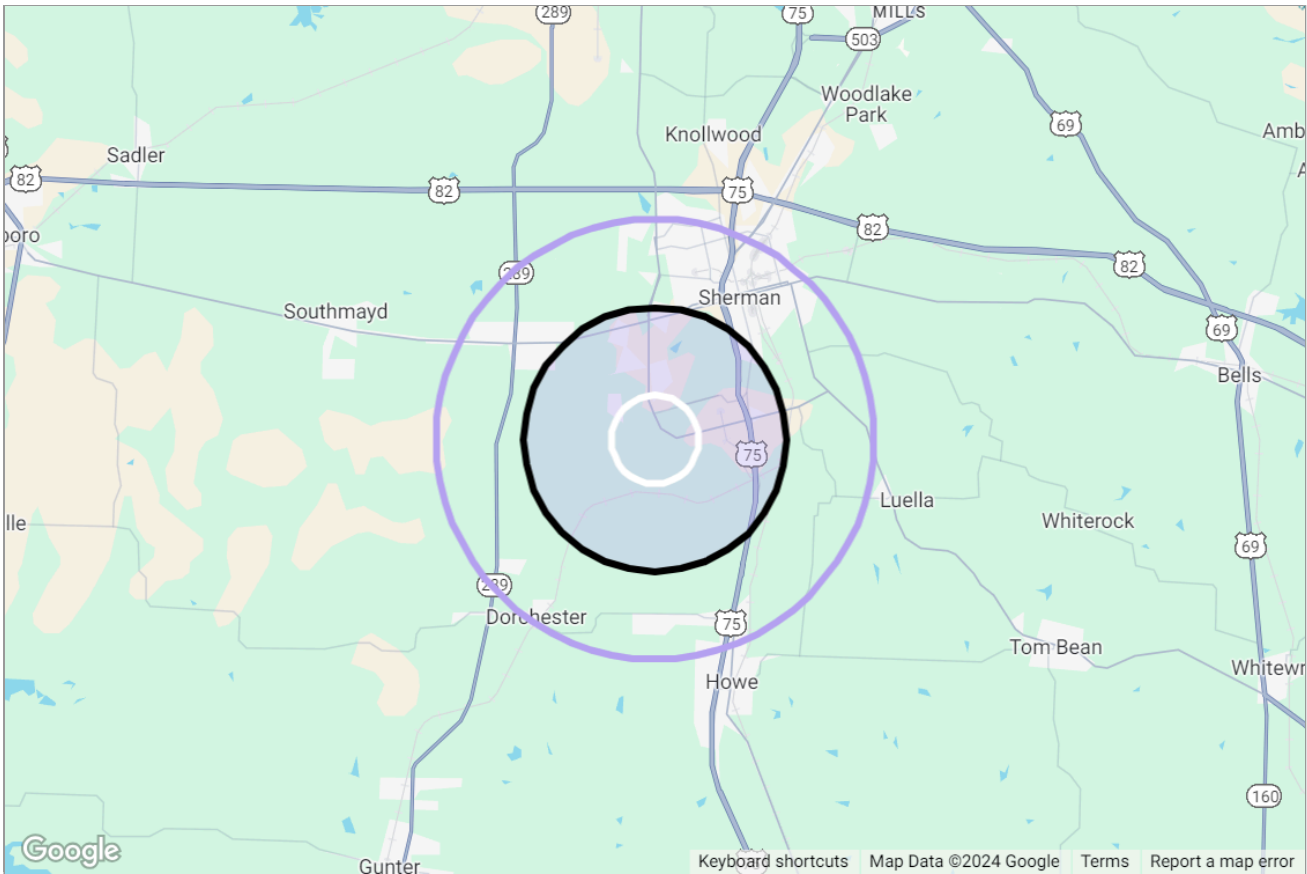![Ready Real Estate .com logo]

TRADE AREA REPORT

3 mile 475 Old Dorchester

Presented by

Naomi Freeman

Work: (469) 766-3976 | Fax: (214) 679-6182

Ready Real Estate

10440 N. Central Expressway, Suite 800
Dallas, TX 75231

Criteria Used for Analysis

Median Household Income	Median Age	Total Population	1st Dominant Segment
$62,093	**39.8**	**27,977**	**Old and Newcomers**

Consumer Segmentation

Life Mode		Urbanization	
What are the people like that live in this area?	Middle Ground Lifestyles of thirtysomethings	**Where do people like this usually live?**	Metro Cities Affordable city life, including smaller metros, satellite cities

