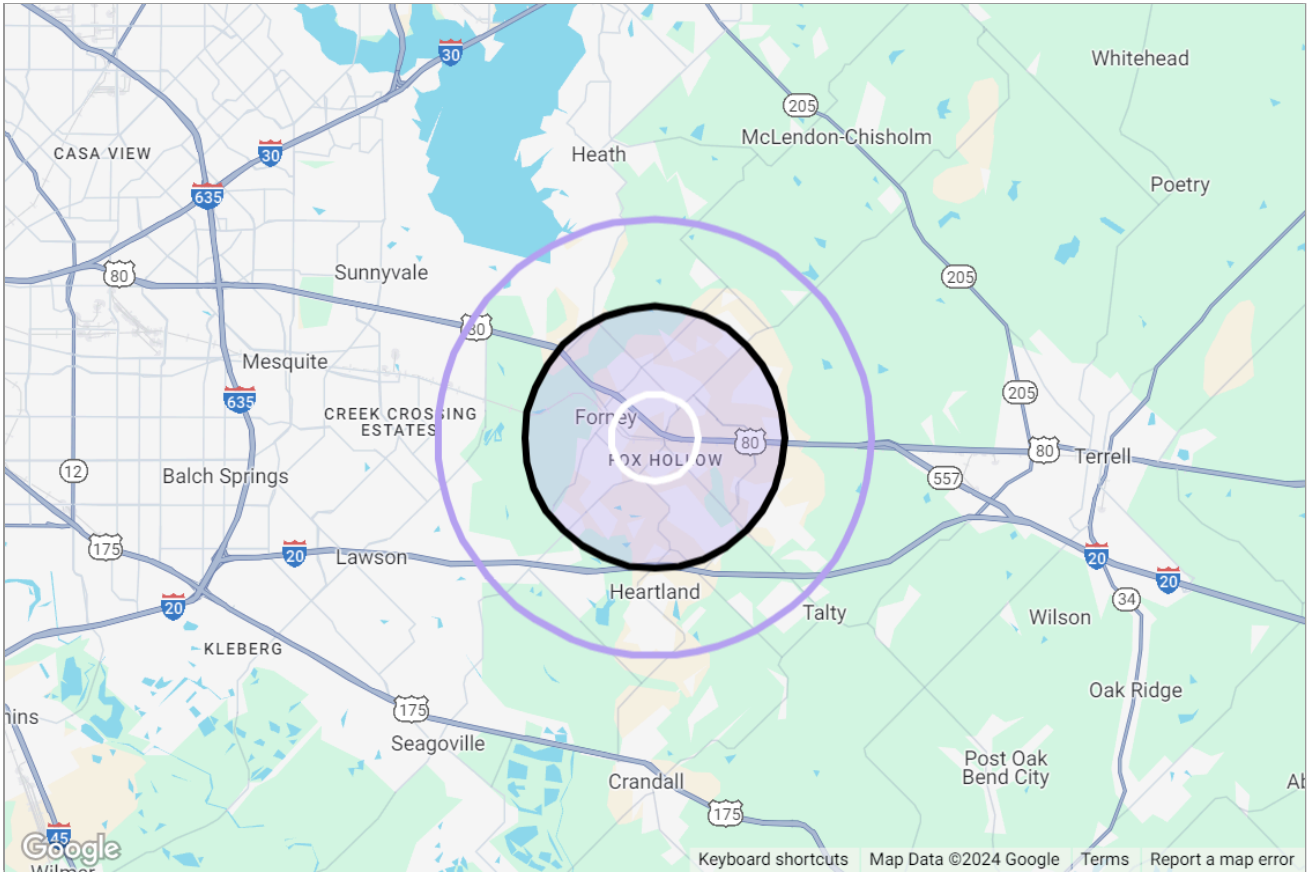# 3 mile 601 forney retail

Presented by

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Ready Real Estate

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

10/28/2024

Criteria Used for Analysis

Median Household Income	Median Age	Total Population	1st Dominant Segment
$90,247	**33.8**	**87,528**	**Up and Coming Families**

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Sprouting Explorers

Young homeowners with families

Urbanization

Where do people like this usually live?

Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments

	Up and Coming Families	Boomburbs	Green Acres	Savvy Suburbanites	Professional Pride
% of Households	18,568 (67.0%)	4,864 (17.5%)	2,226 (8.0%)	2,043 (7.4%)	16 (0.1%)
% of Kaufman County	19,457 (34.2%)	4,994 (8.8%)	5,483 (9.6%)	1,469 (2.6%)	0 or no data available (0.0%)
Lifestyle Group	Sprouting Explorers	Affluent Estates	Cozy Country Living	Affluent Estates	Affluent Estates
Urbanization Group	Suburban Periphery	Suburban Periphery	Rural	Suburban Periphery	Suburban Periphery
Residence Type	Single Family	Single Family	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	3.05	3.15	2.65	2.79	3.01
Median Age	32.3	34.5	44.8	45.8	40
Diversity Index	81.6	72.4	37.4	48.9	56.2
Median Household Income	$91,700	$137,000	$95,600	$129,300	$163,900
Median Net Worth	$186,900	$512,800	$346,700	$695,700	$930,800
Median Home Value	$311,300	$467,300	$329,300	$457,800	$536,400
Homeownership	74.7 %	83.5 %	88 %	91 %	90.8 %
Employment	Professional or Mgmnt/Bus/Financial	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	Bachelor's Degree	High School Diploma	Bachelor's Degree	Bachelor's Degree
Preferred Activities	Busy with work and family . Shop around for the best deals.	Physical fitness is a priority . Own the latest devices.	Pursue physical fitness vigorously, . Active in communities and social organizations.	They like to cook and prefer natural or organic products. . Pursue a number of sports, from skiing to golf.	Own latest tablets, smartphones and laptops . Upgrade picture-perfect homes.
Financial	Carry debt, but also maintain retirement plans	Highest rate of mortgages	Comfortable with debt, and investments.	Not afraid of debt	Hold 401(k) and IRA plans/securities
Media	Rely on the Internet for entertainment and information	Own, use latest devices	Provided by satellite service, radio and television	Well-connected and use techonology to stay current	Avid readers; epicurean, sports, home service magazines
Vehicle	Own late model import SUVs or compacts	Prefer late model imports, primarily SUVs.	Late model trucks SUVs, ATVs and motorcycles	Prefer late model, family-oriented vehicles:	Own 3 or more vehicles

About this segment

Up and Coming Families

This is the	In this area	In the United States
#1	**67.0%**	**2.8%**
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

Up and Coming Families is a market in transition. Residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

Our Neighborhood

- New suburban periphery: new families in new housing subdivisions. Building began in the housing boom of the 2000s and continues in this fast-growing market. Single-family homes with a median value of $194,400 and a lower vacancy rate. The price of affordable housing: longer commute times

Socioeconomic Traits

- Education: 67% have some college education or degree(s). Hard-working labor force with a participation rate of 71%. Most households (61%) have 2 or more workers. Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions. Seek the latest and best in technology. Young families still feathering the nest and establishing their style.

Market Profile

- Rely on the Internet for entertainment, information, shopping, and banking. Prefer imported SUVs or compact cars, late models. Carry debt from credit card balances to student loans and mortgages, but also maintain retirement plans and make charitable contributions. Busy with work and family; use home and landscaping services to save time. Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports; from golfing, weight lifting, to taking a jog or run.

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.

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About this segment
Boomburbs

This is the
#2
dominant segment
for this area

In this area
17.5%
of households fall
into this segment

In the United States
1.9%
of households fall
into this segment

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

Who We Are

This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity.

Our Neighborhood

- Growth markets are in the suburban periphery of large metropolitan areas. Young families are married with children; average household size is 3.25. Homeownership is 84% (Index 134), with the highest rate of mortgages, 71.5%. Primarily single-family homes in new neighborhoods, 66% built since 2000. Median home value is $350,000. Lower housing vacancy rate at 3.7%. The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average, including a disproportionate number (33.6%) commuting across county lines.

