

Peachtree Park

11401 Elam Road, Balch Springs TX 75281



Prepared By:

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THE SPACE

Location 11401 Elam Road, Balch Springs, TX, 75281

HIGHLIGHTS

- Easy access from Hwy 635 & Buckner Blvd.
- Concrete parking lot
- Established local shopping center
- High ceilings
- Pole signage

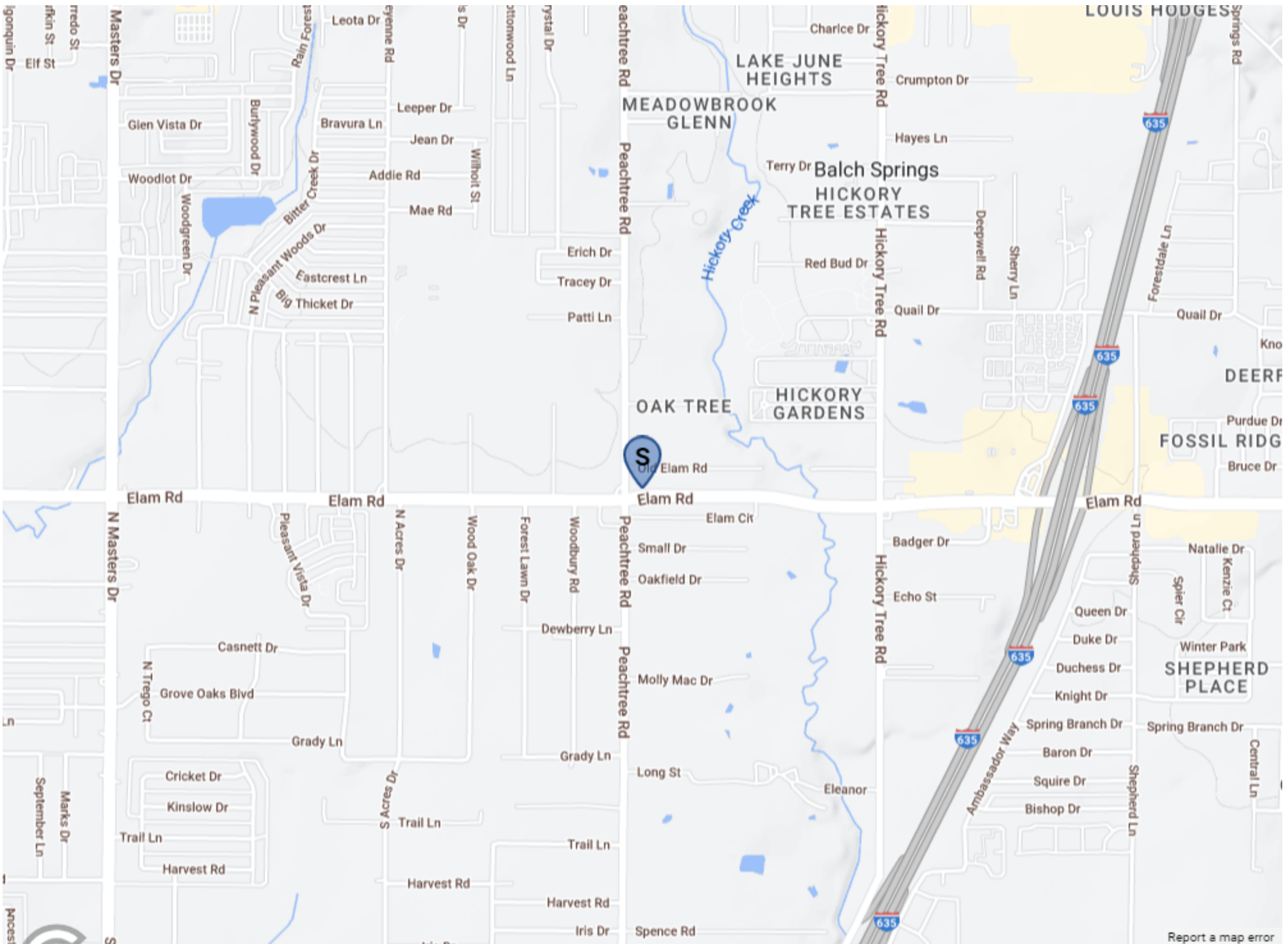


Suite	Tenant	Floor	Lease Type	Notes
101	Elam Tobacco & Novelty	Ground	Retail	CBD products available.
102	Nice Nail	Ground	Retail	Establish nail salon
103	Petshop Grooming	Ground	Retail	
105	R&D Beauty Salon	Ground	Retail	
106	Income Tax Service	Ground	Retail	Established tax office & additional services.
107	Unique Fashions	Ground	Retail	Modern clothing and shoe store.
108	AA Club	Ground	Retail	
109	Cliff's Cash Checking	Ground	Retail	Cash checking and payment center.
115	American Legion Post 507	Ground	Retail	
117	Sharon's Cleaners	Ground	Retail	Dry cleaning and tailoring.
121	Donut Palace	Ground	Retail	Best local donuts.

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00 %
TOTAL TENANTS	11
BUILDING SF	14,066
GLA (SF)	14,380
LAND SF	63,162
LAND ACRES	1.455
YEAR BUILT	1986
ZONING TYPE	Commercial Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample
CORNER LOCATION	Yes





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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,835	79,620	193,819
2010 Population	10,351	92,015	221,913
2023 Population	11,412	102,466	245,350