Top Tapestry Segments	Old and Newcomers	Bright Young Professionals	Comfortable Empty Nesters	Midlife Constants	Green Acres
% of Households	3,573 (30.4%)	1,577 (13.4%)	1,327 (11.3%)	1,152 (9.8%)	942 (8.0%)
% of Grayson County	4,444 (8.1%)	1,577 (2.9%)	3,505 (6.4%)	4,238 (7.7%)	7,047 (12.9%)
Lifestyle Group	Middle Ground	Middle Ground	GenXurban	GenXurban	Cozy Country Living
Urbanization Group	Metro Cities	Urban Periphery	Suburban Periphery	Suburban Periphery	Rural
Residence Type	Single Family; Multi-Units	Single Family; Multi-Units	Single Family	Single Family	Single Family
Household Type	Singles	Married Couples	Married Couples	Married Couples w/No Kids	Married Couples
Average Household Size	2.11	2.38	2.49	2.3	2.65
Median Age	40.5	34.1	49.2	48	44.8
Diversity Index	62.3	75.5	46.1	48	37.4
Median Household Income	$55,400	$67,200	$89,200	$56,700	$95,600
Median Net Worth	$63,100	$75,000	$362,800	$57,800	$346,700
Median Home Value	$242,900	$286,200	$283,300	$215,400	$329,300
Homeownership	49.3 %	46.8 %	87.7 %	75.2 %	88 %
Employment	Professional or Services	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial
Education	Some College No Degree	Some College No Degree	Bachelor's Degree	High School Diploma	High School Diploma
Preferred Activities	Strong sense of community volunteer for charities . Food features convenience, frozen and fast food.	Go to bars/clubs; attend concerts . Eat at fast food, family restaurants.	Play golf, ski and work out regularly . Home maintenance a priority among these homeowners.	Sociable, church-going residents . Enjoy movies at home, reading, fishing and golf.	Pursue physical fitness vigorously, . Active in communities and social organizations.
Financial	Price aware and coupon clippers, but open to impulse buys	Own retirement savings and student loans	Portfolio includes stocks, CODs, mutual funds and real estate	42% recieve Social Security, 27% also receive retirement income	Comfortable with debt, and investments.
Media	Features the Internet, listening to country music and read the paper	Get most of their information from the Internet	Listen to sports radio; watch sports on TV	After TV, Radio and newspapers are medias of choice	Provided by satellite service, radio and television
Vehicle	View car as transportation only	Own newer cars	Own 1-2 vehicles	Own domestic SUVs, trucks	Late model trucks SUVs, ATVs and motorcycles

11/14/2024

About this segment

Old and Newcomers

This is the	In this area	In the United States
#1	**30.4%**	**2.3%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support charity causes and are environmentally conscious. Age is not always obvious from their choices.

Our Neighborhood

- Metropolitan city dwellers. Predominantly single households, with a mix of married couples (no children); average household size lower at 2.12. 55% renter occupied; average rent is lower than the US. 45% of housing units are single-family dwellings; 45% are multiunit buildings in older neighborhoods, built before 1980. Average vacancy rate at 11%.

Socioeconomic Traits

- An average labor force participation rate of 62.6%, despite the increasing number of retired workers. 32% of households are currently receiving income from Social Security. 31% have a college degree, 33% have some college education, 9% are still enrolled in college. Consumers are price aware and coupon clippers, but open to impulse buys. They are attentive to environmental concerns. They are comfortable with the latest technology.

Market Profile

- Residents have a strong sense of community. They volunteer for charities, help fund raise, and recycle. They prefer cell phones to landlines. Entertainment features the Internet (employment searches, rating products, updating social media profiles), watching movies at home, listening to country music, and reading the paper. Vehicles are basically just a means of transportation. Food features convenience, frozen and fast food. They do banking as likely in person as online.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

11/14/2024

About this segment
Bright Young Professionals

This is the	In this area	In the United States
#2	**13.4%**	**2.3%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. More than one out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.

Our Neighborhood

- Approximately 57% of the households rent; 43% own their homes. Household type is primarily couples, married (or unmarried), with above average concentrations of both single-parent and single-person households. Multiunit buildings or row housing make up 56% of the housing stock (row housing, buildings with 5 –19 units); 43% built 1980–99. Average rent mirrors the US. Lower vacancy rate is at 8.2%.

