

Peachtree Park

11401 Elam Road, Balch Springs TX 75180

Available Space



Prepared By:

Saul Waranch

The S.F. Waranch Company

Broker

(214) 526-5800

swaranch@sfiwaranch.com

Jeff Lewin

The S.F. Waranch Company

Head of Brokerage

(214) 336-7715

jlewin@sfiwaranch.com



THE PROPERTY

Location

11401 Elam Road
Balch Springs, TX 75180

HIGHLIGHTS

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



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,980	101,321	246,536

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$65,342	\$72,966	\$72,270

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,406	29,314	72,435

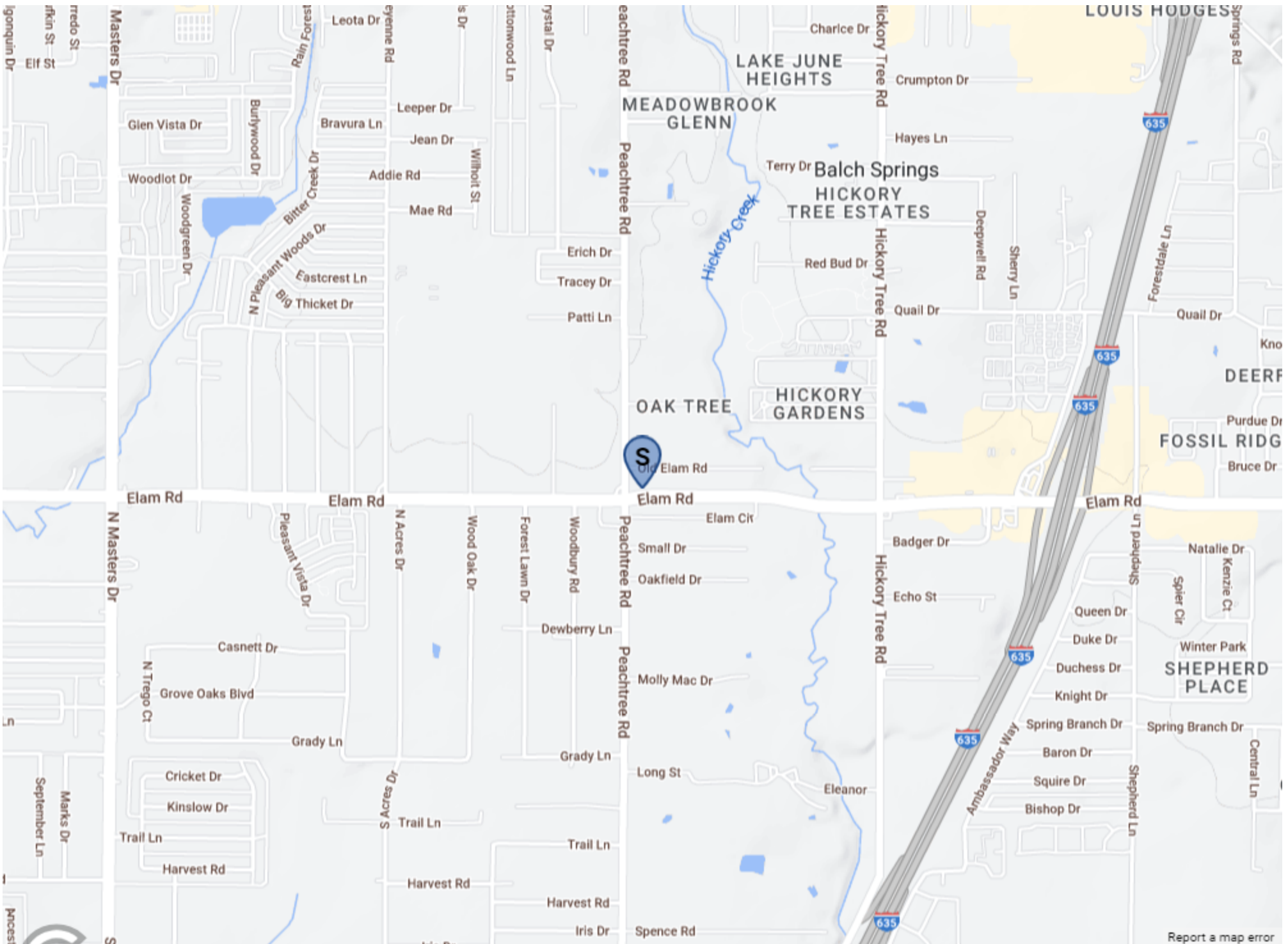
Suite	Tenant	Floor	Square Feet	Lease Type	Notes
101	Elam Tobacco & Novelty	Ground	1,741	Retail	CBD products available.
102	Nice Nail	Ground	1,266	Retail	Establish nail salon
103	Glamour Petshop Grooming	Ground	1,199	Retail	Pet grooming, tropical fish, food and more.
105	R&D Beauty Salon	Ground	792	Retail	Hair salon and grooming.