Socioeconomic Traits

- Well-educated young professionals, 55% are college graduates. High labor force participation at 71.3%; most households have more than two workers. Longer commute times from the suburban growth corridors have created more home workers. Well connected, own the latest devices and understand how to use them efficiently; biggest complaints —too many devices and too many intrusions on personal time. Financial planning is well under way for these professionals.

Market Profile

- Boomburbs residents prefer late model imports, primarily SUVs, and also luxury cars and minivans. This is one of the top markets for the latest in technology, from smartphones to tablets to internet connectable televisions. Style matters in the Boomburbs, from personal appearance to their homes. These consumers are still furnishing their new homes and already remodeling. Enjoy gardening but more often contract for home services. Physical fitness is a priority, including club memberships and home equipment. Leisure includes a range of activities from sports (hiking, bicycling, swimming, golf) to visits to theme parks or water parks. Residents are generous supporters of charitable organizations.

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
#3	**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.

About this segment
Savvy Suburbanites

This is the	In this area	In the United States
#4	**7.4%**	**3.0%**
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

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

Our Neighborhood

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets. Married couples with no children or older children; average household size is 2.85. 91% owner occupied; 66% mortgaged. Primarily single-family homes, with a median value of $362,900. Low vacancy rate at 3.8%.

Socioeconomic Traits

- Education: 50.6% college graduates; 77.6% with some college education. Higher labor force participation rate at 67.9% with proportionately more 2-worker households at 62.2%. Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating. Informed shoppers that do their research prior to purchasing and focus on quality.

Market Profile

- Residents prefer late model, family-oriented vehicles: SUVs, minivans, and station wagons. Gardening and home remodeling are priorities, usually DIY. Riding mowers and power tools are popular, although they also hire contractors for the heavy lifting. There is extensive use of housekeeping and personal care services. Foodies: They like to cook and prefer natural or organic products. These investors are financially active, using a number of resources for informed investing. They are not afraid of debt; many households carry first and second mortgages, plus home equity credit lines. Physically fit, residents actively pursue a number of sports, from skiing to golf, and invest heavily in sports gear and exercise equipment.

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.

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About this segment
Professional Pride

This is the	In this area	In the United States
#5	**0.1%**	**1.6%**
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

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal-oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school-age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of $1.6 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.

Our Neighborhood

- Typically owner-occupied, single-family homes are in newer neighbor hoods: 67% of units were built in the last 20 years. Neighborhoods are primarily located in the suburban periphery of large metropolitan areas. Most households own three or more vehicles; long commutes are the norm. Homes are valued at more than twice the US median home value, although three out of four homeowners have mortgages to pay off. Families are mostly married couples (almost 80% of households), and nearly half of these families have kids. Their average household size, 3.13, reflects the presence of children.

Socioeconomic Traits

- Professional Pride consumers are highly qualified in the science, technology, law, or finance fields; they've worked hard to build their professional reputation or their start-up businesses. These consumers are willing to risk their accumulated wealth in the stock market. Most have a preferred financial institution, regularly read financial news, and use the internet for banking transactions. Residents are goal oriented and strive for lifelong earning and learning. Life here is well organized; routine is a key ingredient to daily life.

Market Profile

- These frequent travelers take several domestic trips a year, preferring to book their plane tickets, accommodations, and rental cars via the internet. Residents take pride in their picture-perfect homes, which they continually upgrade. They shop at Home Depot and Bed Bath & Beyond to tackle the smaller home improvement and remodeling tasks but contract out the larger projects. Hire housekeepers or professional cleaners. Residents are prepared for the ups and downs in life; they maintain life insurance; homeowners and auto insurance; as well as medical, vision, dental, and rescription insurance through work. They are actively investing for the future; they hold 401(k) and IRA retirement plans, plus securities. Consumers spend on credit but have the disposable income to avoid a balance on their credit cards. They spend heavily on internet shopping; Amazon.com is a favorite website. Consumers find time in their busy schedules for themselves. They work out in their home gyms, owning at least a treadmill, an elliptical, or weightlifting equipment. They also visit the salon and spa regularly. All family members are avid readers; they read on their smartphones, tablets, and e-readers but also read hard copies of epicurean, home service, and sports magazines. Residents, both young and old, are tech savvy; they not only own the latest and greatest in tablets, smartphones, and laptops but actually use the eatures each has to offer.