Socioeconomic Traits

- Education completed: 35% with some college or an associate's degree, 33% with a bachelor's degree or higher. Labor force participation rate of 72% is higher than the US rate. These consumers are up on the latest technology. They get most of their information from the Internet. Concern about the environment impacts their purchasing decisions.

Market Profile

- Own retirement savings and student loans. Own newer computers (desktop, laptop, or both), iPods, and 2+ TVs. Go online and use mobile devices for banking, access YouTube or Facebook, visit blogs, download movies, and play games. Use cell phones to text, redeem mobile coupons, listen to music, and check for news and financial information. Find leisure going to bars/clubs, attending concerts, going to the beach. Enjoy a variety of sports, including backpacking, rock climbing, football, Pilates, running, and yoga. Eat out often at fast-food and family restaurants.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment

Comfortable Empty Nesters

This is the	In this area	In the United States
#3	**11.3%**	**2.4%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Residents in this large, growing segment are older, with more than half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care or manufacturing. These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average. Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.

Our Neighborhood

- Married couples, some with children, but most without. Average household size slightly higher at 2.52. Found throughout the suburbs and small towns of metropolitan areas, where most residents own and live in single-family detached homes. Most homes built between 1950 and 1990. Households generally have one or two vehicles.

Socioeconomic Traits

- Education: 36% college graduates; nearly 68% with some college education. Average labor force participation at 61%. Most households' income from wages or salaries, but a third also draw income from investments and retirement. Comfortable Empty Nesters residents physically and financially active. Prefer eating at home instead of dining out. Home maintenance a priority among these homeowners.

Market Profile

- Residents enjoy listening to sports radio or watching sports on television. Physically active, they play golf, ski, ride bicycles, and work out regularly. Spending a lot of time online isn't a priority, so most own older home computers. Financial portfolio includes stocks, certificates of deposit, mutual funds, and real estate.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

11/14/2024

About this segment
Midlife Constants

This is the	In this area	In the United States
#4	**9.8%**	**2.4%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Midlife Constants residents are seniors, at or approaching retirement, with below average labor force participation and above average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous, but not spendthrifts.

Our Neighborhood

- Older homes (most built before 1980) found in the suburban periphery of smaller metropolitan markets. Primarily married couples, with a growing share of singles. Settled neighborhoods with slow rates of change and residents that have lived in the same house for years. Single-family homes, less than half still mortgaged, with a median home value of $154,100.

Socioeconomic Traits

- Education: 63% have a high school diploma or some college. At 31%, the labor force participation rate is low in this market. Almost 42% of households are receiving Social Security; 27% also receive retirement income. Traditional, not trendy; opt for convenience and comfort, not cutting-edge. Technology has its uses, but the bells and whistles are a bother. Attentive to price, but not at the expense of quality, they prefer to buy American and natural products. Radio and newspapers are the media of choice (after television).

Market Profile

- Prefer practical vehicles like SUVs and trucks (domestic, of course). Sociable, church-going residents belonging to fraternal orders, veterans' clubs and charitable organizations and do volunteer work and fund-raising. Contribute to arts/cultural, educational, health, and social services organizations. DIY homebodies that spend on home improvement and gardening. Media preferences: country or movie channels. Leisure activities include movies at home, reading, fishing, and golf.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment
Green Acres

This is the	In this area	In the United States
#5	**8.0%**	**3.3%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

The Green Acres lifestyle features country living and self-reliance. Avid do-it-yourselfers, they maintain and remodel their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf.

Our Neighborhood

- This large segment is concentrated in rural enclaves in metropolitan areas. Primarily (not exclusively) older homes with acreage; new housing growth in the past 15 years. Single-family, owner-occupied housing, with a median value of $235,500. An older market, primarily married couples, most with no children.

Socioeconomic Traits

- Education: More than 60% are college educated. Labor force participation rate is high at 66.8%. Income is derived not only from wages and salaries but also from self-employment (more than 13% of households), investments (27% of households), and increasingly, from retirement. They are cautious consumers with a focus on quality and durability. Comfortable with technology, more as a tool than a trend: banking or paying bills online is convenient; but the Internet is not viewed as entertainment. Economic outlook is professed as pessimistic, but consumers are comfortable with debt, primarily as home and auto loans, and investments.

