

Lewisville Commons

Lewisville, Texas



Lewisville Commons, a 71,325 square foot neighborhood shopping center located at the northwest corner of FM 407 (Justin Rd.) and Garden Ridge Blvd. in North Lewisville, is a new and exciting shopping experience that features an existing Wal-Mart Neighborhood Market in an affluent and fast growing Dallas suburb. High visibility, easy access and strong traffic highlight this new shopping center development. As the anchor for the shopping center, Wal-Mart Neighborhood Market (along with Super Wal-Mart) is the No. 1 grocer by market share in the Dallas/Ft. Worth market and this

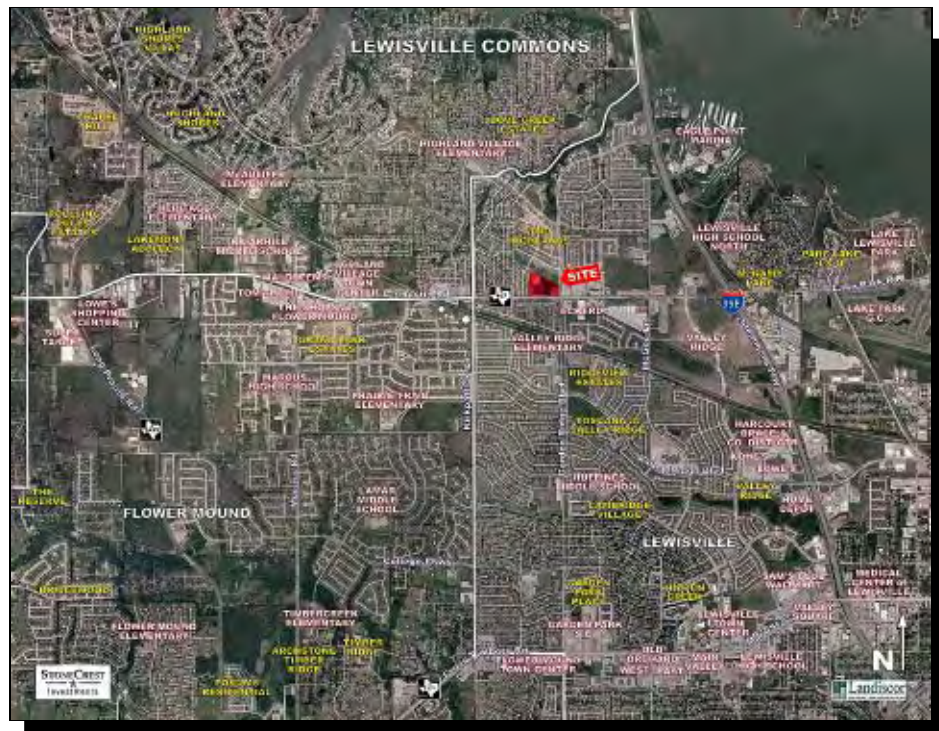
shopping center benefits significantly from that distinction in the marketplace.

Lewisville Commons is a prime retail center situated on highly traveled FM 407 and is directly and easily accessible from I-35. This center will feature a “first-class” architectural design which complements the attractive Wal-Mart Neighborhood Market design. This shopping center is a welcome addition to an area that has strong growth and income levels that far exceed the average for Dallas/Ft. Worth. Come see why **Lewisville Commons** is a smart and desirable choice for convenience-driven retailers and restaurants alike.



Demographics

	Population	Avg HH Income
1 Mile:	12,550	\$103,658
3 Mile:	76,538	\$107,476
5 Mile:	163,963	\$112,442