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
106	Tax Office	Ground	585	Retail	Tax Office
107	Unique Fashions	Ground	1,080	Retail	Modern clothing and shoe store.
108	Mesquite AA	Ground	816	Retail	Treatment center.
109	Cliff's Cash Checking	Ground	1,535	Retail	Cash checking and payment center.
115	Available	Ground	3,020	Retail	Available
117	Herradura Western Wear	Ground	781	Retail	Western Wear
119	Barber	Ground	893	Retail	Barber
121	Donut Palace	Ground	951	Retail	Best local donuts.

PROPERTY FEATURES

CURRENT OCCUPANCY	80.00%
TOTAL TENANTS	12
BUILDING SF	14,659
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



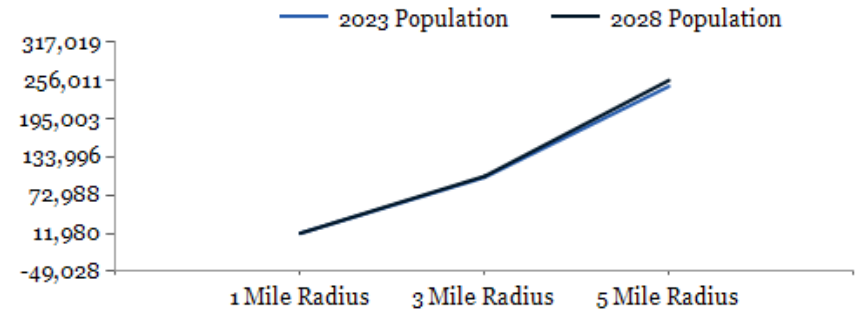




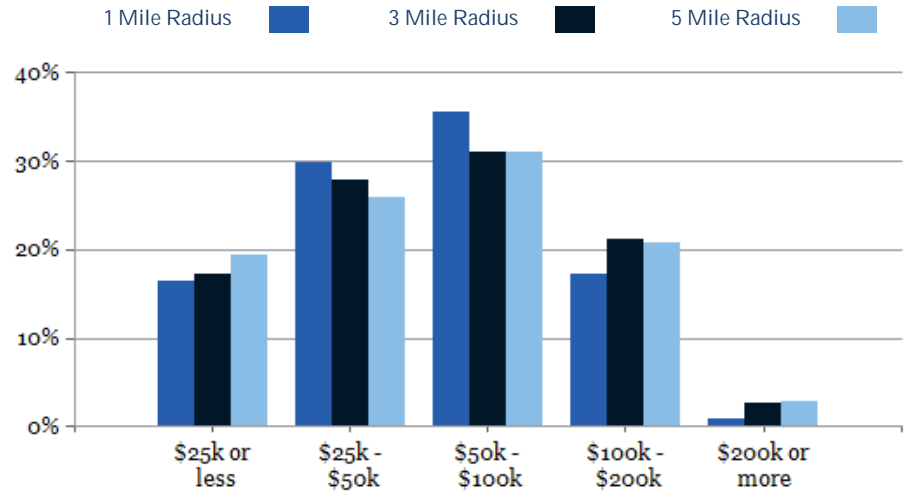
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,249	78,570	194,013
2010 Population	10,896	91,329	222,121
2023 Population	11,980	101,321	246,536
2028 Population	12,148	103,101	256,011
2023-2028: Population: Growth Rate	1.40%	1.75%	3.80%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	274	2,455	7,939
\$15,000-\$24,999	286	2,604	6,076
\$25,000-\$34,999	359	3,269	7,938
\$35,000-\$49,999	658	4,904	10,852
\$50,000-\$74,999	853	5,574	13,500
\$75,000-\$99,999	356	3,540	8,957
\$100,000-\$149,999	430	4,637	11,769
\$150,000-\$199,999	159	1,553	3,325
\$200,000 or greater	31	779	2,078
Median HH Income	\$52,358	\$54,623	\$54,580
Average HH Income	\$65,342	\$72,966	\$72,270

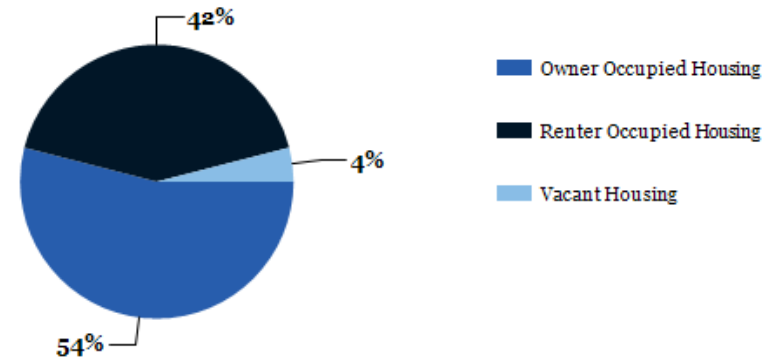
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,136	25,339	63,861
2010 Total Households	3,091	26,394	65,473
2023 Total Households	3,406	29,314	72,435
2028 Total Households	3,485	30,168	76,160
2023 Average Household Size	3.51	3.45	3.39
2023-2028: Households: Growth Rate	2.30%	2.90%	5.05%