Market Profile

- Purchasing choices reflect Green Acres residents' country life, including a variety of vehicles, from trucks and SUVs to ATVs and motorcycles, preferably late model. Homeowners favor DIY home improvement projects and gardening. Media of choice are provided by satellite service, radio, and television, also with an emphasis on country and home and garden. Green Acres residents pursue physical fitness vigorously, from working out on home exercise equipment to playing a variety of sports. Residents are active in their communities and a variety of social organizations, from charitable to veterans' clubs.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

3 mile 475 Old Dorchester: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

3 mile 475 Old Dorchester: 8,459 / 8,781

5 miles: 35,743 / 36,320

Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

3 mile 475 Old Dorchester: 151.4 / 154.4

5 miles: 151.4 / 154.4

Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2023, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

3 mile 475 Old Dorchester: 5.11% / 3.81%

5 miles: 1.66% / 1.61%

Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 3 mile 475 Old Dorchester

3 mile 475 Old Dorchester: 5,159

5 miles: 33,910

11/14/2024

Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 3 mile 475 Old Dorchester

3 mile 475 Old Dorchester	144.2
5 miles	144.2

Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

3 mile 475 Old Dorchester	2.48
	2.45
5 miles	2.59
	2.56

Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

3 mile 475 Old Dorchester	6,823
	7,075
5 miles	27,614
	28,049

Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ Women 2023
■ Men 2023
■ Women 2028 (Projected)
■ Men 2028 (Projected)

3 mile 475 Old Dorchester	52.1%	47.9%
	52.2%	47.8%
5 miles	51.1%	48.9%
	51.2%	48.8%

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11/14/2024

3 mile 475 Old Dorchester: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

3 mile 475 Old Dorchester
38.2
40.1

5 miles
36.0
36.8

Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

Children
12.0%
11.9%

Tweens
3.8%
3.6%

Teens
9.2%
8.5%

20s
12.7%
13.3%

30s
13.7%
12.6%

40s
12.8%
13.1%

50s
12.2%
11.6%

60s
11.1%
11.5%

70s
7.8%
8.4%

Over 80
4.7%
5.5%

11/14/2024

3 mile 475 Old Dorchester: Marital Status Comparison

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
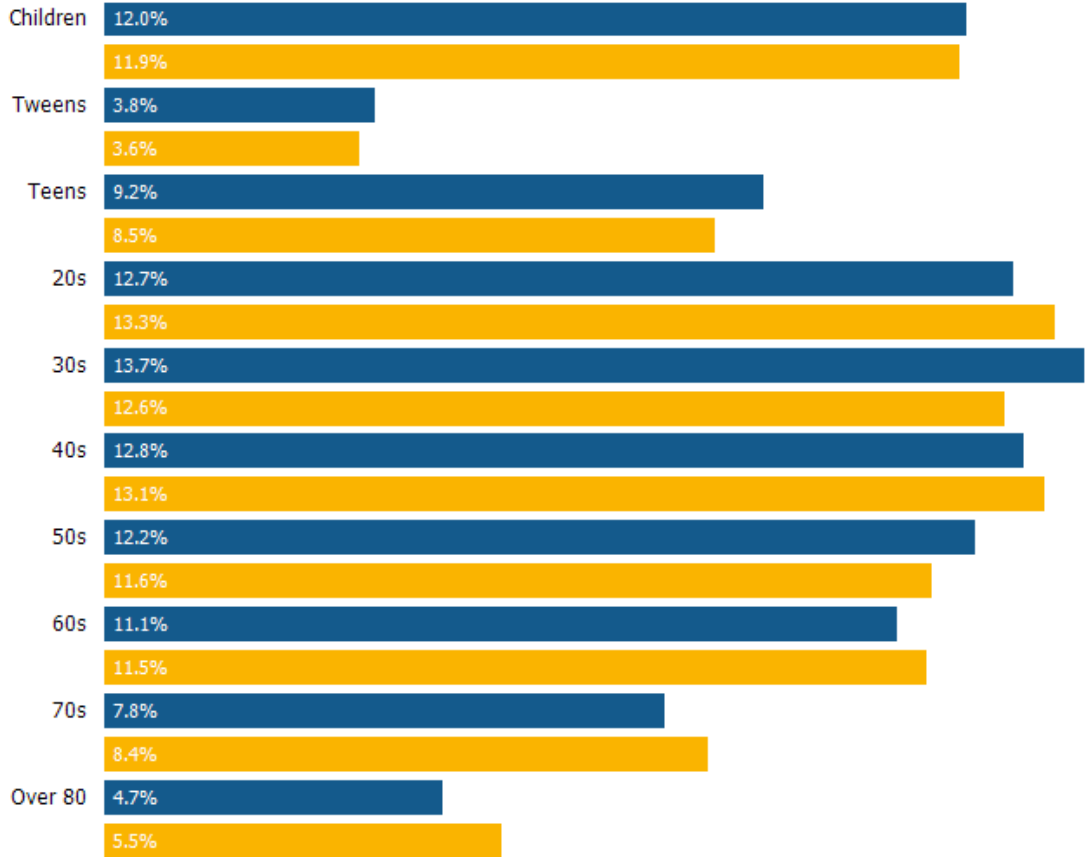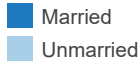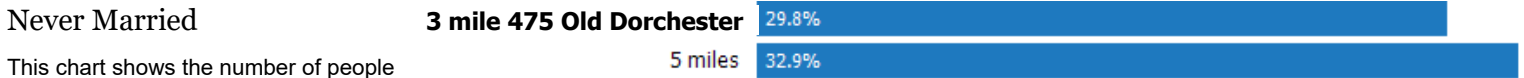
Update Frequency: Annually

