

# Demographic Summary Report

## I-30 @ Eastchase

I-30, Fort Worth, TX 76120

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **8,100 SF**  
 Year Built: -

Total Available: **5,400 SF**  
 % Leased: **33.33%**  
 Rent/SF/Yr: **\$20.00**



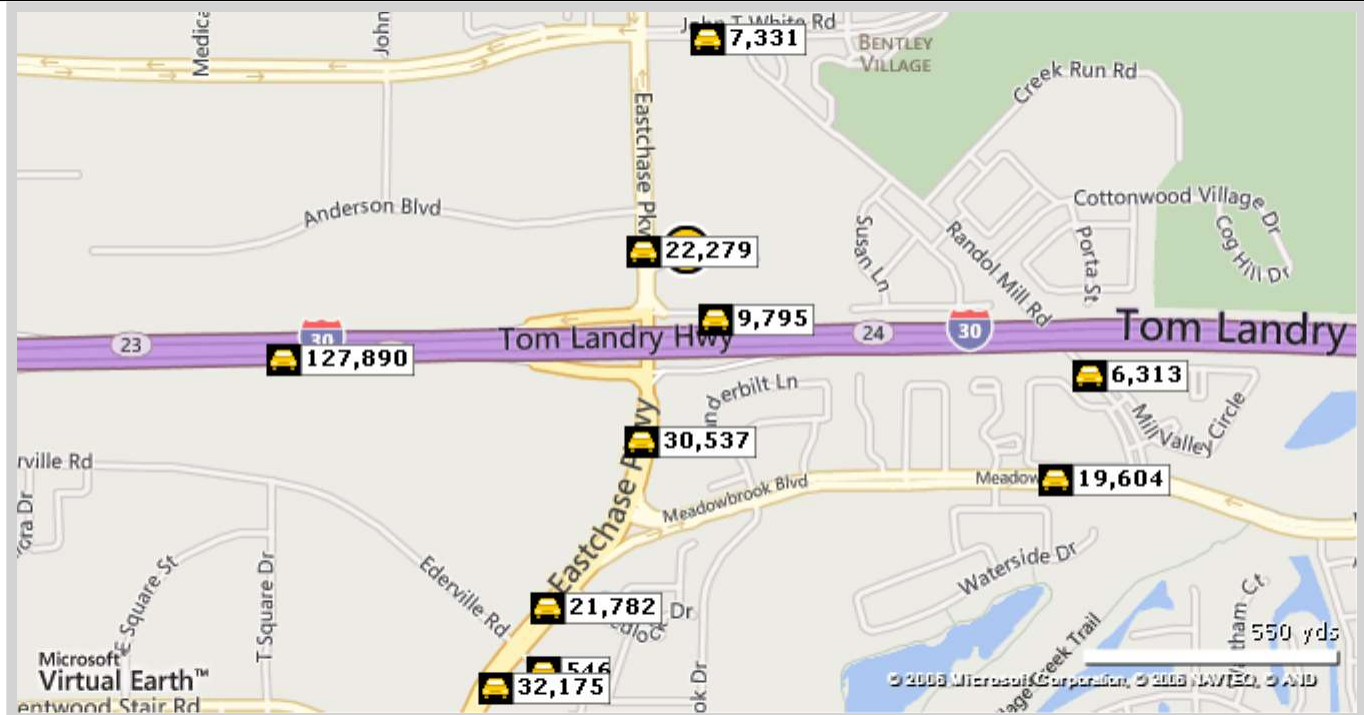
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2020 Projection	10,550	80,527	269,789
2015 Estimate	9,733	74,641	248,656
2010 Census	8,836	69,297	224,326
Growth 2015 - 2020	8.39%	7.89%	8.50%
Growth 2010 - 2015	10.15%	7.71%	10.85%
<b>2015 Population by Hispanic Origin</b>	1,465	13,306	58,624
<b>2015 Population By Race</b>	9,733	74,641	248,656
White	4,751 48.81%	47,019 62.99%	170,173 68.44%
Black	4,259 43.76%	21,734 29.12%	57,719 23.21%
Am. Indian & Alaskan	54 0.55%	514 0.69%	2,161 0.87%
Asian	402 4.13%	3,438 4.61%	11,597 4.66%
Hawaiian & Pacific Island	13 0.13%	174 0.23%	707 0.28%
Other	254 2.61%	1,762 2.36%	6,300 2.53%
<b>Households</b>			
2020 Projection	4,881	32,179	109,625
2015 Estimate	4,502	29,820	101,011
2010 Census	4,088	27,724	91,262
Growth 2015 - 2020	8.42%	7.91%	8.53%
Growth 2010 - 2015	10.13%	7.56%	10.68%
Owner Occupied	1,445 32.10%	17,541 58.82%	49,425 48.93%
Renter Occupied	3,057 67.90%	12,279 41.18%	51,586 51.07%
<b>2015 Households by HH Income</b>	4,504	29,820	101,014
Income: <\$25,000	1,201 26.67%	6,077 20.38%	26,871 26.60%
Income: \$25,000 - \$50,000	1,239 27.51%	7,624 25.57%	26,803 26.53%
Income: \$50,000 - \$75,000	801 17.78%	5,619 18.84%	18,368 18.18%
Income: \$75,000 - \$100,000	313 6.95%	3,470 11.64%	10,472 10.37%
Income: \$100,000 - \$125,000	316 7.02%	2,537 8.51%	7,338 7.26%
Income: \$125,000 - \$150,000	155 3.44%	1,452 4.87%	3,509 3.47%
Income: \$150,000 - \$200,000	263 5.84%	1,731 5.80%	3,999 3.96%
Income: \$200,000+	216 4.80%	1,310 4.39%	3,654 3.62%
<b>2015 Avg Household Income</b>	\$68,681	\$74,342	\$65,029
<b>2015 Med Household Income</b>	\$46,225	\$54,637	\$46,692

# Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Eastchase Pkwy	Cina Creek Pkwy	0.02 SE	2014	22,279	MPSI	.05
2 I- 30	Eastchase Pkwy	0.09 W	2014	9,795	MPSI	.10
3 Eastchase Pkwy	Meadowbrook Blvd	0.09 S	2014	30,537	MPSI	.25
4 John T White Rd	Randol Mill Rd	0.05 E	2014	7,331	MPSI	.26
5 Eastchase Pkwy	Medlock Dr	0.04 NE	2010	21,782	Converte	.48
6 I- 30	Eastchase Pkwy	0.45 E	2014	127,890	MPSI	.52
7 Randol Mill Rd	I- 30	0.05 NW	2014	6,313	MPSI	.53
8 Meadowbrook Blvd	Sunridge Cir	0.02 E	2014	19,604	MPSI	.55
9 Ederville Rd	Eastchase Pkwy	0.04 NW	2014	546	MPSI	.56
10 Eastchase Pkwy	Ederville Rd	0.05 NE	2014	32,175	MPSI	.60