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 601 forney retail: 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)

1 mile	7,915
	8,457
3 mile 601 forney retail	39,303
	79,681
5 miles	86,061
	137,178

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)

1 mile	1,859.4
	3,801.2
3 mile 601 forney retail	1,115.0
	1,765.5
5 miles	1,000.2
	1,572.6

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)

1 mile	17.40%
	6.85%
3 mile 601 forney retail	26.34%
	102.74%
5 miles	35.57%
	59.40%
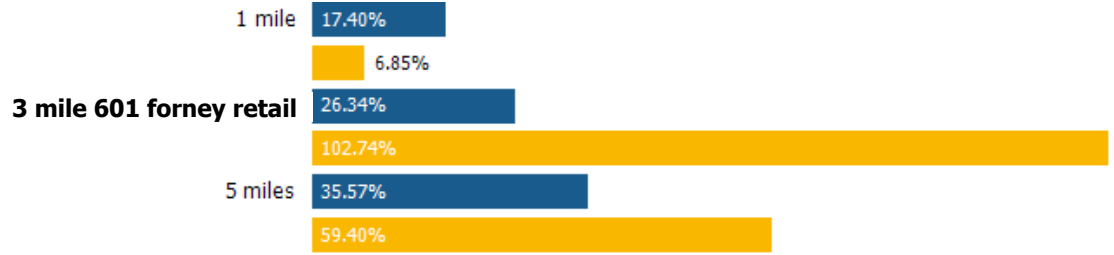
Total Daytime Population

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

■ 1 mile

1 mile	7,953
3 mile 601 forney retail	30,923
5 miles	61,819

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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

1 mile	1,582.9
3 mile 601 forney retail	805.3
5 miles	720.7

■ 1 mile

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

1 mile	3.00
	2.95
3 mile 601 forney retail	3.04
	3.06
5 miles	3.16
	3.12

■ 2023
■ 2028 (Projected)

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

1 mile	6,912
	7,291
3 mile 601 forney retail	36,025
	73,357
5 miles	78,633
	124,941

■ 2023
■ 2028 (Projected)

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	Men
1 mile	52.3%	47.7%
	52.5%	47.5%
3 mile 601 forney retail	51.3%	48.7%
	51.4%	48.6%
5 miles	51.3%	48.7%
	51.6%	48.4%

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

3 mile 601 forney retail: 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

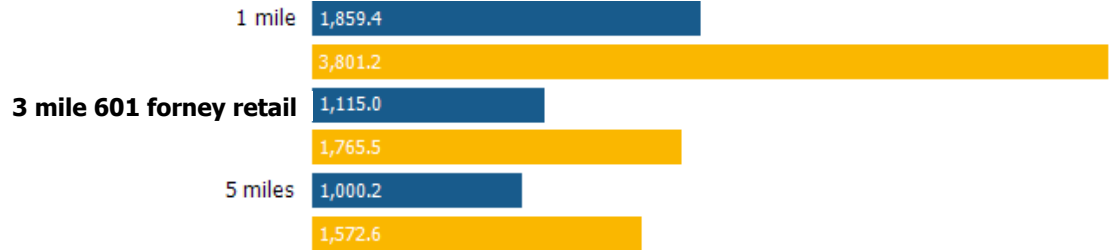Update Frequency: Annually

■ 2023
■ 2028 (Projected)

	2023	2028 (Projected)
1 mile	32.1	30.9
3 mile 601 forney retail	32.1	32.1
5 miles	32.9	32.2

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)