2028 Population	11,778	102,498	245,203
2023 African American	2,295	22,425	55,598
2023 American Indian	329	2,191	4,679
2023 Asian	47	754	2,631
2023 Hispanic	7,815	67,904	153,398
2023 Other Race	3,627	32,522	73,279
2023 White	2,762	23,392	58,382
2023 Multiracial	2,343	21,106	50,617
2023-2028: Population: Growth Rate	3.15 %	0.05 %	-0.05 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	336	3,006	9,042
\$15,000-\$24,999	331	3,120	7,003
\$25,000-\$34,999	311	3,218	7,474
\$35,000-\$49,999	597	4,637	10,403
\$50,000-\$74,999	852	6,397	15,375
\$75,000-\$99,999	336	3,701	8,889
\$100,000-\$149,999	382	3,781	9,882
\$150,000-\$199,999	70	1,173	2,366
\$200,000 or greater	20	506	1,425
Median HH Income	\$50,736	\$52,031	\$52,167
Average HH Income	\$61,427	\$67,602	\$67,500

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,019	25,735	63,780
2010 Total Households	2,961	26,582	65,422
2023 Total Households	3,236	29,540	71,860
2028 Total Households	3,342	29,643	71,915
2023 Average Household Size	3.52	3.46	3.40
2000 Owner Occupied Housing	1,580	16,056	41,052
2000 Renter Occupied Housing	1,296	8,321	18,855
2023 Owner Occupied Housing	1,830	18,814	45,424
2023 Renter Occupied Housing	1,406	10,726	26,436
2023 Vacant Housing	139	1,565	4,045
2023 Total Housing	3,375	31,105	75,905
2028 Owner Occupied Housing	1,923	19,222	46,389
2028 Renter Occupied Housing	1,419	10,421	25,525
2028 Vacant Housing	141	1,952	5,200
2028 Total Housing	3,483	31,595	77,115
2023-2028: Households: Growth Rate	3.25 %	0.35 %	0.10 %