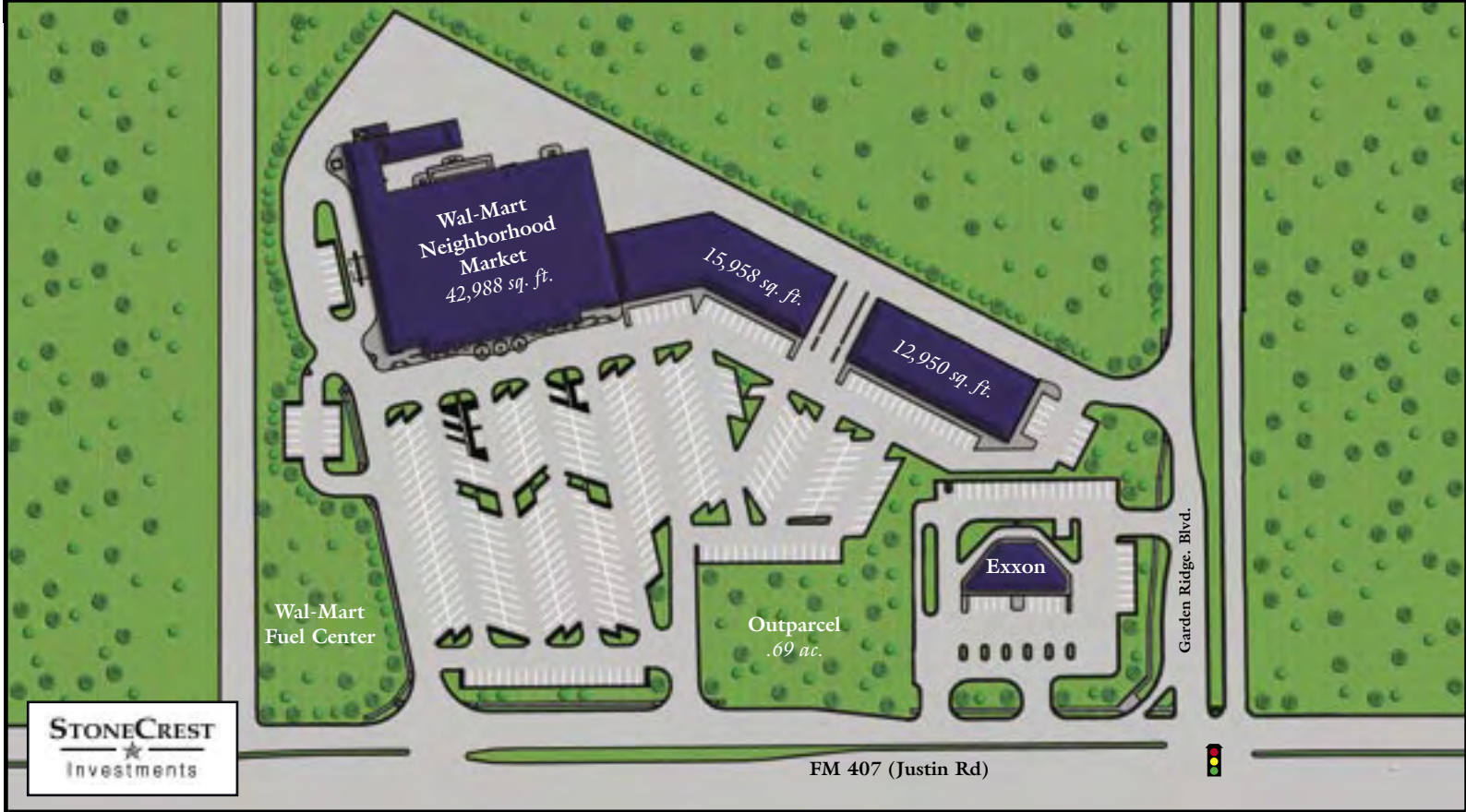
STONECREST

Investments

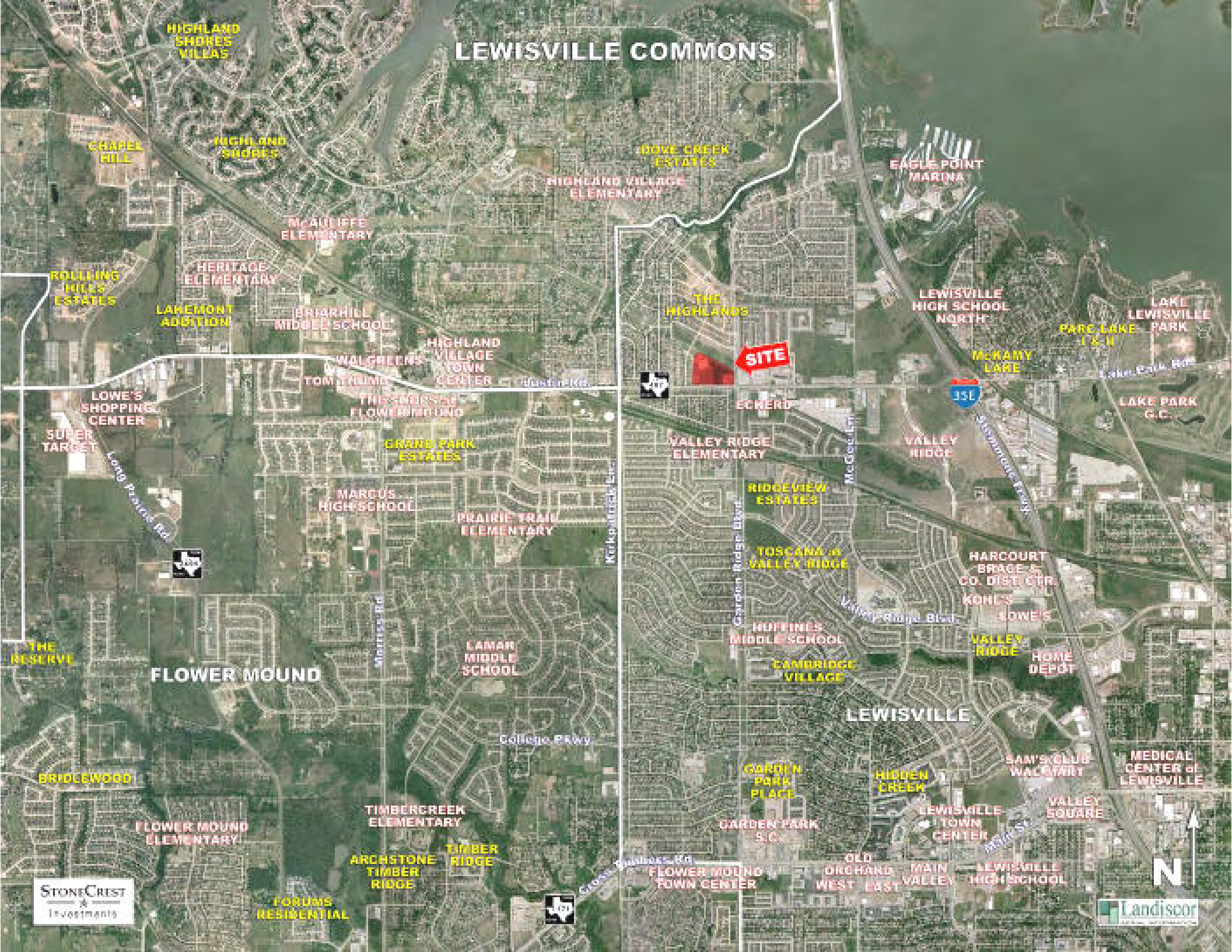
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Lewisville Commons

— Lewisville ★ Texas —



LEWISVILLE COMMONS



HIGHLAND SHORES VILLAS

CHAPEL HILL

HIGHLAND SHORES

DOVE CREEK ESTATES

EAGLE POINT MARINA

ROLLING HILLS ESTATES

HERITAGE ELEMENTARY

McAULIFFE ELEMENTARY

HIGHLAND VILLAGE ELEMENTARY

LEWISVILLE HIGH SCHOOL NORTH

LANEMONT ADDITION

BRIARHILL MIDDLE SCHOOL

THE HIGHLANDS

LAKE LEWISVILLE PARK

WALGREENS

TOM BRIND

HIGHLAND VILLAGE TOWN CENTER

McKANY LAKE

LAKE PARK G.C.

LOWE'S SHOPPING CENTER

THE EDGES AT FLOWER MOUND

ECKERD

I-35

SUPER TARGET

GRAND PARK ESTATES

VALLEY RIDGE ELEMENTARY

VALLEY RIDGE

LONG PRAIRIE RD

MARCUS HIGH SCHOOL

PRAIRIE TRAIL ELEMENTARY

RIDGEVIEW ESTATES

HARCOURT BRAGE & CO. DIST. CTR.

