

AVAILABLE FOR LEASE – DAVIS SHOPPING CENTER**Property Information:**

- Two Remaining Spaces Available in 911 Buildings
- Austin Stone Exterior
- Ample Parking and Convenient Access
- Good Visibility along two main roads
- Good Demographics
- Newly Built Golden Chick and Hess Burgers increasing traffic
- Average Traffic Counts:
 - Davis – 17,010
 - Main – 10,980

Leasing Information:

Available Square Footage:	1,050 – 2,200
Rental Rate:	\$12 per sf
NNN:	\$4.20 per sf
Lease Terms:	3 – 5 years
TI Allowance:	Negotiable

Available Suites	Sq. Ft.
911 Suite B	1,050
911 Suite C	1,150

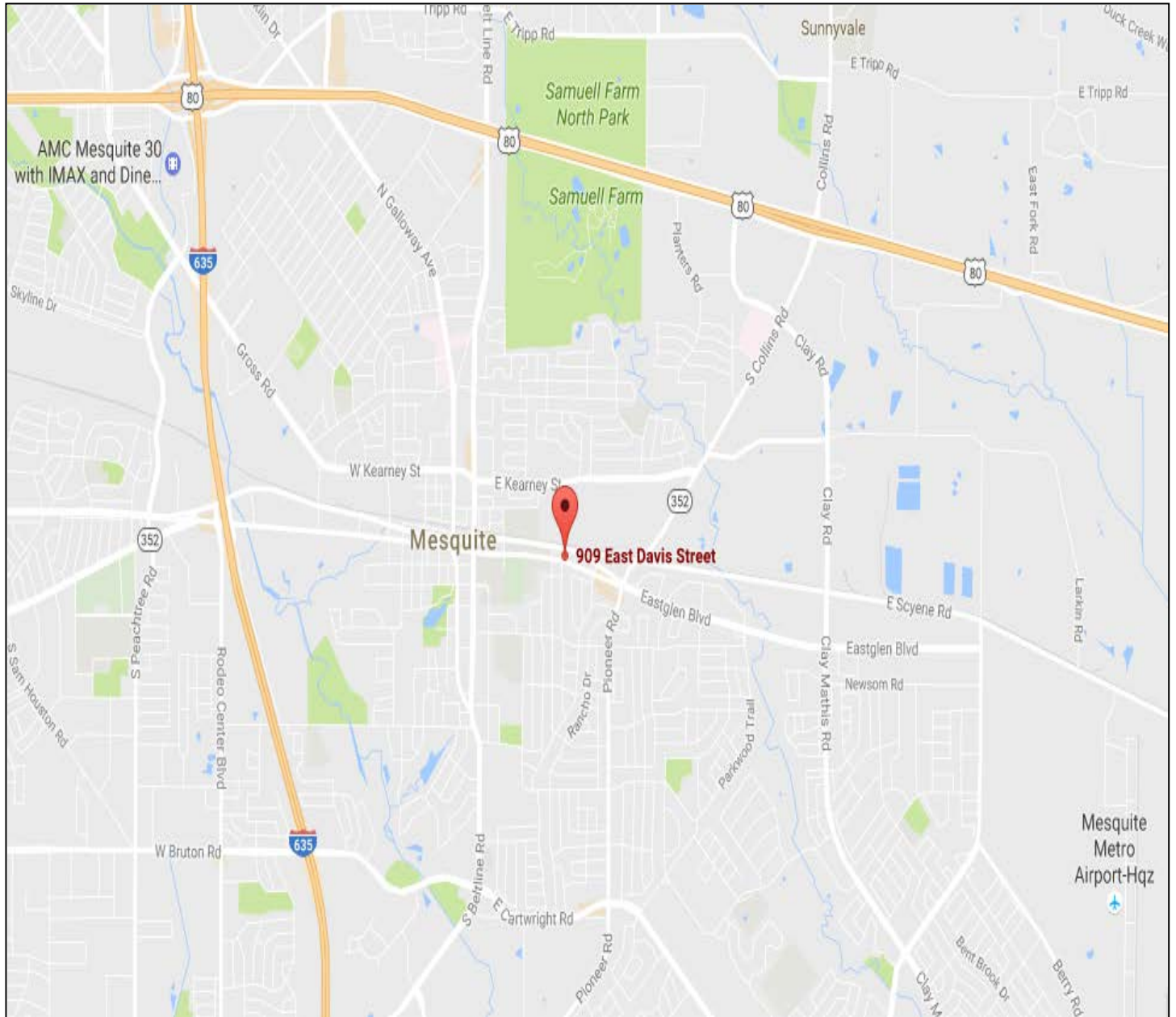
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GAINES