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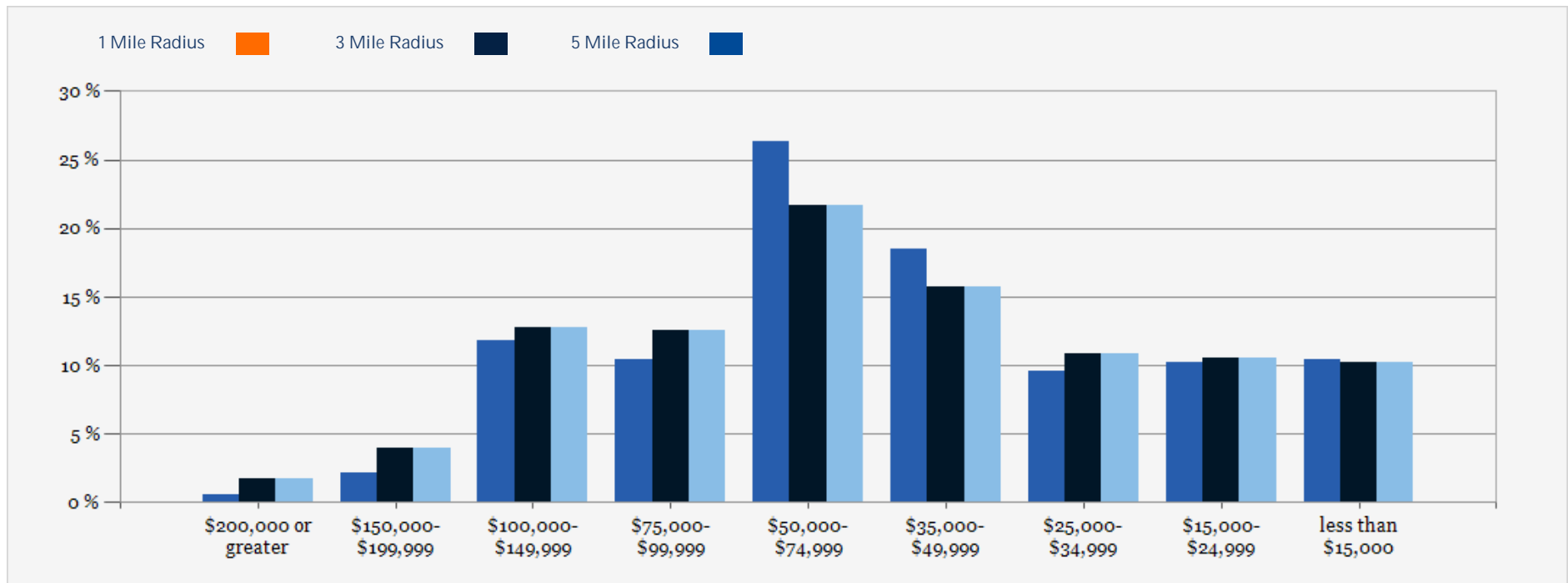
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	888	7,737	18,865
2023 Population Age 35-39	705	6,770	16,095
2023 Population Age 40-44	696	6,615	15,525
2023 Population Age 45-49	607	5,733	13,532
2023 Population Age 50-54	612	5,496	13,087
2023 Population Age 55-59	496	4,928	12,348
2023 Population Age 60-64	506	4,671	11,550
2023 Population Age 65-69	404	3,673	9,004
2023 Population Age 70-74	320	2,648	6,662
2023 Population Age 75-79	178	1,663	4,313
2023 Population Age 80-84	97	881	2,350
2023 Population Age 85+	69	619	1,739
2023 Population Age 18+	7,794	70,674	170,960
2023 Median Age	29	30	31

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,507	\$56,027	\$55,780
Average Household Income 25-34	\$67,712	\$70,062	\$69,689
Median Household Income 35-44	\$53,641	\$56,942	\$56,972
Average Household Income 35-44	\$64,878	\$74,883	\$74,473
Median Household Income 45-54	\$53,452	\$57,782	\$58,449
Average Household Income 45-54	\$65,093	\$74,507	\$74,903
Median Household Income 55-64	\$48,658	\$52,076	\$54,208
Average Household Income 55-64	\$59,360	\$68,451	\$70,302
Median Household Income 65-74	\$41,385	\$39,930	\$40,421
Average Household Income 65-74	\$53,780	\$55,042	\$56,227
Average Household Income 75+	\$49,148	\$47,773	\$45,494