Age Group	2023	2028 (Projected)
Children	17.1%	17.7%
Tweens	5.3%	5.3%
Teens	10.7%	10.2%
20s	12.8%	12.0%
30s	16.5%	18.2%
40s	15.1%	15.5%
50s	10.4%	9.7%
60s	7.3%	6.6%
70s	3.5%	3.6%
Over 80	1.2%	1.3%

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3 mile 601 forney retail: 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
1 mile	45.5%	54.5%
3 mile 601 forney retail	61.4%	38.6%
5 miles	59.9%	40.1%

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

1 mile	45.5%
3 mile 601 forney retail	61.4%
5 miles	59.9%

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

1 mile	33.2%
3 mile 601 forney retail	25.5%
5 miles	28.3%

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

1 mile	4.4%
3 mile 601 forney retail	2.7%
5 miles	2.9%

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

1 mile	16.9%
3 mile 601 forney retail	10.4%
5 miles	8.9%

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3 mile 601 forney retail: 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
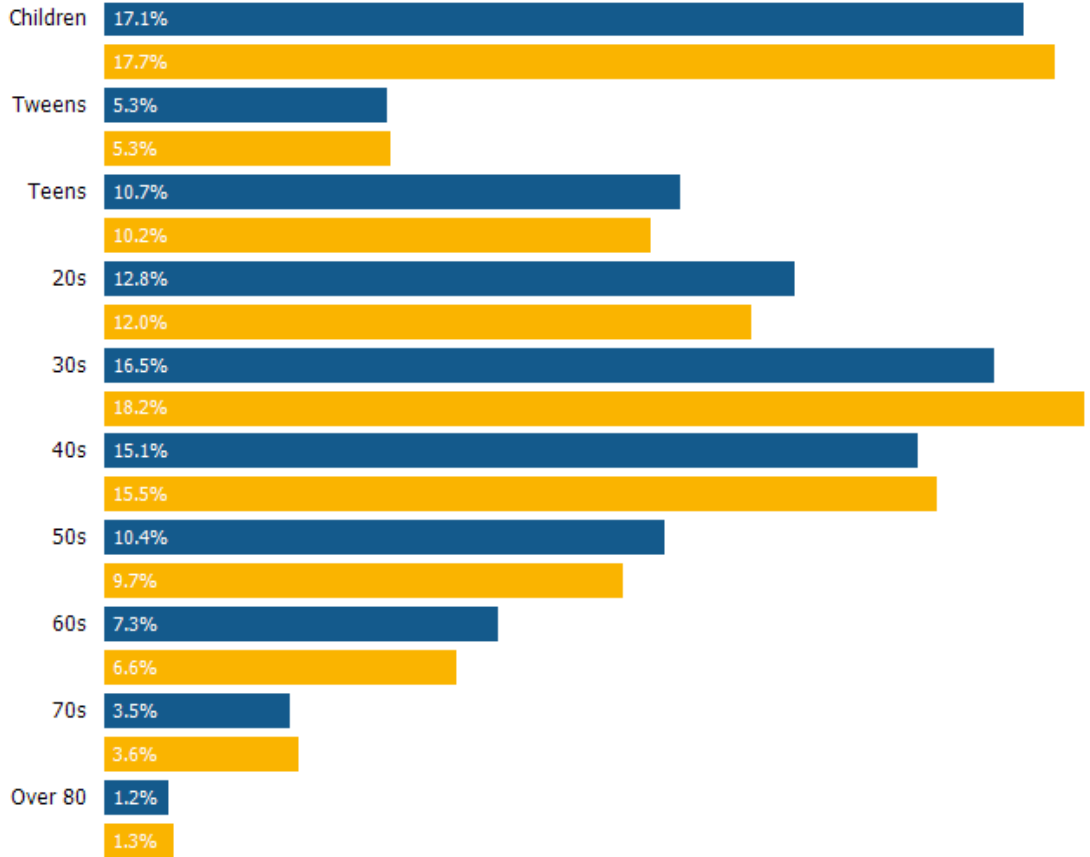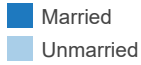
■ 2023
■ 2028 (Projected)

