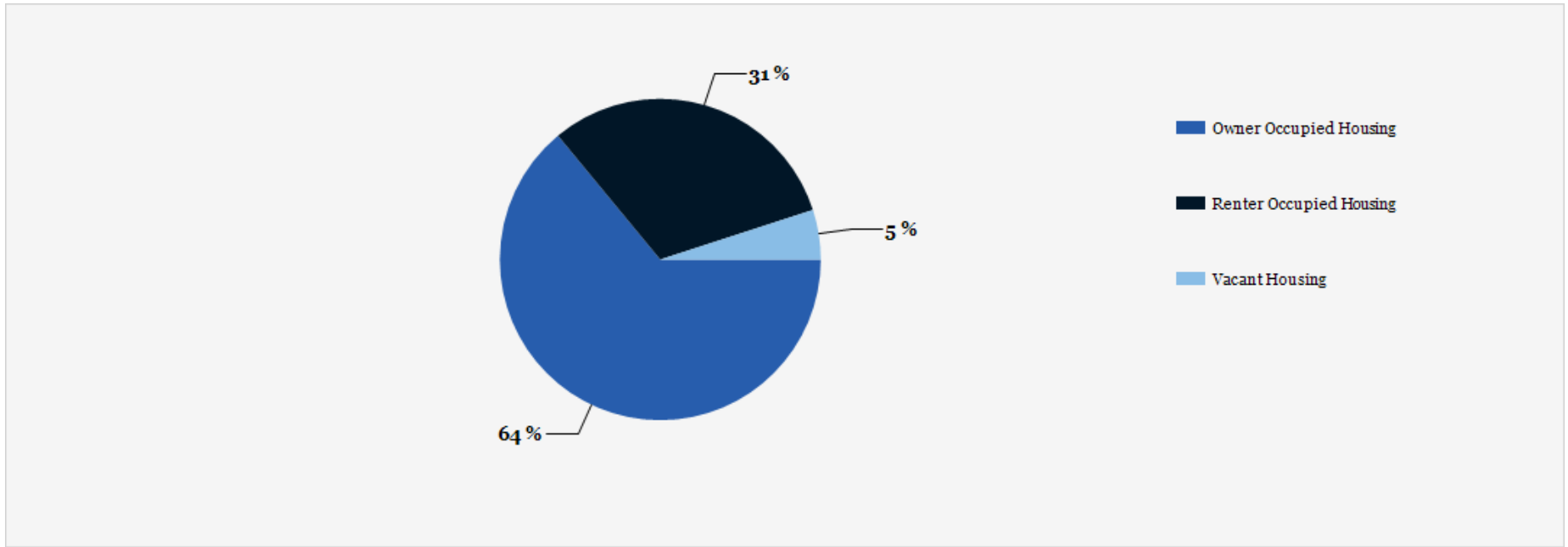
2023 Household Income



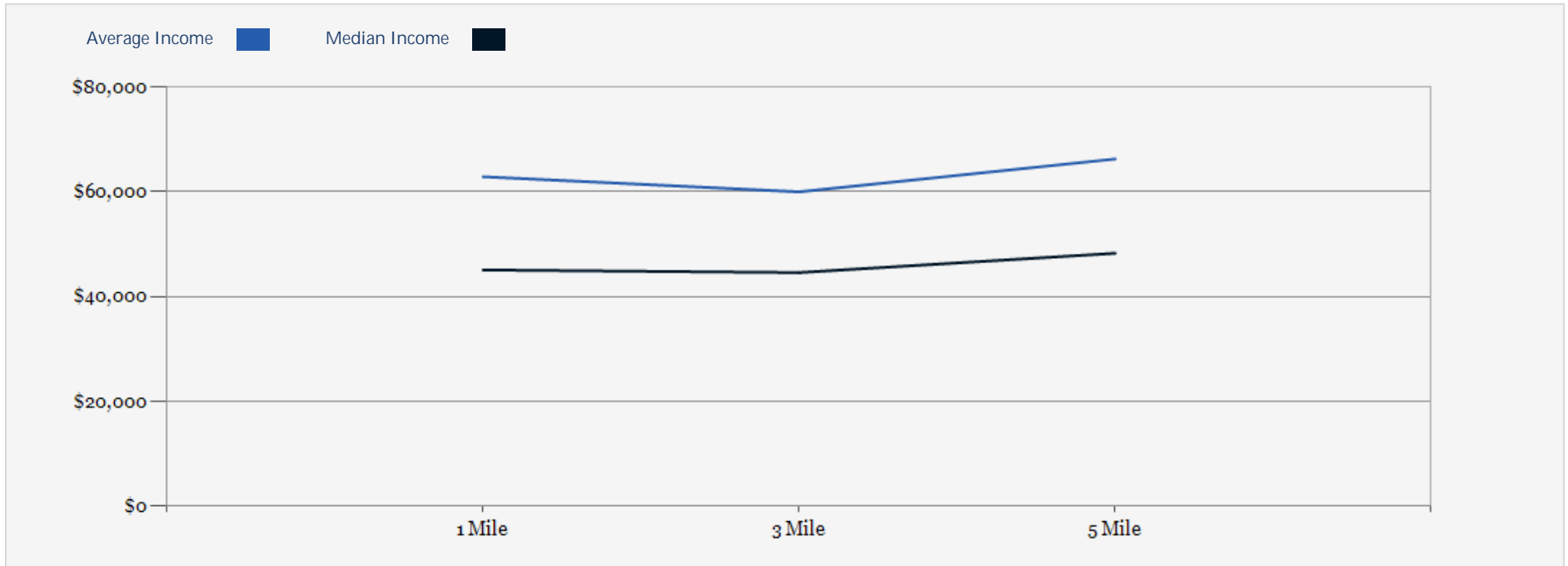
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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