Gaines Real Estate Company

A Licensed Real Estate Broker

Investment Real Estate Marketing and Management



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DAVIS SHOPPING CENTER
911 E. DAVIS MESQUITE, TX 75149
Website: www.gainesrealestate.com

Davis Shopping Center

Demographics



909-911 E Davis St
Mesquite, TX 75149
Property Type: Retail
Specific Use: Neighborhood Center
Building Size: 14,365 SF
Year Built: 2002

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	10,610	68,624	168,501	10,266	68,273	171,061
Total Census 2010 Population	11,715	70,827	166,730	11,715	70,827	166,730
Population Change %	1.9%	-2.8%	-2.3%	.8%	-3.3%	-2.3%
Population Density (People/SQ Mile)	5,489	4,550	4,433	5,521	4,548	4,457
Median Age	39	37	37	39	38	38
Total Males	5,125	33,373	82,107	4,995	33,369	83,651
Total Females	5,485	35,251	86,394	5,271	34,904	87,410

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	722	4,961	12,664	703	4,824	12,717
5 - 9 Years Old	840	5,802	14,486	791	5,481	14,213
10 - 14 Years Old	859	5,907	14,463	787	5,524	14,040
15 - 19 Years Old	851	5,744	14,128	787	5,513	13,828
20 - 24 Years Old	822	5,501	13,914	831	5,670	14,235
25 - 29 Years Old	710	4,737	12,374	736	5,058	12,982
30 - 34 Years Old	655	4,476	11,654	663	4,532	11,865
35 - 39 Years Old	686	4,715	11,504	600	4,200	10,857
40 - 44 Years Old	816	5,530	12,729	676	4,710	11,582
45 - 49 Years Old	849	5,577	12,688	733	5,059	11,934
50 - 54 Years Old	748	4,588	10,718	716	4,761	11,118
55 - 59 Years Old	627	3,600	8,766	650	4,094	9,741
60 - 64 Years Old	438	2,408	6,066	492	2,918	7,199
65 - 69 Years Old	334	1,721	4,343	373	2,121	5,324
70 - 74 Years Old	236	1,239	3,063	274	1,468	3,704
75 - 79 Years Old	182	913	2,200	185	985	2,470

Population by Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
80 - 84 Years Old	123	593	1,366	129	644	1,560
85 Years Old and Older	112	612	1,375	140	711	1,692

Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	8,708	52,205	120,878	8,285	50,427	118,850
Black	1,152	11,673	38,985	1,269	13,161	43,865
Native American	81	470	1,041	90	506	1,079
Asian	498	3,350	5,575	489	3,496	5,822
Pacific Islander	5	33	72	6	42	83
2 or More Races	166	893	1,950	127	641	1,362
Hispanic	2,138	15,583	49,653	2,494	18,035	57,139
White Non-Hispanic	6,387	35,740	70,232	5,603	31,547	61,379

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	3,649	22,885	56,644	3,543	22,777	57,448
Total Census 2010 Households	3,874	23,764	56,044	3,874	23,764	56,044
Average Household Size	2.9	3	2.9	N/A	N/A	N/A
Total Housing Units	4,398	27,066	64,066	4,647	28,623	67,524
Owner	3,577	19,048	40,570	3,770	20,217	43,056
Renter	704	6,724	20,332	753	7,042	21,162
Vacant Housing Units	117	1,294	3,156	124	1,365	3,301

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	123	888	3,603	123	902	3,762
\$10,000 - \$14,999	77	668	2,595	75	656	2,671
\$15,000 - \$19,999	148	812	2,700	149	804	2,773
\$20,000 - \$24,999	129	1,058	3,458	125	1,049	3,555
\$25,000 - \$29,999	264	1,426	3,840	261	1,432	3,947
\$30,000 - \$34,999	256	1,370	3,953	252	1,368	4,030
\$35,000 - \$39,999	227	1,360	3,655	225	1,352	3,744
\$40,000 - \$44,999	208	1,339	3,475	203	1,317	3,513
\$45,000 - \$49,999	259	1,361	3,231	249	1,342	3,248
\$50,000 - \$59,999	416	2,625	6,127	407	2,646	6,248
\$60,000 - \$74,999	576	3,639	7,403	555	3,609	7,419
\$75,000 - \$99,999	417	3,310	6,581	400	3,286	6,538
\$100,000 - \$124,999	314	1,446	2,691	301	1,433	2,679