- ■ Married
- ■ Unmarried

	Married	Unmarried
3 mile 475 Old Dorchester	53.5%	46.5%
5 miles	49.6%	50.4%

Married

This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

3 mile 475 Old Dorchester	53.5%
5 miles	49.6%

Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

3 mile 475 Old Dorchester	29.8%
5 miles	32.9%

Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

3 mile 475 Old Dorchester	4.2%
5 miles	4.4%

Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

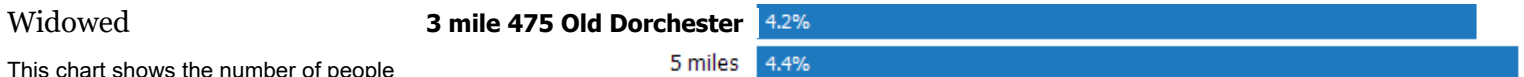Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

3 mile 475 Old Dorchester	12.5%
5 miles	13.1%

11/14/2024

3 mile 475 Old Dorchester: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

3 mile 475 Old Dorchester $84,883
$93,602
5 miles $79,378
$89,142

Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

3 mile 475 Old Dorchester $58,936
$62,048
5 miles $55,320
$59,546

Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

3 mile 475 Old Dorchester $33,935
$37,795
5 miles $29,779
$33,775

Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

3 mile 475 Old Dorchester $67,268
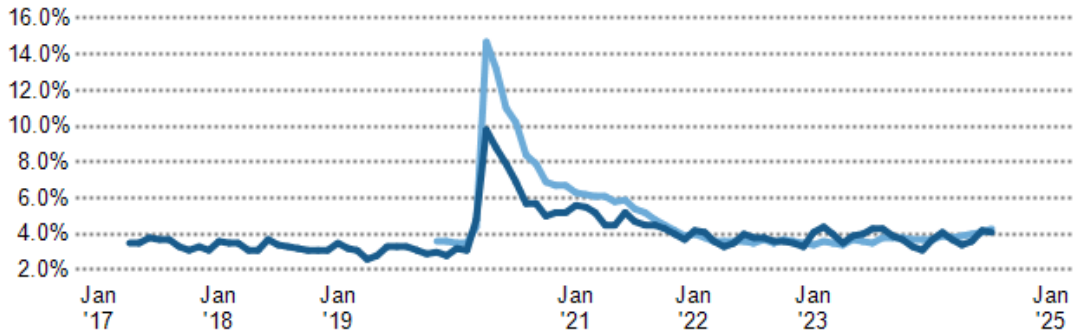5 miles $63,386