2023 Household Income

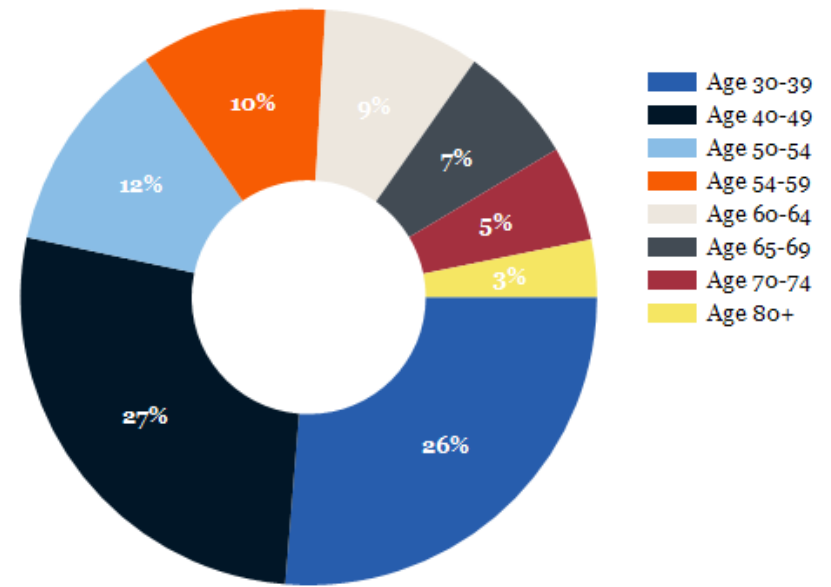


2023 Own vs. Rent - 1 Mile Radius

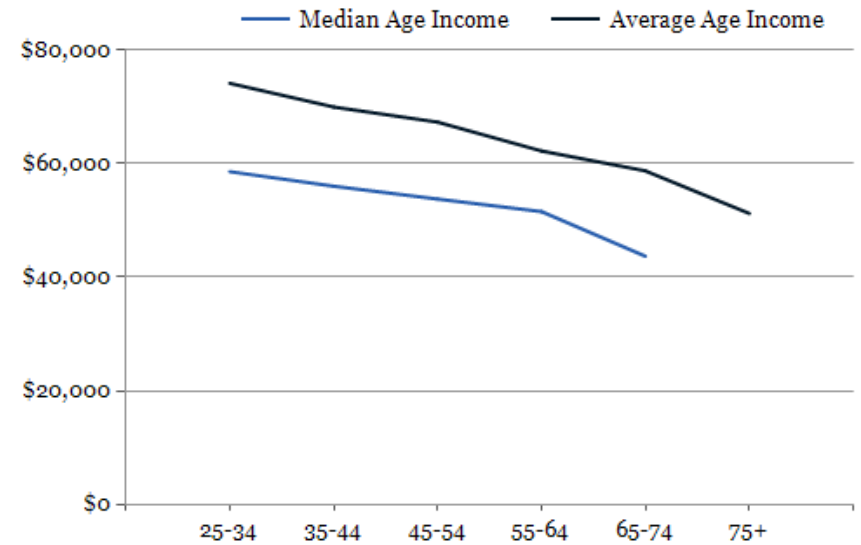


Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	780	6,751	16,529
2023 Population Age 35-39	822	6,750	16,528
2023 Population Age 40-44	859	7,071	17,216
2023 Population Age 45-49	787	6,636	15,763
2023 Population Age 50-54	736	6,300	14,892
2023 Population Age 55-59	639	5,454	13,141
2023 Population Age 60-64	537	4,741	11,933
2023 Population Age 65-69	407	3,745	9,434
2023 Population Age 70-74	326	2,591	6,496
2023 Population Age 75-79	196	1,700	4,261
2023 Population Age 80-84	100	905	2,326
2023 Population Age 85+	90	745	2,015
2023 Population Age 18+	8,598	72,682	176,564
2023 Median Age	32	32	32
2028 Median Age	32	33	33



2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,597	\$59,426	\$59,080
Average Household Income 25-34	\$74,158	\$74,613	\$74,059
Median Household Income 35-44	\$56,033	\$62,066	\$61,811
Average Household Income 35-44	\$69,981	\$82,447	\$80,812
Median Household Income 45-54	\$53,770	\$60,927	\$60,989
Average Household Income 45-54	\$67,314	\$79,589	\$78,549
Median Household Income 55-64	\$51,556	\$53,987	\$55,743
Average Household Income 55-64	\$62,236	\$71,732	\$73,197
Median Household Income 65-74	\$43,680	\$42,268	\$42,474
Average Household Income 65-74	\$58,724	\$60,443	\$60,691
Average Household Income 75+	\$51,219	\$53,586	\$51,684



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 tenants, 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
The S.F. Waranch Company
Broker
(214) 526-5800
swaranch@sfwaranch.com

Jeff Lewin
The S.F. Waranch Company
Head of Brokerage
(214) 336-7715
jlewin@sfwaranch.com