THE RESERVE

FLOWER MOUND

LAMAR MIDDLE SCHOOL

TOSCANA IN VALLEY RIDGE

KOHL'S

LOWE'S

BRIDLEWOOD

FLOWER MOUND ELEMENTARY

TIMBERCREEK ELEMENTARY

HUFFINES MIDDLE SCHOOL

CAMBRIDGE VILLAGE

VALLEY RIDGE

HOME DEPOT

ARCHSTONE

TIMBER RIDGE

TIMBER RIDGE

GARDEN PARK PLACE

HIDDEN CREEK

SAM'S CLUB WACARBILT

MEDICAL CENTER OF LEWISVILLE

STONECREST Investments

FORUMS RESIDENTIAL

FLOWER MOUND TOWN CENTER

OLD ORCHARD WEST EAST

LEWISVILLE HIGH SCHOOL

VALLEY SQUARE



Landiscor

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



Pop-Facts: Demographic Snapshot Report

Prepared For: STONECREST INVESTMENTS
Project Code: 2271848

Order #: 964054531
Site: 01

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
Population						
2011 Projection	14,190		86,647		190,362	
2006 Estimate	12,550		76,538		163,963	
2000 Census	10,822		65,836		134,847	
1990 Census	5,534		42,173		73,018	
Growth 2006-2011	13.07%		13.21%		16.10%	
Growth 2000-2006	15.97%		16.26%		21.59%	
Growth 1990-2000	95.55%		56.11%		84.68%	
2006 Est. Population by Single Race Classification						
White Alone	9,455	75.34	60,689	79.29	130,721	79.73
Black or African American Alone	1,321	10.53	5,022	6.56	10,399	6.34
American Indian and Alaska Native Alone	49	0.39	419	0.55	878	0.54
Asian Alone	808	6.44	3,083	4.03	7,618	4.65
Native Hawaiian and Other Pacific Islander Alone	7	0.06	26	0.03	85	0.05
Some Other Race Alone	567	4.52	5,261	6.87	9,742	5.94
Two or More Races	343	2.73	2,038	2.66	4,520	2.76
2006 Est. Population Hispanic or Latino by Origin*						
Not Hispanic or Latino	11,286	89.93	64,752	84.60	140,659	85.79
Hispanic or Latino:	1,264	10.07	11,786	15.40	23,303	14.21
Mexican	752	59.49	8,646	73.36	16,799	72.09
Puerto Rican	64	5.06	397	3.37	905	3.88
Cuban	27	2.14	156	1.32	335	1.44
All Other Hispanic or Latino	421	33.31	2,587	21.95	5,264	22.59
2006 Est. Hispanic or Latino by Single Race Class.						
White Alone	580	45.89	5,611	47.61	11,650	49.99
Black or African American Alone	19	1.50	151	1.28	217	0.93
American Indian and Alaska Native Alone	7	0.55	109	0.92	249	1.07
Asian Alone	4	0.32	27	0.23	96	0.41
Native Hawaiian and Other Pacific Islander Alone	1	0.08	6	0.05	6	0.03
Some Other Race Alone	556	43.99	5,203	44.15	9,590	41.15
Two or More Races	97	7.67	678	5.75	1,495	6.42



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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
2006 Est. Pop. Asian Alone Race by Category*	808		3,083		7,618	
Chinese, except Taiwanese	114	14.11	456	14.79	1,138	14.94
Filipino	92	11.39	283	9.18	651	8.55
Japanese	35	4.33	146	4.74	296	3.89
Asian Indian	250	30.94	956	31.01	2,593	34.04
Korean	81	10.02	379	12.29	1,025	13.45
Vietnamese	165	20.42	602	19.53	1,230	16.15
Cambodian	26	3.22	58	1.88	94	1.23
Hmong	0	0.00	0	0.00	0	0.00
Laotian	2	0.25	3	0.10	28	0.37
Thai	3	0.37	11	0.36	60	0.79
Other Asian	29	3.59	147	4.77	403	5.29
Two or more Asian categories	11	1.36	41	1.33	98	1.29
2006 Est. Population by Ancestry	12,550		76,538		163,963	
Pop, Arab	61	0.49	188	0.25	518	0.32
Pop, Czech	114	0.91	676	0.88	1,233	0.75
Pop, Danish	23	0.18	154	0.20	394	0.24
Pop, Dutch	141	1.12	712	0.93	1,649	1.01
Pop, English	1,146	9.13	6,940	9.07	14,482	8.83
Pop, French (except Basque)	304	2.42	1,551	2.03	3,020	1.84
Pop, French Canadian	45	0.36	411	0.54	819	0.50
Pop, German	1,681	13.39	9,771	12.77	20,369	12.42
Pop, Greek	20	0.16	207	0.27	384	0.23
Pop, Hungarian	34	0.27	139	0.18	347	0.21
Pop, Irish	898	7.16	6,105	7.98	13,389	8.17
Pop, Italian	308	2.45	2,237	2.92	4,993	3.05
Pop, Lithuanian	5	0.04	67	0.09	130	0.08
Pop, United States or American	1,284	10.23	7,014	9.16	15,524	9.47
Pop, Norwegian	173	1.38	875	1.14	1,857	1.13
Pop, Polish	121	0.96	973	1.27	2,327	1.42
Pop, Portuguese	8	0.06	60	0.08	188	0.11
Pop, Russian	29	0.23	243	0.32	608	0.37
Pop, Scottish	225	1.79	1,251	1.63	2,848	1.74
Pop, Scotch-Irish	250	1.99	1,578	2.06	3,044	1.86
Pop, Slovak	3	0.02	20	0.03	81	0.05
Pop, Sub-Saharan African	84	0.67	391	0.51	895	0.55
Pop, Swedish	105	0.84	632	0.83	1,415	0.86
Pop, Swiss	4	0.03	59	0.08	158	0.10
Pop, Ukrainian	11	0.09	76	0.10	143	0.09
Pop, Welsh	70	0.56	400	0.52	886	0.54
Pop, West Indian (exc Hisp groups)	15	0.12	207	0.27	332	0.20