11/14/2024

Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

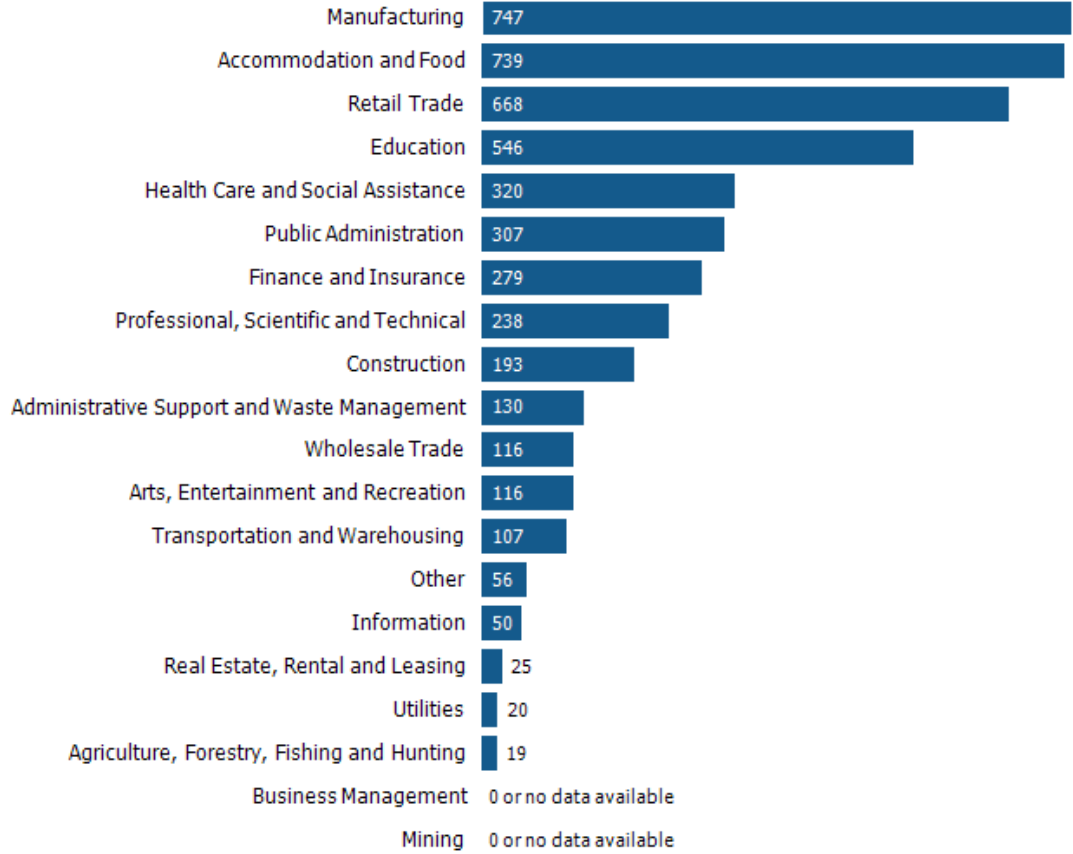Update Frequency: Monthly

- ■ Sherman-Denison, TX
- ■ USA

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2023

Update Frequency: Annually

Industry	Count
Manufacturing	747
Accommodation and Food	739
Retail Trade	668
Education	546
Health Care and Social Assistance	320
Public Administration	307
Finance and Insurance	279
Professional, Scientific and Technical	238
Construction	193
Administrative Support and Waste Management	130
Wholesale Trade	116
Arts, Entertainment and Recreation	116
Transportation and Warehousing	107
Other	56
Information	50
Real Estate, Rental and Leasing	25
Utilities	20
Agriculture, Forestry, Fishing and Hunting	19
Business Management	0 or no data available
Mining	0 or no data available