	2023	2028 (Projected)
1 mile	$93,503	$99,310
3 mile 601 forney retail	$113,365	$126,932
5 miles	$111,470	$121,388

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)

	2023	2028 (Projected)
1 mile	$78,043	$81,386
3 mile 601 forney retail	$94,050	$101,068
5 miles	$91,763	$98,629

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)

	2023	2028 (Projected)
1 mile	$30,907	$33,340
3 mile 601 forney retail	$37,203	$41,477
5 miles	$35,259	$38,864

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

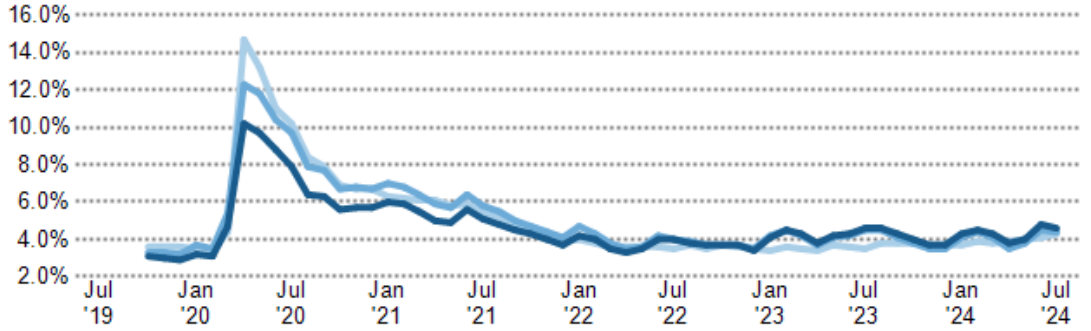|	
1 mile	$76,912
3 mile 601 forney retail	$90,303
5 miles	$88,826

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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

- Kaufman County
- Texas
- 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	Employment Count
Health Care and Social Assistance	2,747
Education	1,993
Retail Trade	1,855
Construction	1,538
Manufacturing	1,445
Professional, Scientific and Technical	1,397
Transportation and Warehousing	1,337
Public Administration	1,227
Accommodation and Food	1,060
Finance and Insurance	1,039
Administrative Support and Waste Management	739
Other	722
Wholesale Trade	655
Information	270
Real Estate, Rental and Leasing	226
Utilities	177
Arts, Entertainment and Recreation	126
Mining	59
Agriculture, Forestry, Fishing and Hunting	57
Business Management	0 or no data available

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3 mile 601 forney retail: 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