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	Radius	%	Radius	%	Radius	%
2006 Est. Population by Ancestry						
Pop, Other ancestries	2,969	23.66	19,088	24.94	39,973	24.38
Pop, Ancestry Unclassified	2,421	19.29	14,513	18.96	31,956	19.49
2006 Est. Pop Age 5+ by Language Spoken At Home	11,395		70,277		149,575	
Speak Only English at Home	9,959	87.40	60,204	85.67	128,727	86.06
Speak Asian/Pacific Islander Language at Home	273	2.40	1,120	1.59	2,772	1.85
Speak IndoEuropean Language at Home	371	3.26	1,821	2.59	3,676	2.46
Speak Spanish at Home	706	6.20	6,926	9.86	13,770	9.21
Speak Other Language at Home	85	0.75	207	0.29	630	0.42
2006 Est. Population by Sex	12,550		76,538		163,963	
Male	6,181	49.25	38,113	49.80	81,850	49.92
Female	6,369	50.75	38,425	50.20	82,113	50.08
Male/Female Ratio	0.97		0.99		1.00	
2006 Est. Population by Age	12,550		76,538		163,963	
Age 0 - 4	1,155	9.20	6,261	8.18	14,388	8.78
Age 5 - 9	1,069	8.52	6,088	7.95	13,670	8.34
Age 10 - 14	1,009	8.04	6,381	8.34	13,431	8.19
Age 15 - 17	599	4.77	3,764	4.92	7,890	4.81
Age 18 - 20	388	3.09	2,853	3.73	5,843	3.56
Age 21 - 24	495	3.94	3,466	4.53	7,231	4.41
Age 25 - 34	2,006	15.98	11,146	14.56	25,076	15.29
Age 35 - 44	2,401	19.13	13,593	17.76	30,450	18.57
Age 45 - 49	1,046	8.33	6,608	8.63	13,944	8.50
Age 50 - 54	782	6.23	5,252	6.86	10,682	6.51
Age 55 - 59	617	4.92	4,232	5.53	8,363	5.10
Age 60 - 64	414	3.30	2,883	3.77	5,545	3.38
Age 65 - 74	369	2.94	2,620	3.42	4,943	3.01
Age 75 - 84	154	1.23	1,107	1.45	2,005	1.22
Age 85 and over	46	0.37	285	0.37	502	0.31
Age 16 and over	9,108	72.57	56,524	73.85	119,689	73.00
Age 18 and over	8,717	69.46	54,044	70.61	114,584	69.88
Age 21 and over	8,330	66.37	51,191	66.88	108,741	66.32
Age 65 and over	569	4.53	4,012	5.24	7,450	4.54
2006 Est. Median Age	32.78		33.48		32.79	
2006 Est. Average Age	32.18		33.05		32.27	



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	Radius	%	Radius	%	Radius	%
2006 Est. Male Population by Age	6,181		38,113		81,850	
Age 0 - 4	582	9.42	3,150	8.26	7,229	8.83
Age 5 - 9	541	8.75	3,086	8.10	6,988	8.54
Age 10 - 14	508	8.22	3,225	8.46	6,817	8.33
Age 15 - 17	289	4.68	1,912	5.02	3,998	4.88
Age 18 - 20	208	3.37	1,500	3.94	3,059	3.74
Age 21 - 24	253	4.09	1,816	4.76	3,730	4.56
Age 25 - 34	925	14.97	5,458	14.32	12,177	14.88
Age 35 - 44	1,217	19.69	6,724	17.64	15,190	18.56
Age 45 - 49	513	8.30	3,286	8.62	6,957	8.50
Age 50 - 54	387	6.26	2,597	6.81	5,316	6.49
Age 55 - 59	297	4.81	2,087	5.48	4,188	5.12
Age 60 - 64	203	3.28	1,446	3.79	2,802	3.42
Age 65 - 74	187	3.03	1,300	3.41	2,442	2.98
Age 75 - 84	58	0.94	445	1.17	813	0.99
Age 85 and over	12	0.19	80	0.21	142	0.17
2006 Est. Median Age, Male	32.66		33.00		32.48	
2006 Est. Average Age, Male	31.82		32.65		31.96	
2006 Est. Female Population by Age	6,369		38,425		82,113	
Age 0 - 4	574	9.01	3,111	8.10	7,159	8.72
Age 5 - 9	528	8.29	3,002	7.81	6,682	8.14
Age 10 - 14	501	7.87	3,156	8.21	6,614	8.05
Age 15 - 17	310	4.87	1,852	4.82	3,892	4.74
Age 18 - 20	180	2.83	1,352	3.52	2,783	3.39
Age 21 - 24	242	3.80	1,649	4.29	3,501	4.26
Age 25 - 34	1,081	16.97	5,688	14.80	12,899	15.71
Age 35 - 44	1,184	18.59	6,868	17.87	15,261	18.59
Age 45 - 49	532	8.35	3,323	8.65	6,988	8.51
Age 50 - 54	395	6.20	2,655	6.91	5,366	6.53
Age 55 - 59	321	5.04	2,145	5.58	4,175	5.08
Age 60 - 64	211	3.31	1,437	3.74	2,742	3.34
Age 65 - 74	181	2.84	1,320	3.44	2,501	3.05
Age 75 - 84	95	1.49	662	1.72	1,192	1.45
Age 85 and over	34	0.53	204	0.53	360	0.44
2006 Est. Median Age, Female	32.86		33.95		33.08	
2006 Est. Average Age, Female	32.53		33.44		32.59	