3 mile 475 Old Dorchester: Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

3 mile 475 Old Dorchester	4.1%
5 miles	4.7%

Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

3 mile 475 Old Dorchester	5.8%
5 miles	5.1%

High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

3 mile 475 Old Dorchester	2.3%
5 miles	5.1%

High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

3 mile 475 Old Dorchester	23.5%
5 miles	25.2%

Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

3 mile 475 Old Dorchester	25.9%
5 miles	25.3%

Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

3 mile 475 Old Dorchester	13.4%
5 miles	11.3%

Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

3 mile 475 Old Dorchester	13.1%
5 miles	15.1%

Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

3 mile 475 Old Dorchester	11.9%
5 miles	8.3%

11/14/2024

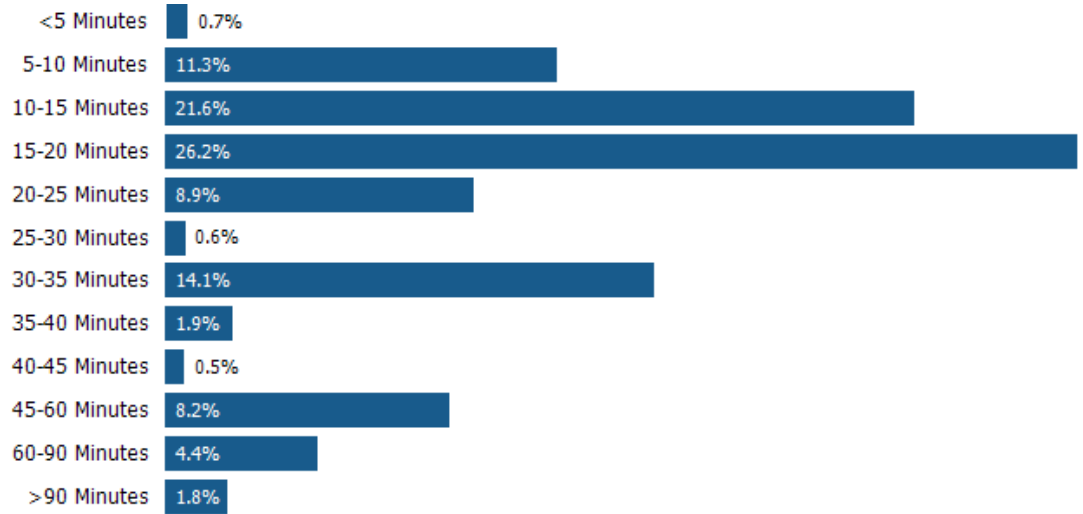# 3 mile 475 Old Dorchester: Commute Comparison

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 3 mile 475 Old Dorchester

<5 Minutes	0.7%
5-10 Minutes	11.3%
10-15 Minutes	21.6%
15-20 Minutes	26.2%
20-25 Minutes	8.9%
25-30 Minutes	0.6%
30-35 Minutes	14.1%
35-40 Minutes	1.9%
40-45 Minutes	0.5%
45-60 Minutes	8.2%
60-90 Minutes	4.4%
>90 Minutes	1.8%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 3 mile 475 Old Dorchester

Drive Alone	86.4%
Carpool	11.9%
Work at Home	5.9%
Walk	1.7%

11/14/2024

3 mile 475 Old Dorchester: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Sherman-Denison, TX	$278,750
USA	$369,520