1 mile	1.8%
3 mile 601 forney retail	1.5%
5 miles	2.2%

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

1 mile	3.6%
3 mile 601 forney retail	4.1%
5 miles	4.6%

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

1 mile	4.8%
3 mile 601 forney retail	5.7%
5 miles	4.3%

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

1 mile	26.7%
3 mile 601 forney retail	20.3%
5 miles	20.4%

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

1 mile	24.1%
3 mile 601 forney retail	23.9%
5 miles	23.8%

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

1 mile	11.9%
3 mile 601 forney retail	11.2%
5 miles	10.6%

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

1 mile	24.0%
3 mile 601 forney retail	27.2%
5 miles	24.6%

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

1 mile	3.1%
3 mile 601 forney retail	6.2%
5 miles	9.4%

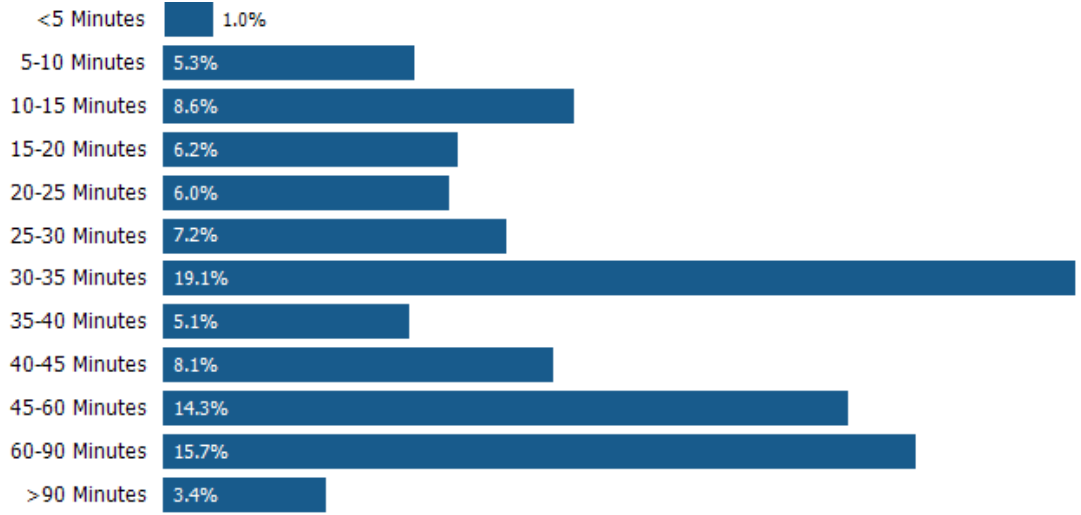# 3 mile 601 forney retail: Commute Comparison

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 601 forney retail

Time	Percentage
<5 Minutes	1.0%
5-10 Minutes	5.3%
10-15 Minutes	8.6%
15-20 Minutes	6.2%
20-25 Minutes	6.0%
25-30 Minutes	7.2%
30-35 Minutes	19.1%
35-40 Minutes	5.1%
40-45 Minutes	8.1%
45-60 Minutes	14.3%
60-90 Minutes	15.7%
>90 Minutes	3.4%

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 601 forney retail

Transportation	Percentage
Drive Alone	91.6%
Work at Home	9.2%
Carpool	6.3%
Walk	1.6%
Other	0.5%