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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
2006 Est. Population Age 15+ by Marital Status*	9,316		57,808		122,474	
Total, Never Married	1,695	18.19	11,555	19.99	24,959	20.38
Married, Spouse present	6,417	68.88	37,872	65.51	80,683	65.88
Married, Spouse absent	185	1.99	1,893	3.27	3,551	2.90
Widowed	207	2.22	1,634	2.83	3,199	2.61
Divorced	811	8.71	4,853	8.40	10,082	8.23
Males, Never Married	870	9.34	6,308	10.91	13,667	11.16
Previously Married	368	3.95	2,582	4.47	5,233	4.27
Females, Never Married	825	8.86	5,247	9.08	11,292	9.22
Previously Married	767	8.23	4,704	8.14	9,458	7.72
2006 Est. Pop. Age 25+ by Educational Attainment*	7,835		47,725		101,510	
Less than 9th grade	91	1.16	1,809	3.79	3,154	3.11
Some High School, no diploma	261	3.33	2,546	5.33	5,311	5.23
High School Graduate (or GED)	1,271	16.22	9,262	19.41	18,452	18.18
Some College, no degree	2,175	27.76	12,723	26.66	26,143	25.75
Associate Degree	689	8.79	3,479	7.29	7,340	7.23
Bachelor's Degree	2,728	34.82	13,598	28.49	31,100	30.64
Master's Degree	544	6.94	3,351	7.02	8,005	7.89
Professional School Degree	44	0.56	557	1.17	1,127	1.11
Doctorate Degree	32	0.41	399	0.84	879	0.87
Households						
2011 Projection	5,007		29,787		65,450	
2006 Estimate	4,376		26,197		56,594	
2000 Census	3,715		22,416		46,818	
1990 Census	1,858		14,229		25,792	
Growth 2006-2011	14.42%		13.70%		15.65%	
Growth 2000-2006	17.79%		16.87%		20.88%	
Growth 1990-2000	99.95%		57.54%		81.52%	
2006 Est. Households by Household Type	4,376		26,197		56,594	
Family Households	3,651	83.43	21,225	81.02	44,430	78.51
Nonfamily Households	725	16.57	4,972	18.98	12,163	21.49
2006 Est. Group Quarters Population	31		207		426	
2006 Households by Ethnicity, Hispanic/Latino	342	7.82	2,945	11.24	6,047	10.68



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2006 Est. Households by Household Income	4,376		26,197		56,594	
Income Less than \$15,000	63	1.44	810	3.09	2,070	3.66
Income \$15,000 - \$24,999	133	3.04	1,064	4.06	2,361	4.17
Income \$25,000 - \$34,999	176	4.02	1,553	5.93	3,398	6.00
Income \$35,000 - \$49,999	342	7.82	2,771	10.58	6,266	11.07
Income \$50,000 - \$74,999	971	22.19	5,348	20.41	10,874	19.21
Income \$75,000 - \$99,999	1,044	23.86	4,781	18.25	9,667	17.08
Income \$100,000 - \$149,999	1,194	27.29	6,287	24.00	13,338	23.57
Income \$150,000 - \$249,999	377	8.62	2,777	10.60	6,594	11.65
Income \$250,000 - \$499,999	56	1.28	610	2.33	1,543	2.73
Income \$500,000 and more	19	0.43	195	0.74	482	0.85
2006 Est. Average Household Income	\$96,858		\$98,518		\$100,534	
2006 Est. Median Household Income	\$87,033		\$83,116		\$83,606	
2006 Est. Per Capita Income	\$33,844		\$33,786		\$34,784	
2006 Est. Household Type, Presence Own Children*	4,376		26,197		56,594	
Single Male Householder	252	5.76	1,800	6.87	4,345	7.68
Single Female Householder	323	7.38	2,098	8.01	4,745	8.38
Married-Couple Family, own children	1,837	41.98	10,326	39.42	22,302	39.41
Married-Couple Family, no own children	1,363	31.15	7,766	29.64	15,903	28.10
Male Householder, own children	62	1.42	485	1.85	967	1.71
Male Householder, no own children	41	0.94	359	1.37	815	1.44
Female Householder, own children	247	5.64	1,540	5.88	2,988	5.28
Female Householder, no own children	100	2.29	747	2.85	1,456	2.57
Nonfamily, Male Householder	94	2.15	679	2.59	1,886	3.33
Nonfamily, Female Householder	56	1.28	395	1.51	1,187	2.10
2006 Est. Households by Household Size*	4,376		26,197		56,594	
1-person household	575	13.14	3,898	14.88	9,090	16.06
2-person household	1,431	32.70	8,180	31.22	17,463	30.86
3-person household	1,000	22.85	5,496	20.98	11,433	20.20
4-person household	942	21.53	5,424	20.70	11,545	20.40
5-person household	305	6.97	2,146	8.19	4,861	8.59
6-person household	94	2.15	650	2.48	1,441	2.55
7 or more person household	30	0.69	403	1.54	761	1.34
2006 Est. Average Household Size	2.86		2.91		2.89	



Pop-Facts: Demographic Snapshot Report

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Order #: 964054531
 Site: 01

Trade Area: FM 407 AND GARDEN RIDGE BLVD, LEWISVILLE, TX, aggregate

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
2006 Est. Households by Presence of People*	4,376		26,197		56,594	
Households with 1 or more People under Age 18:						
Married-Couple Family	1,881	42.98	10,624	40.55	22,870	40.41
Other Family, Male Householder	64	1.46	552	2.11	1,106	1.95
Other Family, Female Householder	269	6.15	1,699	6.49	3,302	5.83
Nonfamily, Male Householder	18	0.41	84	0.32	161	0.28
Nonfamily, Female Householder	1	0.02	18	0.07	38	0.07
Households no People under Age 18:						
Married-Couple Family	1,320	30.16	7,468	28.51	15,335	27.10
Other Family, Male Householder	40	0.91	293	1.12	676	1.19
Other Family, Female Householder	78	1.78	588	2.24	1,142	2.02
Nonfamily, Male Householder	328	7.50	2,395	9.14	6,069	10.72
Nonfamily, Female Householder	378	8.64	2,475	9.45	5,894	10.41
2006 Est. Households by Number of Vehicles*	4,376		26,197		56,594	
No Vehicles	62	1.42	706	2.69	1,458	2.58
1 Vehicle	817	18.67	5,546	21.17	12,681	22.41
2 Vehicles	2,622	59.92	14,372	54.86	31,189	55.11
3 Vehicles	639	14.60	4,309	16.45	8,804	15.56
4 Vehicles	195	4.46	1,004	3.83	1,873	3.31
5 or more Vehicles	41	0.94	260	0.99	590	1.04
2006 Est. Average Number of Vehicles*	2.06		2.02		1.99	
Family Households						
2011 Projection	4,171		24,116		51,383	
2006 Estimate	3,651		21,225		44,430	
2000 Census	3,116		18,216		36,791	
1990 Census	1,584		11,634		19,862	
Growth 2006-2011	14.24%		13.62%		15.65%	
Growth 2000-2006	17.17%		16.52%		20.76%	
Growth 1990-2000	96.72%		56.58%		85.23%	