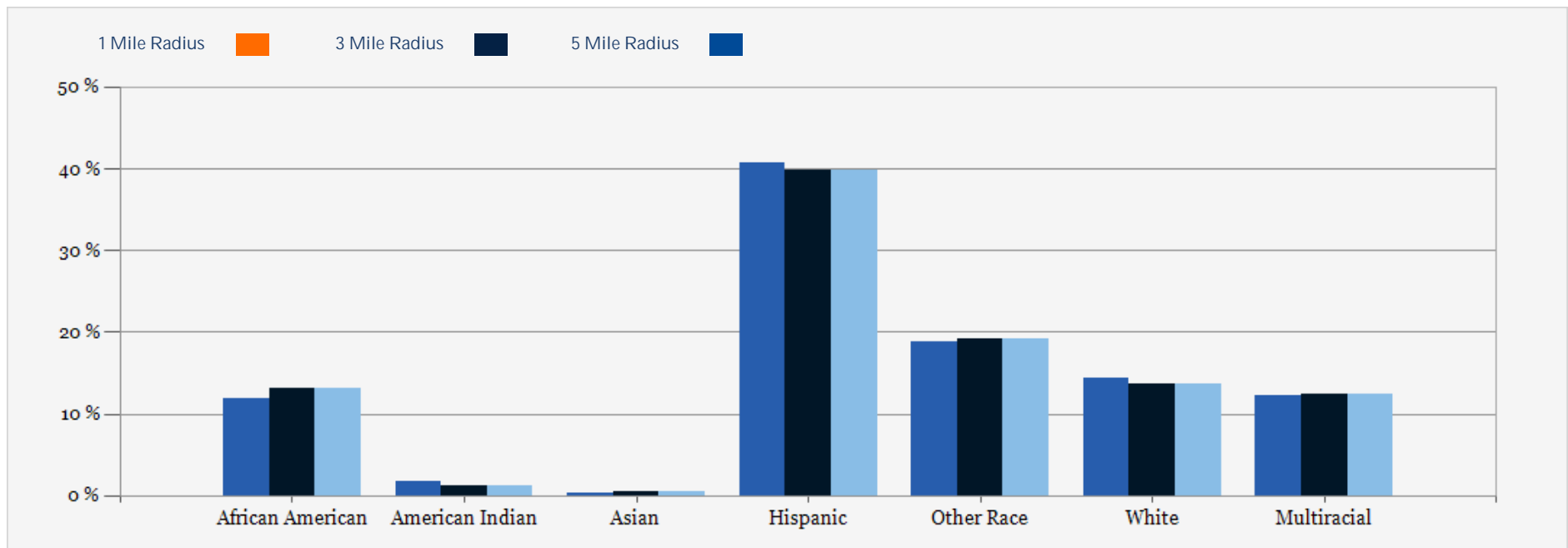
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	870	7,695	19,073
2028 Population Age 35-39	793	7,317	17,893
2028 Population Age 40-44	683	6,411	15,224
2028 Population Age 45-49	700	6,178	14,435
2028 Population Age 50-54	580	5,191	12,293
2028 Population Age 55-59	555	4,845	11,628
2028 Population Age 60-64	469	4,214	10,510
2028 Population Age 65-69	440	3,836	9,585
2028 Population Age 70-74	371	2,899	7,181
2028 Population Age 75-79	228	1,928	5,013
2028 Population Age 80-84	137	1,159	3,021
2028 Population Age 85+	98	746	2,043
2028 Population Age 18+	8,094	70,639	170,847
2028 Median Age	30	31	31

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,541	\$61,811	\$61,154
Average Household Income 25-34	\$75,792	\$79,521	\$78,616
Median Household Income 35-44	\$56,467	\$62,819	\$63,145
Average Household Income 35-44	\$72,360	\$85,265	\$85,684
Median Household Income 45-54	\$57,589	\$63,532	\$63,670
Average Household Income 45-54	\$73,617	\$84,703	\$84,728
Median Household Income 55-64	\$52,626	\$57,122	\$59,415
Average Household Income 55-64	\$66,987	\$78,467	\$80,454
Median Household Income 65-74	\$46,542	\$45,438	\$46,415
Average Household Income 65-74	\$61,572	\$63,879	\$65,665
Average Household Income 75+	\$54,472	\$54,691	\$52,508

