

Gus Thomasson & Ferguson
Dallas, TX

SHOP COS. DEV.

SITE PLAN


Walmart
Neighborhood Market
Casa View Thrift
16,700 SF
H&R BLOCK
Gloria Garmendez
1,800SF
Carousel Dental
5,500 SF
US Army Recruit
2,500SF
AVAILABLE
1,258 SF
AVAILABLE
1,296 SF
AVAILABLE
1,017 SF
AVAILABLE
652 SF
AVAILABLE
1,552 SF
AVAILABLE
9,000 SF
R and R Massage
2,004 SF
Crispy Chicken & Rice
2,000 SF
FAMILY DOLLAR
WORKOUT ANYTIME
ACE Hardware
cicis pizza
Futurelas Cano
2,500 SF
SHERWIN-WILLIAMS
PET SUPPLIES PLUS
Isabellas
2,947 SF
Gallo Optical
1,789 SF
Coin Laundry
3,836 SF
AVAILABLE
4,920 SF
FRED LOYA INSURANCE
MI DOCTOR
HIBBETT
CHASE
BURGER KING
Pizza Hut
FERGUSON RD
21,747VPD-25
CVS pharmacy
GUS THOMASSON RD
17,462 VPD-25
7 ELEVEN
SHELL
DOLLAR TREE
PEDIATRIC Urgent Care
OAK STREET HEALTH
AVAILABLE
8,272 SF
AVAILABLE
5,750 SF
JEFFERSON DENTAL CARE
AVAILABLE
1,134 SF
PAPA JOHNS
BANK OF AMERICA
SUPERMERCADO
EL RANCHO
Speed Queen
Signed Lease/Open
Working Lease
Working LOI
Available/Touring

PHOTO



PHOTOS


Stone's ACE Hardware
PET SUPPLIES PLUS
24 WORKOUT ANYTIME
HIBBETT
CINCO AUTO INSURANCE
LEASING: 214-960-4545


ARMY CAREER CENTER
BARBER


ACE
weber


TACOS Y MAS
PET SUPPLIES PLUS
PET SUPPLIES PLUS
Optical EYE EXAM
469-694-2020
SAME DAY

PHOTOS









PHOTOS


LOS RANCHEROS
RESTAURANT
JEFFERSON DENTAL CARE
COME BEBE Y DIVIERTETE

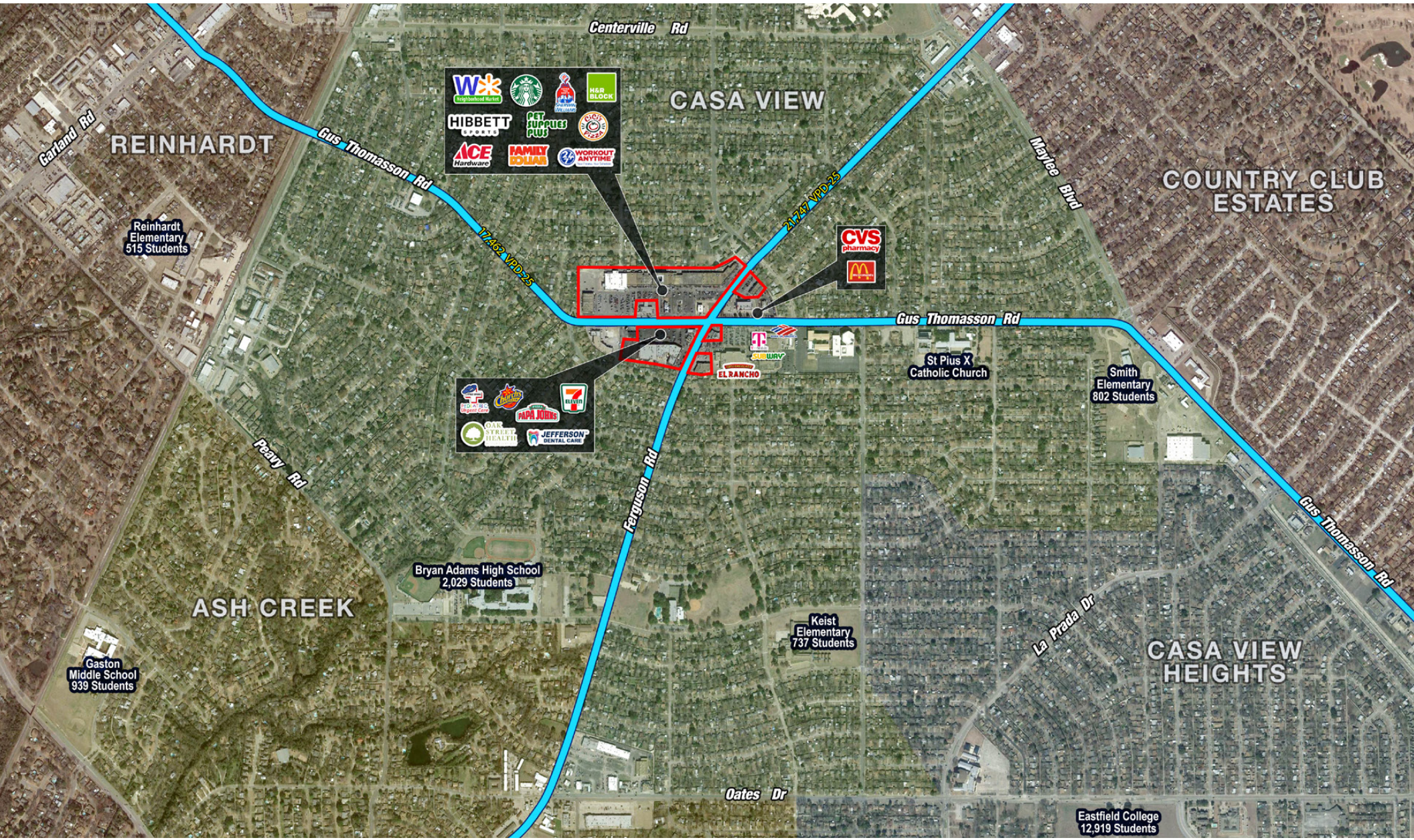

Oak St. Health
AARP
PEDIATRIC
Urgent Care
WALK INS WELCOME
OPEN 7 DAYS A WEEK
ON-SITE XRAY
PEDIATRIC URGENT CARE
SAVE YOUR SPOT ONLINE
KIDS 0-21 YEARS OLD
SPORTS PHYSICALS