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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
2006 Est. Family Households by Household Income	3,651		21,225		44,430	
Income Less than \$15,000	36	0.99	373	1.76	924	2.08
Income \$15,000 - \$24,999	72	1.97	544	2.56	1,080	2.43
Income \$25,000 - \$34,999	94	2.57	992	4.67	1,855	4.18
Income \$35,000 - \$49,999	221	6.05	1,796	8.46	3,706	8.34
Income \$50,000 - \$74,999	726	19.88	4,005	18.87	7,904	17.79
Income \$75,000 - \$99,999	930	25.47	4,301	20.26	8,455	19.03
Income \$100,000 - \$149,999	1,132	31.01	5,818	27.41	12,234	27.54
Income \$150,000 - \$249,999	370	10.13	2,623	12.36	6,298	14.18
Income \$250,000 - \$499,999	52	1.42	584	2.75	1,503	3.38
Income \$500,000 and more	18	0.49	188	0.89	471	1.06
2006 Est. Average Family Household Income	\$103,658		\$107,476		\$112,442	
2006 Est. Median Family Household Income	\$93,179		\$91,867		\$94,946	
2006 Est. Families by Poverty Status*	3,651		21,225		44,430	
Income At or Above Poverty Level:						
Married-Couple Family, own children	1,862	51.00	10,457	49.27	22,437	50.50
Married-Couple Family, no own children	1,328	36.37	7,415	34.94	15,246	34.31
Male Householder, own children	57	1.56	506	2.38	1,046	2.35
Male Householder, no own children	46	1.26	266	1.25	614	1.38
Female Householder, own children	242	6.63	1,352	6.37	2,644	5.95
Female Householder, no own children	74	2.03	655	3.09	1,231	2.77
Income Below Poverty Level:						
Married-Couple Family, own children	5	0.14	176	0.83	395	0.89
Married-Couple Family, no own children	6	0.16	44	0.21	127	0.29
Male Householder, own children	0	0.00	66	0.31	99	0.22
Male Householder, no own children	0	0.00	7	0.03	23	0.05
Female Householder, own children	31	0.85	255	1.20	515	1.16
Female Householder, no own children	0	0.00	26	0.12	52	0.12
2006 Est. Pop Age 16+ by Employment Status*	9,108		56,524		119,689	
In Armed Forces	5	0.05	49	0.09	82	0.07
Civilian - Employed	7,146	78.46	42,420	75.05	90,590	75.69
Civilian - Unemployed	140	1.54	1,309	2.32	2,793	2.33
Not in Labor Force	1,817	19.95	12,746	22.55	26,224	21.91



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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
2006 Est. Civ Employed Pop 16+ Class of Worker*	7,146		42,420		90,590	
For-Profit Private Workers	5,763	80.65	34,371	81.03	73,848	81.52
Non-Profit Private Workers	312	4.37	1,758	4.14	3,794	4.19
Local Government Workers	371	5.19	1,997	4.71	4,168	4.60
State Government Workers	215	3.01	1,221	2.88	2,386	2.63
Federal Government Workers	149	2.09	823	1.94	1,679	1.85
Self-Emp Workers	311	4.35	2,190	5.16	4,543	5.01
Unpaid Family Workers	26	0.36	60	0.14	172	0.19
2006 Est. Civ Employed Pop 16+ by Occupation*	7,146		42,420		90,590	
Management, Business, and Financial Operations	1,677	23.47	9,411	22.19	20,983	23.16
Professional and Related Occupations	1,715	24.00	9,145	21.56	20,380	22.50
Service	584	8.17	4,270	10.07	8,610	9.50
Sales and Office	2,293	32.09	12,905	30.42	27,062	29.87
Farming, Fishing, and Forestry	0	0.00	18	0.04	36	0.04
Construction, Extraction and Maintainance	389	5.44	3,024	7.13	6,068	6.70
Production, Transportation and Material Moving	489	6.84	3,647	8.60	7,451	8.22
2006 Est. Pop 16+ by Occupation Classification*	7,146		42,420		90,590	
Blue Collar	878	12.29	6,671	15.73	13,520	14.92
White Collar	5,682	79.51	31,446	74.13	68,379	75.48
Service and Farm	586	8.20	4,303	10.14	8,691	9.59
2006 Est. Workers Age 16+, Transportation To Work*	7,037		41,927		89,366	
Drove Alone	6,093	86.59	35,119	83.76	74,486	83.35
Car Pooled	639	9.08	4,170	9.95	9,017	10.09
Public Transportation	45	0.64	234	0.56	452	0.51
Walked	31	0.44	257	0.61	536	0.60
Motorcycle	2	0.03	49	0.12	140	0.16
Bicycle	0	0.00	19	0.05	96	0.11
Other Means	6	0.09	309	0.74	661	0.74
Worked at Home	222	3.15	1,770	4.22	3,978	4.45
2006 Est. Workers Age 16+ by Travel Time to Work*	6,814		40,157		85,387	
Less than 15 Minutes	1,392	20.43	8,679	21.61	17,161	20.10
15 - 29 Minutes	1,633	23.97	10,605	26.41	23,833	27.91
30 - 44 Minutes	2,036	29.88	11,080	27.59	24,701	28.93
45 - 59 Minutes	1,253	18.39	6,830	17.01	13,823	16.19
60 or more Minutes	500	7.34	2,964	7.38	5,869	6.87
2006 Est. Average Travel Time to Work in Minutes*	33.34		32.39		32.18	