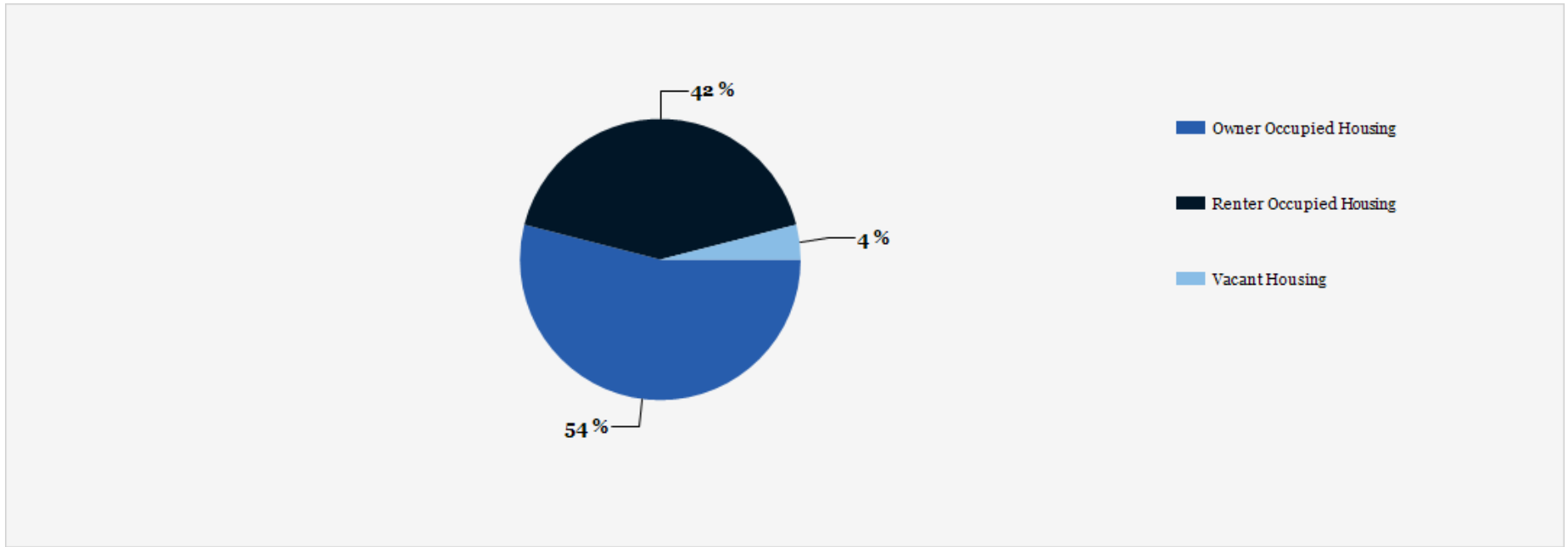
2023 Household Income



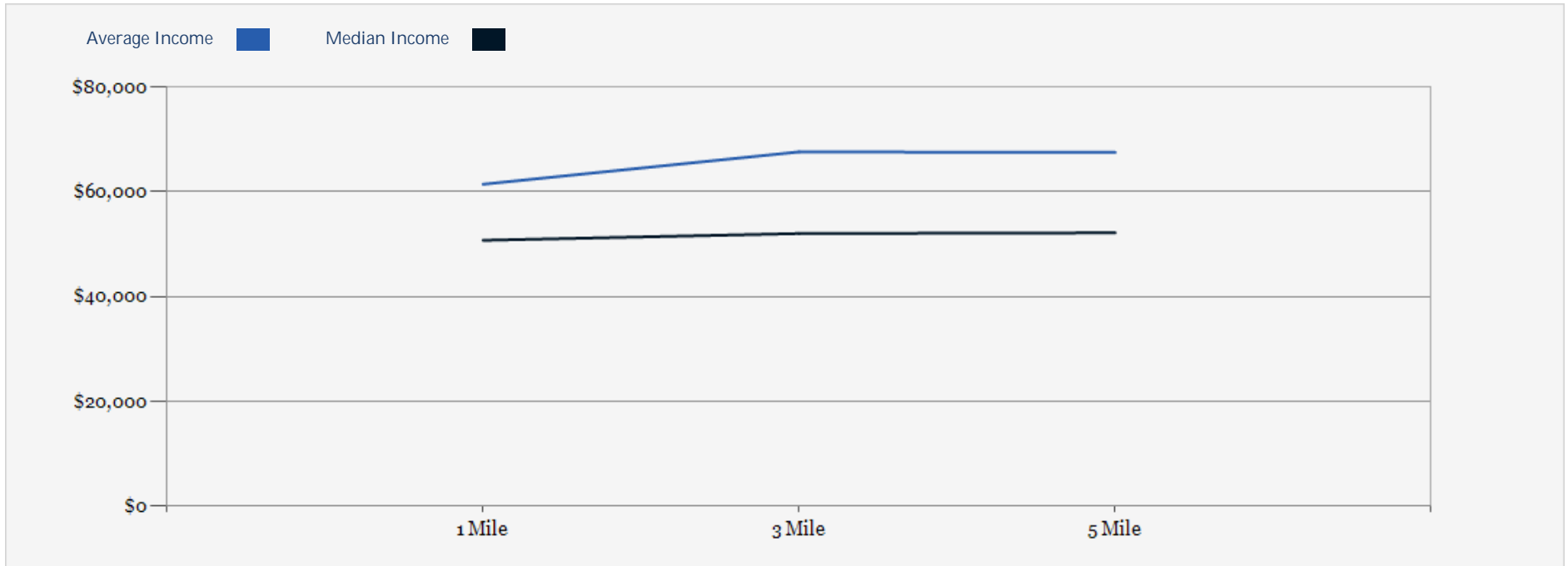
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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