3 mile 601 forney retail: 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

75126	$343,500
Kaufman County	$331,190
Texas	$328,320

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

75126	-3.2%
Kaufman County	-3.6%
Texas	-1.6%

Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly

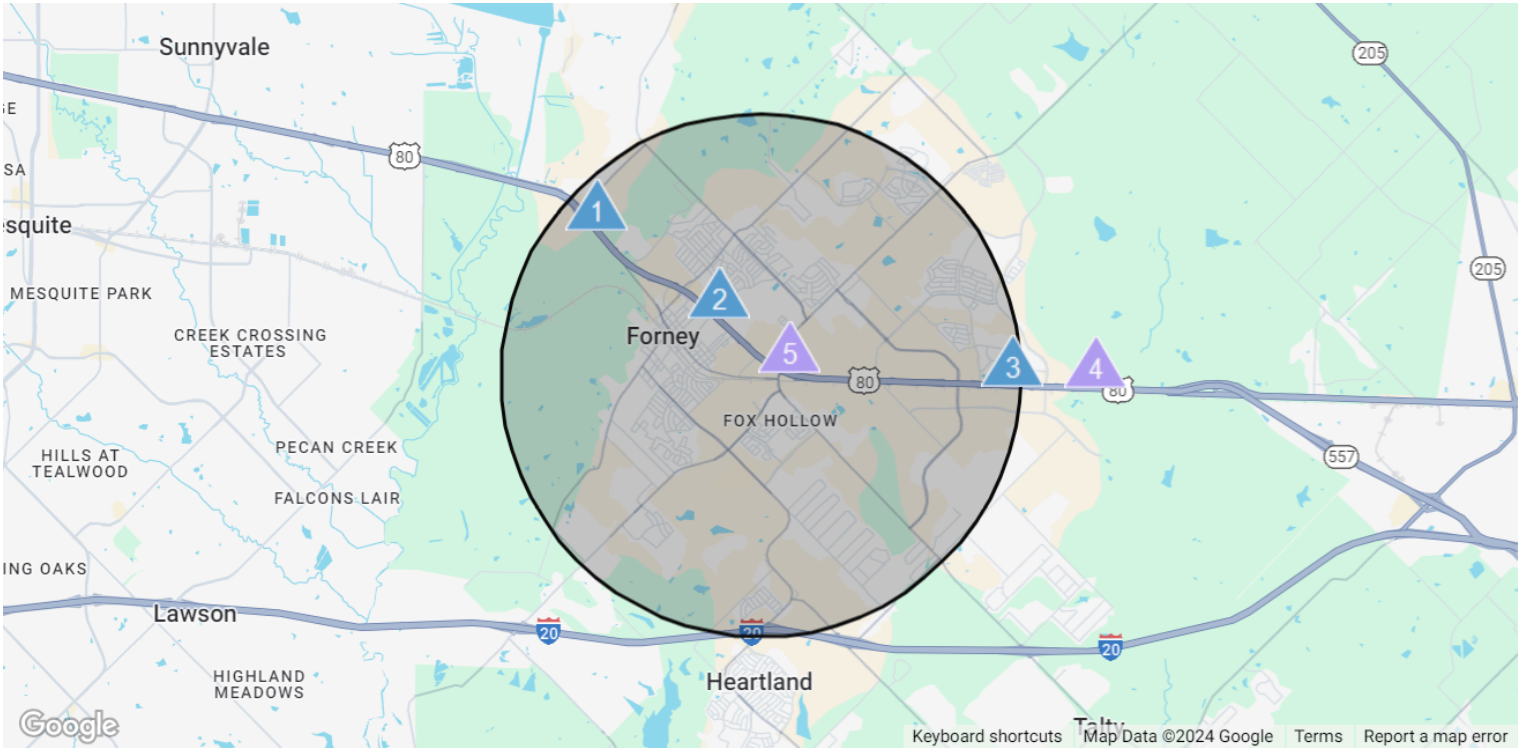|	
75126	$389,000
Kaufman County	$377,300
Texas	$379,900

12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: Listing data

Update Frequency: Monthly

75126	+3.7%
Kaufman County	+4.8%
Texas	+1.3%

10/28/2024

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

62,260

2023 Est. daily traffic counts

Street: **US Hwy 80**
Cross: **Co Rd 225**
Cross Dir: **NW**
Dist: **0.31 miles**

Historical counts

Year		Count	Type
2021	▲	64,831	AADT
2020	▲	57,345	AADT
2019	▲	61,326	AADT
2018	▲	62,282	AADT
2016	▲	71,932	AADT

▲ 2

61,956

2023 Est. daily traffic counts

Street: **US Hwy 80**
Cross: **Pinson Rd**
Cross Dir: **NW**
Dist: **0.52 miles**

Historical counts

Year		Count	Type
2021	▲	62,719	AADT
2020	▲	60,536	AADT
2019	▲	64,712	AADT
2018	▲	65,039	AADT
2016	▲	67,810	AADT

▲ 3

50,774

2023 Est. daily traffic counts

Street: **US 80**
Cross: **Manassas**
Cross Dir: **NE**
Dist: **0.18 miles**

Historical counts

Year		Count	Type
2021	▲	50,986	AADT

▲ 4

45,779

2023 Est. daily traffic counts

Street: **US Hwy 80**
Cross: **State Spur 557**
Cross Dir: **E**
Dist: **0.76 miles**

Historical counts

Year		Count	Type
2021	▲	48,016	AADT
2020	▲	40,973	AADT
2019	▲	43,859	AADT
2018	▲	44,935	AADT
2016	▲	42,868	AADT

▲ 5

43,549

2023 Est. daily traffic counts

Street: **US 80**
Cross: **US Hwy 80**
Cross Dir: **NW**
Dist: **0.09 miles**

Historical counts

Year		Count	Type
2021	▲	43,731	AADT

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

10/28/2024

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

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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

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NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified on this report is not a mortgage lender and so you should contact the mortgage company identified above directly to learn more about its mortgage products and your eligibility for such products.

RPR

10/28/2024