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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
2006 Est. Tenure of Occupied Housing Units	4,376		26,197		56,594	
Owner Occupied	3,851	88.00	20,715	79.07	43,456	76.79
Renter Occupied	525	12.00	5,482	20.93	13,137	23.21
2006 Occ Housing Units, Avg Length of Residence	7		8		7	
2006 Est. All Owner-Occupied Housing Values	3,851		20,715		43,456	
Value Less than \$20,000	13	0.34	209	1.01	551	1.27
Value \$20,000 - \$39,999	2	0.05	159	0.77	621	1.43
Value \$40,000 - \$59,999	0	0.00	161	0.78	405	0.93
Value \$60,000 - \$79,999	4	0.10	251	1.21	615	1.42
Value \$80,000 - \$99,999	52	1.35	822	3.97	1,485	3.42
Value \$100,000 - \$149,999	1,422	36.93	6,401	30.90	10,802	24.86
Value \$150,000 - \$199,999	1,644	42.69	6,244	30.14	12,119	27.89
Value \$200,000 - \$299,999	656	17.03	4,401	21.25	10,562	24.31
Value \$300,000 - \$399,999	53	1.38	1,197	5.78	3,827	8.81
Value \$400,000 - \$499,999	2	0.05	412	1.99	1,210	2.78
Value \$500,000 - \$749,999	0	0.00	294	1.42	833	1.92
Value \$750,000 - \$999,999	0	0.00	112	0.54	282	0.65
Value \$1,000,000 or more	3	0.08	49	0.24	145	0.33
2006 Est. Median All Owner-Occupied Housing Value	\$163,161		\$168,843		\$179,909	
2006 Est. Housing Units by Units in Structure*	4,475		26,933		58,104	
1 Unit Attached	25	0.56	711	2.64	976	1.68
1 Unit Detached	4,060	90.73	21,724	80.66	44,458	76.51
2 Units	28	0.63	116	0.43	239	0.41
3 to 19 Units	216	4.83	2,416	8.97	6,209	10.69
20 to 49 Units	7	0.16	409	1.52	1,302	2.24
50 or More Units	116	2.59	879	3.26	2,557	4.40
Mobile Home or Trailer	17	0.38	625	2.32	2,253	3.88
Boat, RV, Van, etc.	6	0.13	54	0.20	110	0.19



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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
2006 Est. Housing Units by Year Structure Built	4,475		26,933		58,104	
Housing Units Built 1999 to 2006	887	19.82	5,462	20.28	13,629	23.46
Housing Unit Built 1995 to 1998	1,259	28.13	4,775	17.73	11,510	19.81
Housing Unit Built 1990 to 1994	452	10.10	2,678	9.94	8,020	13.80
Housing Unit Built 1980 to 1989	1,396	31.20	7,655	28.42	14,416	24.81
Housing Unit Built 1970 to 1979	434	9.70	4,814	17.87	7,372	12.69
Housing Unit Built 1960 to 1969	41	0.92	936	3.48	1,840	3.17
Housing Unit Built 1950 to 1959	4	0.09	373	1.38	775	1.33
Housing Unit Built 1940 to 1949	0	0.00	118	0.44	273	0.47
Housing Unit Built 1939 or Earlier	1	0.02	122	0.45	268	0.46
2006 Est. Median Year Structure Built **	1994		1989		1993	

*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.

**1939 will appear when at least half of the Housing Units in this reports area were built in 1939 or earlier.



Pop-Facts: Demographic Snapshot Report

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Appendix: Area Listing

Area Name:

Type: Radius Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

FM 407 AND GARDEN RIDGE BLVD Center Point: 33.071433 -97.035833
Circle/Band: 0.00 - 1.00

Area Name:

Type: Radius Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

FM 407 AND GARDEN RIDGE BLVD Center Point: 33.071433 -97.035833
Circle/Band: 0.00 - 3.00

Area Name:

Type: Radius Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

FM 407 AND GARDEN RIDGE BLVD Center Point: 33.071433 -97.035833
Circle/Band: 0.00 - 5.00



Business-Facts: WorkPlace and Employment Summary 2005

Prepared For: STONECREST INVESTMENTS
Project Code: 2271848

Order #: 964054531
Site: 03

FM 407 AND GARDEN RIDGE BLVD, LEWISVILLE, TX, 0.00 - 1.00 Miles, Total

<u>Business Description</u>	<u>Total Establishment</u>	<u>Total Employees</u>	<u>Employees Per Establishment</u>
Industries (All)	315	3,089	10
Industries (Private Sector)	297	2,613	9
Industries (Government and Non-Profit)*	18	476	26
Agriculture (All)	8	60	8
Mining (All)	0	0	0
Construction (All)	21	79	4
Manufacturing (All)	9	129	14
Transportation, Communications/Public Utilities	10	147	15
Wholesale Trade (All)	8	41	5
Retail (All Retail)	89	1,230	14
Building Mats and Garden Supply	6	17	3
General Merchandise Stores	2	205	103
Food Stores	7	126	18
Auto Dealers and Gas Stations	12	97	8
Apparel and Accessory Stores	6	13	2
Home Furniture, Furnishings and Equipment	10	39	4
Eating and Drinking Places	25	612	25
Miscellaneous Retail Stores	21	121	6
Finance (All)	31	263	9
Bank, Savings and Lending Institutions	7	65	9
Security and Commodity Brokers	3	5	2
Insurance Carriers and Agencies	6	12	2
Real Estate	15	181	12
Trusts, Holdings and Other Investments	0	0	0
Service (All)	139	1,140	8
Hotel and Other Lodging	0	0	0
Personal Services	63	338	5
Business Services	27	142	5
Motion Picture and Amusement	12	68	6
Health Services	16	110	7
Legal Services	1	2	2
Educational Services	7	290	41
Social Services	7	102	15
Misc, Membership Orgs and Nonclassified	6	88	15