## 12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Sherman-Denison, TX	-2.8%
USA	+2.7%

11/14/2024
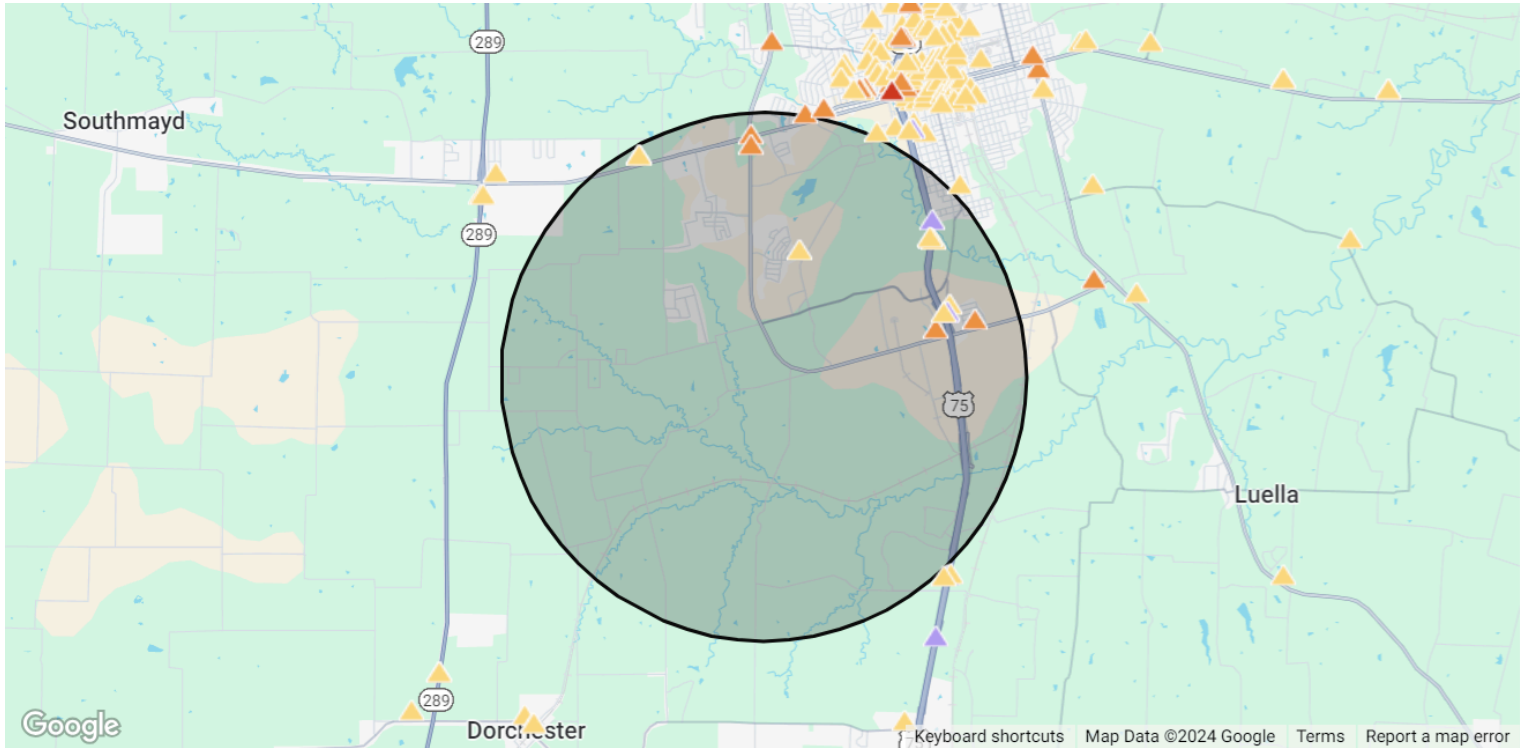
Traffic Counts

Daily Traffic Counts:
▲ 6,001 – 15,000   ▲ 15,001 – 30,000   ▲ 30,001 – 50,000   ▲ 50,001 – 100,000   ▲ Over 100,000 / day
▲ Up 6,000 / day

▲ 1

63,764

2023 Est. daily traffic counts

Street: **Sam Rayburn Freeway**
Cross: **E Hwy 82**
Cross Dir: **N**
Dist: **0.05 miles**

Historical counts

Year		Count	Type
2021	▲	63,566	AADT
2020	▲	64,855	AADT
2019	▲	69,150	AADT
2018	▲	58,488	AADT

▲ 2

60,557

2023 Est. daily traffic counts

Street: **US Hwy 75**
Cross: **Fallon Dr**
Cross Dir: **NE**
Dist: **0.16 miles**

Historical counts

Year		Count	Type
2020	▲	60,610	AADT
2019	▲	63,999	AADT
2016	▲	61,176	AADT
2015	▲	57,600	AADT
2014	▲	54,544	AADT

▲ 3

29,096

2023 Est. daily traffic counts

Street: **US Hwy 82**
Cross: **FM 1417**
Cross Dir: **W**
Dist: **0.4 miles**

Historical counts

Year		Count	Type
2021	▲	30,049	AADT
2020	▲	30,139	AADT
2019	▲	31,431	AADT
2018	▲	27,982	AADT
2016	▲	33,227	AADT

▲ 4

23,531

2023 Est. daily traffic counts

Street: **Buck Owens Freeway**
Cross: **FM 1417**
Cross Dir: **E**
Dist: **0.45 miles**

Historical counts

Year		Count	Type
2019	▲	24,327	AADT
2018	▲	20,901	AADT

▲ 5

22,651

2023 Est. daily traffic counts

Street: **US Hwy 82**
Cross: **Reynolds Ln**
Cross Dir: **E**
Dist: **0.18 miles**

Historical counts

Year		Count	Type
2021	▲	23,469	AADT
2020	▲	21,366	AADT
2019	▲	23,518	AADT
2018	▲	20,428	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.

- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com

Neighborhood Loans

Contact:
Alex Varela, Regional Sales Manager

avarela@neighborhoodloans.com

Office:(214) 239-1506
Fax:(866) 908-1524

950 E. State Highway 114
Suite 130
Southlake, TX 76092
https://www.teamvarela.com

Texas Title

Contact:
Vanessa McCaffrey, Manager, Title Officer

TeamVanessa@TexasTitle.com

Office:(817) 329-1501
Mobile:(817) 504-5323

601 Zena Rucker Road
Suite 107
Southlake, TX 76092
https://www.TexasTitle.com

Close where YOU want with Texas Title!