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
\$125,000 - \$149,999	133	681	1,239	126	676	1,226
\$150,000 - \$199,999	53	372	757	49	376	750
Over \$200,000	6	269	645	6	259	638
Median Household Income	\$49,964	\$50,548	\$47,871	\$49,996	\$50,345	\$47,784
Aggregate Household Income	\$211,951,597	\$1,412,855,386	\$3,115,061,448	\$204,740,933	\$1,393,557,653	\$3,116,251,652
Average Household Income	\$53,862	\$59,087	\$55,529	\$53,980	\$58,629	\$55,375
Per Capita Household Income	\$18,825	\$19,862	\$18,971	\$18,918	\$19,774	\$18,980

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	\$174,744,699	\$1,106,221,057	\$2,500,977,702	\$170,018,800	\$1,106,571,023	\$2,534,827,761
Average Annual Household	\$44,937	\$46,374	\$44,140	\$45,297	\$46,577	\$44,356
Food	\$5,728	\$5,887	\$5,667	\$5,702	\$5,850	\$5,627
Cereals & Bakery Products	\$423	\$428	\$418	\$418	\$422	\$412
Cereals & Cereal Products	\$148	\$152	\$149	\$148	\$152	\$148
Bakery Products	\$305	\$309	\$301	\$296	\$298	\$291
Meats, Poultry, Fish & Eggs	\$908	\$927	\$898	\$926	\$943	\$912
Dairy Products	\$361	\$369	\$357	\$367	\$376	\$363
Housing	\$14,580	\$14,970	\$14,347	\$14,749	\$15,094	\$14,471
Owned Dwellings	\$5,733	\$5,987	\$5,608	\$5,812	\$6,063	\$5,675
Mortgage Interest & Charges	\$2,950	\$3,092	\$2,882	\$2,813	\$2,931	\$2,738
Property Taxes	\$1,626	\$1,693	\$1,593	\$1,590	\$1,644	\$1,553
Rented Dwellings	\$2,348	\$2,296	\$2,353	\$2,276	\$2,217	\$2,277
Utilities, Fuels & Public Services	\$3,323	\$3,366	\$3,251	\$3,358	\$3,383	\$3,275
Natural Gas	\$492	\$499	\$484	\$473	\$477	\$463
Electricity	\$1,200	\$1,214	\$1,178	\$1,212	\$1,220	\$1,187
Fuel Oil or Other Fuels	\$127	\$127	\$124	\$128	\$128	\$124
Telephone Services	\$1,103	\$1,117	\$1,078	\$1,149	\$1,163	\$1,120
Water & Other Public Services	\$363	\$365	\$351	\$375	\$376	\$362
Household Operations	\$723	\$761	\$720	\$719	\$754	\$713
Personal Services	\$272	\$287	\$271	\$276	\$289	\$274
Other Household Expenses	\$501	\$523	\$494	\$511	\$535	\$503
Housekeeping Supplies	\$613	\$624	\$602	\$592	\$601	\$581
Household Furnishings & Equipment	\$1,552	\$1,616	\$1,525	\$1,496	\$1,544	\$1,462
Furniture	\$414	\$435	\$406	\$405	\$422	\$395
Floor Coverings	\$40	\$43	\$40	\$40	\$42	\$40
Major Appliances	\$230	\$234	\$222	\$229	\$233	\$221

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Sm. Appliances & Misc Housewares	\$100	\$103	\$99	\$101	\$103	\$99
Apparel & Services	\$1,597	\$1,656	\$1,584	\$1,620	\$1,671	\$1,601
Transportation	\$8,363	\$8,603	\$8,143	\$8,595	\$8,806	\$8,340
Maintenance & Repairs	\$641	\$652	\$622	\$639	\$646	\$619
Vehicle Insurance	\$1,172	\$1,192	\$1,139	\$1,195	\$1,204	\$1,155
Public Transportation	\$401	\$425	\$398	\$400	\$421	\$395
Health Care	\$3,083	\$3,100	\$2,996	\$3,018	\$3,028	\$2,931
Entertainment	\$2,374	\$2,472	\$2,336	\$2,431	\$2,533	\$2,389
Tobacco & Smoking Related	\$286	\$284	\$280	\$298	\$294	\$289
Cash Contributions	\$1,475	\$1,535	\$1,442	\$1,471	\$1,526	\$1,435
Personal Insurance & Pensions	\$4,765	\$5,047	\$4,665	\$4,707	\$4,945	\$4,581
Life & Other Personal Insurance	\$371	\$386	\$364	\$377	\$390	\$368
Pensions & Social Security	\$4,401	\$4,668	\$4,310	\$4,348	\$4,576	\$4,232



Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Gaines Real Estate Company	475170		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew Gaines	631345	andrew@gainesrealestate.com	214-637-1515
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date