Business-Facts: WorkPlace and Employment Summary 2005

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Order #: 964054531
Site: 03

FM 407 AND GARDEN RIDGE BLVD, LEWISVILLE, TX, 0.00 - 1.00 Miles, Total

<u>Business Description</u>	<u>Total Establishment</u>	<u>Total Employees</u>	<u>Employees Per Establishment</u>
Public Administration (All)	0	0	0
CY Population	12,254		
CY Residential Pop per Business	39		
CY Households	4,273		
CY HHs per Businesses	14		



Business-Facts: WorkPlace and Employment Summary 2005

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Project Code: 2271848

Order #: 964054531
Site: 03

FM 407 AND GARDEN RIDGE BLVD, LEWISVILLE, TX, 0.00 - 3.00 Miles, Total

<u>Business Description</u>	<u>Total Establishment</u>	<u>Total Employees</u>	<u>Employees Per Establishment</u>
Industries (All)	2,446	33,200	14
Industries (Private Sector)	2,183	20,309	9
Industries (Government and Non-Profit)*	263	12,891	49
Agriculture (All)	46	500	11
Mining (All)	0	0	0
Construction (All)	200	1,460	7
Manufacturing (All)	112	1,900	17
Transportation, Communications/Public Utilities	73	862	12
Wholesale Trade (All)	95	776	8
Retail (All Retail)	531	7,409	14
Building Mats and Garden Supply	37	579	16
General Merchandise Stores	14	966	69
Food Stores	48	1,023	21
Auto Dealers and Gas Stations	55	716	13
Apparel and Accessory Stores	35	127	4
Home Furniture, Furnishings and Equipment	73	441	6
Eating and Drinking Places	138	2,718	20
Miscellaneous Retail Stores	131	839	6
Finance (All)	256	1,686	7
Bank, Savings and Lending Institutions	73	550	8
Security and Commodity Brokers	26	91	4
Insurance Carriers and Agencies	68	303	5
Real Estate	87	675	8
Trusts, Holdings and Other Investments	2	67	34
Service (All)	1,042	16,983	16
Hotel and Other Lodging	4	37	9
Personal Services	289	1,278	4
Business Services	248	1,700	7
Motion Picture and Amusement	64	548	9
Health Services	182	1,634	9
Legal Services	38	262	7
Educational Services	46	2,279	50
Social Services	54	733	14
Misc, Membership Orgs and Nonclassified	117	8,512	73



Business-Facts: WorkPlace and Employment Summary 2005

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Order #: 964054531
Site: 03

FM 407 AND GARDEN RIDGE BLVD, LEWISVILLE, TX, 0.00 - 3.00 Miles, Total

<u>Business Description</u>	<u>Total Establishment</u>	<u>Total Employees</u>	<u>Employees Per Establishment</u>
Public Administration (All)	91	1,624	18
CY Population	75,055		
CY Residential Pop per Business	31		
CY Households	25,729		
CY HHs per Businesses	11		



Business-Facts: WorkPlace and Employment Summary 2005

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Project Code: 2271848

Order #: 964054531
Site: 03

FM 407 AND GARDEN RIDGE BLVD, LEWISVILLE, TX, 0.00 - 5.00 Miles, Total

<u>Business Description</u>	<u>Total Establishment</u>	<u>Total Employees</u>	<u>Employees Per Establishment</u>
Industries (All)	4,812	62,288	13
Industries (Private Sector)	4,343	45,515	11
Industries (Government and Non-Profit)*	469	16,773	36
Agriculture (All)	100	968	10
Mining (All)	3	29	10
Construction (All)	452	3,853	9
Manufacturing (All)	213	3,883	18
Transportation, Communications/Public Utilities	153	1,727	11
Wholesale Trade (All)	208	4,251	20
Retail (All Retail)	1,069	15,217	14
Building Mats and Garden Supply	72	1,094	15
General Merchandise Stores	23	1,482	64
Food Stores	99	2,209	22
Auto Dealers and Gas Stations	165	2,923	18
Apparel and Accessory Stores	53	193	4
Home Furniture, Furnishings and Equipment	141	1,038	7
Eating and Drinking Places	264	4,856	18
Miscellaneous Retail Stores	252	1,422	6
Finance (All)	495	3,780	8
Bank, Savings and Lending Institutions	138	1,161	8
Security and Commodity Brokers	49	214	4
Insurance Carriers and Agencies	124	561	5
Real Estate	179	1,704	10
Trusts, Holdings and Other Investments	5	140	28
Service (All)	1,967	26,252	13
Hotel and Other Lodging	21	265	13
Personal Services	524	2,700	5
Business Services	498	3,982	8
Motion Picture and Amusement	122	1,072	9
Health Services	307	2,765	9
Legal Services	60	349	6
Educational Services	97	4,561	47
Social Services	83	1,261	15
Misc, Membership Orgs and Nonclassified	255	9,297	37



Business-Facts: WorkPlace and Employment Summary 2005

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Site: 03

FM 407 AND GARDEN RIDGE BLVD, LEWISVILLE, TX, 0.00 - 5.00 Miles, Total

<u>Business Description</u>	<u>Total Establishment</u>	<u>Total Employees</u>	<u>Employees Per Establishment</u>
Public Administration (All)	152	2,328	15
CY Population	161,045		
CY Residential Pop per Business	34		
CY Households	55,656		
CY HHs per Businesses	12		

Prepared from Claritas Business-Facts which includes data from infoUSA.

* Industries (Government & Non-Profit), or the Public Sector, includes Public Administration , Museums, Educational, and Social Services. All the rest of the Industries are the Private Sector.



Business-Facts: WorkPlace and Employment Summary 2005

Prepared For: STONECREST INVESTMENTS
Project Code: 2271848

Order #: 964054531
Site: 03

Appendix: Area Listing

Area Name:

Type: Radius Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

FM 407 AND GARDEN RIDGE BLVD Center Point: 33.071433 -97.035833
Circle/Band: 0.00 - 1.00

Area Name:

Type: Radius Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

FM 407 AND GARDEN RIDGE BLVD Center Point: 33.071433 -97.035833
Circle/Band: 0.00 - 3.00

Area Name:

Type: Radius Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

FM 407 AND GARDEN RIDGE BLVD Center Point: 33.071433 -97.035833
Circle/Band: 0.00 - 5.00