Speed Queen LAUNDRY
RODEO DENTAL
& ORTHODONTICS
RODEO DENTAL
& ORTHODONTICS
2514

PHOTO


AVAILABLE
8,272 SF
AVAILABLE
5,750 SF
La Super
MEAT MARKET
CARNICERIA
TAQUERIA
BESTWAY
RENT - TO - OWN
DOLEX
BRINKS
MEAT MARKET

AERIAL


Centerville Rd
CASA VIEW
REINHARDT
Garland Rd
Gus Thomasson Rd
17,492 VPD-25
21,747 VPD-25
Maylee Blvd
COUNTRY CLUB ESTATES
Reinhardt Elementary 515 Students
HIBBETT SPORTS
PET SUPPLIES PLUS
H&R BLOCK
ACE Hardware
FAMILY DOLLAR
WORKOUT ANYTIME
CVS pharmacy
SUBWAY
EL RANCHO
St Pius X Catholic Church
Smith Elementary 802 Students
PAPA JOHNS
JEFFERSON DENTAL CARE
Peavy Rd
Ferguson Rd
Bryan Adams High School 2,029 Students
ASH CREEK
Keist Elementary 737 Students
La Prada Dr
CASA VIEW HEIGHTS
Gaston Middle School 939 Students
Oates Dr
Eastfield College 12,919 Students

AERIAL


DEEP ELLUM
DALLAS CBD
UPTOWN
CITYPLACE
SMU
LAKEWOOD
Median HH Inc. $209,867
Median Home $805,617
FOREST HILLS
Median HH Inc. $99,424
Median Home $500,784
LITTLE FOREST HILLS
Median HH Inc. $102,469
Median Home $539,742
DALLAS ARBORETUM &
BOTANICAL GARDEN
WHITE ROCK LAKE
CASA LINDA PLAZA
CLAREMONT
Median HH Inc. $79,757
Median Home $379,051
W.H. GASTON
MIDDLE SCHOOL
688 Students
OLD LAKE HIGHLANDS
Median HH Inc. $134,051
Median Home $491,606
BISHOP LYNCH
HIGHSCHOOL
1,003 Students
REINHARDT
ELEMENTARY SCHOOL
529 Students
BRYAN ADAMS
HIGHSCHOOL
2,253 Students
Ferguson Rd
RODEO DENTAL
EL RANCHO
CVS pharmacy
Gus Thomasson Rd
CASA VIEW
Median HH Inc. $68,873
Median Home $283,343

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2025 Population			
2025 Total Population	17,947	140,316	346,981
2025 Household Population	17,809	139,671	345,101
2025 Family Population	15,218	113,711	283,629
2025 Population Density (Pop per Square Mile)	5,717.2	4,963.8	4,418.6
2010-2016 Population: Annual Growth Rate			
2025 Daytime Population			
2025 Total Daytime Population	13,585	113,789	325,469
2025 Daytime Population: Workers	4,442	47,843	164,547
2025 Daytime Population: Residents	9,143	65,946	160,922
2030 Population Estimate	1 mile	3 miles	5 miles
2030 Total Population	17,623	137,895	343,735
2016-2021 Population: Annual Growth Rate	-0.36	-0.35	-0.19
2030 Household Population	17,485	137,250	341,855
2030 Family Population	14,972	111,887	281,353
2030 Population Density (Pop per Square Mile)	5,614.0	4,878.1	4,377.2
2025 HH Income	1 mile	3 miles	5 miles
2025 Median Household Income	$67,884	$67,693	$74,369
2025 Average Household Income	$88,515	$99,924	$113,423
2025 Per Capita Income	$30,140	$37,653	$42,023
2025 Educational Attainment			
Bachelor's Degree & Greater Total %	24%	29%	34%
Bachelor's Degree %	14.96%	18.81%	21.36%
Graduate & Professional Degree %	8.98%	10.65%	12.79%
2025 Households			
2025 Total Households	6,135	52,724	128,392
2010 Owner-occupied Housing Units			
2025 Median Home Value	$289,220	$325,185	$344,720
2025 Age			
2025 Median Age	37.0	35.5	35.6

SHOP cos.

Josh Beliak

4809 COLE AVE STE 330, DALLAS, TX 75205

JOSH@SHOPCOMPANIES.COM

214-242-5445 (DIRECT)

214-215-9359 (MOBILE)

Daniel Frid

4809 COLE AVE STE 330, DALLAS, TX 75205

DFRID@SHOPCOMPANIES.COM

214-501-5108 (DIRECT)

972-824-4471 (MOBILE)

EQUAL HOUSING OPPORTUNITY

INFORMATION ABOUT BROKERAGE SERVICES

TREC
TEXAS REAL ESTATE COMMISSION

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

SHOP COMPANIES Licensed Broker/Broker Firm Name	9002835 License No.	shop@shopcompanies.com Email	214.960.4545 Phone
RAND HOROWITZ Designated Broker of Firm	513705 License No.	rand@shopcompanies.com Email	214.242.5444 Phone

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